



Community Redevelopment Authority (CRA)

Thursday, December 2, 2021
Regular Meeting

Item A1

Agenda - December 2, 2021

Staff Contact:



AGENDA
Wednesday, December 2, 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 November 10, 2021, Meeting.
3. Review of Financials. (Will be done at the January meeting)
4. Approval of Bills.
5. Review of Committed Projects and CRA Properties.
6. Approval of Redevelopment Contract for CRA Area # 32-Jaxson Subdivision- 3MJR LLC.
 - a. Consideration of Resolution 374- Bond Resolution for Jaxson Subdivision project on property west of North Road and south of Old Potash Highway – 3MJR LLC
7. 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

8. Redevelopment Plan Amendment CRA Area 6- Mesner-620 W. State Street
 - a. Consideration of Resolution 375- Forward a Redevelopment Plan Amendment to the Grand Island 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
9. Director's Report
 - a. Façade Improvement Grant Scoring Rubric
 - b. Veteran's Home Property
10. Adjournment

Next Meeting December 2, 2021

COMMUNITY REDEVELOPMENT AUTHORITY
AGENDA MEMORANDUM

4 p.m. Thursday, December 2, 2021

2. APPROVAL OF MINUTES. The minutes of the Community Redevelopment Authority meeting November 10, 2021 are submitted for approval. A MOTION is in order.
3. APPROVAL OF FINANCIAL REPORTS. Financial reports will be reviewed at the January meeting
4. APPROVAL OF BILLS. Payment of bills in the amount of \$5,898.26
5. REVIEW OF COMMITTED PROJECTS AND CRA PROPERTIES.
6. REDEVELOPMENT PLAN CONTRACT FOR CRA AREA #32 – JAXSON SUBDIVISION 34 2022

The Grand Island City Council will approved a redevelopment plan for CRA Area No. 33 for property locate west of North Road and south of Old Potash Highway at their meeting on November 9, 2021. The request calls for redevelopment of this property for mixed use commercial and residential purposes beginning with 192 units of age restricted market rate apartments. The plan requests \$7,460,038 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 374 is in order.
7. 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.
8. 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. It is expected that the Regional

Planning Commission will make their recommendation on December 1, 2021 and that recommendation will be presented to the CRA at the meeting. The CRA may forward the plan to the recommend approval and forward the plan to the Grand Island City Council. A MOTION to approve Resolution 375 (forward the Grand Island City Council) is in order.

9. DIRECTOR'S REPORT.

- a. Veteran's Home Property and Veteran's Legacy South

10. ADJOURNMENT

Chad Nabity
Director