



Community Redevelopment Authority (CRA)

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

Item B1

Meeting Minutes February 9, 2022

Staff Contact:

OFFICIAL PROCEEDINGS

MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF February 9, 2022

Pursuant to due call and notice thereof, a Meeting of the Community Redevelopment Authority of the City of Grand Island, Nebraska was conducted on February 9, 2022 at City Hall, 100 E. First Street. Notice of the meeting was given in the February 2, 2022 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, Jim Truell, Bart Qualsett, Sue Pirnie and Krae Dutoit. Also present were: Council Member Mark Stelk, Director Chad Nabity, Planning Administrative Norma Hernandez, Finance Director Pat Brown and Assistant Finance Director Brian Schultz.

2. APPROVAL OF MINUTES.

A motion for approval of the Minutes for the January 12, 2022 meeting was made by Truell and second by Pirnie. Upon roll call vote, all present voted aye. Motion carried 5-0.

3. APPROVAL OF FINANCIAL REPORTS.

Financial reports were reviewed by Brian Schultz. A motion for approval of financials for January 2022 made by Dutoit and second by Qualsett. Upon roll call vote, all present voted aye. Motion carried 5-0.

4. APPROVAL OF BILLS

Nabity mentioned Girard – Animal Medical Clinic – pass through is the final payment. A motion was made by Truell and second by Dutoit to approve the bills for \$823,497.50. 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.

Hedde Building – Amos Anson stated 3 out of the 17 apartments have drywall, 7 apartments are almost framed and will then get started on the other 7.

Azure – Working on

Rawr Holdings – still on hold.

South Locust property – still available

6. Approval of Redevelopment Contract for CRA Area #1 – Bartenbach Building – 118 W. 2nd 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

Nabity stated plan requests \$522,064 in tax increment financing along with associated interest on the TIF bonds. The contract is a standard contract. City Council did approve the redevelopment plan for CRA Area No. 1 for redevelopment of the Bartenbach Building at 118 W. 2nd Street.

A motion was made by Qualsett and second by Krae to approve Resolution 379. Upon roll call vote, all present voted aye. Motion carried 5-0.

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.

Nabity stated the Regional Planning Commission recommend approval of the project. Nabity went on to explain the planning commission reviews applications to confirm that proposed uses of the property are consistent with the comprehensive plan for the City. The residential to the east and north is consistent with the comprehensive plan and consistent with existing zoning on the property. The commercial uses at the old bowling alley are consistent with the comprehensive plan. The application has been amended since the January CRA meeting. Mr. Nikodym intends to remodel the former Super Bowl building into an event center and a new coffee shop café with drive –thru and dine-in. Improvements will be made to bring it up to current code. Mr. Nikodym stated his antique care museum will be housed in a portion of the building. Gdowski stated he met with Nabity and Qualsett about the project. Gdowski said one of the questions they had was on the build out of the 47 lots which the majority of the TIF is tied to the development of the homes which will support the repayment of the infrastructure expense of streets and sewer. If TIF is approved Nikodym stated Diamond Engineering could get started on streets and sewer in April. Nikodym also stated as of right now Oseka Homes is the primary builder and planning on building one spec home as soon as possible. Oseka Homes will also be the realtor of the lots. The area will also be protected with a restrictive covenants. Nikodym also went on to explain his plans to continue work on the appearance of the former Super Bowl building.

A motion was made by Qualsett and second by Truell to approve Resolution 380. Upon roll call vote, all present voted aye. Motion carried 5-0.

8. Redevelopment Plan Amendment CRA Area #1 – 313 W 2nd Street – Left Click Properties

- a. Consideration of Resolution 381 – Forward a Redevelopment Plan Amendment to the Hall County Regional Planning Commission for 313 W 2nd 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. 2nd Street W1/3 of Lot 2 Block 81 Grand Island Original Town – Left Click Properties

Nabity stated the plan requests \$71,629 in tax increment financing along with associated interest on TIF bonds. The request calls for redevelopment of the property for renovation of commercial office space at this location.

A motion was made by Dutoit and second by Pirnie to approve Resolution 381 and Resolution 382. Upon roll call vote, all present voted. 4 aye and 1 abstained (Gdowski). Motion carried 4-1.

9. Redevelopment Plan Amendment CRA Area A#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

Nabity stated the area was approved as blighted and substandard since the project was started and is eligible to move forward as a TIF project. The redevelopment plan for the development is mixed use neighborhood including 142 residential units and some commercial space on 25 acres. The plan requests \$14,590,251 in tax increment financing along with associated interest on the TIF bonds. The TIF would be used for streets, sewer, water and public infrastructure along with the bike trail. A mixed use development proposed likely to be developed over the next 10-12 years. Nabity also explained the activities that have already been done

other than those eligible by state statute do not count towards the TIF expenses. There are no issues with the fact that the project was already started.

A motion was made by Truell and second by Pirnie to approve Resolution 383 and Resolution 384. Upon roll call vote, all present voted aye. Motion carried 5-0.

10. Director's Report

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

Veteran's Home Property – A committee meeting was held and will be moving forward. Wastewater will likely participate in putting in the sewer line.

Super Saver-5 Points-TERC Decision – In 2019 Super Saver protested their valuation and in 2020 the valuation was protested by Hyvee of Super Saver. The final decision was made in December 2021 and they lowered the valuation because of the TERC decision. The Hall County Treasurer sent the CRA funds for the tax increment that was sent over to the bondholder. City/CRA is working to try and get the funds back from the bond holder and add it back to the principle on the bond to pay it back to the Hall County Treasurer.

Other Projects – Pending façade application from the Chamber.

11. Adjournment

Next meeting Wednesday, March 9, 2022 at 4 p.m.

Respectfully Submitted,
Norma Hernandez