



City of Grand Island

Tuesday, April 13, 2021

Council Session

Item G-2

Approving Minutes of March 30, 2021 City Council Study Session

Staff Contact: RaNae Edwards

CITY OF GRAND ISLAND, NEBRASKA

MINUTES OF CITY COUNCIL STUDY SESSION

March 30, 2021

Pursuant to due call and notice thereof, a Study Session of the City Council of the City of Grand Island, Nebraska was conducted in the Council Chambers of City Hall, 100 East First Street, on March 30, 2021. Notice of the meeting was given in *The Grand Island Independent* on March 24, 2021.

Mayor Roger G. Steele called the meeting to order at 7:00 p.m. The following City Council members were present: Mike Paulick, Mark Stelk, Jason Conley, Vaughn Minton, Bethany Guzinski, Maggie Mendoza, and Mitch Nickerson. Councilmembers Chuck Haase, Michelle Fitzke, and Justin Scott were absent. The following City Officials were present: City Administrator Jerry Janulewicz, City Clerk RaNae Edwards, Finance Director Patrick Brown, Interim City Attorney Stacy Nonhof, and Public Works Director John Collins.

SPECIAL ITEMS:

2020 Legislative Changes that Impact Housing and Community Redevelopment in Grand Island. Regional Planning Director Chad Nabity stated this Study Session would cover the following bills that were enacted into law in 2020:

- LB 866 Municipal Density and Missing Middle Housing Act
- LB 1021 Changes to Community Redevelopment Act to Allow MicroTIF
- LB 424 Changes to Municipal Land Bank Act

Mr. Nabity stated the changes to Nebraska Law enacted by each of the above-mentioned bills had the potential to impact housing and community development within the City of Grand Island. In the case of LB 866 (Municipal Density and Missing Middle Housing Act) new requirements had been imposed on the City and staff would need to prepare the appropriate reports to submit to the legislature by July 1, 2021. Council may be asked to approve changes to the Grand Island Zoning ordinance (Chapter 36 of City Code) to work toward achieving the stated goals of this law. The authority granted to the City in both LB 1021 (MicroTIF) and LB 424 (Land Bank) was permissive; meaning that Council was not required to take any action or implement any changes to current policies but may choose to do so if they felt it was in the best interest of the City and its residents.

Reviewed were the following three bills:

- LB 866 Municipal Density and Missing Middle Housing Act

The Unicameral is directing cities in Nebraska to examine and update their zoning regulations to permit various types of housing prioritizing “missing middle housing”. Their hope was that this action would lead to greater availability of affordable housing, increase residential density,

promote more efficient and effective land use, and create conditions for successful mass transit, bikeability, walkability and affordability in residential neighborhoods.

On or before July 1, 2021 and every two years thereafter the City was required to submit a report to the Unicameral's Urban Affairs committee detailing its efforts to address the availability of and incentives for affordable housing through its zoning regulations. On or before January 1, 2023 the City would be required to adopt an affordable housing action plan as specified by the law.

Staff would prepare the report due July 1, 2021 and would prepare the Affordable Housing Action Plan for adoption by the City Council in December 2022.

Discussion was held regarding accessory dwellings/buildings and what affordable housing was. Building Department Director Craig Lewis answered questions regarding duplexes. Amos Anson, 4234 Arizona Avenue complimented the City on already doing some of these things.

- LB 1021 Changes to Community Redevelopment Act to Allow MicroTIF

MicroTIF is an expedited TIF application and approval process that can only be used in certain circumstance. MicroTIF as allowed by current Nebraska Law is designed to lower the barriers to using tax increment financing (TIF) for certain properties within areas of the City that have been declared blighted and substandard. Communities that choose to use MicroTIF must adopt a resolution permitting its use.

MicroTIF allows the City, if it chooses, to utilize an expedited review process to approve a shorter term (10 year maximum), lower cost (total cost to applicant cannot exceed \$50) TIF project.

If the City Council wished to implement the use of MicroTIF, staff would need to prepare and present a resolution authorizing the use of MicroTIF within the City of Grand Island.

Discussion was held on the process to be approved and the costs. Council encouraged Mr. Nability to move forward with this. Amos Anson spoke in support.

- LB 424 Changes to Municipal Land Bank Act

In 2020, the Nebraska Unicameral expanded the Nebraska Municipal Land Bank Act to allow the formation of Land Banks outside of Douglas and Sarpy Counties. Land Banks may now be formed by any class of municipality under certain conditions as prescribed in the Act.

The Land Bank board and their powers were reviewed.

The Grand Island CRA was partnering with the Grand Island Area Economic Development Corporation to bring Marty Barnhart, the former Director of the Omaha Land Bank, to Grand Island to explore how a Land Bank would work in Grand Island. The CRA and GIAEDC would

be inviting concerned parties to participate in the session. The South Central Economic Development District (SCEDD), housed in Holdrege, was interested in potentially working with communities in their region to form a Land Bank. Hall County was within SCEDD's organizational territory and Grand Island was the largest municipality in their territory.

Dave Taylor representing the Grand Island Area Economic Development Corporation spoke concerning applying for the Rural Workforce Housing funds. Amos Anson spoke concerning the lack of builders and recruiting builders.

ADJOURNMENT: The meeting was adjourned at 9:00 p.m.

RaNae Edwards
City Clerk