



# Community Redevelopment Authority (CRA)

**Wednesday, April 8, 2020**  
**Regular Meeting**

## **Item B1**

**Meeting Minutes 3/18/2020**

Staff Contact:

## OFFICIAL PROCEEDINGS

### MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF March 18, 2020

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 18, 2020 at City Hall, 100 E. First Street. Notice of the meeting was given in the March 11, 2020 Grand Island Independent.

**1. CALL TO ORDER.**

Chairman Gdowski called the meeting to order at 3:00 p.m. The following members were present: Tom Gdowski, Glen Murray, Glenn Wilson and Krae Dutoit. Also present were: Director Chad Nabity, Planning Administrative Assistant Norma Hernandez and Assistant Finance Director Brian Schultz.

**2. APPROVAL OF MINUTES.**

A motion for approval of the Minutes for the March 2, 2020 meeting was made by Wilson and second by Dutoit. Upon roll call vote, all present voted aye. Motion carried. 4-0

**3. APPROVAL OF FINANCIAL REPORTS.**

Brian Schultz reviewed the financial reports. A motion was made by Murray and second by Dutoit to approve the financials from February 1 – February 28, 2020. Upon roll call vote, all present voted aye. Motion carried 4-0

**4. APPROVAL OF BILLS.**

Brian Schultz reviewed the bills. A motion was made by Dutoit and second by Murray to approve the bills in the amount of \$3,874.31. 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. Nabity stated there were no changes in the last few. Same projects are still on.

**6. Redevelopment Plan for CRA Area #16 Veterans Home Acquisition and Transfer.**

Nabity mentioned Regional Planning Commission met last week and signed a resolution recommending approval of it and as consistent with the comprehensive plan. CRA will now forward to city council for approval. The three-way contract is not done. Nabity explained the approval of this plan would allow CRA to enter into the contract to acquire the property to transfer it to White Lotus Group. It will not obligate the CRA to anything else or does not give any the developer or any other party the ability to use TIF on the project. Another redevelopment plan would need to be approved to use TIF for this project.

- a. Consideration of Resolution 333 – Forward a Redevelopment Plan Amendment to the Grand Island City Council – Veterans Home Acquisition

A motion was made by Dutoit and second by Wilson to approve the Resolution 332. Upon roll call vote all, voted aye. Motion carried 4-0.

**7. Redevelopment Plan Amendment for CRA Area #1 – 824 E. 9<sup>th</sup> Street – Paramount Development LLC.**

- a. Consideration of Resolution 334 – Forward a Redevelopment Plan Amendment to the Hall County Regional Planning Commission for 824 E. 9<sup>th</sup> Street - Paramount Development LLC.
- b. Consideration of Resolution 335 – Resolution of Intent to enter into a Site Specific Redevelopment Contract and Approval of related actions 30-day notice to city council for 824 E. 9<sup>th</sup> Street in CRA Area #1 – Paramount Development LLC

Nabity stated Paramount Development LLC purchased property at 824 E. 9<sup>th</sup> Street. They will be replacing a fire damaged single family home with a five-unit townhome style apartment building. Requesting \$112,380 in TIF to help with acquisition of the property, demolition, site work and utility work.

A motion was made by Wilson and second by Dutoit to approve the Resolution 334 and Resolution 335. Upon roll call vote all 3 voted aye (Murray, Dutoit, Wilson) and one vote abstaining (Gdowski). Motion carried 3-1.

**8. Request to permit transfer of property and TIF proceeds from Weinrich Developments Inc. the original applicant to Paramount Development LLC.**

Nabity explained this property is 408 E. 2<sup>nd</sup> Street. The property is currently owned by Weinrich Developments Inc. They would like to transfer ownership to Paramount Development LLC. The Weinrichs are principals in Paramount Development LLC. Prior to making the transfer they need to notify the CRA.

A motion was made by Wilson and second by Murray to approve transfer of property and TIF proceeds from Weinrich Development to Paramount Development LLC. 3 voted aye (Murray, Dutoit, Wilson) and one vote abstaining (Gdowski). Motion carried 3-1.

**9. Redevelopment Contract Amendment for Prataria Phase 1.**

Nabity explained this is the hospital hotel and medical office building. The proposed contract amendment will update the contract to reflect the current state of the buildings on these lots. Nabity anticipates another amendment at some point on the hotel.

A motion was made by Wilson and second by Dutoit to approve Redevelopment Contract Amendment for Prataria Phase 1. Upon roll call vote, all present voted aye. Motion carried 4-0

**10. Redevelopment Contract for Prataria Phase 3 Tabitha Grand Island.**

- a. Consideration of Resolution 336 – Approval of Contract and Bonds for Prataria Phase 3 Tabitha Grand Island Inc.

Nabity stated the contract is for a request for \$5,127,334 in tax increment financing. The request calls for redevelopment of the for west lot of the subdivision south of Husker Highway and west of Ewoldt Street for a 157 senior housing development.

A motion was made by Dutoit and second by Murray to approve the Redevelopment Contract for Prataria Phase 3. Upon roll call vote, all present voted aye.  
Motion carried 4-0

**11. Director's Report**

- a. NPZA Award to CRA

**12. Adjournment**

**Next meeting 4:00 PM April 8, 2020**

Adjournment at 3:22 p.m.

Respectfully Submitted,  
Norma Hernandez  
Administrative Assistant