



Community Redevelopment Authority (CRA)

**Wednesday, February 14, 2018
Regular Meeting**

Item A1

Agenda

Staff Contact: Chad Nabity



AGENDA
Wednesday, February 14, 2018
4 p.m.
Grand Island City Hall

Open Meetings Notifications

1. Call to Order
This is a public meeting subject to the open meetings laws of the State of Nebraska. The requirements for an open meeting are posted on the wall in this room and anyone that wants to find out what those are is welcome to read through them. The CRA may vote to go into Closed Session on any Agenda Item as allowed by State Law.
2. Approval of Minutes of January 10, 2018, Meeting.
3. Review of Financials.
4. Approval of Bills.
5. Review of Committed Projects and CRA Properties.
6. Redevelopment Plan Amendment for 408 E 2nd – Weinrich Developments Inc.
 - a. Consideration of Resolution 264- Forward a Redevelopment Plan Amendment to the Hall County Regional Planning Commission for 408 E 2nd – Weinrich Developments Inc.
 - b. Consideration of Resolution 265 - Resolution of Intent to enter into a Site Specific Redevelopment Contract and Approval of related actions 30-day notice to city council for 408 E 2nd – Weinrich Developments Inc.
7. Consideration of Accepting Development Proposal from Primus Dental for the sale and redevelopment of CRA owned property located at 604 and 612 W 3rd Street in Grand Island, Nebraska. Resolution 266

7. Director's Report
8. Adjournment.

Next Meeting 4 p.m. March 21, 2018

COMMUNITY REDEVELOPMENT AUTHORITY
AGENDA MEMORANDUM

4 p.m. Wednesday, February 14, 2018

1. CALL TO ORDER. The meeting will be called to order by Chairman Tom Gdowski. This is a public meeting subject to the open meetings laws of the State of Nebraska. The requirements for an open meeting are posted on the wall in this room and anyone that wants to find out what those are is welcome to read through them.
2. APPROVAL OF MINUTES. The minutes of the Community Redevelopment Authority meeting January 10, 2018, are submitted for approval. A MOTION is in order.
3. APPROVAL OF FINANCIAL REPORTS. Financial reports for the period of January 1 through January 31, 2018 are submitted for approval. A MOTION is in order.
4. APPROVAL OF BILLS. Payment of bills in the amount of \$83,401.16 is submitted for approval. A MOTION is in order.
5. REVIEW OF COMMITTED PROJECTS AND CRA PROPERTIES.
6. REDEVELOPMENT PLAN AMENDMENT FOR 408 E 2ND STREET – WEINRICH DEVELOPMENTS INC Weinrich Developments Inc. is requesting \$40,946 of tax-increment financing assistance for the residential development of a three unit apartment building at 408 E. 2nd Street. This property is currently owned by the CRA and Weinrich Development Inc. has submitted a redevelopment proposal an offer for the property for \$15,000. The offer to purchase is contingent on the approval of Tax Increment Financing. A MOTION is in order for Resolution 264 to forward a Redevelopment Plan Amendment to the Hall County Regional Planning Commission; and a MOTION is in order for Resolution 265 of Intent to Enter into a Site Specific Redevelopment Contact and Approval of related actions 30-day notice to the Grand Island City Council for 408 E. 2nd Street.
7. PURCHASE/SELL REAL ESTATE. A proposal has been received regarding the former Ron's Transmission property at 604-612 W. Third. Primus Dental is proposing to purchase the property for the purposes of building a dental clinic at this location for \$1. They are not proposing to ask for Tax Increment Financing or other funding from the City or CRA to support this project. Building designs are included with the proposal. It is their intent to lease the building to a Grand Island Dentist and eventually sell the building to that dentist.

8. DIRECTOR'S REPORT.

This is an opportunity for the director to communicate on going actions and activities to the board and public.

12. ADJOURNMENT.

Chad Nabity
Director