



Community Redevelopment Authority (CRA)

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

Item B1

Minutes March 20, 2019

Staff Contact:

OFFICIAL PROCEEDINGS

MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF March 20, 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 March 20, 2019 at City Hall, 100 E. First Street. Notice of the meeting was given in the March 14, 2020 Grand Island Independent.

1. CALL TO ORDER.

Vice Chair Murray called the meeting to order at 4:00 p.m. The following members were present: Glen Murray, Krae Dutoit and Sue Pirnie. Also present were: Director Chad Nabity, Planning Administrative Assistant Norma Hernandez, Assistant City Administrator Brent Clark, Finance Director Pat Brown, 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 February 13, 2019 meeting was made by Dutoit and second by Pirnie. Upon roll call vote, all present voted aye. Motion carried 3-0.

3. APPROVAL OF FINANCIAL REPORTS.

Brian Schultz reviewed the financials from February 1, 2019 to February 28, 2019. A motion for approval of the financial reports was made by Pirnie and second by Dutoit. Upon roll call vote, all present voted aye. Motion carried 3-0.

4. APPROVAL OF BILLS.

The bills were reviewed by Brian Shultz. All paperwork was received from Mendez/Personal Auto to pay out \$100,000. A motion was made by Dutoit and second by Pirnie to approve the bills in the amount of \$562,471.38. 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.

Façade Projects -- Nabity mentioned the Bosselman project will be getting started once the weather starts to warm up. The Hedde Building is coming along. Amos mentioned half of the windows are in on the second floor and some on the third floor. Paramount Development is also continuing to move forward with their project with the first floor apartment on the alley side. **Life Safety Grants** – Hedde Building 201 & 203 W. 3rd Street, Old Sears Building (4 apartments), Peaceful Root. The contract for Rawr Holdings and Wing Properties was received and will get started. Neilson was taken off and the

added the money back into the Life Safety Budget. **Property** – We have not received the purchase agreement for the piece of property for Desert Rose but the plat is moving forward.

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 302

Nabity stated this is the middle portion of the Williamson's building. One apartment and commercial space on the main floor. If approved it does give approval to move forward the project.

A motion was made by Dutoit and second by Pirnie to approve Resolution 302. Upon roll call vote all, voted aye. Motion carried 3-0.

7. Redevelopment Plan Contract 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 303

Nabity explained the proposal is to do commercial space along with parking on the main floor and 2 apartments on the upper floor.

A motion was made by Pirnie and second by Dutoit to approve Resolutions 303. Upon roll call vote all voted aye. Motion carried 3-0.

8. Redevelopment Plan Amendment for CRA Area #1 for the commercial/office use redevelopment of the Old Wells Fargo Building at 304 W 3rd Street – Amur Real Estate 1.

a. Consideration of Resolution 304 – Forward a Redevelopment Plan Amendment of the Grand Island City Council for commercial/office use redevelopment of the Old Wells Fargo Building 304 W 3rd Street. - Amur Real Estate 1

Nabity stated this was forwarded to the Regional Planning Commission last meeting. Amur Financial has purchased the Wells Fargo Building is redoing it for their office space and will be keeping their 100 plus employees downtown. They are asking for TIF in the amount of 360,000 to offset the cost of renovating the building. They are looking into about 2.7 million dollars in total investment in that building. Regional Planning Commission recommended approval and passed a resolution stating that it is consistent with comprehensive plan.

A motion was made by Pirnie and second by Wilson to approve Resolution 304. Upon roll call all voted aye. Motion carried 3-0.

9. **Redevelopment Plan for CRA Area #1 for the commercial and residential redevelopment of the Greensburgers Building 221-223 W. 3rd Street. – Wald 12 Properties.**
- a. Consideration of Resolution 305 – Forward a Redevelopment Plan Amendment to the Hall County Regional Planning Commission for the commercial and residential redevelopment of the Greensburgers Building 221-223 W 3rd Street – Wald 12 Properties.
 - b. Consideration of Resolution 306 – Resolution of Intent to enter into a Site Specific Redevelopment Contract and Approval of related actions 30-day notice to city council for the commercial and residential redevelopment of the Greensburgers Building 221-223 W. 3rd Street. – Wald 12 Properties.

Nabity stated Wald 12 Properties purchased the Greensburgers Building 221-223 W. 3rd Street. Wald 12 Properties has intent to redevelop the properties. Commercial space on the main floor and the roof top and utilizing the 2nd floor will 5 one bedroom apartments. Nabity mentioned he's anticipating we'll receive a Life Safety Grant for it. Mr. Wald has been advised we do not have enough to fully fund it but can fund the amount we do have. The request is for 530,000 of TIF and expecting to spend about 2.4 million on the overall project. It is renovation and all of it is eligible for TIF. Letter was sent to GIPS to notify them.

A motion was made by Pirnie and second by Dutoit to approve Resolution 305 and Resolution 306. Upon roll call all voted aye. Motion carried 3-0.

10. **Consideration of forwarding a Blight Study for CRA Area 16 as revised to the Grand Island City Council for Consideration of forwarding to Hall County Regional Planning Commission. CRA Area 16 contains property north of State Street and west of Huston Street including the site of the Central Nebraska Veterans Home and the property around the Veteran's Home.**

Nabity explained back when the state decided to move the Veteran's Home to Kearney the CRA was asked to consider doing a blight and substandard study of that property to help with redevelopment. The blight and substandard study was done 4 years ago. The City has received the majority of that property all except the 58 acres that is the existing campus and where the ball fields are adjacent to the Veteran's Home and the cemetery. The campus where the buildings are the state has an agreement with the Department of Veteran's Services and the Federal Government for the funding they received for the new facility in Kearney that they have to meet certain guidelines in order to dispose of in this property. The City is working with the state try to find a developer or redeveloper that would interested in doing something veteran orientated with the property. They will be going out for an RFP. City Administrator Brent Clark mentioned that the (RFP) was submitted to the state DAS prior to March 1, 2019 and have been waiting to hear back. Nabity stated Keith Marvin with Marvin Planning Consultants to update the Blight and Substandard Study. Keith Marvin mentioned there have been changes in statues and the age of structures. About a handful of structures that went from being less than 40 that became qualified to being 40 and over. Some structures that got worse were ones that were considered badly worn by the accessor are now considered worn out in areas south of Capital. The average age is 62.84 years. 78.5% of the units are over 40 years of age in the area. Other than Capital almost everything stayed the same. Part of the area is currently outside of the city (farm land west of Eagle Scout Park) limits that is ground that the city owns. City Council will have to indicate that they would like to annex the land to bring it in.

A motion was made by Pirnie and second by Dutoit to approve to forward the Blight Study for CRA Area 16 for Consideration of forwarding to the Hall County Regional Planning Commission. Upon roll call all voted aye. Motion carried 3-0.

11. Presentation of Tax increment Financing Assessment by Rashad Moxey

Moxey explained that a small survey was sent out to five comparable communities. The five communities were Scottsbluff, Hastings, Kearney, Norfolk and Lincoln. The survey included 10 questions. The questions were about how long was TIF being written for, what types of developments were utilizing TIF, what types of documents are being used, if developers needed to show BIDS on their pricing, if they have caps, how much their fees are. In finding Grand Island is pretty much in line with other communities. Based on the study Nabity does not see any reason to change anything on how Grand Island is handling the TIF process.

12. Director's Report

13. Adjournment

Murray adjourned the meeting at 4:58 p.m.

The next meeting is scheduled for 12:00 p.m., *Wednesday, April 10, 2019.*

Respectfully Submitted,
Norma Hernandez
Administrative Assistant