



# Community Redevelopment Authority (CRA)

**Wednesday, June 14, 2023  
Regular Meeting**

## **Item A1**

### **Agenda - June 14, 2023 Meeting**

**Staff Contact:**



**AGENDA**  
**Wednesday, June 14, 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 May 10, 2023 Meeting.
3. Review of Financials.
4. Approval of Bills.
5. Review of Committed Projects and CRA Properties.
6. Redevelopment Contract and Bond Resolution 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 Bond Resolution 434- for property south of 13<sup>th</sup> Street and west of Diers Avenue
7. Redevelopment Plan Amendment CRA Area 2- Lots 3-8, Block 1, Lots 6-11, Block 2 and Lots 1-3, Block 3 of Knott Subdivision in Hall County, NE located south of Husker Highway and west of Locust Street in Grand Island – GARK Homes SHV 3V, LLC
  - a. Consideration of Resolution 435- Forward a Redevelopment Plan Amendment to the Hall County Regional Planning Commission for property located south of Husker Highway and west of Locust Street (Lots 3-8, Block 1, Lots 6-11, Block 2 and Lots 1-3, Block 3 of Knott Subdivision in Hall County, NE) in Grand Island – GARK Homes SHV 3V, LLC
  - b. Consideration of Resolution 436 - Resolution of Intent to enter into a Site Specific Redevelopment Contract and Approval of related actions 30-day notice to city council for property located south of Husker Highway and west of Locust Street (Lots 3-8, Block 1, Lots 6-11, Block 2 and Lots 1-3, Block 3 of Knott Subdivision in Hall County, NE) in

Grand Island – GARK Homes SHV 3V, LLC

8. Review of Upper Story Residential Development Plan for Railside and 4<sup>th</sup> Street Areas in CRA Area #1
9. Director's Report
  - a. Preliminary Budget Discussions
10. Adjournment

Next Meeting July 12, 2023

COMMUNITY REDEVELOPMENT AUTHORITY  
AGENDA MEMORANDUM  
4 p.m. Wednesday, June 14, 2023

2. APPROVAL OF MINUTES. The minutes of the Community Redevelopment Authority meeting May 10, 2023 are submitted for approval. A MOTION is in order.
3. APPROVAL OF FINANCIAL REPORTS. Financial reports for May 1-31 are included in the packet for review and approval.
4. APPROVAL OF BILLS. Payment of bills in the amount of \$ 1,159,063.25
5. REVIEW OF COMMITTED PROJECTS AND CRA PROPERTIES.
6. REDEVELOPMENT CONTRACT AND RESOLUTION 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 the contract and Resolution 434 is in order.

7. REDEVELOPMENT PLAN AMENDMENT CRA AREA 2 LOTS 3-8,  
BLOCK 1, LOTS 6-1 BLOCK 2 AND LOTS 1-3 BLOCK 3 IN KNOTT  
SUBDIVISION IN GRAND ISLAND – GARK HOMES SHV 3V, LLC

Concerning a redevelopment plan for CRA Area No. 2 for redevelopment of the property located south of Husker Highway and west of Locust Street. GARK Homes plans to build up to 85 units of apartments in multiple buildings on the site. The developer will be paving the platted but undeveloped streets in the subdivision and extending water, sanitary sewer and storm sewer throughout the site. The plan requests \$2,375,828 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 435 (forward to Regional Planning Commission) and Resolution 436 (30-day intent notice to city council) is in order.

8. REVIEW OF UPPER STORY RESIDENTIAL DEVELOPMENT PLAN FOR RAILSIDE AND 4<sup>TH</sup> STREET AREAS IN CRA AREA #1

At the May 10 CRA meeting the CRA expressed interest in bringing back the life safety grant program for upper story residential development in the commercial core area of the city. Discussions were held on expanding the area to include 4<sup>th</sup> Street and about opening it up to include life safety improvements for existing upper story residential units in some cases. Staff has prepared a redevelopment plan using those parameters. This is an opportunity to comment on the plan and make suggestions for improvements. Staff intends to bring back a final plan to the July CRA meeting with the hope that it could be considered for approval by the City Council at the end of August along with the 2023 budget.

9. DIRECTOR'S REPORT.

Attached you will find a copy of a proposed budget that includes all of the committed expenditures including Husker Harvest Days and Conestoga Marketplace, along with proposed expenditures for the façade program, life safety program, land purchases, other grants and operating expenditures. To fully fund this program as proposed the CRA would need to consider increasing the levy or reduce funding levels for programs. The line items in green text are the areas that are easiest for the CRA to adjust based on funding priorities for the next year. Staff has provided a suggested starting place. The budget does need to balance without a negative projected total for the end of the year.

10. ADJOURNMENT

Chad Nabity  
Director