



Community Redevelopment Authority (CRA)

**Wednesday, November 16, 2022
Regular Meeting**

Item A1

Agenda - November 16, 2022 Meeting

Staff Contact:



THE REGIONAL PLANNING COMMISSION of Hall
County, Grand Island, Wood River and the Villages
of Alda, Cairo and Doniphan, Nebraska

AGENDA AND NOTICE OF MEETING

Monday, November 14, 2022

5:30 p.m.

City Hall Council Chambers — Grand Island

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 who would like to find out what those are is welcome to read through them. The Planning Commission may vote to go into Closed Session on any Agenda Item as allowed by State Law.

The Commission will discuss and may take action on any item listed on this agenda.

The order of items on the agenda may be reorganized by the Chair to facilitate the flow of the meeting to better accommodate the public.

2. **Minutes of the November 2, 2022.**

3. **Request Time to Speak.**

4. **Public Hearing – Comprehensive Plan Amendment-Grand Island.** Public Hearing Concerning an amendment to the future land use element of the Grand Island Comprehensive Plan for property between Webb and U.S. Highway 281 north of 13th Street Grand Island, Hall County, Nebraska. (C-07-23GI)

5. **Public Hearing – Redevelopment Plan – Grand Island.** Public Hearing Concerning a redevelopment plan amendment for CRA Area No. 28 to allow for commercial and residential redevelopment of the Conestoga Mall Property located at 3404 W. 13th Street Grand Island, Hall County, Nebraska. Resolution 2023-05 (C-08-23GI)

6. **Public Hearing – Proposed Rezoning – Rezoning-Grand Island** Public Hearing regarding the rezoning of Lots 1, 4 and 5 of Conestoga Eighth Subdivision, Grand Island Hall County, Nebraska. This property is located north of 13th Street between Webb Road and U.S. Highway 281 and is the Conestoga Mall at 3404 W. 13th Street in the City of Grand Island. The request would rezone property from CD Commercial Development Zone to amended CD Commercial Development Zone and RD Residential Development Zone. (C-09-23GI)

- a. **Preliminary and Final Plat – Conestoga Mall Ninth Subdivision-** Grand Island - Located at 3404 W 13th Street between Webb Road and U.S.

Highwy 281 north of 13th Street in the City of Grand Island. (Preliminary Plat 15 lots, 2 Outlots 50.433 acres, Final Plat 14 lots, 1 Outlots 50.433 acres). This property is under consideration for rezoning to CD Commercial Development Zone and RD Residential Development Zone.

7. Directors Report

8. Next Meeting December 7, 2022.

9. Adjourn.

PLEASE NOTE: This meeting is open to the public, and a current agenda is on file at the office of the Regional Planning Commission, located on the second floor of City Hall in Grand Island, Nebraska.

COMMUNITY REDEVELOPMENT AUTHORITY
AGENDA MEMORANDUM
4 p.m. Wednesday, November 16, 2022

2. APPROVAL OF MINUTES. The minutes of the Community Redevelopment Authority meeting November 9, 2022 are submitted for approval. A MOTION is in order.

3. REDEVELOPMENT PLAN CRA AREA 28- WOODSONIA HWY. 281, LLC CONESTOGA MALL

Concerning a redevelopment plan for CRA Area No. 28 for redevelopment of the Conestoga Mall to include multifamily residential, outlots for restaurants and/or strip retail, a hotel and refacing and redeveloping the existing mall with a new anchor at the south end. This area qualifies as extremely blighted and council has declared the area extremely blight so the term of the TIF contract and bond can be extended to 20 years. The plan requests \$26,257,000 in tax increment financing along with associated interest on the TIF bonds. The developer is also requesting that this area be declared an enhanced employment area subject to a 1.5% occupation tax. This has been incorporated into the plan and it is anticipated that a bond in the amount of \$36,763,000 will be issued in conjunction with the redevelopment contract. The CRA may forward the plan to the Grand Island City Council for approval. A MOTION to approve Resolution 416 (forward to the Grand Island City Council) is in order.

4. DIRECTOR'S REPORT.

5. ADJOURNMENT

Chad Nabity
Director