



Community Redevelopment Authority (CRA)

**Wednesday, August 8, 2018
Regular Meeting**

Item A1

Agenda

Staff Contact:



AGENDA
Wednesday, August 8, 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 July 18, 2018, Meeting.
3. Review of Financials.
4. Approval of Bills.
5. Review of Committed Projects and CRA Properties.
6. Redevelopment Contract for Central Nebraska Truck Wash Inc. authorizing the use of Tax Increment Financing to aid in the development of a cattle pot and truck wash at 2008 and 2030 East U.S. Highway 30.
 - a. Consideration of Resolution 276-
7. Redevelopment Plan Amendment for CRA Area # 2 southwest corner of Locust Street and U.S. Highway 34 – Grand Island Hotel LLC.
 - a. Consideration of Resolution 277- Forward a Redevelopment Plan Amendment to the Hall County Regional Planning Commission for redevelopment of property located south and west of the intersection of U.S. Highway 34 and Locust Street for a hotel – Grand Island Hotel LLC.
 - b. Consideration of Resolution 278- Resolution of Intent to enter into a Site Specific Redevelopment Contract and Approval of related actions 30-day notice

to city council for redevelopment of property located south and west of the intersection of U.S. Highway 34 and Locust Street for a hotel – Grand Island Hotel LLC.

8. Fire and Life Safety Grant Request 411 W Third Street (Sears Building)- Patrick O'Neill
9. Consideration approving Resolution 279 to enter into an interlocal agreement with the City of Grand Island for the purpose of creating an administrative entity to oversee and manage funds generated with an additional ½ cent sales tax if approved by the voters of Grand Island.
10. Consideration of request from the Downtown Business Improvement District to form a committee to determine the feasibility of purchasing downtown properties for redevelopment.
11. Discussion on proposed Orchard Subdivision project in northeast Grand Island with developer Fred Hoppe.
12. Consideration of approval of the 2018-2019 fiscal year budget for the CRA.
13. Director's Report
14. Adjournment

Next Meeting September 12, 2018

COMMUNITY REDEVELOPMENT AUTHORITY
AGENDA MEMORANDUM

4 p.m. Wednesday, August 8, 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 July 18, 2018 are submitted for approval. A MOTION is in order.
3. APPROVAL OF FINANCIAL REPORTS. Financial reports for the period of July 1 through July 31, 2018 are submitted for approval. A MOTION is in order.
4. APPROVAL OF BILLS. Payment of bills in the amount of \$7,565,13 is submitted for approval. A MOTION is in order.
5. REVIEW OF COMMITTED PROJECTS AND CRA PROPERTIES.
6. REDEVELOPMENT CONTRACT FOR A CATTLE POT AND TRUCK WASH AT 2008 AND 2030 E. U.S. HIGHWAY 30 – CENTRAL NEBRASKA TRUCK WASH INC. The Grand Island City Council approved a resolution on July 24, 2018 for an amendment to the redevelopment plan for CRA Area 21 and Phase 2 of the Copper Creek development. Based on the approved redevelopment plan the CRA may enter into a redevelopment contract to support the redevelopment of the site at 2008 and 2030 E. U.S. Highway 30 as a cattle pot and truck wash. A MOTION to approve the contract and Resolution 276 is in order.
7. REDEVELOPMENT PLAN AMENDMENT CRA AREA 2 SOUTHWEST CORNER OF LOCUST AND U.S. HIGHWAY 34–EBRASKA TRUCK WASH INC. Concerning an amendment to the redevelopment plan for CRA Area No. 2 to allow for redevelopment of a portion of the vacant property southwest of Locust and U.S. Highway 34 for a 79 room hotel. This property has been subject to at least one other TIF project 2 years ago that was not brought to the final phases of approval. This corner has been vacant for more than 10 years and is on one of the primary entrances to the community. 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 277 (forward to

Regional Planning Commission) and Resolution 278 (30-day intent notice to city council) is in order.

8. FIRE AND LIFE SAFETY GRANT REQUEST 411 W. THIRD STREET (SEARS BUILDING) PATRICK O'NEILL. Patrick O'Neill (business name undetermined) is proposing to redevelop 411 W. Third (the 2nd story end of the Sears Building) to include four, two-plus bedroom apartments on the upper level of the 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 \$80,000. A total of \$55,000 is left in the 2018 Life Safety grant funding line there is also \$78,500 in other projects that could be used to cover the balance or the CRA could set aside \$25,000 of the funding available next year toward this project as it will not be paid out until the 2019 fiscal year. A MOTION is in order.
9. CONSIDERATION APPROVING A RESOLUTION TO ENTER INTO AN INTERLOCAL AGREEMENT WITH THE CITY OF GRAND ISLAND FOR THE PURPOSE OF CREATING AN ADMINISTRATIVE ENTITY TO OVERSEE AND MANAGE FUNDS GENERATED WITH AN ADDITIONAL ½ CENT SALES TAX IF APPROVED BY THE VOTERS OF GRAND ISLAND. As part of the enabling legislation the additional ½ cent sales tax for capital expenditures and infrastructure, the City must enter into an interlocal agreement with another political subdivision for the purpose of creating an oversight committee for the projects and funding associated with the tax. Other communities that have used this funding mechanism have used their CRA as that entity. The Grand Island CRA passed a similar resolution prior to the 2016 sales tax vote. In the event that the tax is not approved the entity will not be formed. A MOTION to approve Resolution 279 is in order.
10. CONSIDERATION OF A RESQUEST FROM THE DOWNTOWN BUSINESS IMPROVEMENT DISTRICT TO FORM A COMMITTEE TO DETERMINE THE FEASIBILITY OF PURCHASING DOWNTOWN PROPERTIES FOR REDEVELOPMENT Included in the packet is a request from the Downtown BID regarding the purchase and redevelopment of properties in the downtown area. The Fire and Life safety grants will end during the 2019 fiscal year and this may be a direction that the CRA wants to move in furthering the redevelopment opportunities downtown.
11. BUDGET. Review of 2018-2019 CRA budget. A MOTION is in order.
12. DIRECTOR'S REPORT.
13. ADJOURNMENT.

Chad Nabity
Director