



Community Redevelopment Authority (CRA)

Wednesday, March 15, 2023
Regular Meeting

Item A1

Agenda March 15 CRA Meeting

Staff Contact:



AGENDA
Wednesday, March 15, 2023
4 p.m.
Grand Island City Hall
REVISED 3:30 PM March 14, 2023

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 February 8, 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 426- Forward a Redevelopment Plan Amendment to the Grand Island City Council 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 427- Forward a Redevelopment Plan Amendment to the Grand Island City Council 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
8. Redevelopment Plan Amendment CRA Area 34- Block A of Crane Valley Subdivision excluding Lots 1, 2 and Outlot A of Crane Valley 9th Subdivision located south of 13th Street and west of Diers Avenue in Grand Island – Concord Investments, LLC

- a. Consideration of Resolution 428- Forward a Redevelopment Plan Amendment to the Hall County Regional Planning Commission for property south of 13th Street and west of Diers Avenue (Block A of Crane Valley Subdivision excluding Lots 1, 2 and Outlot A of Crane Valley 9th Subdivision) in Grand Island – Concord Investments, LLC
 - b. Consideration of Resolution 429 - Resolution of Intent to enter into a Site Specific Redevelopment Contract and Approval of related actions 30-day notice to city council for property south of 13th Street and west of Diers Avenue (Block A of Crane Valley Subdivision excluding Lots 1, 2 and Outlot A of Crane Valley 9th Subdivision) in Grand Island – Concord Investments, LLC
9. Consider motion to enter into executive session related to threatened litigation for condemnation of three leasehold interests at the Conestoga Mall; for purposes of considering engagement of legal services for Attorney Gregory Scaglione of the law firm of Koley Jessen P.C., L.L.O., for Attorney Michael L. Bacon of the law firm Bacon, Vinton and Venteicher, LLC and appraisal services of Thomas Kubert of the firm of Kubert Appraisal Group, P.C., and for such condemnation; for purposes of considering a Common Interest and Confidentiality Agreement related to such condemnation.
10. Consider adoption of a resolution of the Community Redevelopment Authority of the City of Grand Island, Nebraska, approving exercise of eminent domain power and related matters and agreements.
11. Director's Report
12. Adjournment

Next Meeting April 12 or 19, 2023

COMMUNITY REDEVELOPMENT AUTHORITY
AGENDA MEMORANDUM
4 p.m. Wednesday, March 15, 2023

2. APPROVAL OF MINUTES. The minutes of the Community Redevelopment Authority meeting February 8, 2023 are submitted for approval. A MOTION is in order.
3. APPROVAL OF FINANCIAL REPORTS. Financial reports for February 1-28 are included in the packet for review and approval.
4. APPROVAL OF BILLS. Payment of bills in the amount of \$2,628,074.90.
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 Grand Island City Council for consideration. A MOTION to approve Resolution 426 is in order.

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 Grand Island City Council for consideration. A MOTION to approve Resolution 427 is in order.

8. REDEVELOPMENT PLAN AMENDMENT CRA AREA 34- BLOCK A OF CRANE VALLEY SUBDIVISION EXCLUDING LOTS 1, 2 AND OUTLOT A OF CRANE VALLEY 9TH SUBDIVISION LOCATED SOUTH OF 13TH STREET AND WEST OF DIERS AVENUE IN GRAND ISLAND – CONCORD INVESTMENTS, LLC

Concerning a redevelopment plan for CRA Area No. 34 for redevelopment of the property located south of 13th Street east of the Moore's Creek Drainway behind the old Kmart building. Concord Investments plans to build up to 84 units of apartments in multiple buildings on the site along with a clubhouse and garages and 2 commercial lots. The developer will be constructing Claude Road on the west side of the property from its current terminus at the south end of this property to 13th Street and extending Concord Avenue to intersect with Claude. The plan requests \$2,967,963 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 428 (forward to Regional Planning Commission) and Resolution 429 (30-day intent notice to city council) is in order.

9. CONSIDERATION OF CONTRACTING FOR LEGAL SERVICES RELATED TO CONDEMNATION PROCEEDINGS INVOLVING LEASES AT THE CONESTOGA MALL/CONESTOGA MARKET PLACE

The redevelopment plan and contract redevelopment of the Conestoga Mall anticipated that the CRA might have to enter into condemnation proceedings with tenants at the mall to aid in the renegotiation or termination of some tenant leases. Woodsonia has reached an impasse with three of the tenants and is asking the CRA to initiate condemnation proceedings. The first step in this would be to hire an attorney to represent the CRA. Mike Bacon does not specialize in this practice but would continue to advise the CRA on this item and how it will impact the redevelopment contract, TIF and EEA. Woodsonia is obligated to pay for the attorney and expert fees and costs associated with the condemnation proceedings and appeals therefrom, as well as any Awards or Judgments in those proceeds. Woodsonia is requesting that the CRA consider a contract with Greg Sacglione of Koley Jessen out of Omaha to represent both the CRA and Woodsonia in this matter as the interests of the CRA and Woodsonia are 100% united on the redevelopment plan. A MOTION to approve Resolution 430 is in order.

10. DIRECTOR'S REPORT.

11. ADJOURNMENT

Chad Nabity
Director