



Community Redevelopment Authority (CRA)

**Wednesday, September 8, 2021
Regular Meeting**

Item A1

Agenda - September 8, 2021

Staff Contact:



AGENDA
Wednesday, September 8, 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 August 11, 2021, Meeting.
3. Review of Financials will be done meeting on September 23.
4. Approval of Bills will be done at meeting on September 23.
5. Review of Committed Projects and CRA Properties will be done at meeting on September 23.
6. Redevelopment Plan Amendment for CRA Area # 5-Procon Flex Industrial.
 - a. Consideration of Resolution 361- Forward a Redevelopment Plan Amendment to the Grand Island City Council for Lots 1 through 6 of Sunny Side Third Subdivision – Procon Properties LLC
7. Redevelopment Plan Amendment for CRA Area # 32-3MJRm LLC.
 - a. Consideration of Resolution 362- Forward a Redevelopment Plan Amendment to the Hall County Regional Planning Commission for property to be redeveloped as Jaxson Subdivision located west of North Road and south of Old Potash Highway– 3MJR, LLC
 - b. Consideration of Resolution 363 - Resolution of Intent to enter into a Site Specific Redevelopment Contract and Approval of related actions 30-day notice to city council for property to be redeveloped as Jaxson Subdivision located west of North Road and south of Old Potash Highway – 3MJR, LLC

8. Redevelopment Plan Amendment for CRA Area # 33- Innate Development 2, LLC.
 - a. Consideration of Resolution 364- Forward a Redevelopment Plan Amendment to the Hall County Regional Planning Commission for property to be redeveloped as Husker Highway Subdivision for property to be redeveloped as Husker Highway Subdivision – Innate Development 2LLC – Innate Development 2, LLC
 - b. Consideration of Resolution 365 - Resolution of Intent to enter into a Site Specific Redevelopment Contract and Approval of related actions 30-day notice to city council for property to be redeveloped as Husker Highway Subdivision located north of Husker Highway and west of Prairieview Street– Innate Development 2, LLC

9. Director's Report

10. Adjournment

Next Meeting September 23, 2021

COMMUNITY REDEVELOPMENT AUTHORITY
AGENDA MEMORANDUM

4 p.m. Wednesday, September 8, 2021

2. APPROVAL OF MINUTES. The minutes of the Community Redevelopment Authority meeting August 11, 2021 are submitted for approval. A MOTION is in order.
3. APPROVAL OF FINANCIAL REPORTS. Financial reports will be presented at the September 23rd meeting.
4. APPROVAL OF BILLS. Payment of bills will occur at the September 23rd meeting.
5. REVIEW OF COMMITTED PROJECTS AND CRA PROPERTIES. Will be presented at the September 23rd meeting.
6. REDEVELOPMENT PLAN AMENDMENT FOR CRA AREA #5 –PROCON FLEX INDUSTRIAL

Concerning an amendment to the redevelopment plan for CRA Area No. 5 for lots 1-6 of Sunny side Third Subdivision located south of Capital Avenue and west of Sky Park Road. The request calls for redevelopment of this property for commercial purposes with Flex Industrial buildings. The plan requests \$1,307,858 in tax increment financing along with associated interest on the TIF bonds. The CRA may forward the plan to the Grand Island City Council for approval. A MOTION to approve Resolution 361 (forward to City Council) is in order.
7. REDEVELOPMENT PLAN FOR CRA AREA #32 – 3MJR, LLC JAXSON SUBDIVISION

Concerning a redevelopment plan for CRA Area No. 32 for property being developed as Jaxson Subdivision located west of North Road and south of Old Potash Highway. The request calls for redevelopment of this property for residential purposes with 192 apartments for persons 55 years and older in 48 buildings. The plan requests \$7,460,038 in tax increment financing along with associated interest on the TIF bonds. The CRA may forward the plan to the Regional Planning Commission for review and to the Grand Island City Council to give 30-day notice of a potential development contract. A MOTION to approve Resolution 362 (forward to Regional Planning Commission) and Resolution 363 (30-day intent notice to city council) is in order.
8. REDEVELOPMENT PLAN FOR CRA AREA #33 –INNATE DEVELOPMENT 2, LLC HUSKER HIGHWAY

Concerning a general redevelopment plan for CRA Area No. 33 for 200 acres located north of Husker Highway and west of Prairieview Street and including site specific plan for the Husker Highway 2022 phase of the project on 27 acres. The request calls for redevelopment of this property for mixed use residential and

commercial purposes. The plan requests \$14,430,226 in tax increment financing along with associated interest on the TIF bonds. The CRA may forward the plan to the Regional Planning Commission for review and to the Grand Island City Council to give 30-day notice of a potential development contract. A MOTION to approve Resolution 364 (forward to Regional Planning Commission) and Resolution 365 (30-day intent notice to city council) is in order.

9. DIRECTOR'S REPORT.

10. ADJOURNMENT

Chad Nabity
Director