



# Community Redevelopment Authority (CRA)

**Wednesday, March 9, 2022  
Regular Meeting**

## **Item A1**

**Agenda March 9, 2022**

**Staff Contact:**



**AGENDA**  
**Wednesday, March 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 February 9, 2022 Meeting.
3. Review of Financials.
4. Approval of Bills.
5. Review of Committed Projects and CRA Properties.
6. Redevelopment Plan Amendment CRA Area 1- – 313 W 2<sup>nd</sup> Street- Left Click Properties
  - a. Consideration of Resolution 385- Forward a Redevelopment Plan Amendment to the Grand Island 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
7. 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 386- Forward a Redevelopment Plan Amendment to the Grand Island City Council for Highland North Subdivision Platted and Proposed, Independence Avenue and Nebraska Highway 2- A & H Holdings
8. Other Project Grant Request: Sculpture Walk – Grand Island Visitors Bureau

9. Director's Report

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

10. Adjournment

Next Meeting April 13, 2022

COMMUNITY REDEVELOPMENT AUTHORITY  
AGENDA MEMORANDUM  
4 p.m. Wednesday, March 9, 2022

2. APPROVAL OF MINUTES. The minutes of the Community Redevelopment Authority meeting February 9, 2022 are submitted for approval. A MOTION is in order.
3. APPROVAL OF FINANCIAL REPORTS. Financial reports for February 1-28 are included in the packet for review and approval.
4. APPROVAL OF BILLS. Payment of bills in the amount of \$273,747.14
5. REVIEW OF COMMITTED PROJECTS AND CRA PROPERTIES.
6. 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 approve the plan and forward the plan to the Grand Island City Council. A MOTION to approve Resolution 385 to approve the plan and recommend that the Grand Island City Council approve the plan is in order.
7. 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 approve the plan and forward the plan to the Grand Island City Council. A MOTION to approve Resolution 386 to approve the plan and recommend that the Grand Island City Council approve the plan is in order.
8. OTHER PROJECT GRANT REQUEST: SCULPTURE WALK – GRAND ISLAND CONVENTION AND VISITORS BUREAU The Grand Island Convention and Visitors Bureau (CVB) along with the Railside BID have been working with together with to bring a program called Sculpture Walk Across Nebraska (SWAN) to the Railside area. SWAN is a joint effort between Railside and the Norfolk Area Visitors Bureau to bring awareness for the arts and increase tourism in Nebraska. The CVB is requesting a grant from the CRA for \$10,000 of the projected \$24,000 in startup

costs. Railside has been working with the City of Grand Island to find appropriate locations for the art work in the public spaces within the BID. The CRA currently has more than \$195,000 reserved in the other projects fund.

9. DIRECTOR'S REPORT.

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

10. ADJOURNMENT

Chad Nabity  
Director