



Community Redevelopment Authority (CRA)

Wednesday, September 12, 2018
Regular Meeting

Item A1

Agenda

Staff Contact:



AGENDA
Wednesday, September 12, 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 August 8, 2018, Meeting.
3. Review of Financials.
4. Approval of Bills.
5. Review of Committed Projects and CRA Properties.
6. Redevelopment Contract for Hedde Building LLC. authorizing the use of Tax Increment Financing to aid in the redevelopment property at 201 - 205 W. 3rd Street in downtown Grand Island for commercial and residential purposes.
 - a. Consideration of Resolution 280-
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. Redevelopment Plan Amendment for CRA Area # 1 for the upper floor of the west side of the old Sears building at 411 W 3rd street for residential purposes. – Paramount Development LLC.
 - a. Consideration of Resolution 281- Forward a Redevelopment Plan Amendment to the Hall County Regional Planning Commission for redevelopment of the upper floor of the west side of the old Sears building at 411 W 3rd street for residential purposes – Paramount Development LLC.
 - b. Consideration of Resolution 282- 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 the upper floor of the west side of the old Sears building at 411 W 3rd street for residential purposes – Paramount Development LLC.
9. Consideration approving an amendment to 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. Director's Report
11. Adjournment

Next Meeting October 10, 2018

COMMUNITY REDEVELOPMENT AUTHORITY
AGENDA MEMORANDUM

4 p.m. Wednesday, September 12, 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 August 8, 2018 are submitted for approval. A MOTION is in order.
3. APPROVAL OF FINANCIAL REPORTS. Financial reports for the period of August 1 through August 31, 2018 are submitted for approval. A MOTION is in order.
4. APPROVAL OF BILLS. Payment of bills. The bills will be available prior to the meeting as we are hoping to include all TIF pass through payments that will be received from the County Treasurer on Monday September 10, 2018. A MOTION is in order.
5. REVIEW OF COMMITTED PROJECTS AND CRA PROPERTIES.
6. REDEVELOPMENT CONTRACT FOR REDEVELOPMENT OF THE HEDDE BUILDING – HEDDE BUILDING LLC. The Grand Island City Council approved a resolution on June 20, 2017 for an amendment to the redevelopment plan for CRA Area 1 The Hedde Building LLC is requesting \$420,000 of tax-increment financing assistance for the commercial and residential development of the three-story brick and wood-framed building at 201-205 W. Third St. A MOTION is in order A MOTION to approve the contract and Resolution 280 is in order.
7. REDEVELOPMENT PLAN AMENDMENT CRA AREA 2 SOUTHWEST CORNER OF LOCUST AND U.S. HIGHWAY 34–GRAND ISLAND HOTEL LLC. 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 developer is requesting \$1,824,179 in tax increment

financing. 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. REDEVELOPMENT PLAN AMENDMENT CRA AREA 1 411 W 3rd STREET THE SECOND FLOOR OF THE OLD SEARS BUILDING-PARAMOUNT DEVELOPMENT LLC. Concerning an amendment to the redevelopment plan for CRA Area No. 1 to allow for redevelopment 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 developer is requesting \$159,800 of tax increment financing. 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 281 (forward to Regional Planning Commission) and Resolution 282 (30-day intent notice to city council) is in order.
9. CONSIDERATION APPROVING AN AMENDMENT TO THE 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. At the August 8, 2018 meeting the CRA approved resolution 279 authorizing the Chair to enter into an interlocal agreement with the City of Grand Island. The Grand Island City Council approved the interlocal agreement with an amendment to Section Three. Specifically by striking the words “both parties” and inserting in its place “city council”. The change as approved by Council would limit the CRA’s ability to leave the agreement unless Council chose to end the agreement. The original language limited either party from leaving the agreement unless both agreed. No other changes were made to the agreement. A MOTION to approve the change or suggest different language is in order.
10. DIRECTOR’S REPORT.
11. ADJOURNMENT.

Chad Nabity
Director