



Community Redevelopment Authority (CRA)

**Wednesday, June 22, 2022
Regular Meeting**

Item B1

Minutes - May 18, 2022 Meeting

Staff Contact:

OFFICIAL PROCEEDINGS

MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF May 18, 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 May 18, 2022 at City Hall, 100 E. First Street. Notice of the meeting was given in the May 11, 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: Jim Truell, Bart Qualsett and Sue Pirnie. Also present were: Planning Director Chad Nabity, Planning Administrative Assistant 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 April 13, 2022 meeting was made by Qualsett and second by Pirnie. Upon roll call vote, all present voted aye. Motion carried 3-0

3. APPROVAL OF FINANCIAL REPORTS.

Financial reports were reviewed by Brian Schultz. Schultz stated a correction to the header should be April vs. March. Financial were reviewed but were not approved as the board moved to the next item. April financials will be considered for approval at the June meeting along with the May financials.

4. APPROVAL OF BILLS

Nabity stated the bill for Super Market Development #85880 \$1,095,112.96 will not be paid. A motion was made by Pirnie and second by Qualsett to approve the bills except for Super Market Developers. CRA May bill amount \$1,044,436.96. Upon roll call vote, all present voted aye. Motion carried 3-0.

5. REVIEW OF COMMITTED PROJECTS & CRA PROPERTY.

The committed projects and CRA projects were reviewed by Nabity.

CVB – Working on getting statues downtown and getting license agreements

Hedde Building – moving forward

Azur – is working on theirs

Rawr Holdings – June 1st deadline was given. Will have an update at next meeting.

Other projects - \$185,000 left. Discussions with development of Veteran's property and May need to use for sewer, water and street and CRA will get paid back.

6. Redevelopment Plan Amendment CRA Area 36 - Northwest Gateway Subdivision Lots 10, 11 and 12 (4157, 4161 and 4163 Montana Avenue – Paramount Development LLC).

- a. Consideration of Resolution 392 – Approval and Forward a Redevelopment Plan Amendment to the Grand Island City Council – Northwest Gateway Subdivision Lots 10, 11 and 12 (4157, 4161 and 4163 Montana Avenue – Paramount Development LLC)

A motion was made by Qualsett and second by Pirnie to approve Resolution 392. Upon roll call vote, all present voted aye. Motion carried 3-0.

7. Consideration of Proposed Amendments to the Contract and Bond Resolution for Innate Development Legacy 34 project CRA Area 33

- a. Consideration of Resolution 393 – Amending the Contract and Bond Resolution 369 to provide for the issuance of multiple bonds in this Bond Series.

Nabity stated the original contract and bond for the project was approved in November. A single bond was issued for the full amount. The developers are building this out with a phased approach and are anticipating that the debt will be split amongst several lenders. They have requested amendments to the contract and bond resolution to allow for the same debt to be issued in with multiple bonds.

A motion was made by Pirnie and second by Truell to approve Resolution 393. Upon roll call vote, all present voted aye. Motion carried 3-0.

8. Director's Report

Veteran's Home Property –

May 1st – TIF Report – emailed out the end of April.

2023 Façade Applications – No applications received yet.

Nabity asked board members if they want to change the process of receiving applications.

- Has been first come first serve
- Nabity has encouraged people not to submit for more than 100,000 (they can)
- Rating scale or continue with the same process

Truell felt the scales can be easily abused. Nabity talked about the rating scale he proposed in December. Qualsett mentioned its important being consistent and also felt there is no need to change the process.

Other Projects – Planning Commission hired Marvin Planning Consultants to update the Comprehensive Plan for the city and county. A kick off meeting is scheduled for Wednesday, June 8th at 7pm at the Grand Theater.

Next meeting June 15, 2022

9. Adjournment 4:18 p.m.

Respectfully Submitted,
Norma Hernandez