



Community Redevelopment Authority (CRA)

**Wednesday, February 13, 2019
Regular Meeting**

Item A1

Agenda

Staff Contact:



AGENDA
Wednesday, February 13, 2019
4 p.m.
Grand Island City Hall

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 January 9, 2019, Meeting.
3. Review of Financials.
4. Approval of Bills.
5. Review of Committed Projects and CRA Properties.
6. Redevelopment Plan Amendment for CRA Area # 1 for the main floor commercial and upper story residential development of the center portion of the Williamson Interiors building at 112 E 3rd street. – Wing Properties.
 - a. Consideration of Resolution 297- - Forward a Redevelopment Plan Amendment to the Grand Island City Council for redevelopment of the main floor commercial and upper story residential development of the center portion of the Williamson Interiors building at 112 E 3rd street. – Wing Properties.
7. Redevelopment Plan Amendment for CRA Area # 1 for the main floor commercial and upper story residential development of the GI Music building at 110 W 2nd street. – Rawr Holdings LLC.
 - a. Consideration of Resolution 298- - Forward a Redevelopment Plan Amendment to the Grand Island City Council for redevelopment of the main floor commercial and upper story residential development of the GI Music building at 110 W 2nd street. – Rawr Holdings LLC.

8. 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 299
9. Consideration of Grant Request from Paramount Development LLC for other grant funds related to the development of one first floor apartment on the first floor or property located at 411 W. Third Street.
10. Redevelopment Plan Amendment for CRA Area # 1 for the commercial/office use redevelopment of the Old Wells Fargo Building 304 W 3rd street. – Amur Financial.
 - a. Consideration of Resolution 300- Forward a Redevelopment Plan Amendment to the Hall County Regional Planning Commission for commercial/office uses redevelopment of the Old Wells Fargo Building 304 W 3rd street. – Amur Financial.
 - b. Consideration of Resolution 301- Resolution of Intent to enter into a Site Specific Redevelopment Contract and Approval of related actions 30-day notice to city council for commercial/office uses redevelopment of the Old Wells Fargo Building 304 W 3rd street. – Amur Financial.
11. Executive Session regarding purchase of sale of property.
12. Director's Report
13. Adjournment

Next Meeting March 20, 2018

COMMUNITY REDEVELOPMENT AUTHORITY
AGENDA MEMORANDUM

4 p.m. Wednesday, February 13, 2019

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 January 9, 2019, are submitted for approval. A MOTION is in order.
3. APPROVAL OF FINANCIAL REPORTS. Financial reports for the period of January 1 through 31, 2019 are submitted for approval. A MOTION is in order.
4. APPROVAL OF BILLS. Payment of bills in the amount of \$187.663 is submitted for approval. A MOTION is in order.
5. REVIEW OF COMMITTED PROJECTS AND CRA PROPERTIES.
6. RECOMMENDATION REDEVELOPMENT PLAN AMENDMENT CRA AREA 1 112 E 3rd STREET- WING PROPERTIES Concerning an amendment to the redevelopment plan for CRA Area No. 1 to allow for redevelopment 112 E. Third (the center section of the Williamson Interior Building) to include one, second floor apartment and main level commercial space. The developer is requesting \$105,095 of tax increment financing. The CRA may forward the plan to the Grand Island City Council for consideration and approval prior to consideration of a redevelopment contract. A MOTION to approve Resolution 297 is in order.
7. RECOMMENDATION REDEVELOPMENT PLAN AMENDMENT CRA AREA 1 110 W 2nd STREET GI MUSIC BUILDING–Rawr Holdings LLC. Concerning an amendment to the redevelopment plan for CRA Area No. 1 to allow for redevelopment 110 W. Second (GI Music Building) to include two second floor apartments and main level commercial space. The developer is requesting \$75,031 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. The CRA may forward the plan to the Grand Island City Council for consideration and approval prior to consideration of a redevelopment contract. A MOTION to approve Resolution 298 is in order.
8. REDEVELOPMENT CONTRACT – PARAMOUNT LLC (Old Sears 2)
The Grand Island City Council approved Resolution 2019-42 on January 22, 2019 authorizing issuance of a contract to Paramount LLC for up to \$199,000 in tax-

increment financing to assist with site acquisition and renovation for the development of one residential apartment and commercial space on the main floor of the west end of the Old Sears Building at 411 W. 3rd Street in CRA Area No. 1 in Grand Island, Hall County, Nebraska. A MOTION to approve Resolution 299 is in order.

9. GRANT REQUEST FOR FUNDING FOR LIFE SAFETY IMPROVEMENTS FOR A MAIN FLOOR ACCESSIBLE APARTMENT AT 411 W 3rd STREET (THE OLD SEARS BUILDING)–PARAMOUNT DEVELOPMENT LLC. Paramount is requesting funding for life safety improvements for the development of an ADA accessible apartment on the first floor of the old Sears building. This request is similar to the one made by and granted to the developers of the Kinkaid Building for their main floor accessible unit. Regulations require that in most cases everytime 4 or more units of apartments are constructed within a building that at least 1 make provisions for accessibility. The request is for \$15,000 the maximum that we would allow for an upper story residential unit. Funds are available in the other project line item.
10. REDEVELOPMENT PLAN AMENDMENT CRA AREA 1 304 W 3rd STREET- Amur Real Estate I, LLC Concerning an amendment to the redevelopment plan for CRA Area No. 1 to allow for redevelopment 304 W. Third (Wells Fargo Building) to renovate commercial/office space in the building. The developer is requesting \$360,000 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 300 (forward to Regional Planning Commission) and Resolution 301 (30-day intent notice to city council) is in order.