



Community Redevelopment Authority (CRA)

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

Item B1

Minutes of the March 21, 2018 Meeting

Staff Contact:

OFFICIAL PROCEEDINGS

MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF March 21st, 2018

Pursuant to due call and notice thereof, a Meeting of the Community Redevelopment Authority of the City of Grand Island, Nebraska was conducted on *March 21st, 2018* at City Hall, 100 E. First Street. Notice of the meeting was given in the *March 14th, 2018* Grand Island Independent.

1. CALL TO ORDER.

Vice Chairman Glen Murray called the meeting to order at 4:00 p.m. The following members were present: Krae Dutiot, Glenn Wilson, Glen Murray and Sue Pirnie. CRA Member Tom Gdowski was absent. Also present were: Director Chad Nabity, Planning Technician Rashad Moxey, Brian Schultz from the Grand Island Finance Department, Interim Finance Director Billy Clingman, City Administrator Marlan Ferguson and Council President Vaughn Minton.

Murray stated this was a public meeting subject to the open meeting laws of the State of Nebraska. He noted that the requirements for an open meeting were posted on the table easily accessible to anyone who would like to read through them.

2. APPROVAL OF MINUTES.

A motion for approval of the Minutes for the *February 14th, 2018* meeting was made by Wilson and seconded by Dutoit. Upon roll call vote, all present voted aye. Motion carried 4-0.

3. APPROVAL OF FINANCIAL REPORTS.

Clingman reviewed the financials from February 1st to February 28th. A motion for approval of the financial reports was made by Dutoit and seconded by Wilson. Upon roll call vote, all present voted aye. Motion carried 4-0.

4. APPROVAL OF BILLS.

The bills were reviewed by Murray. A motion was made by Wilson and seconded by Pirnie to approve the bills in the amount of \$122,274.65. Upon roll call vote, all present voted aye. Motion carried 4-0.

5. REVIEW OF COMMITTED PROJECTS & CRA PROPERTY.

The committed projects and CRA properties were reviewed by Nabity. Nabity explained that Fonner Court is expected to come off the list of project by next month. Regarding other projects, Nabity said the Hedde Building project is still on hold and is waiting on the tax credit. He went on to explain that the new tax law will influence the way the project proceeds. Nabity went on to explain that the Mendez projects still in progress. Nabity explained that the Othy's Place project is in a holding pattern; also the South Locust/Fonner Park BID project is expected to start and complete its planting project during the spring (2018). Nabity went onto say, Urban Island/Kinkaiders is making progress on its project. Nabity then spoke about the Fire and Life Safety grants, explaining that both the Hedde Building and Urban Island/Kinkaiders are working on their respective projects. Nabity explained that Peaceful Root is working on fixing the sidewalk where a coal shoot vault was found. He then stated, Take Flight is expected to move forward with life safety funds. Nabity went on to talk about the CRA properties available. He said the CRA is in the process of completing the sale for 408 East 2nd Street to Weinrich Development Inc. Nabity stated that there is an offer on 604 West 3rd Street and it is expected that it will move forward. He also stated that there has been no new interest in the Desert Rose property but that the Nebraska Department of Transportation has completed the appraisal for access to that site from South Locust Street.

6. REDEVELOPMENT PLAN AMENDMENT FOR 408 E 2nd – WEINRICH DEVELOPMENT INC.

Nabity said this is a redevelopment plan amendment that will authorize Tax increment financing for the acquisition of the property, site clearance, sidewalk and utilities. The Weinrich's proposing a two story three unit apartment. Nabity explained that the Planning Commission has held a public hearing and recommended approval and passed a resolution (2018-06). He then introduced Resolution 267 to the CRA. The resolution introduced covered the approval of the project and the approval to recommend to the project moved forward to the City Council meeting expected to be held on April 10th, 2018. Nabity finished by stating that all parking for the proposed structure will be accessed through the alley behind the building and all parking is also located behind the structure.

A motion was made by Dutiot and seconded by Pirnie to approve the Redevelopment Amendment Plan and Resolution 267. Upon roll call vote, all present voted aye. Motion carried 4-0.

7. LIFE SAFETY APPLICATION – 308 WEST 3rd STREET- TOM & LOIS NIELSEN.

Nabity explained that the proposed development is requesting \$20,000 in Life Safety Funds to help turn the upper story of the structure in a single unit apartment

consisting of 2 bedrooms. Naby stress that the developers have not requested fund through TIF or the Façade Grant and isn't expected to do so.

A motion was made by Wilson and seconded by Pirnie to approve the Life Safety Application. Upon roll call vote all, voted aye. Motion carried 4-0.

8. **CONSIDERATION OF APPROVING NEW DESIGN GUIDELINES FOR FAÇADE PROJECTS WITHIN THE BOUNDARIES OF THE DOWNTOWN IMPROVEMENT DISTRICT.**

Naby explained that the Downtown Business Improvement District has been working on updating their guidelines for some time. He noted that the updated guidelines were recently voted for approval by its board in October 2017 and was forwarded to the Regional Planning Department in January 2018. Naby clarified that the guidelines will only apply to projects in the Business Improvement District and applications for Façade grants funds. He stressed that it will not apply to any other regulations.

There were two representatives from the Down Town Improvement District Cara Lemburg (Director) and Tom Ziller. Lemburg expressed that adopting these guidelines in reference to the façade grants will help in the reshaping of the down town area.

Ziller explained that every item within the old guidelines was reviewed during the updating process. He went onto add that changes were made throughout the document. Ziller touched basis on other areas the guidelines can help particularly sidewalks. He explained this has been an area on concern and was addressed within the guidelines to help with the flow of the downtown area.

A motion was made by Pirnie and seconded by Dutiot to approve the new Design Guidelines for Façade Projects within the boundaries of the Downtown Improvement District. Upon roll call vote all, voted aye. Motion carried 4-0.

9. **TIF VALUATION STUDY FINAL REPORT**

Naby stated that the conclusion of the study shows that TIF does make an impact locally on properties in close proximity or right next to where a project was done with TIF. He went on to stay that if there are a lot of projects using TIF concentrated in one area, impacts can possibly be seen in blocks around the projects. He noted that he anticipates another study being done in the future as there are now more projects meaning more data is available compared to 2016 when the study was first introduced. Naby suggest that a updating the study with in the next couple of years would potentially show a greater impact of TIF on surrounding properties as many of the projects that have been approved are just reaching a state of completion.

10. EXECUTIVE SESSION FOR PROPERTY NEGOTIATIONS

At 4:30pm motion was made by Dutiot and seconded by Wilson to approve the start of an Executive Session for Property Negotiations. Upon roll call vote all, voted aye. Motion carried 4-0.

At 4:34pm motion was made by Wilson and seconded by Pirnie to approve to end the Executive Session for Property Negotiations. Upon roll call vote all, voted aye. Motion carried 4-0.

11. DIRECTOR'S REPORT

Nabity said there is a LB 874 TIF bill has passed and is awaiting the signature of the Governor. This bill as approved does make some significant changes to the reporting and notice requirements for TIF projects and Blight and Substandard Studies. Nabity stated that he would provide more in depth analysis at a future meeting prior to the law going into effect.

12. ADJOURNMENT.

Murray adjourned the meeting at 4:51 p.m.

The next meeting is scheduled for 4 p.m., *Wednesday, April 11th, 2018.*

Respectfully submitted
Rashad Moxey
Planning Technician