



Community Redevelopment Authority (CRA)

Wednesday, June 9, 2021
Regular Meeting

Item B1

Meeting Minutes

Staff Contact:

OFFICIAL PROCEEDINGS

MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF May 12, 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 May 12, 2021 at City Hall, 100 E. First Street. Notice of the meeting was given in the May 5, 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, Krae Dutoit and Jim Truell. Also present were: Director Chad Nabity, 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 April 14, 2021 was made by Truell and seconded by Dutoit. Upon roll call vote, 4 voted aye. Motion carried 4-1

3. APPROVAL OF FINANCIAL REPORTS.

Brian Shultz reviewed the financial reports. A motion was made by Dutoit and seconded by Murray to approve the financials from April 1– April 30, 2021. Upon roll call vote, all present voted aye. Motion carried 5-0.

4. APPROVAL OF BILLS.

A motion was made by Murray and second by Truell to approve the bills for \$5,808.16. 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. Nabity stated not many changes. Carnegie Library project was added.

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

Carnegie Library -

Life Safety Grants –

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

Peaceful Root – Letter received will not moving forward with the project.

Rawr Holdings – Potentially interested in reallocating funds.

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

- a. Consideration of Resolution 352 – Forward a Redevelopment Plan Amendment to the Grand Island City Council for 1607. S. Locust Street, Lot One of Fonner Fourth Subdivision – Bosselman Real Estate LLC.

Nabity stated this was forwarded to Planning Commission last month. The property is located in front of the Bosselman Corporate offices. They are proposing to change from the 100 room hotel to a quick serve restaurant. The planning commission did recommend approval. The redevelopment plan amendment is consistent with the comprehensive plan.

A motion was made by Truell and second by Murray to approve Resolution 352. Upon roll call vote all, voted aye. Motion carried 4-0

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

- a. Consideration of Resolution 353 – Forward a Redevelopment Plan Amendment to the Grand Island 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.

Adam Miller explained the plan is to take down the majority of the existing building and build a nine bay service shop. The new shop will include office space and training room.

A motion was made by Dutoit and second by Murray to approve Resolution 353. Upon roll call vote all, voted aye. Motion carried 4-0

8. Approval of Transfer of TIF Project and Property from Wald 12 Properties to Azure Investment Group, LLC for 221-223 West 3rd Street (Greenburgers)

- a. Consideration of Resolution 354 – Consideration of Resolution 354 Approval of amendments to the Redevelopment Contract and transfer of the project from Wald 12 Properties to Azure Investment Group LLC for use at 221-223 West 3rd Street.

Nabity stated they intend to continue the project insubstantially the same manner proposed by Mr. Wald. Mr. Shada explained the building will include 5 apartments upstairs and part of the main floor will be Big Red Treats.

A motion was made by Murray and second by Truell to approve Resolution 354. Upon roll call vote 3 voted aye and 1 abstained (Gdowski) . Motion carried 3-1.

9. Approval of Life Safety Funds Request for Azure Investment Group LLC for use at 221-223 West 3rd Street.

Azure Investment Group has submitted a request for Life Safety for 3 one bedroom and 2 two bedroom apartments. They would be eligible for up to \$85,000 of Life Safety funds. Only \$70,000 is currently available. At this time only \$70,000 can be funded.

A motion was made by Dutoit and second by Truell to approve the request for \$70,000 Life Safety Funds for Azure Investment Group LLC for use at 221-223 West 3rd Street. Upon roll call vote 3 voted aye and 1 abstained (Gdowski). Motion carried 3-1.

10. Consideration of Approval of Resolution 355 amending the terms of Bonds previously issued for The Orchard housing project in northeast Grand Island.

A motion was made by Truell and second by Dutoit to approve Resolution 355. Upon roll call vote 3 voted aye and 1 abstained (Gdowski). Motion carried 3-1.

Director's Report

11. Adjournment

Adjournment at P.M.

Next meeting 4:00 P.M. June 9, 2021

Respectfully Submitted,
Norma Hernandez
Administrative Assistant