



# Community Redevelopment Authority (CRA)

**Wednesday, January 12, 2022  
Regular Meeting**

## **Item A1**

**Agenda - 1-12-22**

**Staff Contact:**



**AGENDA**  
**Wednesday, January 12, 2022**  
**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 December 2, 2021, Meeting.
3. Review of Financials. (November and December 2021)
4. Approval of Bills.
5. Review of Committed Projects and CRA Properties.
6. Redevelopment Plan Amendment CRA Area 1- Bartenbach Building-118 W. 2<sup>nd</sup> Street
  - a. Consideration of Resolution 376- Forward a Redevelopment Plan Amendment to the Grand Island City Council for 118 W. 2<sup>nd</sup> Street, W 1/3 of Lot Six and all of Lot Five of Block Sixty Six Grand Island Original Town – Artisan’s Alley LLC.
7. Redevelopment Plan Amendment CRA Area 1- Nikodym Development – Super Bowl Site north of Bismark and east of Cherry- JNIK, LLC
  - a. Consideration of Resolution 377- Forward a Redevelopment Plan Amendment to the Hall County Regional Planning Commission for the former Super Bowl Site 655 S. Cherry Street and 1010 E. Bismark Road Lot 1 of Nikodym Subdivision and Lot 1 of Nikodym Second Subdivision – JNIK LLC.
  - b. Consideration of Resolution 378 - Resolution of Intent to enter into a Site Specific Redevelopment Contract and Approval of related actions 30-day notice to city council for the former Super Bowl Site 655 S. Cherry Street and 1010 E.

Bismark Road Lot 1 of Nikodym Subdivision and Lot 1 of Nikodym Second Subdivision – JNIK LLC.

8. Director's Report

Veteran's Home Property

9. Adjournment

Next Meeting February 9, 2022

COMMUNITY REDEVELOPMENT AUTHORITY

AGENDA MEMORANDUM

4 p.m. Wednesday, January 12, 2022

2. APPROVAL OF MINUTES. The minutes of the Community Redevelopment Authority meeting December 2, 2021 are submitted for approval. A MOTION is in order.
3. APPROVAL OF FINANCIAL REPORTS. Financial reports for November 1-30 and December 1-31 are included in the packet for review and approval.
4. APPROVAL OF BILLS. Payment of bills in the amount of \$23,121.53
5. REVIEW OF COMMITTED PROJECTS AND CRA PROPERTIES.
6. 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. 2nd Street. The request calls for redevelopment of this property for commercial and residential purposes with 10 apartments, office and retail space. The plan requests \$522,064 in tax increment financing along with associated interest on the TIF bonds. The Regional Planning Commission will recommended approval at their meeting on January 5, 2022. Planning Commission resolution 2022-06 is included in the packet. 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 376 (forward the Grand Island City Council) is in order.
7. REDEVELOPMENT PLAN FOR CRA AREA #1 – NIKODYM THIRD SUBDIVISION –JNIK LLC

Concerning a redevelopment plan for CRA Area No. 1 for redevelopment of the property located north of Bismark Road and east of Cherry Street including 1010 Bismark Road. The request calls for redevelopment of this property for the creation of 47 residential lots and renovating the commercial space at 1010 E. Bismark Road. The plan requests \$3,831,000 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 377 (forward to Regional Planning Commission) and Resolution 378 (30-day intent notice to city council) is in order.

8. DIRECTOR'S REPORT.

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

9. ADJOURNMENT

Chad Nabity  
Director