



Community Redevelopment Authority (CRA)

**Thursday, September 23, 2021
Regular Meeting**

Item B1

Minutes September 8, 2021

Staff Contact:

OFFICIAL PROCEEDINGS

MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF September 8, 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 September 8, 2021 at City Hall, 100 E. First Street. Notice of the meeting was given in the September 1, 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, Bart Qualsett, Krae Dutoit and Jim Truell. Also present were: Director Chad Nabity, Planning Administrative Assistant Norma Hernandez, Finance Director Patrick Brown, Assistant Finance Director Brian Schultz and Councilman Vaughn Minton.

2. APPROVAL OF MINUTES.

A motion for approval of the Minutes for the August 11, 2021 was made by Qualsett and second by Truell. Upon roll call vote, all present voted aye. Motion carried 4-0

3. APPROVAL OF FINANCIAL REPORTS.

Review of Financials will be done at the September 23rd meeting.

4. APPROVAL OF BILLS.

Review of Bills will be done at the September 23rd meeting.

5. REVIEW OF COMMITTED PROJECTS & CRA PROPERTY.

Review of Committed Projects and CRA Projects will be done at the 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

Nabity stated Regional Planning Commission did hold a public meeting and recommended approval. The request now is to send it on to city council for consideration of the redevelopment plan.

A motion was made by Truell and second by Dutoit to approve resolution 361. Upon roll call vote, all present voted. 3 – aye and 1 abstained - Qualsett. Motion carried 3-1.

7. Redevelopment Plan Amendment for CRA Area #32-3MJR 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

Nabity stated the proposals calls for redevelopment of this property for residential purposes with 192 apartments for persons 55 years and older. The plan requests \$7,460.038 in tax increment financing along with associated interest on TIF bonds.

Gdowski asked if there are other age restricted projects under consideration at this time by the city. Nabity stated that there are none that he has been contacted about.

CRA discussed the number of age restricted units that were projected to be needed in the 2020 housing study. They agreed that the need for age restricted housing does exist as does a need for any type of new housing.

A motion was made by Dutoit and second by Truell to approve resolution 363. Upon roll call vote, all present voted aye. Motion carried 4-0.

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 – 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

Nabity stated the project is for 200 acres located north of Husker Highway and west of Prairieview Street. The request calls for redevelopment of this property for mixed use residential and commercial purposes. This plan is both a general plan for the development of the whole property and a specific plan authorizing the use of TIF for the first phase of the development. The area specific plan requests \$14,430,226 in tax increment financing along with associated interest on TIF bonds.

A motion was made by Qualsett and second by Truell to approve Resolutions 364 and Resolution 365. Upon roll call vote, all present voted aye. Motion carried 4-0.

9. Director's Report

Adjournment

10. Adjournment at 4:40 P.M.

Next meeting 4:00 P.M September 23, 2021

Respectfully Submitted,
Norma Hernandez
Administrative Assistant