



Community Redevelopment Authority (CRA)

**Thursday, December 2, 2021
Regular Meeting**

Item B1

November 10, 2021 Meeting Minutes

Staff Contact:

OFFICIAL PROCEEDINGS

MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF November 10, 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 November 10, 2021 at City Hall, 100 E. First Street. Notice of the meeting was given in the November 3, 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, Krae Dutoit, Sue Pirnie and Jim Truell. Also present were: Council Member Vaughn Minton, Assistant Finance Director Brian Shultz, Director Chad Nabity and Planning Administrative Assistant Norma Hernandez.

2. APPROVAL OF MINUTES.

A motion for approval of the Minutes for the October 25, 2021 was made by Dutoit and second by Truell. Upon roll call vote, all present voted aye. Motion carried 5-0

3. APPROVAL OF FINANCIAL REPORTS.

A motion made by Qualsett and second by Pirnie to approve financials from October 1 – October 31, 2021. Upon roll call vote, all present voted aye. Motion carried 5-0.

4. APPROVAL OF BILLS

A motion was made by Pirnie and second by Dutoit to approve the bills for \$279,530.63. Upon roll call vote, all present voted aye. Motion carried 5-0.

5. REVIEW OF COMMITTED PROJECTS & CRA PROPERTY.

The committed projects and CRA projects were reviewed by Nabity.

Nabity stated several committed projects were added. Façade - \$254,513.00 and other projects - \$4,513.00.

Hedde Building – \$50,000 payment made

Azure – still working

Rawr Holdings –

South Locust property – still available

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.

Nabity stated action by the CRA to forgive any repayment of funds paid for needed right of way would resolve any unsettled questions. 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.

A motion to forgive the debt based upon the longevity in accordance with the terms of the grant and the use of the funds was made by Truell and second by Qualsett. Upon roll call vote, all present voted aye. Motion carried 5-0.

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

Nabity stated this is the first phase authorizing \$14,430,226 in tax increment financing along with associated interest on TIF bonds. The proposal calls for on 27 acres development of apartments, townhomes and some mixed use commercial over 3 phases. City Council approved the Redevelopment Plan on 11/9/21.

A motion was made by Dutoit and second by Qualsett to approve Resolution 369. Upon roll call vote, all present voted aye. Motion carried 5-0.

8. Redevelopment Plan For CRA Area #1 – Bartenbach Building – Artisan's Alley LLC

- 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

Nabity stated this is a downtown project. The request calls for a total of 12 apartments in the building. One apartment on the first floor with some back offices off the back alley. The plan requests \$292,507 in tax increment financing along with associated interest on TIF bonds.

The project redeveloper, Catey Sack was not available for questions.

A motion was made by Truell and second by Pirnie to move agenda item to December 2, 2021 meeting. Upon roll call vote, all present voted aye. Motion carried 5-0.

9. Redevelopment Plan for 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 – 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

Nabity stated the property is located north of State Street and west of Wheeler Avenue between Super Save and Blessed Sacrament Church and includes an additional 7 acres behind Blessed Sacrament. Mesners have secured a purchase agreement on the property and are looking on moving forward. The plan requests \$1,767,409 in tax increment financing along with associated interest on TIF bonds.

A motion to approve resolution 372 and resolution 373 was made by Dutoit and second by Pirnie. Upon roll call vote, all present voted aye. Motion carried 5-0.

10. Director's Report

- a. **Facade Improvement Rubric** - Attached you will
Nabity proposed adding a rubric scoring system for facade applications as we plan for the next fiscal year. Any comments on the rubric would be appreciated.

Nabity explained instead of taking the applications on a first come first serve basis the applications would be accepted through Sept. 1st then subject to the scoring rubric. They would be awarded based on score. Nabity went on to explain each section of the rubric.

b. Veteran's Home Property and Veteran's Legacy South.

Nabity stated he requested quotes for the Veteran's Legacy South preliminary plat located between Capital Ave and Hwy 2. Lowest quote received was from Olsson Associates. The total bid was \$18,000

Next meeting Thursday, December 2, 2021 at 4 p.m.

Respectfully Submitted,
Norma Hernandez