



# Community Redevelopment Authority (CRA)

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

## **Item B1**

**Minutes of October 10, 2018 Meeting**

**Staff Contact:**

## OFFICIAL PROCEEDINGS

### MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF October 10, 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 October 10, 2018 at City Hall, 100 E. First Street. Notice of the meeting was given in the October 3, 2018 Grand Island Independent.

#### 1. CALL TO ORDER.

Chairman Tom Gdowski called the meeting to order at 4:00 p.m. The following members were present: Tom Gdowski, Glen Murray, and Sue Pirnie. Also present were: Director Chad Nabity, Planning Administrative Assistant Norma Hernandez, Brian Schultz from the Grand Island Finance Department, Assistant Finance Director William Clingman, and City Administrator Marlan Ferguson and City Councilman Vaughn Minton.

#### 2. APPROVAL OF MINUTES.

A motion for approval of the Minutes for the September 12, 2018 meeting was made by Pirnie and seconded by Murray. Upon roll call vote, all present voted aye. Motion carried 3-0.

#### 3. APPROVAL OF FINANCIAL REPORTS.

Brian Schultz reviewed the financials from September 1<sup>st</sup>, 2018 to September 30th, 2018. A motion for approval of the financial reports was made by Murray and seconded by Pirnie. Upon roll call vote, all present voted aye. Motion carried 3-0.

#### 4. APPROVAL OF BILLS.

Brian explained that the BWJW Enterprise INC payment was for work being done on the South Locust BID. Nabity stated the contractor is being paid directly. Brian also mentioned Bosselman's Pump & Pantry is to clear the bond off for the TIF Project at 106 N. Webb Road. The funds were also received into the CRA account directly from Bosselman's.. A motion was made by Pirnie and seconded by Murray to approve the bills in the amount of \$982,906.54. Upon roll call vote, all present voted aye. Motion carried 3-0.

**5. REVIEW OF COMMITTED PROJECTS & CRA PROPERTY.**

The committed projects and CRA properties were reviewed by Nabity. Nabity stated Amos has been up to the Building Department trying to get the plans setup to work on the Hedde Building to move that forward. Nabity received an email from Ken Fredrick last week over Vince Mendez. Nabity explained that the bills are in just waiting for proof that they have been paid from Vince. The South Locust Fonner Park BID project will come off since the payment was just approved. Urban Island/Kinkaider is running a little behind. Neilson request should be coming in within the next couple of months. The Old Sears Building project is waiting to see where things go with the TIF application. The CRA authorized \$80,000 for upper story life safety (\$55,000 of life safety funds and \$25,000 of other projects funds) from the 2018 budget for the Sears building apartments. Nabity suggested if the board would like to assign that \$25,000 to the allocation for the 2019 Life Safety funds it could be done now. This would also lower the amount of Life Safety available for this year to \$175,000. The advantage of doing that is the City matches those funds. Peaceful Root is anticipated to be done soon. They are continuing to work on Take Flight. The Ron's Transmission property was sold and closed.

A motion was made by Murray and seconded by Pirnie to move \$25,000 from other projects to Life Safety. Upon roll call vote, all present voted aye. Motion carried 3-0.

**6. Redevelopment Plan Amendment for CRA Area #2 southwest corner of South Locust Street and U.S. Highway 34 – Grand**

- 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.

Nabity stated that the Regional Planning Commission held a public hearing and did find it was consistent with the comprehensive plan and recommended approval of it. The CRA board is being asked to forward it to the council for their consideration.

A motion was made by Murry and seconded by Pirnie to approve Resolution 283. Upon roll call vote all, voted aye. Motion carried 3-0.

**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.**

CRA board member Wilson arrived.

- 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.

Nabity started off by explaining this is a downtown project that is entirely eligible for \$159,000 in TIF for over the course of 15 years. Mr. O’Neill purchased a portion of the building through a condominium arrangement. The master deed is for the upper floor and the first floor space necessary for exiting. The Planning Commission did hold a public hearing and found that it is in consistent with the comprehensive plan.

A motion was made by Murray and seconded by Pirnie to approve Resolution 284. Upon roll call vote, three voted aye and Gdowski abstained. Motion carried 3-1.

**8. Discussion regarding 2019 Façade Improvement Grants**

Nabity explained \$200,000 was budgeted for 2019 commercial façade improvement grants. The Planning Department started receiving applications for the 2019 façade grant in November of last year. To date over a million dollars’ worth of request have been received. Nabity stated if the first come first serve process is used as in the past, the first one would be the south end of the Bosselman office. They have requested a grant for façade in the amount of \$187,000. The north end has already been done. The second one that came in was Old City Hall. They are looking in to some upgrades and updates. A grant for a \$150,000 was done for them over 15 years ago. Family Eyecare on 4<sup>th</sup> Street is looking in to some updates and upgrades. Sherwin Williams on 3<sup>rd</sup> Street also turned in an application to close to \$200,000 but, have since turned in a revised application for less. Some others that have turned in an application are Vogue building, Long John Silvers and Pinnacle Bank. Board members went into discussion on how to treat the current requests and possible options for each applicant. The discussion went on to get ideas if there should be a policy in place. Some of the suggestions were to divide amount

equally between all the applicants or change the criteria in terms of the match. Nabity would reach out to each of the applicants and explain \$35,000 is available for their project. The board wants to make a decision on the façade applications at the November meeting.

**9. Director's Report.**

Gdowski mentioned he sent an email out to see if there was an interest in anyone serving on the CRA/BID committee. Board members Murray and Wilson both agreed on serving on the committee. Chad stated a meeting would be set up within the next week.

**10. Adjournment.**

Gdowski adjourned the meeting at 5:07 p.m.

The next meeting is scheduled for 4 p.m., *Wednesday, November 14<sup>th</sup>, 2018.*

Respectfully submitted  
Norma Hernandez  
Administrative Assistant