



Community Redevelopment Authority (CRA)

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

Item B1

Meeting Minutes

Staff Contact:

OFFICIAL PROCEEDINGS

MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF January 25, 2023

Pursuant to due call and notice thereof, a Meeting of the Community Redevelopment Authority of the City of Grand Island, Nebraska was conducted on January 25, 2023 at City Hall, 100 E. First Street. Notice of the meeting was given in the January 20, 2023 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 and Chris Schwieger. Also present were: Planning Director Chad Nabity, Planning Administrative Assistant Norma Hernandez, City Attorney Laura McAloon, Finance Director Patrick Brown and Assistant Finance Director Brian Schultz.

2. APPROVAL OF MINUTES.

A motion for approval of the Minutes for the December 27, 2022 meeting was made by Pirnie and second by Schwieger. Upon roll call vote, all present voted aye. Motion carried 3-0 (Gdowski and Mustion were absent)

3. Review of Financials

Financial reports were reviewed by Brian Schultz.

4. Approval of Bills

A motion was made by Pirnie and second by Schwieger to approve the bills for \$632,779.74. Upon roll call vote, all present voted aye. Motion carried 3-0. (Gdowski and Mustion were absent)

5. Review of Committed Projects and CRA Properties

The committed projects and CRA projects were reviewed by Nabity.

Take Flight – Paid Off

Hope Harbor – Is coming up with a new design to lower noise 30 from Hwy to qualify for CDBG funds.

Life Safety Grants

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

CRA Property

3235 S. Locust (Desert Rose) – Still available

6. Redevelopment Contract and Bond Resolution Area 1 – 124 W. 3rd Street – Living Waters

a. Consideration of Resolution 420 – Bond Resolution for 124 W. 3rd Street – Living Waters

Nabity stated City Council approved the plan amendment and authorized CRA to enter into contract for this project.

A motion was made by Schwieger and second by Pirnie to approve resolution 420. Upon roll call vote, all present voted aye. Motion carried 3-0. (Gdowski and Mustion were absent)

7. Redevelopment Contract and Bond Resolution Area 16 – 2206 and 2300 W. Capital Avenue (Veteran’s Home) Pershing and Anderson Buildings – Liberty Campus GI, LLC

a. Consideration of Resolution 421 – Bond Resolution for 2206 and 2300 W. Capital Avenue (Veteran’s Home) Pershing and Anderson Buildings – Liberty Campus GI, LLC

A motion was made by Pirnie and second by Schwieger to approve resolution 421. Upon roll call vote, all present voted aye. Motion carried 3-0. (Gdowski and Mustion were absent)

8. Amended Redevelopment Contract and Bond Resolution Area 17 – For Property at 3553 Prairieview Street (Lot 3 and a portion of Lot 1 of Prairie Commons Second Subdivision) – Pataria Ventures LLC

a. Consideration of Resolution 422 – Bond Resolution for property at 3553 Prairieview Street (Lot 3 and a portion of Lot 1 of Prairie Commons Second Subdivision) – Pataria Ventures LLC

Nabity stated the redevelopment plan amendment is for CRA Area No.17, for the development of a medical office building in place of the planned Hotel. City Council approved the plan amendment and authorized the CRA to enter a contract for this project.

A motion was made by Truell and second by Pirnie to approve resolution 422. Upon roll call vote, all present voted aye. Motion carried 3-0. (Gdowski and Mustion were absent)

9. Director’s Report –

- Legislature – TIF limits/uses

10. Adjournment 4:22 p.m.

Respectfully Submitted,
Norma Hernandez

OFFICIAL PROCEEDINGS

MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF February 8, 2023

Pursuant to due call and notice thereof, a Meeting of the Community Redevelopment Authority of the City of Grand Island, Nebraska was conducted on February 8, 2023 at City Hall, 100 E. First Street. Notice of the meeting was given in the February 1, 2023 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, Sue Pirnie, Brian Mustion and Chris Schwieger. Also present were: Planning Director Chad Nabity, Planning Administrative Assistant Norma Hernandez, Finance Director Patrick Brown and Assistant Finance Director Brian Schultz.

2. APPROVAL OF MINUTES.

A motion for approval of the Minutes for the January 25, 2023 meeting was made by Truell and second by Mustion. Upon roll call vote, all present voted aye. Motion carried. 5-0

3. Review of Financials

Financial reports were reviewed by Brian Schultz.

A motion was made by Mustion and second by Truell to approve January 2023 Financials. Upon roll call vote, all present voted aye. Motion carried. 5-0

4. Approval of Bills

A motion was made by Pirnie and second by Schwieger to approve the bills for \$5,523.84. 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.

Chamber Exterior Remodel – will start in the spring.

Hope Harbor – did get architectural plans and were able to show they can get under the 65 decibels and qualify for CDBG.

Life Safety Grants

Hedde – Still waiting on counter tops

Azur - should be done soon

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

CRA Property

3235 S. Locust (Desert Rose) – Still available

**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

Nabity explained the original plan was approved by Grand Island City Council on August 23, 2022 with the expectation with the development The Starostka Group Unlimited would construct Claude Road along their eastern boundary. The city is moving ahead with the 18th Street project. The 18th Street project will connect Diers Avenue and Aspen Circle through an 18th Street alignment tying into State Street to Claude Rd. The Starostka Group Unlimited is 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 the project. With this being a major revision to the approved plan it has to go through the approval process again.

A motion was made by Mustion and second by Truell to approve Resolution 423. Upon roll call vote, all present voted aye. Motion carried 5-0.

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 Lot 2 of Block 2 of Dawn Subdivision) in Grand Island – JBA Ventures, LLC

Nabity stated JBA Ventures plans to build 18 units of apartments in 4 and 5 unit buildings on site (10 one bedroom and 8 two bedroom). The developer is requesting \$950,932 in Tax Increment Financing to help pay for extension of sewer and water, demolition and acquisition of the property.

A motion was made by Truell and second by Mustion to approve Resolution 424 and Resolution 425. Upon roll call vote, all present voted aye. Motion carried 5-0.

- 8. Director's Report –**
CRA Meeting Dates –
March 15, 2023
April 19, 2023

9. Adjournment 4:26 p.m.

Respectfully Submitted,
Norma Hernandez