



Community Redevelopment Authority (CRA)

**Wednesday, February 8, 2023
Regular Meeting**

Item A1

Agenda - February 8, 2023

Staff Contact:



AGENDA
Wednesday, February 8, 2023
4 p.m.
Grand Island City Hall

Open Meetings Notifications

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 January 25, 2023 Meeting.
3. Review of Financials.
4. Approval of Bills.
5. Review of Committed Projects and CRA Properties.
6. Redevelopment Plan Amendment CRA Area 34- – Millennial Estates Subdivision property located in the E ½ of the SW ¼ of 12-11-10 – Starostka Group Unlimited
 - a. Consideration of Resolution 423- Forward a Redevelopment Plan Amendment to the Hall County Regional Planning Commission Millennial Estates Subdivision property located in the E ½ of the SW ¼ of 12-11-10 – Starostka Group Unlimited
7. Redevelopment Plan Amendment CRA Area 31- 1703 Ada Street and 1703 Henry Street (Lot 1 and part of Lot 2 of Block 1 along with Lots 1 and 2 of Block 2 of Dawn Subdivision) in Grand Island – JBA Ventures, LLC
 - a. Consideration of Resolution 424- Forward a Redevelopment Plan Amendment to the Hall County Regional Planning Commission for property located at 1703 Ada Street and 1703 Henry Street (Lot 1 and part of Lot 2 of Block 1 along with Lots 1 and 2 of Block 2 of Dawn Subdivision) in Grand Island – JBA Ventures, LLC
 - b. Consideration of Resolution 425 - Resolution of Intent to enter into a Site Specific Redevelopment Contract and Approval of related actions 30-day notice to city council 1703 Ada Street and 1703 Henry Street (Lot 1 and part of Lot 2 of Block 1 along with Lots 1 and 2 of Block 2 of Dawn Subdivision) in Grand Island – JBA Ventures, LLC

8. Director's Report
9. Adjournment

Next Meeting March 15, 2023

COMMUNITY REDEVELOPMENT AUTHORITY
AGENDA MEMORANDUM
4 p.m. Wednesday, February 8, 2023

2. APPROVAL OF MINUTES. The minutes of the Community Redevelopment Authority meeting January 25, 2023 are submitted for approval. A MOTION is in order.
3. APPROVAL OF FINANCIAL REPORTS. Financial reports for January 1-31 are included in the packet for review and approval.
4. APPROVAL OF BILLS. Payment of bills in the amount of \$5,523.84
5. REVIEW OF COMMITTED PROJECTS AND CRA PROPERTIES.
6. AMENDED REDEVELOPMENT PLAN CRA AREA 34- STAROSTKA GROUP UNLIMITED MILLENNIAL ESTATES SUBDIVISION-

Concerning a redevelopment plan for CRA Area No. 34 for development of 120 housing units in the proposed Millennial Estates Subdivision north of 13th Street west of the Moore's Creek Drainway along with an extension of Claude Road between 13th 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 original plan was approved by the Grand Island City Council on August 23, 2022 with the expectation that as part of this development The Starostka Group would construct Claude Road along their eastern boundary. They are requesting that the City of Grand Island construct that road on ground that they will dedicate and that 25% of the TIF generated by the project \$1,412,500 will be paid to the city for that project. As this is a major revision to the approved plan it has to go through the approval process again. The CRA may forward the plan to the Regional Planning Commission for review. A MOTION to approve Resolution 423 (forward to Regional Planning Commission)

7. REDEVELOPMENT PLAN CRA AREA 31- JBA VENTURES, LLC HENRY AND ADA

Concerning a redevelopment plan for CRA Area No. 31 for redevelopment of the property located south of South Street fronting onto Henry and Ada Streets near the Grand Island Cemetery. JBA Ventures plans to build 18 units of apartments in 4 and 5 unit buildings on the site (10 one bedroom and 8 two bedroom). They intend to market these to individuals that are 59 years old and above. These buildings would be very similar to the buildings south of this property along both Henry and Ada Streets. The plan requests \$950,932 in tax increment financing. The CRA may forward the

plan to the Regional Planning Commission for review and give 30-day notice to the Grand Island City Council of a potential development contract. A MOTION to approve Resolution 424 (forward to Regional Planning Commission) and Resolution 425 (30-day intent notice to city council) is in order.

8. DIRECTOR'S REPORT.

9. ADJOURNMENT

Chad Nabity
Director