



# Community Redevelopment Authority (CRA)

**Wednesday, April 12, 2023**  
**Regular Meeting**

## **Item A1**

**Agenda April 12, 2023**

**Staff Contact:**



**AGENDA**  
**Wednesday, April 12, 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 March 15, 2023 Meeting.
3. Review of Financials.
4. Approval of Bills.
5. Review of Committed Projects and CRA Properties.
6. Redevelopment Contract and Resolution 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 431- Millennial Estates Subdivision property located in the E ½ of the SW ¼ of 12-11-10 – Starostka Group Unlimited
7. Redevelopment Contract and Bond Resolution 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 Bond Resolution 432- 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 9<sup>th</sup> Subdivision located south of 13<sup>th</sup> Street and west of Diers Avenue in Grand Island – Concord Investments, LLC
  - a. Consideration of Resolution 433- Forward a Redevelopment Plan Amendment to the Grand Island City Council for property south of 13<sup>th</sup> Street and west of Diers Avenue
9. Director's Report
10. Adjournment

Next Meeting May 10, 2023

COMMUNITY REDEVELOPMENT AUTHORITY  
AGENDA MEMORANDUM  
4 p.m. Wednesday, April 12, 2023

2. APPROVAL OF MINUTES. The minutes of the Community Redevelopment Authority meeting March 15, 2023 are submitted for approval. A MOTION is in order.
3. APPROVAL OF FINANCIAL REPORTS. Financial reports for March 1-31 are included in the packet for review and approval.
4. APPROVAL OF BILLS. Payment of bills in the amount of \$5,180.84
5. REVIEW OF COMMITTED PROJECTS AND CRA PROPERTIES.
6. REDEVELOPMENT CONTRACT AND RESOLUTION 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 13<sup>th</sup> Street west of the Moore's Creek Drainway along with an extension of Claude Road between 13<sup>th</sup> 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. This was approved by Council on March 28. The CRA is authorized to enter into a contract and approve the attached resolution. A MOTION to approve the contract and Resolution 431 is in order.

7. REDEVELOPMENT CONTRACT AND BOND RESOLUTION 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 16 units of apartments in 4 unit buildings on the site. 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. This was approved by Council on March 28. The CRA is authorized to enter into a contract and approve the bond resolution. A MOTION to approve the contract and Resolution 432 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 9<sup>TH</sup> SUBDIVISION LOCATED SOUTH OF 13<sup>TH</sup> 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 13<sup>th</sup> 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 13<sup>th</sup> Street and extending Concord Avenue to intersect with Claude. The plan requests \$2,967,963 in tax increment financing. The Planning Commission approved Resolution 2023-09 finding that this plan conforms to the comprehensive plan for the city of Grand Island. The CRA may forward the plan to the City Council for consideration. A MOTION to approve Resolution 433 (forward to the City Council) is in order.

9. DIRECTOR'S REPORT.

10. ADJOURNMENT

Chad Nabity  
Director