



Community Redevelopment Authority (CRA)

**Wednesday, July 18, 2018
Regular Meeting**

Item B1

Approval of Minutes of June 13, 2018

Staff Contact:

OFFICIAL PROCEEDINGS

MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF June 13th, 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 *June 13th, 2018* at City Hall, 100 E. First Street. Notice of the meeting was given in the *June 8th, 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, Krae Dutiot, Sue Pirnie and Glenn Wilson. Also present were: Director Chad Nabity, Planning Technician Rashad Moxey, Planning Administrative Assistant Norma Hernandez, Brian Schultz from the Grand Island Finance Department, Interim Finance Director Billy Clingman, and Council President Vaughn Minton.

Gdowski stated this was a public meeting subject to the open meeting laws of the State of Nebraska. He noted that the requirements for an open meeting were posted on the table easily accessible to anyone who would like to read through them.

2. APPROVAL OF MINUTES.

A motion for approval of the Minutes for the *May 23rd, 2018* meeting was made by Dutoit and seconded by Pirnie. Upon roll call vote, all present voted aye. Motion carried 5-0.

3. APPROVAL OF FINANCIAL REPORTS.

Brian Schultz reviewed the financials from April 1st, 2018 to April 30th, 2018. A motion for approval of the financial reports was made by Murray and seconded by Wilson. Upon roll call vote, all present voted aye. Motion carried 5-0.

4. APPROVAL OF BILLS.

The bills were reviewed by Gdowski. A motion was made by Pirnie and seconded by Dutiot to approve the bills in the amount of \$13,753.26. Upon roll call vote, all present voted aye. Motion carried 5-0.

5. REVIEW OF COMMITTED PROJECTS & CRA PROPERTY.

The committed projects and CRA properties were reviewed by Nabity. Nabity explained that the Hedde Building project is expected to move forward and is no

longer expected to use the Historic Tax Credit due to the changes of the tax law at the federal level. He went on to state that the developer is expected to add additional residence to the structure because of the removal of Historic Tax Credits. He then stated, the developer for the Mendez project has submitted bills without proof of payment, therefore the CRA cannot pay out until the proper paperwork has been submitted. Nabity went on to explain that he spoke with Cindy Jonson about the S Locust/Fonner Park BID about the South Locust/Fonner Park BID project and she stated that it was completed, but have not received any bills to date. Nabity noted that Urban Island/Kinkaiders is in progress working on façade and life safety. He also explained that both the Hedde building, 201/203 west 3rd street will do life safety projects. Nabity explained that both the Nielson project and the Take flight project are in progress, also that the Peaceful Root project is near completion. He then stated Othy's Place has previously been waiting on a glass block to be install, and that there was no updates on the project. Nabity went onto to discuss the sale of 408 E 2nd street, 3235 S Locust street property noting that no new offer updates. Nabity also noted that the due diligence time has been extended 60 days on 604/612 W. 3rd street.

6. REDEVELOPMENT CONTRACT COPPER CREEK – PHASE II

- A. Consideration of Resolution 272- Approve a Redevelopment Contract Copper Creek – Phase II authorizing the use of tax increment financing (TIF) to aid in the development of 80 additional single family homes within the copper creek subdivision.

Nabity explained that the City Council has approved the Redevelopment Plan for 80 additional lots for construction. Nabity explained that the contract is set up with an interest rate on the bonds, as houses are completed each year in July the developer will present a list. Once the list is presented tax increment financing can be captured on the completed structures for 15 years.

A motion was made by Wilson and seconded by Pirnie to approve Resolution 272 for the approval of the Redevelopment Contract for Phase II of the Copper Creek Development. Upon roll call vote all, voted aye. Motion carried 5-0.

7. REDEVELOPMENT PLAN AMENDMENT FOR CRA AREA # 21 AT 2008 AND 2030 EAST U.S. HIGHWAY 30.

- A. Consideration of Resolution 273- Forward a Redevelopment Plan Amendment to the Hall County Regional Planning Commission for redevelopment of lots 1 and 2 of Bosselman Brothers Second Subdivision as a Cattle Pot and Truck Wash – Central Nebraska Truck Wash Inc.

- B. Consideration of Resolution 274- Resolution of Intent to enter into a Site Specific Redevelopment Contract and Approval of related actions 30-day notice to city council for lots 1 and 2 of Bosselman Brothers Second Subdivision – Central Nebraska Truck Wash Inc.

Nabity explained that the developers are proposing to build a truck wash with the ability to be a cattle trailer washout. Nabity noted that this development will connect to the City of Grand Island sewer. The developer is seeking Tax Increment Financing (TIF) to help with the purchase of the property for development.

The development team expressed that they would like a referral to the Regional Planning Commission and noted that they were there for any questions. The developer went onto explain that the truck wash is completely contained and will not have any open water lagoons. It was also noted that this project is expected to utilize City utilities at a cost of \$180,000 per year and create 10-11 new jobs.

A motion was made by Murray and seconded by Pirnie to approve Resolution 273 for the approval to Forward a Redevelopment Plan Amendment to the Hall County Regional Planning Commission for redevelopment of lots 1 and 2 of Bosselman Brothers Second Subdivision as a Cattle Pot and Truck Wash and Resolution 274 for Intent to enter into a Site Specific Redevelopment Contract and Approval of related actions 30-day notice to city council for lots 1 and 2 of Bosselman Brothers Second Subdivision Upon roll call vote all, voted aye. Motion carried 5-0.

8. DIRECTOR'S REPORT

Nabity noted a TIF application was submitted for the next meeting for a potential hotel development.

9. ADJOURNMENT.

Murray adjourned the meeting at 4:30 p.m.

The next meeting is scheduled for 4 p.m., *Wednesday, July 18th, 2018.*

Respectfully submitted
Rashad Moxey
Planning Technician