



# Community Redevelopment Authority (CRA)

**Wednesday, October 13, 2021  
Regular Meeting**

## **Item A1**

**Agenda October 13, 2021**

**Staff Contact:**



**AGENDA**  
**Wednesday, October 13, 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 September 23, 2021, Meeting.
3. Review of Financials.
4. Approval of Bills.
5. Review of Committed Projects and CRA Properties.
6. Approval of Redevelopment Contract for CRA Area # 5-Procon Flex Industrial.
  - a. Consideration of Resolution 366- Bond Resolution for Procon Flex Industrial project on 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 367- Forward a Redevelopment Plan to the Grand Island 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 368- Forward a Redevelopment Plan to the Grand Island City Council for property to be redeveloped as Legacy 34 Subdivision (formerly Husker Highway Subdivision) located north of Husker Highway and west of Prairieview Street– Innate Development 2, LLC

9. Façade Application –208 N. Locust-\$13,920
10. Façade Application –321 E 4<sup>th</sup> Street-\$43,810
11. Façade Application –313 W. 2<sup>nd</sup> Street – \$59,783
12. Façade Application –223 W. 3<sup>rd</sup> Street - \$88,000
13. Façade Application – 213 W. 3<sup>rd</sup> Street - \$49,000
14. Director's Report
  - a. Fonner Complex Master Plan Update
  - b. Life Safety Grants
  - c. Veteran's Home Property

15. Adjournment

Next Meeting November 10, 2021

COMMUNITY REDEVELOPMENT AUTHORITY

AGENDA MEMORANDUM

4 p.m. Wednesday, October 13, 2021

2. APPROVAL OF MINUTES. The minutes of the Community Redevelopment Authority meeting September 23, 2021 are submitted for approval. A MOTION is in order.
3. APPROVAL OF FINANCIAL REPORTS. Financial reports for September 1, 2021 to September 30, 2021.
4. APPROVAL OF BILLS. Payment of bills in the amount of \$254,121.86.
5. REVIEW OF COMMITTED PROJECTS AND CRA PROPERTIES.
6. REDEVELOPMENT PLAN CONTRACT FOR CRA AREA #5 –PROCON FLEX INDUSTRIAL

The Grand Island City Council approve 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 at their meeting on September 28, 2021. 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 approve the contract and bond resolution. A MOTION to approve Resolution 366 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 Grand Island City Council for consideration. A MOTION to approve Resolution 367 (forward 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 Grand Island City Council for consideration. A MOTION to approve Resolution 368 (forward to City Council) is in order.

9. FAÇADE IMPROVEMENT GRANT 208 N. LOCUST STREET The owner of 208 N Locust Street, Dave Parmely, is requesting a façade improvement grant of \$13,920 to enhance and renew the façade on their building. The total cost of the façade project is estimated at \$13,920 and the developer has or will spend \$30,000 on other improvements in the building. A CRA Façade committee is scheduled to review this application on October 8, 2021. A recommendation will be presented at the meeting.
10. FAÇADE IMPROVEMENT GRANT 208 N. LOCUST STREET The owner of 321 E. 4<sup>th</sup> Street, Danny Oberg, is requesting a façade improvement grant of \$43,800 to enhance and renew the façade on their building. The total cost of the façade project is estimated at \$43,810. The developer purchased the building for \$100,000 in 2021. A CRA Façade committee is scheduled to review this application on October 8, 2021. A recommendation will be presented at the meeting.
11. FAÇADE IMPROVEMENT GRANT 313 W. 2<sup>ND</sup> The owner of 313 W. 2nd Street, Brandon Flodman, is requesting a façade improvement grant of \$59,783 to enhance and renew the façade on their building. The total cost of the façade project is estimated at \$59,783. The developer is purchasing the building for \$70,000. The developer will spend an additional \$206,455 on improvements to the building. A CRA Façade committee is scheduled to review this application on October 8, 2021. A recommendation will be presented at the meeting.
12. FAÇADE IMPROVEMENT GRANT 208 N. LOCUST STREET The owner of 223 W. 3<sup>rd</sup> Street, Azure Investment Group Inc., is requesting a façade improvement grant of \$88,000 to enhance and renew the façade on their building. The total cost of the façade project is estimated at \$88,000. The developer purchased the building for \$250,000 in 2021. The developer has received tax increment financing for this project and intends to invest an additional \$610,000 in construction costs for the project. A CRA Façade committee is scheduled to review this application on October 8, 2021. A recommendation will be presented at the meeting.
13. FAÇADE IMPROVEMENT GRANT 213 W. 3<sup>RD</sup> STREET The owners of . 213 W. 3<sup>rd</sup> Street, Julie & Dana Wright-Take Flight Investments LLC, is requesting a façade improvement grant of \$49,000 to enhance and renew the façade on their building. The total cost of the façade project is estimated at \$49,000. The developer purchased the building for \$168,000 in 2020. The developer will be investing an additional \$50,000 in construction costs for the project. A CRA Façade committee is scheduled to review this application on October 8, 2021. A recommendation will be presented at the meeting.

14. DIRECTOR'S REPORT.

15. ADJOURNMENT

Chad Nabity  
Director