



# Community Redevelopment Authority (CRA)

**Wednesday, October 19, 2022**  
**Regular Meeting**

## **Item A1**

**Agenda - October 19, 2022 Meeting**

**Staff Contact:**



**AGENDA**  
**Wednesday, October 19, 2022**  
**2 p.m.**  
**Grand Island City Hall**

Open Meetings Notifications (Virtual Meeting Info Attached)

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 September 19, 2022 Meeting.
3. Review of Financials.
4. Approval of Bills.
5. Review of Committed Projects and CRA Properties.
6. Redevelopment Plan Amendment CRA Area 34- – For property proposed for north of Faidley Avenue and east of Claude Road (Lot 1 of Crane Valley Ninth Subdivision) -- KER Enterprises LLC
  - a. Consideration of Resolution 409- Forward a Redevelopment Plan Amendment to the Grand Island City Council for Castaways Fun Center -- KER Enterprises LLC.
7. Redevelopment Plan Amendment CRA Area 16- – 2206 and 2300 W. Capital Avenue (Veterans' Home) Pershing and Anderson Buildings – Liberty Campus GI, LLC
  - a. Consideration of Resolution 410- Forward a Redevelopment Plan Amendment to the Grand Island City Council for 2206 and 2300 W. Capital Avenue (Veterans' Home) Pershing and Anderson Buildings – Liberty Campus GI, LLC
8. Proposed Change of Ownership and Transfer of TIF Bond and project for Hatchery Holding LLC 2325 W. Schimmer Drive
9. Other Projects Grant Grand Island Chamber of Commerce Exterior Remodel
10. Façade Improvement Grant            3231 Ramada Road- \$100,000

11. Façade Improvement Grant 118 W. 2nd Street- \$100,000
12. Façade Improvement Grant 1150 S. Locust Street- \$77,635.41
13. Façade Improvement Grant 106 N. Locust Street - \$100,000
14. Façade Improvement Grant 313-315 N. Locust Street- \$100,000
15. Director's Report
  - a. Mall Redevelopment
16. Adjournment

Next Meeting November 9, 2022

Join Zoom Meeting

<https://us02web.zoom.us/j/88374752321?pwd=U2drN1pmbVVLVHQvVVI2S09LWnY2QT09>

Meeting ID: 883 7475 2321

Passcode: 147037

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+1 651 372 8299 US (Minnesota)

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COMMUNITY REDEVELOPMENT AUTHORITY  
AGENDA MEMORANDUM  
2 p.m. Wednesday, October 19, 2022

2. APPROVAL OF MINUTES. The minutes of the Community Redevelopment Authority meeting September 21, 2022 are submitted for approval. A MOTION is in order.
3. APPROVAL OF FINANCIAL REPORTS. Financial reports for September 1-30 are included in the packet for review and approval.
4. APPROVAL OF BILLS. Payment of bills in the amount of \$250,100.91
5. REVIEW OF COMMITTED PROJECTS AND CRA PROPERTIES.
6. REDEVELOPMENT CONTRACT AND BOND RESOLUTION CRA AREA 34- STAROSTKA GROUP UNLIMITED MILLENNIAL ESTATES SUBDIVISION

The Grand Island City Council approved a redevelopment plan for CRA Area No. 34 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 approve the contract and bond resolution. A MOTION to approve Resolution 409 is in order.

7. REDEVELOPMENT PLAN CRA AREA 34- KER ENTERPRISES LLC CLAUDE ROAD AND FAIDLEY AVENUE

Concerning a redevelopment plan for CRA Area No. 34 for development of a family entertainment center at Faidley Avenue and Claude Road. The plan requests \$1,894,128 in tax increment financing along with associated interest on the TIF bonds. Twenty Five percent of that (\$473,532) will be retained by the CRA to help the City fund the Claude Road extension. The CRA may forward the plan to the Grand Island City Council for consideration. A MOTION to approve Resolution 410 is in order.

8. REDEVELOPMENT PLAN CRA AREA 16- LIBERTY CAMPUS, GI LLC

Concerning a redevelopment plan for CRA Area No. 16 for development 48 one and two bedroom apartments at the former Veterans' Home 2206 W. Capital Avenue. The plan requests \$715,000 in tax increment financing along with associated interest on

the TIF bonds. The CRA may forward the plan to the Grand Island City Council for consideration. A MOTION to approve Resolution 411 is in order.

9. PROPOSED CHANGE OF OWNERSHIP AND TRANSFER OF TIF BOND AND PROJECT FOR HATCHERY HOLDINGS LLC 2325 W. SCHIMMER DRIVE

Hendrix Genetics the parent company of Hatchery Holdings is consolidating properties between subsidiary components and wishes to sell this project to Hendrix-ISA LLC another wholly owned subsidiary and the company actually running the Hatchery Operation. The redevelopment contract requires that the CRA approve and authorize the sale.

10. OTHER PROJECTS GRANT GRAND ISLAND CHAMBER OF COMMERCE EXTERIOR REMODEL

In August of 2022 the CRA awarded an other projects grant to the Grand Island Chamber of Commerce for \$165,000 of a \$290,000 request for exterior improvements. At that time the CRA indicated that they would consider approval of the remaining \$125,000 at their October meeting. This is a request to approve the remaining funds.

11. FAÇADE IMPROVEMENT GRANT 3231 RAMADA ROAD- \$100,000

The owner of 3211 Ramada Rod, BnB Real Estate LLC, Brad Laub, is requesting a façade improvement grant of \$100,000 to enhance and renew the façade on their building. The total cost of the façade project is estimated at \$105,464 with additional construction costs of \$27,460 and building purchase of \$304,000. A CRA Façade committee met on October 8, 2021 to review the applications. The committee is recommending that this application be funded.\*

12. FAÇADE IMPROVEMENT GRANT 118 W. 2ND STREET- \$100,000

The owners of 118 W. Second Street, Artisans' Alley LLC, Catheryn Sack and Gabe Coin, are requesting a façade improvement grant of \$100,000 to enhance and renew the façade on their building. The total cost of the façade project is estimated at \$315,000 with additional construction costs of \$1,002,800 and building purchase of \$550,000. A CRA Façade committee met on October 8, 2021 to review the applications. The committee is recommending that this application be funded.\*

13. FAÇADE IMPROVEMENT GRANT 1150 S. LOCUST STREET- \$77,635.41

The owner of 1150 S. Locust, (Long John Silvers) Dee Jays QSR of Nebraska Inc. is requesting a façade improvement grant of \$77,635.41 to enhance and renew the façade on their building. The total cost of the façade project is estimated at \$258,784.68. A CRA Façade committee met on October 8, 2021 to review the

applications. The committee is recommending that this application be funded.\*

14. FAÇADE IMPROVEMENT GRANT 106 N. LOCUST STREET - \$100,000

The owner of 106 N. Locust, BZ, LLC. is requesting a façade improvement grant of \$100,000 to enhance and renew the façade on their building. The total cost of the façade project is estimated at \$294,100 with additional construction costs of \$39,810 and building purchase of \$190,000. A CRA Façade committee met on October 8, 2021 to review the applications. The committee is recommending that this application be funded.\*

15. FAÇADE IMPROVEMENT GRANT 313-315 N. LOCUST STREET- \$100,000

The owner of 313-315 N. Locust, EBMT Properties LLC. is requesting a façade improvement grant of \$100,000 to enhance and renew the façade on their building. The total cost of the façade project is estimated at \$189,446 with additional construction costs of \$1,518,000 and building purchase of \$25,000. A CRA Façade committee met on October 8, 2021 to review the applications. The committee is recommending that this application be funded.\*

16. DIRECTOR'S REPORT.

17. ADJOURNMENT

Chad Nabity  
Director

\* The 2023 budget has \$370,000 budgeted for façade. There are total of \$477,635.41 in requests. The CRA has \$125,000 in other projects funds that could be redirected to façade. In addition there is \$15,000 from the 2022 Parmely grant that was turned back in September that could be redirected to these projects. All of the projects can be funded this year but it would leave very little room for other projects during the year. The committee was supporting of all of these projects. If you do not want to expend the other projects funds or want to delay committing those funds the committee suggestion is to fund the 4 projects that are asking for \$100,000 and defer the request from Long John Silvers until a later date.