



Community Redevelopment Authority (CRA)

**Wednesday, May 12, 2021
Regular Meeting**

Item B1

Meeting Minutes April 14, 2021

Staff Contact:

OFFICIAL PROCEEDINGS

MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF April 14, 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 April 14, 2021 at City Hall, 100 E. First Street. Notice of the meeting was given in the April 7, 2021 Grand Island Independent.

1. CALL TO ORDER.

Chairman Gdowski called the meeting to order at 4:00 p.m. The following members were present: Tom Gdowski, Glen Murray, Sue Pirnie, Krae Dutoit and Jim Truell. Also present were: Director Chad Nabity, Administrative Assistant Norma Hernandez, 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 March 10, 2021 was made by Murray and seconded by Dutoit. Upon roll call vote, 4 voted aye and 1 (Truell) abstained. Motion carried 4-1.

3. APPROVAL OF FINANCIAL REPORTS.

Brian Shultz reviewed the financial reports. A motion was made by Dutoit and seconded by Pirnie to approve the financials from March 1– March 31, 2021. Upon roll call vote, all present voted aye. Motion carried 5-0.

4. APPROVAL OF BILLS.

A motion was made by Dutoit and second by Pirnie to approve the bills for \$4,093.52. Upon roll call vote, all present voted aye. Motion carried 5-0.

5. REVIEW OF COMMITTED PROJECTS & CRA PROPERTY.

The committed projects and CRA properties were reviewed by Nabity.

GI Veterans Home – has not submitted any bills. Nabity emailed Delaney and she is still on maternity leave.

Façade Projects –

South East Commons – work has started. Have not started the façade work.

Rise Properties - work has started

Life Safety Grants –

Hedde Building – They will know in the next few months if this will move forward.

Peaceful Root – Anticipate the \$70,000 will be returned.

Rawr Holdings – Potentially interested in reallocating funds.

6. Façade Grant and Other Grant Request 321 W. Second (Carnegie Library)

Nabity stated a façade committee (Sue Pirnie, Jim Truell and Ken Fredrick) met 2 weeks ago to review the application and is recommending approval. The request is for \$85,000 and \$40,500 is available in the façade line. Nabity recommends \$44,500 come from the other projects line to fund this.

Zachary Zoul, the building owner, and Marvin Webb, the architect on the project were at the meeting to answer questions about the application. Members discussed the application, funding and scope of the project.

A motion was made by Truell and second by Pirnie to approve the Façade Grant request and other Grand Request of \$85,000 with \$40,500 from façade line and \$44,500 from the other projects line. Upon roll call vote all, voted aye. Motion carried 5-0

7. Redevelopment Plan Amendment CRA Area 2 – Bosselman - 1607 S. Locust

- a. Consideration of Resolution 348 – Forward a Redevelopment Plan Amendment to the Hall County Regional Planning Commission for 1607 S. Locust Street, Lot One of Fonner Fourth Subdivision – Bosselman Real Estate LLC.
- b. Consideration of Resolution 349 – Resolution of Intent to enter into a Site Specific Redevelopment Contract and Approval of related actions 30-day notice to city council for 1607 S. Locust Street, Lot One of Fonner Fourth Subdivision – Bosselman Real Estate LLC.

Nabity stated the amendment to the redevelopment plan that was approved in 2015. This amended plan changes the phase 2 of the project, proposed hotel along Locust Street to a quick serve restaurant. The anticipated valuation is about \$500,000 as opposed to the \$8,000,000 anticipated for the hotel. Because it is a significant difference in use the plan and contract will need to be amended. Bosselman's have made the determination that another hotel at this time would not be a good investment especially with the Fonner Park casino hotel locating just to the east of this property. The impact of the COVID pandemic on the hotel industry has also added to this decision.

A motion was made by Pirnie and second by Dutoit to approve Resolution 348 and 349. Upon roll call vote all, voted aye. Motion carried 5-0

8. Redevelopment Plan Amendment CRA Area 6 – Ebc Obermiller LLC (Miller Tire) – 722 N. Eddy

- a. Consideration of Resolution 350 - Forward a Redevelopment Plan Amendment to the Hall County Regional Planning Commission for 722 N. Eddy. Lots 1,2 and 3 Block 14 of H.G. Clarks Addition to the City of Grand Island – Ebc Obermiller LLC.

- b. Consideration of Resolution 351 - Resolution of Intent to enter into a Site Specific Redevelopment Contract and Approval of related actions 30-day notice to city council for 722 N. Eddy, Lots 1,2 and 3 Block 14 of H.G. Clarks Addition to the City of Grand Island – Ebc Obermiller LLC.

Nabity explained that Ebc Obermiller LLC the company that owns the property occupied by Miller Tire located across the street from this site is purchasing the property at 722 N. Eddy and proposing to redevelop it as a new shop facilities for Miller Tire. They intend to move out of the dry cleaners building to the east of this and construct a 9 bay shop. The dry cleaners building will be used for storage and eventually torn down to provide additional parking. Mr. Miller is requesting \$318,000 of TIF to aid in the acquisition, demolition costs for this project.

A motion was made by Murray and second by Truell to approve Resolutions 350 and 351. Upon roll call vote all, voted aye. Motion carried 5-0.

9. Director's Report

Adjournment at 4:44 P.M.

Next meeting 4:00 P.M. May 12, 2021

Respectfully Submitted,
Norma Hernandez
Administrative Assistant