



# Community Redevelopment Authority (CRA)

**Wednesday, February 9, 2022  
Regular Meeting**

## **Item A1**

**Agenda 2-9-22**

**Staff Contact:**



**AGENDA**  
**Wednesday, February 9, 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 January 12, 2022 Meeting.

3. Review of Financials.

4. Approval of Bills.

5. Review of Committed Projects and CRA Properties.

6. Approval of Redevelopment Contract for CRA Area #1- Bartenbach Building-118 W. 2<sup>nd</sup> Street- Artisans Alley LLC

- a. Consideration of Resolution 379- Bond Resolution for 118 W. Second Street Bartenbach Building in W 1/3 of Lot Six and all of Lot Five of Block Sixty Six Grand

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 380- Forward a Redevelopment Plan Amendment to the Grand Island 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. Redevelopment Plan Amendment CRA Area 1- – 313 W 2<sup>nd</sup> Street- Left Click Properties
  - a. Consideration of Resolution 381- Forward a Redevelopment Plan Amendment to the Hall County Regional Planning Commission for 313 W 2<sup>nd</sup> Street W 1/3 of Lot 2 Block 81 Grand Island Original Town – Left Click Properties
  - b. Consideration of Resolution 382 - Resolution of Intent to enter into a Site Specific Redevelopment Contract and Approval of related actions 30-day notice to city council for 313 W 2<sup>nd</sup> Street W 1/3 of Lot 2 Block 81 Grand Island Original Town – Left Click Properties
9. Redevelopment Plan Amendment CRA Area 36- – Highland North Subdivision Platted and Proposed, Independence Avenue and Nebraska Highway 2- A & H Holdings
  - a. Consideration of Resolution 383- Forward a Redevelopment Plan Amendment to the Hall County Regional Planning Commission Highland North Subdivision Platted and Proposed, Independence Avenue and Nebraska Highway 2- A & H Holdings
  - b. Consideration of Resolution 384 - Resolution of Intent to enter into a Site Specific Redevelopment Contract and Approval of related actions 30-day notice to city council Highland North Subdivision Platted and Proposed, Independence Avenue and Nebraska Highway 2- A & H Holdings

10. Director's Report

Veteran's Home Property  
Super Saver at 5 Points TERC Decision  
Other Projects

11. Adjournment

Next Meeting March 9, 2022

COMMUNITY REDEVELOPMENT AUTHORITY

AGENDA MEMORANDUM

4 p.m. Wednesday, February 9, 2022

2. APPROVAL OF MINUTES. The minutes of the Community Redevelopment Authority meeting January 12, 2022 are submitted for approval. A MOTION is in order.
3. APPROVAL OF FINANCIAL REPORTS. Financial reports for January 1-31 are included in the packet for review and approval.
4. APPROVAL OF BILLS. Payment of bills in the amount of \$823,479.79
5. REVIEW OF COMMITTED PROJECTS AND CRA PROPERTIES.
6. REDEVELOPMENT CONTRACT AND BOND RESOLUTION FOR CRA AREA #1 – BARTENBACH BUILDING –ARTISAN’S ALLEY LLC

The Grand Island City Council approved a redevelopment plan for CRA Area No. 1 for redevelopment of the Bartenbach Building at 118 W. 2nd Street at their meeting on January 25, 2022. 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 CRA may approve the contract and bond resolution. A MOTION to approve Resolution 379 is in order.
7. REDEVELOPMENT PLAN FOR CRA AREA #1 – NIKODYM THIRD SUBDIVISION –JNIK LLC

**THIS REQUEST HAS BEEN MODIFIED SINCE THE LAST MEETING WITH ADDITIONA INFORMATION ABOUT THE COMMERCIAL RENNOVATION AND PLANS FOR THE OLD SUPER BOWL PROPERTY.**

Changes have been made in the bot the TIF application and the redevelopment plan. The changes in the plan are in red. 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 \$5,800,000 in tax increment financing along with associated interest on the TIF bonds. The Regional Planning Commission approved a resolution recommending approval of this project at their meeting on February 2, 2022. 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 380 (forward the Grand Island City Council) is in order

8. REDEVELOPMENT PLAN AMENDMENT CRA AREA 1- 313 W. 2<sup>ND</sup>  
STREET- LEFT CLICK PROPERTIES

Concerning a redevelopment plan for CRA Area No. 1 for redevelopment of the commercial property at 313 W 2<sup>nd</sup> Street. The request calls for redevelopment of this property for renovation of commercial office space at this location. The plan requests \$71,629 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.

9. Redevelopment Plan Amendment CRA Area 36- Highland North Subdivision  
at Independence Avenue and Nebraska Highway 2-

Concerning a redevelopment plan for CRA Area No. 34 for development of mixed use neighborhood at this location including 142 units of housing, a small neighborhood commercial node along with trails, parks and other amenities at this location. The plan requests \$14,590,251 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 382 (forward to Regional Planning Commission) and Resolution 383 (30-day intent notice to city council) is in order.

10. DIRECTOR'S REPORT.

- a. Veteran's Home Property and Veteran's Legacy South
- b. Super Saver 5 Points TERC Decision
- c. Other Projects

11. ADJOURNMENT

Chad Nabity  
Director