



Community Redevelopment Authority (CRA)

Wednesday, December 14, 2022
Regular Meeting

Item B1

Meeting Minutes - November 16, 2022

Staff Contact:

OFFICIAL PROCEEDINGS

MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF November 16, 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 November 16, 2022 at City Hall, 100 E. First Street. Notice of the meeting was given in the November 9, 2022 Grand Island Independent.

1. CALL TO ORDER.

Vice Chairman Truell called the meeting to order at 4:00 p.m. The following members were present: Jim Truell, Sue Pirnie, Chris Schwieger and Brian Mustion. Also present were: Planning Director Chad Nabity, Planning Administrative Assistant Norma Hernandez, and Finance Director Pat Brown.

2. APPROVAL OF MINUTES.

A motion for approval of the Minutes for the November 9, 2022 meeting was made by Mustion and second by Schwieger. Upon roll call vote, all present voted aye. Motion carried 4-0 (Gdowski was absent)

3. Redevelopment Plan for CRA Area 28 – For redevelopment of Conestoga Mall Property at 3404 W. 13th Street (Lots 1, 4 and 5 of Conestoga 8th Subdivision) – Woodsonia Hwy 281, LLC

- a. Consideration of Resolution 415 – Forward a Redevelopment Plan to the Grand Island City Council Woodsonia Hwy 281, LLC.

Nabity stated the Regional Planning Commission held a public hearing on November 14, 2022 and found the proposed redevelopment would be consistent with the Comprehensive Plan. The plan requests \$26,257,000 in tax increment financing along with associated interest on TIF bonds. Along with \$36,763,000 in Enhanced Employment Area bonds tied to an occupancy tax on the area. Nabity explained the redevelopment contract is a three way contract due to the Enhanced Employment Area/Occupational Tax the contract will be a 3 way contract which will include the City of Grand Island.

A motion was made by Mustion and second by Pirnie to approve Resolution 415. Upon roll call vote, all present voted aye. Motion carried 4-0 (Gdowski was absent)

4. Adjournment 4:11 p.m.

Next Meeting December 14, 2022

Respectfully Submitted,
Norma Hernandez