



# City of Grand Island

Tuesday, November 22, 2022

Council Session

## Item G-2

### Approving Minutes of November 15, 2022 City Council Study Session

Staff Contact: RaNae Edwards

CITY OF GRAND ISLAND, NEBRASKA

MINUTES OF CITY COUNCIL STUDY SESSION

November 15, 2022

Pursuant to due call and notice thereof, a Study Session of the City Council of the City of Grand Island, Nebraska was conducted in the Council Chambers of City Hall, 100 East First Street, on November 15, 2022. Notice of the meeting was given in *The Grand Island Independent* on November 9, 2022.

Mayor Roger G. Steele called the meeting to order at 7:00 p.m. The following City Council members were present: Mike Paulick, Michelle Fitzke, Mark Stelk, Jason Conley, Vaughn Minton, Bethany Guzinski, Mitch Nickerson, and Chuck Haase. Councilmembers Justin Scott and Maggie Mendoza were absent. The following City Officials were present: City Administrator Jerry Janulewicz, City Clerk RaNae Edwards, Finance Director Patrick Brown, City Attorney Laura McAloon and Interim Public Works Director Keith Kurz.

SPECIAL ITEMS:

Recognition of the Northwest Girls Softball Team's Class B State Championship. Mayor Steele and the City Council recognized the Northwest Girls Softball team and coaches for their Class B State Championship win. Present were team members: Madison Cushing, Kamrynn Mings, Reyse Zobel, Grace Baasch, Avyn Urbanski, Kyra Ray, Ava Smith, Aubrey Olsufka, Logan Meguire, Ava Laurent, Kendal Morledge, Jolie O'Hara, Kylie Caspersen, Libby Loman Taila Bandt, Macie Folkers, Kayla Koehn, Jalyssa Caldwell, Laiken Dorsey, and Emily Spiehs. Also present was Head Coach Mitch Sadd and Assistant Coaches Natalie Starostka, Sara Olsen, and Bailey Bryant.

Presentation Regarding Conestoga Marketplace Redevelopment. Regional Planning Director Chad Naby introduced Drew Snyder and Mitch Hohlen with Woodsonia Real Estate, Inc. of Omaha, Nebraska who gave a PowerPoint presentation on the Conestoga Marketplace Redevelopment.

Woodsonia Real Estate, Inc. (Woodsonia), an Omaha, Nebraska based development firm announced the proposed redevelopment of Conestoga Mall into a future \$200 million + mixed-use project called Conestoga Marketplace. Conestoga Marketplace would be anchored by a new 150,000 square foot retailer positioned on the southern portion of the redevelopment. The remaining portion of the mall would be completely modernized with exterior facing storefronts, updated interior and exterior facades, new tenant signage and a state-of-the-art entertainment offering, including a new cinema indoor-outdoor pickleball courts, and a first class bar/restaurant facility.

Conestoga Marketplace would also include 300 + Class A market rate multi-family housing units, a new hotel and pad sites along Hwy 281 and 13<sup>th</sup> Street. The pad sites would be comprised of new restaurants and multi-tenant retail buildings. If approved the construction

would start the second quarter of 2023 and the new 150,000 square foot retailing opening in 2025 – 2026.

The following projected costs were presented:

- Estimated Total Project Cost: \$221,585,000
- Private Investment and Debt: \$148,065,000
- TIF Reimbursement: \$ 26,257,000
- EEA/Occupation Tax: \$ 36,763,000
- CRA Funding Contribution: \$ 4,000,000
- Grow Grand Island Funding Contribution: \$ 1,000,000
- City of Grand Island Contribution: \$ 5,500,000

Mr. Hohlen answered questions regarding the existing tenants. He stated those staying would be moved to the south part of the current mall while the north side was being renovated and then they would be moved back to the north side. He stated they would like to build the housing development right away. Comments were made regarding the lack of retail businesses in the City of Grand Island.

Finance Director Patrick Brown stated the \$5.5 million from the City would come out of our reserves. Cindy Johnson, representing the Chamber of Commerce, 309 West State Street handed the Council a resolution the Chamber of Commerce passed last week supporting the Conestoga Marketplace Redevelopment.

Mr. Nability stated the next steps would come to Council before the end of the year.

ADJOURNMENT: The meeting was adjourned at 8:09 p.m.

RaNae Edwards  
City Clerk