



Community Redevelopment Authority (CRA)

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

Item B1

Minutes - December 2, 2021

Staff Contact:

OFFICIAL PROCEEDINGS

MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF December 2, 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 24, 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 Also present were: Council Member Vaughn Minton, Assistant Finance Director Brian Shultz, Director Chad Nabity and Planning Rashad Moxey.

2. APPROVAL OF MINUTES.

A motion for approval of the Minutes for the November 10, 2021 was made by Dutoit and second by Qualsett. Upon roll call vote, all present voted aye. Motion carried 4-0

3. APPROVAL OF FINANCIAL REPORTS.

Financial reports will be reviewed at the January meeting.

4. APPROVAL OF BILLS

A motion was made by Dutoit and second by Pirnie to approve the bills for \$5,898.26. Upon roll call vote, all present voted aye. Motion carried 4-0.

5. REVIEW OF COMMITTED PROJECTS & CRA PROPERTY.

The committed projects and CRA projects were reviewed by Nabity.

Hedde Building –Plans are in for the apartments and moving forward
Azure – will be done in February
Rawr Holdings – will find out if moving forward
South Locust property – still available

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

A motion was made by Qualsett and second by Dutoit to approve redevelopment contract for CRA Area #32 – Jaxson Subdivision – 3MJR LLC and Resolution 374. Upon roll call vote, all present voted aye. Motion carried 4-0.

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

Nabity stated the proposal is concerning a redevelopment plan for CRA Area No. 1 for redevelopment of the Bartenbach Building at 118 W. 2nd Street. The plan requests \$522,064 in tax increment financing.

A motion was made by Pirnie and second by Dutoit to approve Resolution 370 and Resolution 371. Upon roll call vote, all present voted aye. Motion carried 4-0.

8. Redevelopment Plan Amendment CRA Area 6 – 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

Nabity stated the redevelopment plan was forwarded to Regional Planning Commission last month. The request calls for redevelopment for residential purposes on property located north of State Street and west of Wheeler Avenue. The plan requests \$1,767,409 in tax increment financing along with associated interest on TIF bonds.

A motion was made by Qualsett and second by Dutoit to approve resolution 375. Upon roll call vote, all present voted aye. Motion carried 4-0.

9. Director's Report

a. 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 Wednesday, January 12, 2022 at 4 p.m.

Respectfully Submitted,
Norma Hernandez