



# Community Redevelopment Authority (CRA)

**Wednesday, March 21, 2018  
Regular Meeting**

## **Item A1**

### **Agenda**

**Staff Contact:**



**AGENDA**  
**Wednesday, March 21, 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 February 14, 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 267- Forwarding a Redevelopment Plan Amendment to the Grand Island City Council for 408 E 2nd – Weinrich Developments Inc.
7. Life Safety Application-207 W Third Tom and Lois Nielsen
8. Consideration of Approving new Design Guidelines for Façade Projects within the boundaries of the Downtown Improvement District
9. TIF Valuation Study Final Report
10. Executive Session for Property Negotiations

11. Director's Report

12. Adjournment

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Next Meeting 4 p.m. April 11, 2018

COMMUNITY REDEVELOPMENT AUTHORITY  
AGENDA MEMORANDUM

4 p.m. Wednesday, March 21, 2018

1. CALL TO ORDER. The meeting will be called to order by Vice-Chairman Glenn Murray. 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 February 14, 2018, are submitted for approval. A MOTION is in order.
3. APPROVAL OF FINANCIAL REPORTS. Financial reports for the period of February 1 through February 28, 2018 are submitted for approval. A MOTION is in order.
4. APPROVAL OF BILLS. Payment of bills in the amount of \$122,274.65 is submitted for approval. A MOTION is in order.
5. REVIEW OF COMMITTED PROJECTS AND CRA PROPERTIES.
6. REDEVELOPMENT PLAN AMENDMENT FOR 408 E 2<sup>ND</sup> STREET – WEINRICH DEVELOPMENTS INC. The Regional Planning Commission approved Resolution 2018-06 at its March 21, 2018 meeting. The commission found that the Redevelopment Plan for Weinrich Developments Inc. is in compliance with the Comprehensive Plan for the City of Grand Island. The redevelopment plan for CRA Area No. 1 for a Site Specific Redevelopment Plan calls for residential redevelopment at 408 E. 2<sup>nd</sup> Street. A MOTION to approve Resolution 267 to forward the Redevelopment Plan Amendment to the Grand Island City Council is in order.
7. LIFE SAFETY APPLICATION -301 W THIRD STREET TOM AND LOIS NIELSEN Tom and Lois Nielsen are proposing to redevelop 301 W. Third to include one 2-bedroom apartment on the upper floor of this building. The Life Safety grant allows up to \$15,000 per one-bedroom unit on an upper story and up to \$20,000 per two-plus bedroom unit. The maximum grant allowed on this request would be \$20,000. A MOTION is in order.
8. CONSIDERATION OF APPROVING NEW DESIGN GUIDELINES FOR FAÇADE PROJECTS FUNDED BY THE CRA WITHIN THE BOUNDARIES OF THE DOWNTOWN IMPROVEMENT DISTRICT. The design committee for the downtown area has been working on an updated version of design guidelines for the downtown area since 2015. In October of 2017 the Downtown Improvement District

voted to forward the proposed guidelines to the CRA for consideration and approval as part of the review process for downtown façade grant applications. These guideline would not apply to privately funded projects though all downtown building owners are encouraged to follow them.

The CRA approved a similar set of guidelines in 2008. This is an update to those guidelines.

9. TIF VALUATION STUDY FINAL REPORT

During the fall of 2016 the CRA contracted with Jim Knotwell of Knotwell Geoanalytics to conduct a review of TIF Projects in Grand Island and determine the if TIF projects result in an increase in the in valuation on properties near the redevelopment projects. The full study is attached. Mr. Knotwell has determined that TIF does matter and does impact the valuation of adjacent properties in a positive manner. The range of that measurable impact is limited. TIF projects do appear to slow or reverse downward trends in property valuation. Those downward trends are indicative of blighted and substandard conditions.

10. 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