



Community Redevelopment Authority (CRA)

Wednesday, March 10, 2021 Regular Meeting Packet

Board Members:

Tom Gdowski - Chairman

Glen Murray – Vice Chairman

Sue Pirnie

Glenn Wilson

Krae Dutoit

4:00 PM

Call to Order

Roll Call

A - SUBMITTAL OF REQUESTS FOR FUTURE ITEMS

Individuals who have appropriate items for City Council consideration should complete the Request for Future Agenda Items form located at the Information Booth. If the issue can be handled administratively without Council action, notification will be provided. If the item is scheduled for a meeting or study session, notification of the date will be given.

B - RESERVE TIME TO SPEAK ON AGENDA ITEMS

This is an opportunity for individuals wishing to provide input on any of tonight's agenda items to reserve time to speak. Please come forward, state your name and address, and the Agenda topic on which you will be speaking.

DIRECTOR COMMUNICATION

This is an opportunity for the Director to comment on current events, activities, and issues of interest to the commission.



Community Redevelopment Authority (CRA)

**Wednesday, March 10, 2021
Regular Meeting**

Item A1

Agenda March 10, 2021 Meeting

Staff Contact:

AGENDA
Wednesday, March 10, 2021
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 February 10, 2021, Meeting.
3. Review of Financials.
4. Approval of Bills.
5. Review of Committed Projects and CRA Properties
6. Request from 1868 Foundation for Other Grants Funding for help paying for a Master Plan for the State Fair Grounds and Fonner Park Site.
7. Director's Report
8. Adjournment

.Next Meeting April 14, 2021

COMMUNITY REDEVELOPMENT AUTHORITY

AGENDA MEMORANDUM

4 p.m. Wednesday, March 10, 2021

2. APPROVAL OF MINUTES. The minutes of the Community Redevelopment Authority meeting February 10, 2021 are submitted for approval. A MOTION is in order.
3. APPROVAL OF FINANCIAL REPORTS. Financial reports for the period of February 1 through February 28, 2021 are submitted for approval. A MOTION is in order.
4. APPROVAL OF BILLS. Payment of bills in the amount of \$467,070.92 is submitted for approval. A MOTION is in order.
5. REVIEW OF COMMITTED PROJECTS AND CRA PROPERTIES.
6. REQUEST FROM THE 1868 FOUNDATION FOR A GRANT TO HELP OFFSET THE COST OF A MASTER PLAN FOR THE FONNER PARK/STATE FAIR GROUNDS PROPERTY The 1868 Foundation, in their mission to support the Nebraska State Fair, is working with Fonner Park to develop a master plan for the Fonner Park/State Fair Grounds property. They anticipate the cost of the plan to be \$135,000 and are requesting other grant funds in the amount of \$50,000 from the CRA. The CRA has funded similar planning projects for other areas of the community including Downtown. This request is consist with the mission of the CRA.
7. DIRECTOR'S REPORT.
8. ADJOURNMENT

Chad Nabity
Director



Community Redevelopment Authority (CRA)

**Wednesday, March 10, 2021
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Item B1

Minutes Feb. 10, 2021 Meeting

Staff Contact:

OFFICIAL PROCEEDINGS
MINUTES OF
COMMUNITY REDEVELOPMENT AUTHORITY
MEETING OF
February 10, 2021

Pursuant to due call and notice thereof, a Meeting of the Community Redevelopment Authority of the City of Grand Island, Nebraska was conducted on February 10, 2021 at City Hall, 100 E. First Street. Notice of the meeting was given in the February 3, 2021 Grand Island Independent.

1. CALL TO ORDER.

Vice Chairman Glen Murray called the meeting to order at 4:00 p.m. The following members were present: Glenn Murray, Krae Dutoit in person, Tom Gdowski and Sue Pirnie via phone as allowed by executive order 21-02. Also present were: Director Chad Nabity, Administrative Assistant Norma Hernandez, City Administrator Jerry Janulewicz, Finance Director Patrick Brown and Assistant Finance Director Brian Schultz and Councilman Vaughn Minton.

2. APPROVAL OF MINUTES.

A motion for approval of the Minutes for the January 13, 2020 was made by Dutoit and second by Gdowski. Upon roll call vote, all present voted aye.
Motion carried 4-0

3. APPROVAL OF FINANCIAL REPORTS.

Brian Shultz reviewed the financial reports. A motion was made by Gdowski and second by Dutoit to approve the financials from January 1 – January 31, 2020. Upon roll call vote, all present voted aye. Motion carried 4-0.

4. APPROVAL OF BILLS.

Brian Shultz reviewed the bills. A motion was made by Dutoit and second by Pirnie to approve the bills for \$467,070.92 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.

The GI Veterans Home – have not received bill from White Lotus they will submit when they are ready.

Façade Projects – South East Commons – work has started, Rise properties anticipating to start this spring.

Life Safety Grants – Hedde Building – still moving forward with the project. Peaceful Root –Rawr Holdings – Still moving forward.

6. Request from Equity Investment Group to sell property at 3440 W. State Street (Chipotle/Fire House Subs) (Added 9AM February 8, 2021)

Nabity stated their TIF contract requires that they notify CRA when they want to sell property they are proposing to sell the lot that Chipotle sits on. It will not impact TIF and Equity Investment Group will continue to hold their TIF bond and receive TIF payments.

A motion was made by Gdowski and second by Pirnie to approve the request from Equity Investment Group to sell property at 3440 W. State Street. Upon roll call vote all, voted aye. Motion carried 4-0

7. Director's Report

Study Session with city council is scheduled for February 16, 2021 to discuss LB866 Missing Middle Housing, LB1021 micro-TIF, and LB424 Land Bank.

A meeting with Marty Barnhart, former Director of the Omaha Land Bank is scheduled for April 15, 2021 to discuss potential land bank in Grand Island. An invitation will be sent out.

CRA Member Glen Wilson has contacted staff and submitted his resignation. He is no longer able to continue serving on the board. He did want everyone to know that he has enjoyed his time on the board is a proud of the work that this board does.

Adjournment at 4:19 P.M.

Next meeting 4:00 P.M. February 10, 2021

Respectfully Submitted,
Norma Hernandez
Administrative Assistant



Community Redevelopment Authority (CRA)

**Wednesday, March 10, 2021
Regular Meeting**

Item C1

Financial Reports

Staff Contact:



Community Redevelopment Authority (CRA)

Wednesday, March 10, 2021
Regular Meeting

Item D1

Bills

Staff Contact:



Community Redevelopment Authority (CRA)

**Wednesday, March 10, 2021
Regular Meeting**

Item E1

Committed Projects and CRA Properties

Staff Contact:



Community Redevelopment Authority (CRA)

**Wednesday, March 10, 2021
Regular Meeting**

Item X1

State Fairgrounds Master Plan

Staff Contact:

NEBRASKA
★ STATE FAIR ★
1868
FOUNDATION

February 1, 2021

Mr. Chad Nabity
Regional Planning Director
Regional Planning and Community Development
100 E. First Street – City Hall
Grand Island, NE 68801

Dear Chad,

It has been a pleasure to visit with you about opportunities for growth and expansion of Grand Island's beloved and the largest annual statewide celebration, the Nebraska State Fair. We discussed a variety of issues the fair is facing as well as a number of elements and advancements that will be critical to the future of the fair in the coming years.

The 1868 Foundation has been working in concert with the State Fair Board and key Staff to identify elements that are essential for the continued growth of the annual fair and the facilities and grounds in which it operates on. Together, we all believe that formulating a long-range Master Plan is of critical importance for not only the State Fair, the 1868 Foundation, but for Fonner Park and all of the community and stakeholders involved.

In working with the State Fair Board and key Staff, we've identified qualified prospective sources to assist us with this long-range plan effort and anticipate the cost for such a plan to be roughly \$135,000. Additionally, and equally as important, is that we have been working closely with Fonner Park to put together this plan proposal so that our efforts compliment their future goals as well.

This is where we are in need of your assistance. We have identified roughly 80% of the anticipated funding and are asking for the support of the Community Redevelopment Authority Board to respectfully consider assisting with funding this effort with a pledge of \$50,000 to be directed exclusively towards the Master Planning Purposes of the Nebraska State Fair.

We are more than happy to meet with you and your Board to answer any questions or to provide insight and encouragement about the future of your Nebraska State Fair. We believe the time is right and the leadership structure of the State Fair is in a right place to really move the direction of the State Fair forward.

The mission of the Nebraska State Fair 1868 Foundation is to raise funds and resources for the future of your Nebraska State Fair. We are a proud charitable 501(c)3 organization. We truly appreciate your support and your respectful consideration of this request. Should you have any questions, you can always reach me at 402-432-1393 or email lkoepke@statefair.org.

With sincere appreciation,


Lindsey Koepke
Executive Director

NEBRASKA
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1868
FOUNDATION

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