



Community Redevelopment Authority (CRA)

**Wednesday, June 9, 2021
Regular Meeting**

Item A1

Agenda

Staff Contact:



AGENDA
Wednesday, June 9, 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 May 12, 2021, Meeting.
3. Review of Financials.
4. Approval of Bills.
5. Review of Committed Projects and CRA Properties
6. Redevelopment Contract Amendment CRA Area 2- Bosselman-1607 S. Locust
 - a. Consideration of Resolution 357- Approve resolution and contract amendment for a project at 1607 S. Locust Street, Lot One of Fonner Fourth Subdivision – Bosselman Real Estate LLC.
7. Redevelopment Contract CRA Area 6-Ebc Obermiller LLC (Miller Tire)- 722 N. Eddy
 - a. Consideration of Resolution 358- Approve a resolution and contract for a project at 722 N. Eddy, Lots 1,2 and 3 Block 14 of H.G. Clarks Addition to the City of Grand Island – Ebc Obermiller LLC.
8. Consideration of Approval of Sale of Kaufman Building from T & S Development L.L.C. (Tom and Sue Pirnie) to EBMT Properties L.L.C. (Jim Pirnie).....
9. Director's Report
10. Adjournment

Next Meeting July 14, 2021

COMMUNITY REDEVELOPMENT AUTHORITY
AGENDA MEMORANDUM
4 p.m. Wednesday, June 9, 2021

2. APPROVAL OF MINUTES. The minutes of the Community Redevelopment Authority meeting May 12, 2021 are submitted for approval. A MOTION is in order.
3. APPROVAL OF FINANCIAL REPORTS. Financial reports for the period of May 1 through May 31, 2021 are submitted for approval. A MOTION is in order.
4. APPROVAL OF BILLS. Payment of bills in the amount of \$1,794,275.43 is submitted for approval. It is possible that a new schedule of bill will be sent out prior to the meeting. A MOTION is in order.
5. REVIEW OF COMMITTED PROJECTS AND CRA PROPERTIES.
6. REDEVELOPMENT CONTRACT AMENDMENT 1– BOSSELMAN REAL ESTATE LLC.- 1607 S. LOCUST Concerning an amendment to the redevelopment contract for CRA Area No. 2 for lot 1 of the Fonner Fourth Subdivision located south of Fonner Park Road and east of Locust Street at 1607 S. Locust (Bosselman Headquarters). The request calls for redevelopment and renovation of this property for commercial purposes. This amended plan changes the phase 2 of the project, a proposed hotel along Locust Street, to a quick serve restaurant. The request does not change the amount of TIF granted toward the project but does change the amount likely to be paid out. There are nine years left on this project. The proposed changes are not minor in nature and scope so the plan needs to be amended to reflect the proposed redevelopment. The Grand Island City Council approved the amended Redevelopment Plan at their meeting on May 25, 2021. A MOTION to approve the contract amendment is in order.
7. REDEVELOPMENT PLAN AMENDMENT – Ebc Obermiller LLC. (Miller Tire)- 722 N. EDDY STREET. Concerning an amendment to the redevelopment plan for CRA Area No. 6 for lots 1, 2 and 3 Block 14 of the HG Clarks Addition located south of 8th Street and west of Eddy Street at 722 N Eddy Street. The request calls for redevelopment and renovation of this property for commercial purposes. The plan requests \$318,285 in tax increment financing along with associated interest on the TIF bonds. The Grand Island City Council approved the amended Redevelopment Plan at their meeting on May 25, 2021. A MOTION to approve Resolution 357 is in order.
8. CONSIDERATION OF APPROVAL OF SALE OF KAUFMAN BUILDING
-- T & S Development L.L.C. (Tom and Sue Pirnie) was the original redeveloper of this property and hold the TIF Bond and contract on the property. EBMT Properties L.L.C. (Jim Pirnie) is buying the building from

them. Due to the contract provisions the CRA needs to consider approval of this sale. The CRA cannot deny the sale without cause. There are no issues with the transfer and all parties are aware of the TIF on the project. A MOTION to approve the transfer is in order.

9. SELECTION OF NEW VICE-CHAIR Glen Murray served as Vice-Chair of the CRA and conducted meetings in the absence of the Chair. Because of his resignation it is necessary to select a new Vice-Chair.
10. DIRECTOR'S REPORT.

Initial Budget Discussion and Review of 2021 Budget

11. ADJOURNMENT

Chad Nabity
Director