



Community Redevelopment Authority (CRA)

**Monday, May 1, 2023
Special Meeting Packet**

Board Members:

Tom Gdowski - Chairman
Jim Truell - Vice Chairman
Sue Pirnie
Bart Qualsett
Krae Dutoit

1:00 PM
Community Meeting Room Basement of City Hall
100 E First Street Grand Island Nebraska

Call to Order

Roll Call

A - SUBMITTAL OF REQUESTS FOR FUTURE ITEMS

Individuals who have appropriate items for City Council consideration should complete the Request for Future Agenda Items form located at the Information Booth. If the issue can be handled administratively without Council action, notification will be provided. If the item is scheduled for a meeting or study session, notification of the date will be given.

B - RESERVE TIME TO SPEAK ON AGENDA ITEMS

This is an opportunity for individuals wishing to provide input on any of tonight's agenda items to reserve time to speak. Please come forward, state your name and address, and the Agenda topic on which you will be speaking.

DIRECTOR COMMUNICATION

This is an opportunity for the Director to comment on current events, activities, and issues of interest to the commission.



Community Redevelopment Authority (CRA)

Monday, May 1, 2023
Special Meeting

Item 1

Agenda

Staff Contact:



AGENDA
Monday, May 1, 2023
1 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 April 12, 2023 Meeting.
3. Executive Session: Update from attorney's regarding the state of negotiations regarding the leasehold interest of Best Buy, Joann and AMC Theaters at the Conestoga Mall.
4. Consideration of authorizing condemnation action regarding lease hold interests of Best Buy, Joann and/or AMC Theaters at the Conestoga Mall.
5. Director's Report
6. Adjournment

Next Meeting May 10, 2023

COMMUNITY REDEVELOPMENT AUTHORITY
AGENDA MEMORANDUM
1 p.m. Monday, May 1, 2023

2. APPROVAL OF MINUTES. The minutes of the Community Redevelopment Authority meeting April 12, 2023 are submitted for approval. A MOTION is in order.
3. EXECUTIVE SESSION: Update from attorney's regarding the state of negotiations regarding the leasehold interest of Best Buy, Joann and AMC Theaters at the Conestoga Mall.
4. CONSIDERATION OF AUTHORIZING CONDEMNATION ACTION The CRA can consider what action to take regarding the use of eminent domain to acquire the lease hold interests of Best Buy, Joann and/or AMC Theaters at the Conestoga Mall as part of the redevelopment. Possible actions include: direct counsel to continue negotiations or file actions with the court to for relief through eminent domain.
5. DIRECTOR'S REPORT.
6. ADJOURNMENT

Chad Nabity
Director



Community Redevelopment Authority (CRA)

**Monday, May 1, 2023
Special Meeting**

Item 1

Draft - May 1, 2023 Minutes

Staff Contact:

OFFICIAL PROCEEDINGS

MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY SPECIAL MEETING OF May 1, 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 May 1, 2023 at City Hall, 100 E. First Street. Notice of the meeting was given in the April 25, 2023 Grand Island Independent.

1. CALL TO ORDER.

Chairman Gdowski called the meeting to order at 1:00 p.m. The following members were present: Tom Gdowski, Jim Truell, 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, Mayor Steele and Councilman Mitch Nickerson

2. APPROVAL OF MINUTES.

A motion for approval of the Minutes for the April 12, 2023 meeting was made by Mustion and second by Truell. Upon roll call vote, all present voted aye.
Motion carried. 4-0 (Pirnie was absent)

3. Executive Session: Update from attorney's regarding the state of negotiations regarding the leasehold interest of Best Buy, Joann and AMC Theaters at the Conestoga Mall

1:01 p.m.

A motion was made by Mustion and second by Schwieger to approve to go into executive session. Upon roll call vote, all present voted aye. Motion carried. 4-0 (Pirnie was absent)

Executive Session ended at 2:13 p.m.

A motion was made by Truell and second by Schwieger to end executive session. Upon roll call vote, all present voted aye. Motion carried. 4-0 (Pirnie was absent)

Attorney Greg Scaglione explained that he would be providing a synopsis of the negotiations that have occurred between Woodsonia and Best Buy, Joann, and AMC Theaters. He specified that his statements were on behalf of Woodsonia and not the CRA at this point. Mr. Scaglione went on to explain the negotiations involving the redeveloper and the 3 tenants. Woodsonia began trying to negotiate with all three tenants in September of 2022 while they were under contract to purchase the mall. They have continued to negotiate with Best Buy and Joann and are still negotiating at this time. They are currently waiting for responses to new leases that were sent to Best Buy and Joann last week. It was his recommendation that the CRA take no action at this time.

4. Consideration of authorizing condemnation action regarding lease hold interests of Best Buy, Joann, and/or AMC Theaters at the Conestoga Mall.

A motion was made by Mustion and second by Truell that the CRA Board take no action at this time. Upon roll call vote, all present voted aye. Motion carried 4-0. (Pirnie was absent)

6. Adjournment

Motion was made by Truell and second by Schwieger to adjourn. Upon roll call vote, all present voted aye. Motion carried 4-0. (Pirnie was absent)

Meeting was adjourned at 2:25 p.m.

Next Meeting May 10, 2023 at 4:00 p.m.

Respectfully Submitted,
Norma Hernandez



Community Redevelopment Authority (CRA)

**Monday, May 1, 2023
Special Meeting**

Item 2

Minutes April 12, 2023 Meeting

Staff Contact:

OFFICIAL PROCEEDINGS

MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF April 12, 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 April 12, 2023 at City Hall, 100 E. First Street. Notice of the meeting was given in the April 5, 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, 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

Chairman Gdowski stated there would be no action in regards to any item not on the agenda. Discussions will be limited to items on the agenda that has been posted and published and no discussion will be on the proceedings of the Conestoga Mall.

2. APPROVAL OF MINUTES.

A motion for approval of the Minutes for the March 15, 2023 meeting was made by Mustion and second by Pirnie. Upon roll call vote, all present voted aye.
Motion carried. 4-0 (Truell was absent)

3. Review of Financials

Financial reports were reviewed by Brian Schultz.
A motion was made by Mustion and second by Schwieger to approve March 2023 Financials. Upon roll call vote, all present voted aye. Motion carried. 4-0 (Truell was absent)

4. Approval of Bills

A motion was made by Pirnie and second by Mustion to approve the bills for \$5,180.84. Upon roll call vote, all present voted aye. Motion carried 4-0. (Truell was absent)

Truell in at 4:06 p.m.

5. Review of Committed Projects and CRA Properties

The committed projects and CRA projects were reviewed by Nabity.
Payments have been made to Conestoga Marketplace.

Chamber Exterior Remodel – the old façade has been taken off and working on it.

Hope Harbor – Everything cleared at the City Council Meeting and now waiting on HUD to sign off on agreements.

Façade projects are all moving forward.

Hedde Building – still waiting on parts to finish.

\$95,000 is still budgeted in Other Projects and have not been assigned. Long John Silvers has been notified and they are still interested.

South Locust Property is still available.

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.

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. Staroskta Group Unlimited is required to dedicate the right of way for Claude Road. The City will also have the ability to build Claude Road when the City is ready.

A motion was made by Mustion and second by Schwieger to approve Resolution 431. Upon roll call vote, all present voted aye. Motion carried 5-0.

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 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**

A motion was made by Truell and second by Mustion to approve Resolution 432. 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 433 – Forward a Redevelopment Plan Amendment to the Grand Island City Council for property south of 13th Street and west of Diers Avenue.

A motion was made by Mustion and second by Pirnie to approve Resolution 433. Upon roll call vote, all present voted aye. Motion carried 5-0.

9. Director's Report

Nabity stated the CRA Meeting Agenda is available on the City's Website. CRA packet is usually posted on Friday afternoons.

Gdowski also stated anyone that has questions/statements in regards to Conestoga may contact Chad at chadn@grand-island.com or 308-385-5240

10. Adjournment

Meeting was adjourned at 4:25 p.m.

Next Meeting May 10, 2023 at 4:00 p.m.

Respectfully Submitted,
Norma Hernandez



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3. Executive Session: Update from attorneys regarding the state of negotiations regarding the leasehold interest of Best Buy, Joann and AMC Theaters at the Conestoga Mall.

Staff Contact:



Community Redevelopment Authority (CRA)

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Item 1

Consideration of Authorizing Condemnation Action

The CRA can consider what action to take regarding the use of eminent domain to acquire the lease hold interests of Best Buy, Joann and/or AMC Theaters at the Conestoga Mall as part of the redevelopment. Possible actions include: direct counsel to continue negotiations or file actions with the court to for relief through eminent domain.

Staff Contact: