



Community Redevelopment Authority (CRA)

**Wednesday, April 13, 2022
Regular Meeting**

Item B1

March 9, 2022 Meeting Minutes

Staff Contact:

OFFICIAL PROCEEDINGS

MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF March 16, 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 March 16, 2022 at City Hall, 100 E. First Street. Notice of the meeting was given in the March 9, 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 and Krae Dutoit. Also present were: Council Member Mark Stelk, Director Chad Nabity, Planning Administrative Norma Hernandez, City Administrator Jerry Janulewicz and Assistant Finance Director Brian Schultz.

2. APPROVAL OF MINUTES.

A motion for approval of the Minutes for the February 9, 2022 meeting was made by Qualsett and second Dutoit by. Upon roll call vote, all present voted aye. Motion carried 4-0

3. APPROVAL OF FINANCIAL REPORTS.

Financial reports were reviewed by Brian Schultz. A motion for approval of financials for February 2022 made by Dutoit and second by Qualsett. Upon roll call vote, all present voted aye. Motion carried 4-0.

4. APPROVAL OF BILLS

A motion was made by Truell and second by Dutoit to approve the bills for \$273,764.85. 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 – Amos Anson stated 3 out of the 17 apartments are now to the sheet rock and paint phase. The next 7 are framed up

Rawr Holdings – Did reach out and did not hear back from them.

South Locust property – still available

6. Redevelopment Plan Amendment CRA Area #1 – 313 W 2nd Street – 118 W. 2nd Street – Left Click Properties.

- a. Consideration of Resolution 385 – Forward a Redevelopment Plan Amendment to the Grand Island City Council for 313 W. 2nd Street W

1/3 of Lot 2 Block 81 Grand Island Original Town – Left Click Properties

Nabity stated the redevelopment of this property for renovation of commercial office space. The plan requests \$71,629 in tax increment financing. They were also granted a façade grant and are also working on that.

A motion was made by Qualsett and second by Dutoit to approve Resolution 385. Upon roll call vote, all present voted 3 –aye 1- abstain (Gdowski). Motion carried 3-1.

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

- 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.

Nabity stated the plan requests \$14,590,251 in tax increment financing along with associated interest on the TIF bonds. The development consists of mixed use neighborhood including 142 units of housing, a small neighborhood commercial node along with trails and parks and other amenities. The planning commission did recommend approval and did find the plan is consistent with comprehensive plan.

A motion was made by Truell and second by Qualsett to approve Resolution 386. Upon roll call vote, all present voted aye. Motion carried 4-0.

8. Other Projects Grand Request: Sculpture Walk – Grand Island Visitors Bureau

Brad Mellema, the Executive Director of Grand Island Tourism stated Sculpture Walk Railside is a new program that is being implemented by the Railside Business Improvement District and is a part of a larger program called Sculpture Walk Across Nebraska (SWAN). SWAN is a joint effort between Grand Island's Railside BID and the Norfolk Area Visitors Bureau. The sculptures will be displayed year-round in various locations throughout the district, all within walking distance, and will allow visitors to enjoy art, history, and culture. Sculpture Walk Railside would like help in reaching their goal of \$24,000 and are requesting financial assistance from CRA in the amount of \$10,000 for the acquisition of stone bases and sign holders to be used to display the sculptures for the sculpture walk program. Mr. Mellema stated the first year they plan on displaying 10 sculptures and hope to grow each year.

A motion was made by Dutoit and second by Truell to approve Grant Request: Sculpture Walk Railsides for \$10,000. Upon roll call vote, all present voted aye. Motion carried 4-0.

9. Director's Report

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

Veteran's Home Property – Plat was approved. The city has entered into an agreement to sell one of the five lots that was created. 12.8 acres to CHI for a health clinic with some restrictions.

Super Saver-5 Points-TERC Decision – Still one outstanding decision from last year. 2021 is not resolved yet.

Other Projects – Pending façade application from the Chamber will most likely ask the CRA to fund this from other projects funds.

10. Adjournment

Next meeting Wednesday, April 13, 2022 at 4 p.m.

Respectfully Submitted,
Norma Hernandez