



# Community Redevelopment Authority (CRA)

**Wednesday, October 10, 2018**  
**Regular Meeting**

## **Item A1**

### **Agenda**

**Staff Contact:**



**AGENDA**  
**Wednesday, October 10, 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 September 13, 2018, Meeting.
3. Review of Financials.
4. Approval of Bills.
5. Review of Committed Projects and CRA Properties.
6. 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 283- Approve and Forward a Redevelopment Plan Amendment to the Grand Island 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.
7. Redevelopment Plan Amendment for CRA Area # 1 for the upper floor of the west side of the old Sears building at 411 W 3<sup>rd</sup> street for residential purposes. – Paramount Development LLC.
  - a. Consideration of Resolution 284- Approve and Forward a Redevelopment Plan Amendment to the Grand Island City Council redevelopment of the upper floor of the west side of the old Sears building at 411 W 3<sup>rd</sup> street for residential purposes – Paramount Development LLC.

8. Discussion regarding 2019 Façade Improvement Grants

9. Director's Report

10. Adjournment

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Next Meeting November 14, 2018

COMMUNITY REDEVELOPMENT AUTHORITY  
AGENDA MEMORANDUM

4 p.m. Wednesday, October 10, 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 September 5, 2018 are submitted for approval. A MOTION is in order.
3. APPROVAL OF FINANCIAL REPORTS. Financial reports for the period of September 1 through September 30, 2018 are submitted for approval. A MOTION is in order.
4. APPROVAL OF BILLS. Payment of bills in the amount of \$982,906.54 is submitted for approval. A MOTION is in order.
5. REVIEW OF COMMITTED PROJECTS AND CRA PROPERTIES.
6. REDEVELOPMENT PLAN AMENDMENT CRA AREA 2 SOUTHWEST CORNER OF LOCUST AND U.S. HIGHWAY 34–GRAND ISLAND HOTEL LLC.  
The Regional Planning Commission approved Resolution 2019-01 at its October 5, 2018 meeting. The commission found that the Redevelopment Plan for CRA Area #2 Grand Island Hotels LLC is in compliance with the Comprehensive Plan for the City of Grand Island. 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 along with the planning commission recommendation to the Grand Island City Council for final approval.. A MOTION to approve Resolution 283 (forward to the Grand Island City Council) is in order.

7. REDEVELOPMENT PLAN AMENDMENT CRA AREA 1 411 W 3<sup>rd</sup> STREET THE SECOND FLOOR OF THE OLD SEARS BUILDING-PARAMOUNT DEVELOPMENT LLC. The Regional Planning Commission approved Resolution 2019-02 at its October 5, 2018 meeting. The commission found that the Redevelopment Plan for CRA Area #1 Paramount Development LLC is in compliance with the Comprehensive Plan for the City of Grand Island. Concerning an amendment to the redevelopment plan for CRA Area No. 1 to allow for redevelopment 411 W. Third (the 2<sup>nd</sup> 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. The CRA may forward the plan along with the planning commission recommendation to the Grand Island City Council for final approval.. A MOTION to approve Resolution 284 (forward to the Grand Island City Council) is in order.
8. DISCUSSION REGARDING 2019 FAÇADE IMPROVEMENT GRANTS CRA staff began receiving façade improvement application for the 2019 fiscal year in November of 2018 almost 1 year before funds would be available. As of the beginning of October 2019 request had been received for \$1,030,574 of grants and the 2019 budget allows for up to \$200,000 of grants. The CRA will review the past practice of funding projects in the order that they were received. The first project received the south end of the Bosselman Office Building would use more than \$187,000 of the \$200,000 budgeted.
9. DIRECTOR'S REPORT.
10. ADJOURNMENT.

Chad Nabity  
Director