



Community Redevelopment Authority (CRA)

Wednesday, November 10, 2021
Regular Meeting

Item A1

Agenda

Staff Contact:

AGENDA
Wednesday, November 10, 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 October 23, 2021, Meeting.
3. Review of Financials.
4. Approval of Bills.
5. Review of Committed Projects and CRA Properties.
6. Consideration of Approval of Sale property for right of way along Broadwell Avenue by True North Church to the State of Nebraska/City of Grand Island.
7. Approval of Redevelopment Contract for CRA Area # 33-Legacy 34- Innate Development 2 LLC.
 - a. Consideration of Resolution 369- Bond Resolution for Legacy 34 2022 project on property proposed for platting as Legacy 34 Subdivision west of Prairieview Street and north of Husker Highway – Innate Development 2 LLC
8. Redevelopment Plan Amendment CRA Area 1- Bartenbach Building-118 W. 2nd Street
 - a. Consideration of Resolution 370- Forward a Redevelopment Plan Amendment to the Hall County Regional Planning Commission for 118 W. 2nd Street, W 1/3 of Lot Six and all of Lot Five of Block Sixty Six Grand Island Original Town – Artisan's Alley LLC.
 - b. Consideration of Resolution 371 - Resolution of Intent to enter into a Site Specific Redevelopment Contract and Approval of related actions 30-day notice

to city council for 118 W. 2nd Street, W 1/3 of Lot Six and all of Lot Five of Block Sixty Six Grand Island Original Town – Artisan’s Alley LLC

9. Redevelopment Plan Amendment CRA Area 6- Mesner-620 W. State Street
 - a. Consideration of Resolution 372- Forward a Redevelopment Plan Amendment to the Hall County Regional Planning Commission for 620 W. State Street, Lot Two of Skag-Way Fourth Subdivision, Lots One and Two Natrass Subdivision and Lot 9 Home Subdivision – Mesner Development Company
 - b. Consideration of Resolution 373 - Resolution of Intent to enter into a Site Specific Redevelopment Contract and Approval of related actions 30-day notice to city council for 620 W. State Street, Lot Two of Skag-Way Fourth Subdivision, Lots One and Two Natrass Subdivision and Lot 9 Home Subdivision – Mesner Development Company

10. Director’s Report

- a. Façade Improvement Grant Scoring Rubric
- b. Veteran’s Home Property

11. Adjournment

Next Meeting December 2, 2021

COMMUNITY REDEVELOPMENT AUTHORITY
AGENDA MEMORANDUM

4 p.m. Wednesday, November 10, 2021

2. APPROVAL OF MINUTES. The minutes of the Community Redevelopment Authority meeting October 25, 2021 are submitted for approval. A MOTION is in order.
3. APPROVAL OF FINANCIAL REPORTS. Financial reports for October 1, 2021 to October 31, 2021.
4. APPROVAL OF BILLS. Payment of bills in the amount of \$279,477.50.
5. REVIEW OF COMMITTED PROJECTS AND CRA PROPERTIES.
6. CONSIDERATION OF APPROVAL OF SALE PROPERTY FOR RIGHT OF WAY ALONG BROADWELL AVENUE BY TRUE NORTH CHURCH TO THE STATE OF NEBRASKA/CITY OF GRAND ISLAND.

In 2011 when Grand Island Christian School tore down the old gym on the school at Five Points the CRA granted funds to them for that project. The CRA also filed a lien on the property for the \$129,000 that was subject to forgiveness on November 1, 2021, 10 years after payment of the grant. The school and subsequent owner as approved by the CRA, True North Church, have met the terms of the agreement. In August of 2021 the Church received a payment of \$15,550 for 2,826 square feet of property along the right of way for Broadwell Avenue as the State of Nebraska and City of Grand Island prepare for planned improvements to the five points intersection. These funds could be subject to claims by the CRA based on the 2011 lien. Action by the CRA to forgive any repayment of funds paid for needed right of way would resolve any unsettled questions on this matter. If the church had forced this to an eminent domain action instead of cooperating the funds would not have been available to the CRA and the public will benefit from the proposed changes to the street configuration.

7. REDEVELOPMENT PLAN CONTRACT FOR CRA AREA #33 –LEGACY 34 2022

The Grand Island City Council will consider approval of a redevelopment plan for CRA Area No. 33 for property locate west of Prairieview Street and north of Husker Highway at their meeting on November 9, 2021. If the plan is approved the CRA can consider approval of the contract and bond resolution .The request calls for redevelopment of this property for mixed use commercial and residential purposes beginning with 90 units of apartments in the Legacy 34 2022 phase. The plan requests \$14,430,226 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 369 is in order.

8. REDEVELOPMENT PLAN FOR CRA AREA #1 – BARTENBACH BUILDING – ARTISAN’S ALLEY LLC

Concerning a redevelopment plan for CRA Area No. 1 for redevelopment of the Bartenbach Building at 118 W. 2nds Street. The request calls for redevelopment of this property for commercial and residential purposes with 10 apartments, office and retail space. The plan requests \$292,507 in tax increment financing along with associated interest on the TIF bonds. The CRA may forward the plan to the Regional Planning Commission for review and give 30-day notice to the Grand Island City Council of a potential development contract. A MOTION to approve Resolution 370 (forward to Regional Planning Commission) and Resolution 371 (30-day intent notice to city council) is in order.

9. REDEVELOPMENT PLAN FOR CRA AREA #6 –MESNER DEVELOPMENT COMPANY, TRINITY HEIGHTS

Concerning a general redevelopment plan for CRA Area No. 6 property located north of State Street and west of Wheeler Avenue proposed for development as Trinity Heights Subdivision. The request calls for redevelopment of this property for residential purposes. The plan requests \$1,767,409 in tax increment financing along with associated interest on the TIF bonds. The CRA may forward the plan to the Regional Planning Commission for review and give 30-day notice to the Grand Island City Council of a potential development contract. A MOTION to approve Resolution 372 (forward to Regional Planning Commission) and Resolution 373 (30-day intent notice to city council) is in order.

10. DIRECTOR’S REPORT.

- a. Façade Improvement Rubric Attached you will find a first draft of a scoring rubric for façade improvement applications as we plan for the next fiscal year. Any comments on the rubric would be appreciated.
- b. Veteran’s Home Property and Veteran’s Legacy South

11. ADJOURNMENT

Chad Nabity
Director