



Community Redevelopment Authority (CRA)

**Tuesday, December 27, 2022
Regular Meeting**

Item B1

Minutes - December 14, 2022 Meeting

Staff Contact:

OFFICIAL PROCEEDINGS

MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF December 14, 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 December 14, 2022 at City Hall, 100 E. First Street. Notice of the meeting was given in the December 7, 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, 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 November 16, 2022 meeting was made by Pirnie and second by Mustion. Upon roll call vote, all present voted aye. Motion carried 4-0 (Gdowski absent)

3. APPROVAL OF FINANCIAL REPORTS.

Financial reports were reviewed by Brian Schultz.

4. APPROVAL OF BILLS.

A motion was made by Mustion and second by Pirnie to approve the bills for \$77,122.02. Upon roll call vote, all present voted aye. Motion carried 4-0. (Gdowski was absent)

5. REVIEW OF COMMITTED PROJECTS AND CRA PROPERTIES.

The committed projects and CRA projects were reviewed by Nabity.

Brandon Flodman – 313 W. 2nd Street – Project is complete.

Take Flight – 213 W. 3rd Street – Should be finished in the next month or so.

Chamber Exterior Remodel – will get started in the spring

Hope Harbor – Is moving along.

Life Safety Grants -

Hedde Building – Waiting on counter tops.

Azure Apartments – Still waiting for final bills.

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

6. Amended Redevelopment Contract and Bond Resolution CRA Area 33 – Legacy 34 2023 property platted as Legacy 34 Second Subdivision located north of Husker Highway and west Prairieview Street – Innate Development

- a. Consideration of Resolution 417 – Bond Resolution for Legacy 34 2023 located north of Husker Highway and west of Prairieview Street – Innate Development

Nabity stated developers are proposing to do the project in eight phases and will potentially have a different lender for each phase. The contract was amended allowing eight separate bonds to secure financing for each project.

A motion was made by Mustion and second by Pirnie to approve Resolution 417. Upon roll call vote, all present voted aye. Motion carried 4-0 (Gdowski was absent)

7. Redevelopment Plan Amendment CRA Area 17 – For Property at 3553 Prairieview Street (Lot 3 and portion of Lot 1 of Prairie Commons Second Subdivision) Prataria Ventures LLC

- a. Consideration of Resolution 418 – Forward a Redevelopment Plan Amendment to Grand Island City Council – Prataria Ventures LLC.

Nabity stated the redevelopment plan amendment for CRA Area No. 17 for development of a Medical Office Building in place of the planned Hotel. The amended plan requests \$4,885,000 in tax increment financing along with associated interest on the TIF bonds for this amended phase of the development.

A motion was made by Mustion and second by Pirnie to approve Resolution 418. Upon roll call vote, all present voted aye. Motion carried. 4-0 (Gdowski was absent)

8. Request from Ryan Hand on behalf of the Grand Island Creative District Arts District (Railside and 4th Street areas) for other projects funding to support the effort to get state approval as a Creative Arts District.

Nabity stated the Grand Island Creative District is requesting \$4,000 from CRA other projects grants to help fund putting together an application and plan for the Nebraska Arts Council. The funds would be a 50% match for a Peter Kiewit Foundation grant.

Ryan Hand with Railside stated business owners from Railside and Fourth Street are working together to increase visibility of the Grand Island area. Mr. Hand explained the goal is to have a third party to assist the group with the strategic planning process that is required along with completing the application to apply for the \$250,000 grant.

A motion was made by Mustion to and second by Schwieger to approve the request of \$4,000 to the Grand Island Creative District. Upon roll call vote, all present voted aye. Motion carried 4-0. (Gdowski was absent)

9. Consideration of approving an amended Interlocal Agreement with the City of Grand Island regarding Coordinated Implementation of Public Infrastructure Projects

Nabity explained in 2018 election voters approved an additional ½ cent of sales tax for infrastructure related projects. As part of the enabling legislation allowing the additional tax the City must enter into an interlocal agreement with another political subdivision for the purposes of creating an oversight committee. Amendments are being suggested at this time to simplify the process for the committee and to coordinate with the Economic Development Plan that was just approved.

A motion was made by Pirnie and second by Mustion to approve Resolution 419. Upon roll call vote, all present voted aye. Motion carried. 4-0. (Gdowski was absent)

10. Director's Report –

Nabity stated a special meeting may be called before the end of the year to approve the contract of Woodsonia.

11. Adjournment 4:28 p.m.

Respectfully Submitted,
Norma Hernandez