



Community Redevelopment Authority (CRA)

**Wednesday, January 9, 2019
Regular Meeting**

Item B1

Minutes 12-12-18

Staff Contact:

OFFICIAL PROCEEDINGS

MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF December 12, 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 December 12, 2018 at Bosselman Offices, 1607 S. Locust Street. Notice of the meeting was given in the December 5, 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 Dutoit and Glenn Wilson. Also present were: Director Chad Nabity, Planning Administrative Assistant Norma Hernandez, Planner 1 Rashad Moxey, City Administrator Marlan Ferguson, Assistant City Administrator Brent Clark, City Council President Vaughn Minton and Brian Schultz from the Grand Island Finance Department.

2. APPROVAL OF MINUTES.

A motion for approval of the Minutes for the November 14, 2018 meeting was made by Wilson and second by Dutoit. Upon roll call vote, all present voted aye. Motion carried 4-0.

3. APPROVAL OF FINANCIAL REPORTS.

Brian Schultz reviewed the financials from November 1st, 2018 to November 30th, 2018. A motion for approval of the financial reports was made by Murray and second by Wilson. Upon roll call vote, all present voted aye. Motion carried 4-0.

4. APPROVAL OF BILLS.

The bills were reviewed by Brian Shultz. A motion was made by Dutoit and second by Murray to approve the bills in the amount of \$4,044.94. Upon roll call vote, all present voted aye. Motion carried 4-0.

5. REVIEW OF COMMITTED PROJECTS & CRA PROPERTY.

The committed projects and CRA properties were reviewed by Nabity. The Bosselman project and Take Flight project were added to the façade projects. There is \$500,000 of committed projects with a projected \$400,000 to be paid out this year. The Hedde Building includes \$100,000 from next year's budget if funding is available. Mendez has not returned any messages. There is no policy in place before reallocating funding. The Neilson project still not moving forward. It is possible that they may decide not to move forward. The contract for the Old Sear's project is moving forward the

contract is included in the packet. We are anticipating getting bills and paid receipts for Peaceful Root within the next two months. Take Flight received their occupancy permit and should be submitting a request for payment on the life safety grant.

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.

Nabity stated CRA sent this to the Planning Commission and found the plan use for residential development is consistent with comprehensive plan. The resolution will forward the plan to council. If the redevelopment plan is approved by council, that would authorize the CRA to a redevelopment contract. This is proposed to go to City Council on February 12, 2019. Nabity also stated the Grand Island Public school system did show up at the Planning Commission Meeting and spoke on the attendance impact of Copper Creek. Similar impacts are likely with this project.

A motion was made by Murry and second by Dutoit to approve Resolution 288. Upon roll call vote all, voted aye. Motion carried 4-0.

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-

Nabity explained this is the west end upper story of the Sears building, development of four apartments with the exiting on the first floor. The City Council did approve the Redevelopment plan. The contract would allow them to get started on the project. This would allow \$159,800 in TIF over the course of 15 years.

A motion was made by Dutoit and second by Wilson to approve Resolution 289 and authorize the Chair to sign the redevelopment contract. Upon roll call vote all voted aye. Motion carried 4-0.

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 resident purposes – Paramount Development LLC.

Paramount Development does have a contract to purchase 6500 sq. ft. space on the main floor to develop as commercial or retail use with one 500 sq. ft. apartment toward the back of the building that would be handicap assessable and would likely be a short-term rental. They are requesting \$199,000 in TIF.

A motion was made by Murray and second by Wilson to approve Resolution 290 and Resolution 291. Upon roll call vote 3 voted aye with Gdowski abstaining. Motion carried 3-1.

9. Façade Improvement Project Old City Hall

Nabity explained this is the next phase of the Old City Hall project. They will change the banners above the doors, add hard board paneling and re-tuck pointing the entire building. They are looking at some of the uplighting of the building. The original request was for \$157,000 but will move forward with the project with a grant of \$100,000.

A motion was made by Wilson and second by Dutoit to approve \$100,000 of Façade Improvement Project funds for Old City Hall. Upon roll call vote all voted aye. Motion carried 4-0.

10. Life Safety Project 112 E. Third Street Wing Properties.

Nabity stated this is the next phase of the Williamson's Furniture building. A single 3 bedroom upper story apartment. No reserved parking is available, off street parking is available. They are requesting \$20,000 to help with the Life Safety.

A motion was maybe by Dutoit second Murray by to approve \$20,000 of Life Safety Grant to Wing Properties, 112 E. Third Street. Upon roll call vote all voted aye. Motion carried 4-0.

11. Life Safety Project Hedde Building Modifications 201 – 205 W. 3rd

Nabity explained this was an amendment that they requested. They did not move forward with the historic tax credits. They are now proposing 18 one bedroom apartments and 2 two bedroom apartments. They are requesting an additional \$70,000 in Life Safety funding. This will increase the life safety grant for this project to \$310,000.

A motion was made by Murry second by Dutoit to approve an additional \$70,000 of Life Safety Grant funding to Hedde Building 201-205 W. 3rd Street. Upon roll call vote all voted aye. Motion carried 4-0.

12. Life Safety Project 110 W. 2nd Street Rawr Holdings

Nabity stated this building is the Grand Island old music building to the east of the Brown Hotel. They are proposing on building 2 units. A small one bedroom unit and a 2 bedroom unit on the second floor. The first floor will be commercial use. No reserved parking. They are requesting \$35,000.

A motion was made by Wilson second by Murray to approve \$35,000 of Life Safety Grant to Rawr Holdings, 110 W. 2nd Street. Upon roll call vote all voted aye. Motion carried 4-0.

13. Director's Report

A TIF application for a request of about \$360,000 will be coming forward next meeting from Amur Financial. They purchased the Wells Fargo building and will be redoing the inside and the outside.

A City Council study session is scheduled on January 15, 2019 for TIF. Council President Vaughn Minton explained council members want more information to understand the process and plan of TIF.

14. Adjournment

Gdowski adjourned the meeting at 4:55 p.m.

The next meeting is scheduled for 4 p.m., *Wednesday, January 9, 2019.*

Respectfully Submitted
Norma Hernandez
Administrative Assistant