



Community Redevelopment Authority (CRA)

Wednesday, December 12, 2018
Regular Meeting

Item A1

Agenda

Staff Contact:



AGENDA
Wednesday, December 12, 2018
4 p.m.
Bosselman Offices 1607 S. Locust

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 November 14, 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 # 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 288- Forward a Redevelopment Plan Amendment to the Grand Island 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..
7. Redevelopment Contract for Paramount Development LLC. authorizing the use of Tax Increment Financing to aid in for redevelopment of property located at 411 W. Third Street for residential purposes.
 - a. Consideration of Resolution 289-

8. Redevelopment Plan Amendment for CRA Area # 1 for the main floor commercial and residential development of the west side of the old Sears building at 411 W 3rd street. This is the second phase of redevelopment for the Sears Building. – Paramount Development LLC.
 - a. Consideration of Resolution 290- Forward a Redevelopment Plan Amendment to the Hall County Regional Planning Commission for redevelopment of the main floor of the west side of the old Sears building at 411 W 3rd street for commercial and residential purposes – Paramount Development LLC.
 - b. Consideration of Resolution 291- 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 main floor of the west side of the old Sears building at 411 W 3rd street for commercial and residential purposes – Paramount Development LLC.
9. Façade Improvement Project Old City Hall
10. Life Safety Project 112 E Third Street Wing Properties
11. Life Safety Project Hedde Building Modifications 201-205 W 3rd
12. Life Safety Project 110 W. 2nd Street Rawr Inc.
13. Director's Report
14. Adjournment

Next Meeting January 09, 2018

COMMUNITY REDEVELOPMENT AUTHORITY
AGENDA MEMORANDUM

4 p.m. Wednesday, December 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 November 14, 2018, are submitted for approval. A MOTION is in order.
3. APPROVAL OF FINANCIAL REPORTS. Financial reports for the period of November 1 through 30, 2018 are submitted for approval. A MOTION is in order.
4. APPROVAL OF BILLS. Payment of bills in the amount of \$4,044.94 is submitted for approval. A MOTION is in order.
5. REVIEW OF COMMITTED PROJECTS AND CRA PROPERTIES.
6. REDEVELOPMENT CONTRACT – PARAMOUNT LLC.
The Grand Island City Council approved Resolution 2018-325 on October 23, 2018 authorizing issuance of a contract to Paramount LLC for up to \$159,800 in tax-increment financing to assist with site acquisition and renovation for the development of four upper story residential units at on the second floor of the west end of the Old Sears Building at 411 W. 3rd Street in CRA Area No. 10 in Grand Island, Hall County, Nebraska. A MOTION to approve Resolution 288 is in order.
7. RECOMMENDATION ON – THE ORCHARD LLC- HOUSING PROJECT. The Regional Planning Commission approved Resolution 2019-03 at its meeting December 5. The commission found that the Redevelopment Plan for The Orchard LLC is in compliance with the Comprehensive Plan for the City of Grand Island. The redevelopment plan for CRA Area No. 26 for a Site Specific Redevelopment Plan for property located south of Capital Avenue west of the Central Nebraska Railroad line proposed for platting as The Orchard Subdivision for redevelopment of the property for up to 181 single family attached and detached housing units. The plan requests \$6,000,000 in tax increment financing. The CRA may forward the plan to the Grand Island City Council. A MOTION to approve Resolution 289 is in order.

8. REDEVELOPMENT PLAN AMENDMENT CRA AREA 1 411 W 3rd STREET THE FIRST 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 1st story at the west end of the Old Sears Building) to include one, one bedroom first floor apartment and 6,500 square feet of commercial space. The developer is requesting \$199,000 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 290 (forward to Regional Planning Commission) and Resolution 291 (30-day intent notice to city council) is in order.

9. FAÇADE IMPROVEMENT GRANT OLD CITY HALL 208 N PINE STREET The Old City Hall Condo Association, owners of the Old City Hall Building, are requesting a façade improvement grant of \$151,637 to renovate and enhance the historic façade on their building at 208 N. Pine Street. This project was started more than 15 years ago and used Tax Increment Financing that was paid off in June of 2018 and received a grant of \$150,000 for improvements that were done in the first phases of the project. The total cost of the façade project is estimated at \$353,820 A CRA Façade committee with Krae Dutoit and Tom Gdowski and Marvin Webb reviewed this application on December 5, 2018 and is recommending approval of a grant in the amount of \$100,000 potentially split into two fiscal years.

10. FIRE AND LIFE SAFETY GRANT REQUEST – WING PROPERTIES – 112 E.. 3RD STREET. Wing Properties is proposing to redevelop 112 E. Third (part of the Williamson Furniture store) to include one, two-bedroom apartment on the second floor. . They are requesting \$20,000 in grant assistance The Life Safety grant allows up to \$15,000 per one-bedroom unit on an upper story and up to \$20,000 per two-plus bedroom unit. The maximum grant allowed on this request would be \$20,000. A MOTION is in order.

11. LIFE SAFETY – HEDDE BUILDING. The Hedde Building LLC is requesting an updated Life Safety grant for \$310,000. The project at 201-205 W. Third proposes to create 18 upper-story one-bedroom apartments and 2 upper story two-bedroom apartments. The CRA may grant up to \$15,000 per new upper-story one-bedroom units and \$20,000 per new upper-story two-bedroom units. On Aug. 31, 2016, the CRA authorized \$200,000 of Life Safety grant funds for eight one-bedroom apartments and four two-bedroom apartments, this was modified in May of 2017 to \$240,000 for 16 one-bedroom apartments and no two-bedroom apartments. This latest modification is a result of changes to the Historic Tax Credit program and the decision not to move forward with tax credits. The maximum grant allowed for this request would be \$310,000 A MOTION is in order.

12. FIRE AND LIFE SAFETY GRANT REQUEST – Rawr Inc. – 110 W. 2nd STREET.

Wing Properties is proposing to redevelop 110 W. 2nd Street (GI Music Building) to include one small, one-bedroom apartment, and one larger, two bedroom apartment on the second floor. They are requesting \$35,000 in grant assistance. The Life Safety grant allows up to \$15,000 per one-bedroom unit on an upper story and up to \$20,000 per two-plus bedroom unit. The maximum grant allowed on this request would be \$35,000. A MOTION is in order.