



# Community Redevelopment Authority (CRA)

**Wednesday, April 10, 2019  
Regular Meeting**

## **Item A1**

**Agenda April 10, 2019**

**Staff Contact:**



**AGENDA**  
**Wednesday, April 10, 2019**  
**12 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 March 20, 2019, Meeting.
3. Review of Financials.
4. Approval of Bills.
5. Review of Committed Projects and CRA Properties.
6. Redevelopment Contract Approval for CRA Area # 1 for the commercial/office use redevelopment of the Old Wells Fargo Building 304 W 3<sup>rd</sup> street. – Amur Real Estate I.

Consideration of Resolution 307- -

7. Redevelopment Plan Amendment for CRA Area # 1 for the commercial and residential redevelopment of the Greenburgers Building 221-223 W 3<sup>rd</sup> street. – Wald 12 Properties.
  - a. Consideration of Resolution 308- - Forward a Redevelopment Plan Amendment to the Grand Island City Council for the commercial and residential redevelopment of the Greenburgers Building 221-223 W 3<sup>rd</sup> street. – Wald 12 Properties.
8. Redevelopment Plan Amendment for CRA Area # 1 for the residential redevelopment of the property located north of 4<sup>th</sup> Street between Willow Street and Congdon Avenue – Starostka Contracting LLC.

- a. Consideration of Resolution 309- Forward a Redevelopment Plan Amendment to the Hall County Regional Planning Commission for the residential redevelopment of the property located north of 4<sup>th</sup> Street between Willow Street and Congdon Avenue – Starostka Contracting LLC.
  - b. Consideration of Resolution 310- Resolution of Intent to enter into a Site Specific Redevelopment Contract and Approval of related actions 30-day notice to city council for the residential redevelopment of the property located north of 4<sup>th</sup> Street between Willow Street and Congdon Avenue – Starostka Contracting LLC
9. Discussion and Action on Grand Island Christian School Subordination Agreement.
10. Discussion and Action on Sale of a Portion of Desert Rose Property
  - a. Consideration of Resolution 311
11. Director's Report
12. Adjournment

Next Meeting May 8, 2018

COMMUNITY REDEVELOPMENT AUTHORITY  
AGENDA MEMORANDUM  
12 p.m. Wednesday, April 10, 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 March 20, 2019, are submitted for approval. A MOTION is in order.
3. APPROVAL OF FINANCIAL REPORTS. Financial reports for the period of March 1 through 31, 2019 are submitted for approval. A MOTION is in order.
4. APPROVAL OF BILLS. Payment of bills in the amount of \$7567.20 is submitted for approval. A MOTION is in order.
5. REVIEW OF COMMITTED PROJECTS AND CRA PROPERTIES.
6. REDEVELOPMENT CONTRACT CRA AREA 1 304 W 3<sup>rd</sup> 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. A MOTION to approve Resolution 307 is in order.
7. REDEVELOPMENT PLAN AMENDMENT CRA AREA 1 221-223 W 3<sup>rd</sup> STREET- WALD 12 PROPERTIES LLC Concerning an amendment to the redevelopment plan for CRA Area No. 1 to allow for redevelopment 221-223 W. Third (Greenburgers Building) to renovate commercial space in the basement and first floors, second floor residential and rooftop use.. The developer is requesting \$530,004 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 308 is in order.
8. REDEVELOPMENT PLAN AMENDMENT CRA AREA 1 PROPERTY LOCATED NORTH OF FOURTH STREET BETWEEN WILLOW STREET AND CONGDON AVENUE – STAROSTKA CONTRACTING LLC Concerning an amendment to the redevelopment plan for CRA Area No. 1 to allow for redevelopment Lots 11, 12, and parts of lots 13 and 14 of Lambert's Subdivision in Grand Island, Nebraska for the development of 20 single family residential lots including acquisition, grading and demolition and installation necessary utilities and

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streets. The developer is requesting \$1,165,090 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 309 (forward to Regional Planning Commission) and Resolution 310 (30-day intent notice to city council) is in order.

9. DISCUSSION AND ACTION ON GRAND ISLAND SCHOOL SUBORDINATION AGREEMENT. The CRA awarded a \$129,000 demolition grant to the Grand Island Christian School in 2010, which included a 10-year lien on the property at 1804 W. State Street. In 2017 the property was purchased by True North Church and the CRA agreed to transfer subordinate lien to the new owners. This lien is scheduled to expire in 2021. True North Church has made additional improvements to the building and incurred additional debt. Equitable Bank and True North Church are asking the CRA to subordinate their lien to this new loan. A MOTION to authorize the Chair and Director to sign the appropriate documents for subordination would be in order.
10. DISCUSSION AND ACTION ON SALE OF A PORTION OF THE DESERT ROSE PROPERTY TO TALON APARTMENTS INC. Talon Apartments Inc. has made an offer to purchase 11,907.60 square feet along the north end of The Desert Rose Subdivision that is dedicated as an access and utility easement for \$3.26 per square foot. The most recent appraisal on the property set an appraised value at \$3.26 per square foot and this property is encumbered by both the utility and access easement. Acquisition of this property gives Talon Apartments Inc. fee simple ownership of their primary drive way into the apartments from Exchange Road. A MOTION to approve Resolution 311 is in order.