



Community Redevelopment Authority (CRA)

**Wednesday, May 8, 2019
Regular Meeting**

Item B1

Meeting Minutes April 10, 2019

Staff Contact:

OFFICIAL PROCEEDINGS

MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF April 10, 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 April 10, 2019 at City Hall, 100 E. First Street. Notice of the meeting was given in the April 3, 2019 Grand Island Independent.

1. CALL TO ORDER.

Chairman Gdowski called the meeting to order at 12:00 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, 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 March 20, 2019 meeting was made by Dutoit and second by Pirnie. Upon roll call vote, all present voted aye. Motion carried 4-0.

3. APPROVAL OF FINANCIAL REPORTS.

Brian Schultz reviewed the financials from March 1, 2019 to March 31, 2019. Brian Schultz stated money was mistakenly received from the county. The county sent the increment they collected for the Cairo business park. It should go to the Village of Cairo. It will be paid back out to the county under future TIF projects. A motion for approval of the financial reports was made by Murry and second by Dutoit. 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 Pirnie and second by Dutoit to approve the bills in the amount of \$7,584.69. 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.

Façade Projects -- Nabity mentioned the Bosselman project will be getting started once it stops snowing. The Hedde Building they're continuing to work on and making good improvements. The Old City Hall building will start any time now. Paramount Development for the first floor handicap accessible apartment they're working on that. Take Flight will start once the weather warms up. **Life Safety Grants** – Hedde Building

201 & 203 W. 3rd Street, Old Sears Building (4 apartments) should be done this summer, Peaceful Root – have not heard anything, they are working on getting their occupancy certificates. The contract for Rawr Holdings and Wing Properties was received and will get started. **Property** – The proposal from Talon apartments was received for the purchase of a portion of Desert Rose property.

6. Redevelopment Contract Approval for CRA Area #1 for the commercial/office use redevelopment of the Old Wells Fargo Building 304 W 3rd Street. – Amur Real Estate I.

A. Consideration of Resolution 307 –

Council approved and CRA is authorized to enter into a redevelopment contract. Amur Real Estate is looking into 2.7 million in total investment and 360,000 in TIF. Only change would be the date to commence of July 2019.

A motion was made by Murray and second by Pirnie to approve Resolution 307. Upon roll call vote all, voted aye. Motion carried 4-0.

7. Redevelopment Plan Amendment for CRA Area #1 for the commercial and residential redevelopment of the Greenburgers Building 221-223 W 3rd Street. – Wald 12 Properties.

A. Consideration of Resolution 308 – Forward a Redevelopment Plan Amendment to the Grand Island City Council for commercial and residential redevelopment of Greenburgers Building 221-223 W 3rd Street – Wald 12 Properties.

Nabity stated they are proposing to put in a litter over 2 million dollars of investment in the building and requesting \$530,000 in TIF. They will redevelop the basement, first and roof for commercial space and the second floor for apartments. They are looking at five apartments and some rooftop dining.

A motion was made by Dutoit and second by Murray to approve Resolution 308. Upon roll call vote all, voted aye. Motion carried 4-0.

8. Redevelopment Plan Amendment for CRA Area #1 for the residential redevelopment of the property located north of 4th 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 4th 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 4th Street between Willow Street and Congdon Avenue – Starostka Contracting LLC.

Nabity explained the project was mentioned last month on the director's report. The Starostka's have owned the property for a number of years. The Starostka's have brought forward a TIF application to help pay for sewer, water, and streets and grading. They will be submitting a request to rezone the property. Part of the property is zoned residential and part is manufactured. Nabity is recommending in favor and making the change in the comprehensive plan. If the city council approves the project, they are looking at building 4-5 houses a year over the course of 4-5 years. This project is in the same neighborhood of Mr. Hoppe's project. A letter was sent to Virgil Harden to notify him of him this request. Nabity is recommending that CRA purchase the first part of the bond to offset the cost of the additional sewer services.

A motion was made by Murray and second by Pirnie to approve Resolutions 309 and 310. Upon roll call vote all voted aye. Motion carried 4-0.

9. Discussion and Action on Grand Island Christian School Subordination Agreement.

Nabity stated Grand Island Christian School was purchased by True North Church about 3 years ago. The church agreed to let them continue operating the school. The school is closing and the church will still be there. The lien that was on there as a forgivable lien was subordinated. The bank has made an additional loan to True North Church for improvements. The value is there and ours is already an unforgiveable lien. The church plans on continuing to own the property. Our position will move behind the bank, standard for CRA to do with community development block grant loans.

A motion was made by Dutoit and second by Pirnie to approve action on Grand Island Christian School subordination agreement. Upon roll call all 3 voted aye and Gdowski abstained. Motion carried 3-1.

10. Discussion and Action on Sale of a portion of Desert Rose Property.

- a.** Consideration of Resolution 311 –

Nabity stated there is a little over 11,000 square feet total that they are requesting about half of that easement that we granted. It will give them access to the public way. They did offer \$3.26 a square foot which was the appraised value.

A motion was made by Pirnie and second by Dutoit to approve Resolution 311. Upon roll call all voted aye. Motion carried 4-0.

11. Director's Report

Nabity mentioned Blight Study Area 16 will go to City Council in 2 weeks. Council did move forward with annexing the remainder of that property. We will also have a study there for Area 29 which is around Lewis Greenscape. Nabity also stated we may end up with some potential amendments for the hospital.

12. Adjournment

Gdowski adjourned the meeting at 12:35 p.m.

The next meeting is scheduled, *Wednesday, May 8, 2019*.

Respectfully Submitted,
Norma Hernandez
Administrative Assistant