



# Community Redevelopment Authority (CRA)

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

## **Item B1**

**Meeting Minutes - September 21, 2022 Meeting Minutes**

**Staff Contact:**

## OFFICIAL PROCEEDINGS

### MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF September 21, 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 September 21, 2022 at City Hall, 100 E. First Street. Notice of the meeting was given in the September 14, 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, and Brian Mustion. Also present were: Planning Director Chad Nabity, Planning Administrative Assistant Norma Hernandez, City Administrator Jerry Janulewicz, City Attorney Laura McAloon, Assistant Finance Director Brian Schultz and Finance Director Pat Brown.

#### 2. APPROVAL OF MINUTES.

A motion for approval of the Minutes for the August 10, 2022 meeting was made by Truell and second by Mustion. Upon roll call vote, all present voted aye. Motion carried 4-0 (Pirnie was absent)

#### 3. APPROVAL OF FINANCIAL REPORTS.

Financial reports were reviewed by Brian Schultz. A motion for approval of financials for August 2022 was made by Mustion and second by Schwieger. Upon roll call vote, all present voted aye. Motion carried 4-0. (Pirnie was absent)

Sue Pirnie joined the meeting at 4:04 p.m.

#### 4. APPROVAL OF BILLS.

A motion was made by Truell and second by Schwieger to approve the bills for \$874,714.52. 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.

Dave Parmely project will not move forward

Hope Harbor – Negotiation for the purchase of 3 homes was successful. No closing date yet.

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.

Life Safety Grants -

Hedde Building – Currently installing cabinets in 3 apartments.

Azure Apartments – may not be done until November.

Rawr Holdings – Mr. Spiels has a plan laid out- will have a building permit by February 2023 to move forward or he will sell the building.

**6. Redevelopment Plan Amendment CRA Area 33 – Legacy 34 2023 property proposed for platting as Legacy 34 Second Subdivision located north of Husker Highway and west of Prairieview Street – Innate Development**

- a. Consideration of Resolution 403 – Forward a Redevelopment Plan Amendment to the Grand Island City Council for Legacy 34 Second Subdivision property located north of Husker Highway and west of Prairieview Street – Innate Development

Nabity stated Regional Planning Commission found the project is consistent with the Comprehensive Plan and recommended approval. This is the second phase of this development to include 154 units of apartments and commercial development.

A motion was made by Truell and second by Mustion to approve Resolution 403. Upon roll call vote, all present voted aye. Motion carried 5-0

**7. Redevelopment Plan CRA Area 1- 124 W. 3<sup>rd</sup> Street – Living Waters LLC.**

- a. Consideration of Resolution 404 – Forward a Redevelopment Plan Amendment to the Grand Island City Council at 124 W. 3<sup>rd</sup> Street – Living Waters

Nabity stated the property is located downtown on 3<sup>rd</sup> Street and Locust Street. The developer is proposing 3 - second story apartments and redeveloping and improvements to the commercial space on the first floor. Regional Planning Commission did review and passed a resolution stating the redevelopment plan is consistent with the Comprehensive Plan.

A motion was made by Truell and second by Pirnie to approve Resolution 404. Upon roll call vote, all present voted aye. Motion carried. 5-0

**8. Redevelopment Plan 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.**

- a. Consideration of Resolution 405 – Forward a Redevelopment Plan Amendment to the Hall County Regional Planning Commission KER Enterprises LLC.

- b. Consideration of Resolution 406 – Resolution of Intent to enter into a Site Specific Redevelopment Contract and Approval of related actions 30-day notice to city council KER Enterprises LLC.

Nabity stated the project the development of a family entertainment center located at the northeast corner of Claude Rd and Faidley Ave. The developer is requesting \$1,894,128 in Tax Increment Financing. Twenty Five percent of the TIF Revenue will be allocated to Claude Road. This redevelopment project includes two components. The first component supports the private project development of the entertainment center. The second project CRA will enter a contract with the City of Grand Island for development of Claude Road between Faidley Avenue and State Street. The City will be reimbursed for the project by assignment of the TIF Note.

A motion was by Truell and second by Pirnie to approve Resolution 405. Upon roll call vote, all present voted aye. Motion carried 5-0.

A motion was by Truell and second by Pirnie to approve Resolution 406. Upon roll call vote, all present voted aye. Motion carried 5-0.

**9. Redevelopment Plan Amendment CRA Area 16 – 2206 W. Capital Avenue (Veteran’s Home) Pershing and Anderson Buildings – Liberty Campus GI, LLC**

- a. Consideration of Resolution 407 – Forward a Redevelopment Plan Amendment to the Hall County Regional Planning Commission 2206 W. Capital Avenue (Veteran’s Home) Pershing and Anderson Buildings – Liberty Campus GI, LLC
- b. Consideration of Resolution 408 – Resolution of Intent to enter into a Site Specific Redevelopment Contract and Approval of related actions 30-day notice to city council 2206 W. Capital Avenue (Veteran’s Home) Pershing and Anderson Buildings – Liberty Campus GI, LLC

Nabity stated the project is the redevelopment of the Anderson and Pershing buildings on the former Grand Island Veteran’s Home Campus. The developer is proposing to reuse these existing buildings and create 48 units of apartments geared toward 55 plus, Veteran’s preference, Gold Star families and Veteran’s spouses. Liberty Campus GI, LLC is requesting \$715,000 in Tax Increment Financing. Development of the project is anticipated to be completed by December 2023.

A motion was made by Mustion and second by Pirnie to approve Resolution 407 and Resolution 408. Upon roll call vote, all present voted aye. Motion carried. 5-0.

## **10. Director's Report**

- a. Façade Applications Staff
- b. CRA Area 28
- c. Extremely Blighted Designation This is being considered as part of the Mall project but would impact other areas in Grand Island. A study has been conducted to identify areas that can qualify as extremely. The study was done using the same methodology that the City of Lincoln used in their declaration. Areas that qualify as extremely blighted and are declared such are eligible for a 20 year TIF term, have Nebraska income tax benefits for first time home buyers who purchase in the area, and extremely blighted areas do not count against the city's 35% maximum blight area.

Façade Committee – 5 façade applications

First week of October

Will set up times and do in a 2 hour block

CRA Area #28 – Conestoga Mall

City Council Meeting September 13, 2028

Woodsonia Acquisitions, LLC – has a contract to purchase the mall contingent on a number of things one of them being the area be declared blighted and substandard.

City Council did forward to the Planning Commission to consider approval. Will possibly have a TIF application coming forward. This development is contingent on a specific anchor stores agreeing to locate at the mall.

Extremely Blighted Designation

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## **11. Adjournment 4:41 p.m.**

**Next Meeting October 12, 2022**

Respectfully Submitted,  
Norma Hernandez