



# Community Redevelopment Authority (CRA)

**Monday, October 25, 2021**  
**Regular Meeting**

## **Item B1**

**Minutes October 13, 2021**

**Staff Contact:**

## OFFICIAL PROCEEDINGS

### MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF October 13, 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 October 13, 2021 at City Hall, 100 E. First Street. Notice of the meeting was given in the October 7, 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 and Jim Truell. Also present were: Director Chad Nabity, Planning Administrative Assistant Norma Hernandez, Finance Director Pat Brown, Assistant Finance Director Brian Shultz and Council Member Vaughn Minton.

**2. APPROVAL OF MINUTES.**

A motion for approval of the Minutes for the September 23, 2021 was made by Qualsett and second by Truell. Upon roll call vote, all present voted aye. Motion carried 3-0

**3. APPROVAL OF FINANCIAL REPORTS.**

A motion was made by Truell and second by Qualsett to approve the financials from September 1– September 30, 2021. Upon roll call vote, all present voted aye. Motion carried 3-0.

**4. APPROVAL OF BILLS.**

A motion was made by Qualsett and second by Truell to approve the bills for \$254,121.86 Upon roll call vote, all present voted aye. Motion carried 3-0.

**5. REVIEW OF COMMITTED PROJECTS & CRA PROPERTY.**

The committed projects and CRA properties were reviewed by Nabity.

Carnegie Library – Should be getting a request for payment in December.

**Life Safety Grants**

Hedde Building - Amount will be reduced by \$50,000 because of payments approved today.

Azure Investments - Still working on the building.

Rawr Holdings –Will contact Rawr Holdings – and determine if they will be moving forward by December.

**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

Nabity stated the contract is a standard contract. The City Council did approve an amendment to the redevelopment plan for CRA Area #5 for lots 1-6 of Sunny Side Third Subdivision. The plan requests \$1,307,858 in tax increment financing along with associated interest on the TIF bonds.

Board Member Bart Qualsett stated due to conflict of interest he will abstain. The CRA decided to schedule a special meeting in order to get quorum.

**7. Redevelopment Plan for CRA Area #32 – 3MJR, LLC Jaxson Subdivision.**

- 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

Nabity stated Josh Rhoads along with partners are developing 192 apartments for persons 55 years and older in 48 buildings. The Regional Planning Commission did recommend approval and passed a resolution recommending approval that it is consistent with the Comprehensive Plan. The plan requests \$7,460.038 in tax increment financing along with associated interest on the TIF bond.

A motion was made by Qualsett and second by Truell to approve Resolution 367. Upon roll call vote, all present voted aye. Motion carried 3-0.

**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

Nabity stated the request calls for redevelopment of this property for mixed use residential and commercial that will be a combination of apartments, commercial and single family. The general redevelopment plan for CRA Area #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 plan requests \$14,430,266 in tax increment financing along with associated interest on TIF bonds.

The motion was made by Truell and second by Qualsett. Upon roll call vote, all present voted aye. Motion carried 3-0.

### **Facade Applications –**

Nabity stated Jim Truell and himself met with the applicants on Friday morning. Brad Kissler was supposed to be a part of the meeting but was out sick. Brad did not see any issues with any of the projects and felt all are good projects. All projects are hoping to get started this fall.

#### **9. Facade Application – 208 N. Locust - \$13,920**

Amos Anson was present/representing Dave Parmley and available for questions. Amos stated they will be doing work in the upstairs apartment and in the basement. Mr. Parmley has owned the building since 2007.

A motion was made by Qualsett and second by Truell to approve the façade application for \$13,920 for 208 N. Locust. Upon roll call vote, all present voted aye. Motion carried 3-0.

#### **10. Facade Application – 321 E. 4<sup>th</sup> Street - \$43,810**

Danny Oberg the owner of the building stated the building is being rented by Auto Body Shop. Board Member Jim Truell stated due to conflict of interest he will abstain. Nabity stated board member Sue Pirnie would not be attending then meeting.

The CRA decided to schedule a special meeting in order to get quorum and move the project forward.

#### **11. Facade Application – 313 W. 2<sup>nd</sup> Street - \$59,783**

Doug stated they will use the property as office space and will do extensive remodeling. Amos explained they will be redoing the front of building. Taking the front down and re-glassing it, and making it ADA compliant. Chairman Gdowski stated due to conflict of interest he will abstain.

The CRA decided to schedule a special meeting in order to get quorum and move the project forward.

**12. Façade Application – 223 W. 3<sup>rd</sup> Street - \$88,000**

Dana Wright explained they would be replacing windows, awnings and restore some the back entry way.

Chairman Gdowski stated due to conflict of interest he will abstain.

The CRA decided to schedule a special meeting in order to get quorum and move the project forward.

**13. Façade Application – 213 W. 3<sup>rd</sup> Street - \$49,000**

Dana Wright explained the project to the board and the request for funding.

Board Member Qualsett stated due to conflict of interest he will abstain. The CRA decided to schedule a special meeting in order to get quorum and move the project forward.

**14. Director's Report**

Fonner Complex Master Plan Update – A survey was out last week to provide feedback. The master plan update is expected to be done mid -December.

Life Safety Grants- an application has been made for another project in the event that one of the current projects falls through

Veteran's Home Property – City Council approved 20 acres for the State Veteran's Cemetery. There is a potential user for about 10 acres east of the cemetery site. Since the area is in a blighted and substandard area, Naby stated he would like the CRA to sponsor a contract a local consultant to lay out a preliminary plat for the property to get an overall plan for development of the 112 acres between the old Veteran's Home site and Webb Road. City procurement code does allow departments to contract for services for up to \$30,000 without bids. Naby has requested three quotes from local companies.

**Next meeting October 25, 2021 at 9:00 A.M.**

Respectfully Submitted,  
Norma Hernandez