



# Community Redevelopment Authority (CRA)

**Wednesday, August 12, 2020**  
**Regular Meeting**

## **Item A1**

**Agenda 8/12/20**

**Staff Contact:**



**AGENDA**  
**Wednesday, August 12, 2020**  
**4 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 July 8, 2020, Meeting.
3. Review of Financials.
4. Approval of Bills.
5. Review of Committed Projects and CRA Properties
6. Redevelopment Plan Amendment for CRA Area # 25- J & L Westward Enterprises LLC. CAAP
  - a. Consideration of Resolution 341- Forward a Redevelopment Plan Amendment to the Grand Island City Council for redevelopment of property at 6060 W. Old Potash Highway -- J & L Westward Enterprises LLC.
7. Contract Amendment 1 for Tabitha (Prataria Phase 3)
8. Other Projects Grants  
  
Approval of Grant for Willow Street Sewer Project in the Amount of \$111,371.08 and purchase of the first TIF Bond for the Starostka Fifth Street Project.  
  
Consideration of Grant to Senior Citizens Industries Inc. for funds to refurbish and renew landscaping at their building at 304 E. 3<sup>rd</sup> Street in the amount of \$3,742.50
9. Approval of 2020-21 Budget and Levy Request

10. Director's Report

11. Adjournment

Next Meeting 4:00 PM September 23 2020

COMMUNITY REDEVELOPMENT AUTHORITY  
AGENDA MEMORANDUM

4 p.m. Wednesday, August 12, 2020

2. APPROVAL OF MINUTES. The minutes of the Community Redevelopment Authority meeting July 8, 2020 are submitted for approval. A MOTION is in order.
3. APPROVAL OF FINANCIAL REPORTS. Financial reports for the period of July 1 through July 31, 2020 are submitted for approval. A MOTION is in order.
4. APPROVAL OF BILLS. Payment of bills in the amount of \$319,167.55 is submitted for approval. A MOTION is in order.
5. REVIEW OF COMMITTED PROJECTS AND CRA PROPERTIES.
6. REDEVELOPMENT PLAN – J & L WESTWARD ENTERPRISES LLC.-CAAP  
Concerning a redevelopment plan for CRA Area No. 25 for J & L Westward Enterprises LLC for 6060 W. Old Potash Highway 2. The request from J & L Westward calls for redevelopment of the northwest corner of the intersection of 60<sup>th</sup> Road and Old Potash Highway at the entrance to the Cornhusker Army Ammunition Plant for industrial uses. The plan requests \$359,625 in tax increment financing. The CRA may forward the plan to the Grand Island City Council for final approval. A MOTION to approve Resolution 341 is in order.
7. CONTRACT AMENDMENT 1 FOR TABITHA (PRATARIA PHASE 3) – The proposed contract amendment extends the timeline for development of the site and completion of the project along with allowing the redeveloper to apply for state and local sales tax exemptions based on their nonprofit status. Delays have occurred both with completing the financing and COVID-19.
8. REQUESTS FOR OTHER PROJECTS GRANT FUNDING-
  - a. WILLOW STREET SEWER PROJECT – The CRA has previously discussed this project including partial funding of the sewer based on the assessments for the project. Final assessments will be approved by the Grand Island City Council on August 11, 2020. The total requested is \$111,371.08. This will pay the assessments on 17 of the 20 lots developed with the Starostka Fifth Street project. Starostka's would have been responsible for only 3 of the parcels served by this project if they had not decided to move forward with the subdivision. The CRA will be using the other projects funds to buy the first series of the TIF bond on the project and will be repaid from the proceeds of the TIF.
  - b. SENIOR CITIZENS INDUSTRIES REQUEST – Senior Citizens Industries is requesting \$3,742.50 to pay for renovation of the landscaping on the 3<sup>rd</sup> Street side of their building. The proposed improvement will

freshen the look of the property at this end of 3<sup>rd</sup> street enhancing and improving the area.

9. 2020-21 BUDGET APPROVAL The attached memo shows the projected end of year cash and revenues for next year based on a tax request identical to this year. Suggestions have been made for budgeting for operating, façade grants, real estate purchases and other grants. Projections for estimated TIF Payments are included along with an additional \$500,000 to insure adequate budget authority for all payments.

10. DIRECTOR'S REPORT.

- a. LB1021 Micro TIF

9. ADJOURNMENT.

Chad Nabity  
Director