



Community Redevelopment Authority (CRA)

**Wednesday, December 12, 2018
Regular Meeting**

Item B1

Minutes of November 14, 2018 Meeting

Staff Contact:

OFFICIAL PROCEEDINGS

MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF November 14, 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 November 14, 2018 at City Hall, 100 E. First Street. Notice of the meeting was given in the November 7, 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 Glenn Wilson. Also present were: Director Chad Naby, Planning Administrative Assistant Norma Hernandez, Brian Schultz from the Grand Island Finance Department.

2. APPROVAL OF MINUTES.

A motion for approval of the Minutes for the October 10, 2018 meeting was made by Wilson 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 October 1st, 2018 to October 31st, 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 3-0.

4. APPROVAL OF BILLS.

Brian explained most of the bills are pass throughs for TIF payments also included are the Walnut and Lincoln Pool. The final payment for Urban Island's Life Safety and façade are also listed. A motion was made by Murray and seconded by Wilson to approve the bills in the amount of \$602,843.60. 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 Naby. Naby stated there may be an amended Life Safety request for the Hedde Building. They may go from 16 to 20 units. Naby also mentioned he has not been able to reach Mendez. Urban Island will come off. The Life Safety Grants for the Hedde Building and Neilson's are still in process. The TIF Contract will be brought forward in December for The Old Sears Building second story residential project. Take Flight should be finishing up construction in December.

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-

Nabity stated the contract would grant TIF to the project. The Resolution approves the bond. Only changes to the contract were the acquisition of property from February 2018 to February 2019 and the address for the developer was also changed.

A motion was made by Murry and seconded by Wilson to approve Resolution 285. Upon roll call vote all, voted aye. Motion carried 3-0.

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.

Nabity mentioned Mr. Hoppe owns about 23 acres. He is proposing 181 lots with a community building. Mr. Hoppe went on to explain the types of homes that he is proposing to build on these lots. Townhomes, 2-3 bedroom ranch versions. Row homes would be another style that would be offered. Row homes are a style not seen in Grand Island. These units will be affordable and run anywhere from \$150,000 -\$180,000. Using TIF will allow them to sell the house for the cost of construction. Mr. Hoppe is asking for the board member's support for the redevelopment plan and eventually a redevelopment contract. The development timeline is anticipated to start with 20 units in the next year. There will be 3 development phases with about 60 units in each phase.

A motion was made by Murray and seconded by Wilson to approve Resolution 286 and 287. Upon roll call vote all voted aye. Motion carried 3-0.

8. Approval of Sale of Property Owned by Super Market Developers (Super Saver 5 Points and the adjacent development ground) to Ken-Ray L.L.C., a Nebraska Limited Liability Company.

A motion was made by Murray and seconded by Wilson to approve the approval of the sale of property owned by Super Markey Developers to Ken-Ray L.L.C. Upon roll call vote all voted aye. Motion carried 3-0.

9. Vogue Building 209 W 3rd Street Façade Improvement Grant Application.

Nabity explained the building is being redeveloped for commercial space on the first floor and a couple of apartments on the second floor. Their request is for \$50,000, Wrights are proposing to restore the front of the terracotta look of the building. The committee consisting of Glen Murray, Glen Wilson and Marv Webb recommended approval of the project.

A motion was made by Wilson and seconded by Murray to approve \$50,000 of Façade to Vogue Building 209 W 3rd Street. Upon roll call vote all voted aye. Motion carried 3-0.

10. Bosselman Office Building (South End) 1607 S. Locust Street Façade Improvement Grant Application.

Nabity stated this application is for the south end of the Bosselman building strictly commercial. \$187,000 was put down on the application as their request but they are requesting \$75,000. They have indicated that with \$50,000 they will still move forward with this project. The committee consisting of Glen Murray, Glen Wilson and Marv Webb recommended approval of the project.

A motion was maybe by Wilson seconded Murray by to approve \$50,000 of Façade to Bosselman office Building (South End) 1607 S. Locust Street. Upon roll call vote all voted aye. Motion carried 3-0.

11. Director's Report

December 12th meeting will be held at the Bosselman Building at 1607 S. Locust Street.

12. Adjournment

Gdowski adjourned the meeting at 4:48 p.m.

The next meeting is scheduled for 4 p.m., *Wednesday, December 12, 2018*.

Respectfully submitted

Norma Hernandez

Administrative Assistant The committee consisting of Glen Murray, Glen Wilson and Marv Webb recommended approval of the project.