



Community Redevelopment Authority (CRA)

**Wednesday, September 21, 2022
Regular Meeting**

Item B1

Minutes - August 10, 2022 Meeting

Staff Contact:

OFFICIAL PROCEEDINGS

MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF August 10, 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 August 10, 2022 at City Hall, 100 E. First Street. Notice of the meeting was given in the August 4, 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, Chris Schwieger, Sue Pirnie and Brian Mustion. Also present were: Planning Director Chad Nabity, Planning Administrative Assistant Norma Hernandez, Assistant Finance Director Brian Schultz and Finance Director Pat Brown.

2. APPROVAL OF MINUTES.

A motion for approval of the Minutes for the July 13, 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 July 2022 was made by Pirnie and second by Truell. Upon roll call vote, all present voted aye. Motion carried 5-0.

4. APPROVAL OF BILLS.

A motion was made by Truell and second by Schwieger to approve the bills for \$6,560.45. Upon roll call vote, all present voted aye. Motion carried 5-0

5. REVIEW OF COMMITTED PROJECTS AND CRA PROPERTIES.

The committed projects and CRA projects were reviewed by Nabity.

Hope Harbor – Will not pay until they secure the property after closing.

Oberg project – Waiting on glass order. Will hold funds until project is complete.

Floodman Project – Will be done.

Take Flight – Will not be done this year.

Dave Parmley Project – should be done though Schwieger commented that she spoke with him and he indicated that he was no longer interested in pursuing the project. Chad will check on the status.

Life Safety Grants -

Hedde Building – Currently installing cabinets in 3 apartments.

Azure Apartments – may not be done until November.

Rawr Holdings – Nabity will reach out to Mr. Spiehs.

6. 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 398 – Forward a Redevelopment Plan Amendment to the Grand Island City Council Subdivision property located in the E ½ of the SW ¼ of 12-11-10 Starostka Group Unlimited

Nabity stated the Starostka's are planning 120 units of single family housing in the proposed Millennial Estates Subdivision north of 13th Street west of the Moore's Creek Drainway along with an extension of Claude Road. They are anticipating 13-14 units a year over the next 9 years. The plan requests \$5,650,000 in tax increment financing along with associated interest on TIF bonds. The Planning Commission did hold a public hearing and did recommend approval.

A motion was made by Truell and second by Pirnie to approve Resolution 398. Upon roll call vote, all present voted aye. Motion carried 5-0

7. Redevelopment Plan CRA Area 33- Innate Development LLC Legacy 34 2023.

Nabity stated the redevelopment plan includes development for 154 units of housing and commercial and civic space in the proposed Legacy 34 Second Subdivision. The plan requests \$9,839,089 in tax increment financing along with associated interest on the TIF bonds.

A motion was made by Pirnie and second by Truell to approve Resolution 399 and Resolution 400. Upon roll call vote, all present voted aye. Motion carried 5-0.

8. Redevelopment Plan CRA Area 1 – Living Waters 124 W. 3rd Street.

- a. Consideration of Resolution 401 – Forward a Redevelopment Plan Amendment to the Hall County Regional Planning Commission 124 w. 3rd Street – Living Waters LLC
- b. Consideration of Resolution 402 – Resolution of Intent to enter into a Site Specific Redevelopment Contract and Approval of related actions 30-day notice to city council 124 W. 3rd Street – Living Waters

Nabity stated the redevelopment plan for CRA Area 1 is for development of 3 units of upper story residential. The plan requests \$123,400 in tax increment financing along with associated interest on TIF bonds.

A motion was by Pirnie and second by Truell to approve Resolution 401 and Resolution 402. Upon roll call vote, all present voted aye. Motion carried 5-0.

9. Consideration of Other Projects Grant Request Grand Island Chamber of Commerce for funding for improvements to the Chamber of Commerce office at 309 W. 2nd Street.

Nabity stated the Grand Island Chamber of Commerce is requesting funds for an exterior remodel of their building downtown at 309 W. 2nd Street. Nabity stated they are submitting the request for \$290,000 of other grant funds. Nabity suggested the CRA could approve \$165,000 from the current budget and budget additional funds for the remainder to be approved in October. Staff had suggested that the board could place a lien on the building with the grant of the funds.

A motion was made by Truell and second by Mustion to approve the application for grant request for \$165,000 without lien. Upon roll call vote, all present voted aye. Motion carried 5-0.

10. 2022-2023 BUDGET DISCUSSION and Approval

Nabity reviewed the budget.

Nabity stated the request for funding was kept the same as last year \$745,603. Based on the increase in property valuations this will reduce the CRA levy.

The three main areas that encompass most of our program spending: Land Purchases, Façade Improvement, and Other Projects.

Other projects - \$125,000 is committed to Chamber of Commerce project.

Façade improvements – \$277,000 worth of - applications have been turned in. \$50,000 was budgeted for land. \$250,000 was budgeted for other projects this would include the proposed additional \$125,000 for the Chamber project. \$370,000 was budgeted for the façade program.

A motion was made by Truell and second by Pirnie to approve the 2022-2023 Budget. Upon roll call vote, all present voted aye. Motion carried 5-0.

11. Director's Report

Blight Study – will potentially come forward toward the end of September.

Extremely Blighted Area – May be looking at extremely blighted areas- working with person who did the analysis for the City of Lincoln.

Micro TIF – still discussing the possibility of Micro TIF

12. Adjournment 4:43 p.m.

Respectfully Submitted,
Norma Hernandez