



# **Community Redevelopment Authority (CRA)**

**Wednesday, November 10, 2021  
Regular Meeting**

## **Item X1**

**Consideration of Approval of Sale property for right of way along  
Broadwell Avenue by Grand Island Christian True North Church  
to the State of Nebraska/City of Grand Island**

**Staff Contact:**

November 5, 2021

From: Chad Nabity, AICP Director

To: CRA Board

Re: Approving Sale of Property at True North Church/Grand Island Christian for use as public right of way

### **Overview**

In October of 2011, the CRA granted funds to aid in the demolition of a portion of and restore the façade of the old West Lawn School (Grand Island Christian School). As part of the grant the CRA was granted a deed of trust for \$129,000, the cost of the demolition, to be forgiven on November 1, 2021. This deed of trust was to insure that the CRA was able to influence future ownership of the building during this time or recapture the expended funds if they were available.

In June of 2015 the CRA approved a partial release of the deed of trust for one lot at the north end of the property that was acquired to relocate Waugh Street so that it would align properly with the driveway into the Super Saver site.

Grand Island Christian Church sold this property to True North Church in 2016 and the CRA agreed to transfer the deed of trust to the new owners and subordinate the deed of trust to second position behind the first mortgage lender. This decision made the sale possible and continued the use and maintenance of the building at this prominent intersection.

On November 3<sup>rd</sup>, 2021 Duane Burns the Trustee for the CRA filed a Deed of Conveyance releasing any interest the CRA holds in this property per the terms of the agreement.

In August of 2021, True North Church, the current owner of the property entered into an agreement to sell just over 2,800 square feet of their property along Broadwell Avenue for \$15,500 to the State of Nebraska as part of the Five Points street improvement project. In October of 2021, representatives from True North Church contacted the CRA about this transaction.

True North Church is asking the CRA to allow the sale of this property for road right of way for the Five Points street improvement project to be exempted from the terms of the deed of trust.

The CRA did set a precedent in 2015 with the partial release of the deed of trust for the reconstruction of Waugh Street. The Five Points street improvement

project has similar public safety impacts and can be considered in the same light. If the Church had insisted that the property be acquired by eminent domain or even delayed closing until after November 1 the CRA would have had no interest in the sale.

### **Recommendation**

Staff is recommending that the CRA move to approve the sale of the property and exempt the proceeds from the sale of the property for public benefit in a manner consistent with the decision that was made in 2015 with the sale for Waugh Street.