



Community Redevelopment Authority (CRA)

**Wednesday, November 14, 2018
Regular Meeting**

Item A1

Agenda

Staff Contact:



AGENDA
Wednesday, November 14, 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 October 10, 2018, Meeting.
3. Review of Financials.
4. Approval of Bills.
5. Review of Committed Projects and CRA Properties.
6. Redevelopment Contract for Grand Island Hotel LLC. authorizing the use of Tax Increment Financing to aid in for redevelopment of property located south and west of the intersection of U.S. Highway 34 and Locust Street for a hotel.
 - a. Consideration of Resolution 285-
7. Redevelopment Plan Amendment for CRA Area # 26 south of Capital Avenue and east of the Central Nebraska Railroad line being platted as the Orchard Subdivision – Orchard LLC/ Hoppe Homes LP.
 - a. Consideration of Resolution 286- Forward a Redevelopment Plan Amendment to the Hall County Regional Planning Commission for redevelopment of property located south of Capital Avenue and east of the Central Nebraska Railroad line being platted as the Orchard Subdivision – Orchard LLC/ Hoppe Homes LP..

- b. Consideration of Resolution 287- 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 of Capital Avenue and east of the Central Nebraska Railroad line being platted as the Orchard Subdivision – Orchard LLC/ Hoppe Homes LP..
8. Approval of Sale of Property Owned by Super Market Developers (Super Saver at 5 Points and the adjacent development ground) to Ken-Ray L.L.C., a Nebraska Limited Liability Company.
9. Vogue Building 209 W 3rd Street Façade Improvement Grant Application
10. Bosselman Office Building (South End) 1607 S. Locust Street Façade Improvement Grant Application.
11. Director's Report
12. Adjournment

Next Meeting December 12, 2018

COMMUNITY REDEVELOPMENT AUTHORITY
AGENDA MEMORANDUM

4 p.m. Wednesday, November 14, 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 October 10, 2018 are submitted for approval. A MOTION is in order.
3. APPROVAL OF FINANCIAL REPORTS. Financial reports for the period of October 1 through October 31, 2018 are submitted for approval. A MOTION is in order.
4. APPROVAL OF BILLS. Payment of bills in the amount of \$602,843.60 is submitted for approval. A MOTION is in order.
5. REVIEW OF COMMITTED PROJECTS AND CRA PROPERTIES.
6. REDEVELOPMENT CONTRACT FOR AREA 2 SOUTHWEST CORNER OF LOCUST AND U.S. HIGHWAY 34—GRAND ISLAND HOTEL LLC. The Grand Island City Council approved Resolution 2018-326 at its October 23, 2018 meeting for an amendment to the redevelopment plan for Area #2. T Grand Island Hotels LLC is requesting \$1,824,179 in tax increment financing to aid in the development 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. A MOTION is in order. A MOTION to approve the contract and Resolution 285 is in order.

7. REDEVELOPMENT PLAN FOR CRA AREA 26 PROPERTY BEING PLATTED AS THE ORCHARD SUBDIVSIION-ORCHARD LLC AND HOPPE HOME The Concerning a redevelopment plan for CRA Area No. 26 to allow for residential development on 23 acres located south of Capital Avenue and west of the Central Nebraska Rail line in northeast Grand Island. The proposal is to develop 181 housing units at a rate of approximately 20 units per year in 3 phases along with all of the necessary street, storm sewer, water, sanitary sewer and other improvements needed to support the development. The developer is proposing to sell houses within the area at around \$170,000 per unit. The developer is requesting \$6,000,000 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 285 (forward to Regional Planning Commission) and Resolution 286 (30-day intent notice to city council) is in order.
8. APPROVAL OF SALE OF PROPERTY OWNED BY SUPER MARKET DEVELOPERS (SUPER SAVER AT 5 POINTS AND THE ADJACENT DEVELOPMENT GROUND) TO KEN-RAY L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY. Ken Ray L.L.C. is proposing to purchase the property at Five Points from Super Market Developers including both the Super Saver Store and the undeveloped property that was included in the redevelopment plan. The Redevelopment Contract requires that the Developer get authorization from the CRA prior to selling the property during the term of the redevelopment contract. The CRA cannot unreasonably deny the sale of the property. A MOTION is in order to approve the sale and authorize the Chair to sign the Assignment and Assumption of Redevelopment Contract agreement.
9. FAÇADE IMPROVEMENT GRANT VOGUE BUILDING 209 W 3RD STREET The owners of the Vogue Building, Julie and Dana Wright are requesting a façade improvement grant of \$50,000 to complete the historic façade replacement on their building at 209 W. 3rd Street. This is the final phase of the restoration project that includes building 2 upper story residential units and rehabilitating the commercial space on the main floor of the building. The total cost of the façade project is estimated at \$67,111. The entire building rehab project is expected to cost \$330,000. The Wrights have received a Life Safety Grant for \$35,000. A CRA Façade committee with Glen Wilson and Glen Murray and Marvin Webb reviewed this application on November 7, 2018 and is recommending approval.
10. FAÇADE IMPROVEMENT GRANT BOSSELMAN OFFICE BUILDING 1607 S. LOCUST STREET Bosselman Real Estate LLC is requesting a façade improvement grant of \$75,000 to complete façade rehabilitation on the south end of the old Skagway/Kmart building at 1607 S. Locust Street. This is the final phase of the rehabilitation project on this property. The total cost of the façade project is estimated at \$187,835. Bosselman Real Estate LLC did receive a \$300,000 for the façade improvements on the north

end of the building that houses the corporate offices. A CRA Façade committee with Glen Wilson and Glen Murray and Marvin Webb reviewed this application on November 7, 2018 and is recommending approval of this grant in the amount of \$50,000.

11. DIRECTOR'S REPORT.

12. ADJOURNMENT.

Chad Nabity
Director