



# Community Redevelopment Authority (CRA)

**Wednesday, April 11, 2018**  
**Regular Meeting**

## **Item A1**

### **Agenda**

**Staff Contact:**

**AGENDA**  
**Wednesday, April 11, 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 March 21, 2018, Meeting.
3. Review of Financials.
4. Approval of Bills.
5. Review of Committed Projects and CRA Properties.
6. Review of 2017 Fiscal Year Audit Report – Terry Galloway
7. Redevelopment Contract for 408 E 2nd – Weinrich Developments Inc.
  - a. Consideration of Resolution 268
8. Redevelopment Plan Amendment for CRA Area # 12-Copper Creek.
  - a. Consideration of Resolution 269- Forward a Redevelopment Plan Amendment to the Hall County Regional Planning Commission for Phase 2 of the Copper Creek Development – Guarantee Group
  - b. Consideration of Resolution 270 - Resolution of Intent to enter into a Site Specific Redevelopment Contract and Approval of related actions 30-day notice to city council for Phase 2 of Copper Creek – Guarantee Group

9. Director's Report
  - a. LB 874

10. Adjournment

Next Meeting May 23, 2018

COMMUNITY REDEVELOPMENT AUTHORITY  
AGENDA MEMORANDUM

4 p.m. Wednesday, April 11, 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 March 21, 2018 are submitted for approval. A MOTION is in order.
3. APPROVAL OF FINANCIAL REPORTS. Financial reports for the period of March 1 through March 31, 2018 are submitted for approval. A MOTION is in order.
4. APPROVAL OF BILLS. Payment of bills in the amount of \$41,519.02 is submitted for approval. A MOTION is in order.
5. REVIEW OF COMMITTED PROJECTS AND CRA PROPERTIES.
6. PRESENTATION OF CRA AUDIT. Terry Galloway of Almquist, Maltzahn, Galloway & Luth will be presenting results of the CRA audit for the period ended September 30, 2017
7. REDEVELOPMENT CONTRACT –WEINRICH DEVELOPMENTS INC). The Grand Island City Council is expected to approve Resolution 2018-103 on April 10, 2018 authorizing issuance of a contract to Weinrich Developments Inc. for up to \$164,181 in tax-increment financing to assist with acquisition, site clearance, utility, architectural, engineering and other costs associated with building a 3 unit apartment building at 408 E. Second Street in Grand Island’s CRA Area No. 1. A MOTION to approve the Redevelopment Contract and Resolution 268 is in order.
8. REDEVELOPMENT PLAN AMENDMENT – GUARANTEE GROUP LLC.- COPPER CREEK PHASE 2 . Concerning an amendment to the redevelopment plan for CRA Area No. 12 for Phase 2 of the Copper Creek development. The request from Guarantee Group L.L.C. calls for redevelopment of property south of the first phase of the Copper Creek Project for 80 additional single family lots. The plan requests \$4,754,848 in tax increment financing along with associated interest on the TIF bonds. The CRA may forward the plan to the Regional Planning Commission for review and to the Grand Island City Council to give 30-day notice of a potential development contract. A MOTION to approve Resolution 269 (forward to Regional Planning Commission) and Resolution 270 (30-day intent notice to city council) is in order.
- 9.

10. DIRECTOR'S REPORT.

Report on changes to TIF and blight study processes due to the passage of LB 874.

12. ADJOURNMENT.

Chad Nabity  
Director