



Community Redevelopment Authority (CRA)

Wednesday, February 13, 2019
Regular Meeting

Item B1

Minutes

Staff Contact:

OFFICIAL PROCEEDINGS

MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF January 9, 2019

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 City Hall, 100 E. First Street. Notice of the meeting was given in the January 2, 2019 Grand Island Independent.

1. CALL TO ORDER.

Secretary Murray called the meeting to order at 4:00 p.m. The following members were present: Glen Murray, Krae Dutoit and Glenn Wilson. Also present were: Director Chad Nabity, Planning Administrative Assistant Norma Hernandez, 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 December 12, 2018 meeting was made by Wilson and second by Dutoit. Upon roll call vote, all present voted aye. Motion carried 3-0.

3. APPROVAL OF FINANCIAL REPORTS.

Brian Schultz reviewed the financials from December 1st, 2018 to December 31st, 2018. A motion for approval of the financial reports was made by Dutoit and second by Wilson. Upon roll call vote, all present voted aye. Motion carried 3-0.

4. APPROVAL OF BILLS.

The bills were reviewed by Brian Shultz. A motion was made by Wilson and second by Dutoit to approve the bills in the amount of \$43,916.46. 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 Nabity. Nabity mentioned the Old City Hall project was added to the list of façade projects. The total commitment toward façade projects is now \$600,000 with an expectation that \$500,000 would be paid off this year. The Hedde project will probably carry over. Mendez has not responded to any calls. Funds will be held for now until further discussion. An additional Life Safety Grant was added to the Hedde Building project. The project is moving forward. Neilson's are unsure where they're at and are unsure if they will be moving forward with the project. The Old Sears Building the four apartments are moving forward on that and Paramount will be closing on the property soon. Rawr

Holdings a has submitted an application for TIF project as has Wing Properties. Take Flight was just paid with the approval of the bills and will be removed from the project list.. There will be an expenditure on the Dessert Rose property. There is a broken manhole on the property.

Sue Pirnie arrived at 4:06 p.m.

6. 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 292 – Forward a Redevelopment Plan Amendment to the Grand Island City Council for redevelopment of the west side of the Old Sears Building at 411 W. 3rd Street – Paramount Development LLC.

Nabity stated this is the first floor of the Old Sears property. They will be acquiring 6500 square foot on the first floor. Putting in one small apartment that will be handicap accessible toward the back and developing the rest as commercial space. They are requesting TIF. This was approved last month and sent to the Regional Planning Commission. The Planning Commission found that it was consistent with comprehensive plan.

A motion was made by Pirnie and second by Wilson to approve Resolution 292. Upon roll call vote all, voted aye. Motion carried 4-0.

7. 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 293- Forward a Redevelopment Plan Amendment to the Hall County Regional Planning Commission 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.
- B. Consideration of Resolution 294 – 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 commercial and upper story residential development of the center portion of the Williamson Interiors building at 112 E 3rd Street. – Wing Properties.

Nabity explained the redevelopment plan is for the center portion of the Williamson Interiors building including one apartment on the second floor and commercial space on the first floor. They are requesting \$105,000 in TIF for the rehabilitation of the building. It is anticipated that it will generate that based on the assessor's review

of the plans and what they figure the building will access out for upon completion. A letter was sent out to the school system indicating that there was a residential use involved with this TIF application consistent with their request. This is consistent with the comprehensive plan, consistent with the downtown plan to add additional residential.

A motion was made by Dutoit and second by Wilson to approve Resolutions 293 and 294. 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 upper story residential development of the GI Music building at 110 W 2nd Street – Rawr Holdings LLC.

- a. Consideration of Resolution 295 – Forward a Redevelopment Plan Amendment to the Hall County Regional Planning Commission for redevelopment of the main floor of the main floor commercial and upper story residential development of the GI Music building at 110 W 2nd Street. – Rawr Holdings LLC.
- b. Consideration of Resolution 296 – 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 commercial and upper story residential development of the GI Music building at 110 W. 2nd Street. – Rawr Holdings LLC.

Nabity explained that this is immediately adjacent to the west of Old City Hall. They are proposing two apartments on the second floor and redoing the main floor for commercial space, 2100 square foot on the second floor and 5800 square foot on the main floor. They are requesting TIF in the amount of \$75,000 to offset the cost of rehabilitation and were awarded a Life Safety Grant in the amount of \$35,000 for the two apartments of the second floor. The project is a mixed use project that involves both commercial and residential. The school district was notified that residential was involved.

A motion was made by Pirnie and second by Wilson to approve Resolution 295 and Resolution 296. Upon roll call all voted aye. Motion carried 4-0.

9. Director's Report

Nabity stated that Amur Financial is holding off on the Wells Fargo building for a month. They are looking into some upgrades into the façade. They have purchased the building. City Council did approve parking district 3. Parking district 3 changes the way assessments are done on parking in the downtown. Nabity also mentioned there will be a TIF study session will be on Tuesday, January 15th.

10. Adjournment

Murray adjourned the meeting at 4:27 p.m.

The next meeting is scheduled for 4 p.m., *Wednesday, February 13, 2019.*

Respectfully Submitted
Norma Hernandez
Administrative Assistant