



Community Redevelopment Authority (CRA)

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

Item B1

Minutes -CRA March 15, 2023 Meeting

Staff Contact:

OFFICIAL PROCEEDINGS

MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF March 15, 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 March 15, 2023 at City Hall, 100 E. First Street. Notice of the meeting was given in the March 8, 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, Interim- City Administrator Laura McAloon, Finance Director Patrick Brown, Assistant Finance Director Brian Schultz

2. APPROVAL OF MINUTES.

A motion for approval of the Minutes for the February 8, 2023 meeting was made by Mustion and second by Truell. 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 Schwieger to approve February 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 Truell to approve the bills for \$2,628,074.90. 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.

Life Safety Grants

Rawr Holdings - Will not move forward with their project. \$35,000 Life Safety funds can be reassigned.

**6. Redevelopment Plan Amendment CRA Area 34 – Millennial Estates
Subdivision property located in the E ½ of the SW ½ of 12-11-10 –
Starostka Group Unlimited**

- a. Consideration of Resolution 426 – Forward a Redevelopment Plan Amendment to the y Regional Planning Commission Millennial Estates Subdivision property located in the E ½ of the SW ½ of 12-11-10 – Starostka Group Unlimited

Nabity explained 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. The City will also have the ability to build Claude Road when the City is ready. The Regional Planning Commission recommended approval.

A motion was made by Mustion and second by Pirnie to approve Resolution 426. 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 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**

Nabity stated JBA Ventures original proposal was to build 18 units of apartments in 4 and 5 buildings on site (10 one bedroom and 8 two bedroom). Nabity explained he would like to propose to amend the number of units to a minimum of 14 units to maximum 18 units a combination of 1 or 2 bedrooms due to setbacks. They intend to market these to individuals that are 55 plus and above.

A motion was made by Truell and second by Mustion to approve Resolution 427. Upon roll call vote, all present voted aye. Motion carried 5-0.

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 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

Nabity stated 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. They are requesting Tax Increment Financing in the amount of \$2,967,963.

A motion was made by Mustion and second by Truell to approve Resolution 428 and Resolution 429. Upon roll call vote, all present voted aye. Motion carried 5-0.

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.

Nabity called Mike Bacon to walk the board through the process of going into executive session. Mike advised the board regarding the proper procedures for entering into an executive session

The motion written above was read by Truell and second by Pirnie to go into executive session. Upon roll call vote, all present voted aye. Motion carried 5-0.

Gdowski reread the motion above as the reason and subject of the executive session and closed the meeting for the executive session. Stating that he expected that the board would continue the meeting and consider additional agenda items after the executive session.

The board entered into an executive session at 4:35 p.m.

Executive session ended at 5:00 p.m.

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.

A motion was made by Truell and second by Pirnie to approve Resolution 430. Upon roll call vote, all present voted aye. Motion carried 5-0.

11. Director's Report.
12. Adjournment – 5:13 p.m.
13. Next Meeting April 12th at 4:00 p.m.

Respectfully Submitted,
Norma Hernandez