



# Community Redevelopment Authority (CRA)

**Wednesday, July 13, 2022**  
**Regular Meeting**

## **Item A1**

**Agenda - July 13, 2022**

**Staff Contact:**



**AGENDA**  
**Wednesday, July 13, 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 June 22, 2022 Meeting.
3. Ratification of Action Items from CRA Meetings beginning June 8, 2021 and ending June 22, 2022.
4. Review of Financials.
5. Approval of Bills.
6. Review of Committed Projects and CRA Properties.
7. Redevelopment Contract and Bond Resolution 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 394- Bond Resolution for Lots 10, 11 and 12 (4157, 4161 and 4163 Montana Avenue – Paramount Development LLC
8. Redevelopment Contract and Bond Resolution Plan Amendment CRA Area 6- – Trinity Heights Subdivision – Mesner Development
  - a. Consideration of Resolution 395- Bond Resolution for Trinity Heights Subdivision – Mesner Development
9. Redevelopment Plan Amendment CRA Area 34- – Millennial Estates Subdivision property located in the E ½ of the SW ¼ of 12-11-10 – Starostka Group Unlimited
  - a. Consideration of Resolution 396- Forward a Redevelopment Plan Amendment to the Hall County Regional Planning Commission Millennial Estates Subdivision property located in the E ½ of the SW ¼ of 12-11-10 – Starostka Group Unlimited

- b. Consideration of Resolution 397 - Resolution of Intent to enter into a Site Specific Redevelopment Contract and Approval of related actions 30-day notice to city council Millennial Estates Subdivision property located in the E ½ of the SW ¼ of 12-11-10 – Starostka Group Unlimited
- 10. Consideration of Other Projects Grant Request from Hope Harbor for acquisition and demolition of properties in CRA Area 2.
- 11. 2022-2023 Budget Discussions
- 12. Director's Report
- 13. Adjournment

Next Meeting August 10, 2022

COMMUNITY REDEVELOPMENT AUTHORITY  
AGENDA MEMORANDUM  
4 p.m. Wednesday, July 13, 2022

2. APPROVAL OF MINUTES. The minutes of the Community Redevelopment Authority meeting June 22, 2022 are submitted for approval. A MOTION is in order.
3. RATIFICATION OF ACTION ITEMS FROM CRA MEETINGS BEGINNING JUNE 8, 2021 AND ENDING JUNE 22, 2022. CRA Board members are required by Grand Island City Ordinance to live within the City of Grand Island. After the June meeting it was discovered that Bart Qualsett does not reside in the Grand Island City Limits. The City Attorney has advised that the current board all of whom reside in the City Limits should move to validate the actions of the CRA Board for all meetings held while Mr. Qualsett was attending. A motion to validate the actions of the board on all items before them at meetings between June 8, 2021 and June 22, 2022 would be in order.
4. APPROVAL OF FINANCIAL REPORTS. Financial reports for June 1-30 are included in the packet for review and approval.
5. APPROVAL OF BILLS. Payment of bills in the amount of \$92,653.89
6. REVIEW OF COMMITTED PROJECTS AND CRA PROPERTIES.
7. REDEVELOPMENT CONTRACT AND BOND RESOLUTION FOR CRA AREA #36 – GATEWAY NORTH SUBDIVISION–PARAMOUNT DEVELOPMENT

The Grand Island City Council approved a redevelopment plan for CRA Area No. 36 for redevelopment of the property located south of Montana Avenue east of Independence Avenue in CRA Area No. 36 for development of 3 duplexes (6 housing units) at 4157, 4161 and 4163 Montana Avenue in the Northwest Gateway Subdivision. The plan requests \$263,200 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 394 is in order.

8. REDEVELOPMENT CONTRACT AND BOND RESOLUTION FOR CRA AREA #6 – TRINITY HEIGHTS SUBDIVISION–MESNER DEVELOPMENT

The Grand Island City Council approved a redevelopment plan for CRA Area No. 6 for redevelopment of the property north of State Street and west of Wheeler Avenue for residential development. The plan requests \$1,767,409 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 395 is in order.

9. REDEVELOPMENT PLAN CRA AREA 34- STAROSTKA GROUP  
UNLIMITED MILLENNIAL ESTATES SUBDIVISION-

Concerning a redevelopment plan for CRA Area No. 34 for development of 120 housing units in the proposed Millennial Estates Subdivision north of 13<sup>th</sup> Street west of the Moore's Creek Drainway along with an extension of Claude Road between 13<sup>th</sup> Street and the north edge of the Millennial Estates project. The plan requests \$5,650,000 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 396 (forward to Regional Planning Commission) and Resolution 397 (30-day intent notice to city council) is in order.

10. OTHER PROJECTS GRANT REQUEST HOPE HARBOR Hope Harbor owns 75% of the block they are located on between Division and First Streets and Cleburn and Elm. They have the opportunity to purchase the remainder of the block including 4 houses located on 2 lots. It is their intent to purchase and demolish these houses and then begin a capital campaign to raise funds to rebuild new transitional housing at this location. They are requesting \$50,000 from the CRA to aid in purchase and demolition.

11. 2022-23 BUDGET DISCUSSION

The 2021-22 budget is included for reference. Discussion will center around the amounts that the Board would like to set for Real Estate Purchases, Façade Grants and Other Projects Grants.

12. DIRECTOR'S REPORT.

13. ADJOURNMENT

Chad Nabity  
Director