



Community Redevelopment Authority (CRA)

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

Item B2

Draft Minutes - June 14, 2023 Meeting

Staff Contact:

OFFICIAL PROCEEDINGS

MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF June 14, 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 June 14, 2023 at City Hall, 100 E. First Street. Notice of the meeting was given in the June 7, 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, Jim Truell and Chris Schwieger. Also present were: Planning Director Chad Naby, Planning Administrative Assistant Norma Hernandez, Councilman Nickerson, Interim-City Administrator/City Attorney Laura McAloon, Finance Director Patrick Brown, Assistant Finance Director Brian Schultz

2. APPROVAL OF MINUTES.

A motion for approval of the Minutes for the May 10, 2023 meeting was made by Mustion and second by Pirnie. 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 Pirnie to approve May 1- May 31, 2023 Financials. Upon roll call vote, all present voted aye. Motion carried 5-0.

4. Approval of Bills

A motion was made by Mustion and second by Schwieger to approve the bills for \$1,159,063.25. 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 Naby.

Bartenbach Building is getting close may be complete next month.

Hedde Building – 10 units – Elevator is in and once installed occupancy permit can be issued.

Azur is running behind may be done fall of 2023.

106 N. Locust – Having contractor issues but still hoping to have it done by September.

Office Net Building is coming along.

South Locust Property is still available.

6. Redevelopment Contract and Bond Resoluton 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 Bond Resolution 435 – for property south of 13th Street and west of Diers Avenue.

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. The plan requests \$2,967,963 in tax increment financing.

A motion was made by Truell and second by Mustion approve Resolution 435. Upon roll call vote, all present voted aye. Motion carried 5-0.

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 436 – Forward a Redevelopment Plan Amendment to the Hall County Regional Planning Commission for property located south of Husker Highway and west 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 of 437 – 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

Nabity stated the property is located south of Husker Highway and west of Locust Street. GARK Homes plans to build up to 86 units of apartments in multiple buildings on the site. The plan requests \$2,375,828 in tax increment financing.

A motion was made by Truell and second Mustion to approve Resolution 436. Upon roll call vote, all present voted aye. Motion carried 5-0.

A motion was made by Truell and second by Mustion to approve Resolution 437. Upon roll call vote, all present voted aye. Motion carried 5-0.

8. Review of Upper Story Residential Development Plan for Railside and 4th Street Areas in CRA Area #1

Nabity stated the 2014 redevelopment plan was updated for Railside and 4th Street areas. Nabity explained the updated plan includes a larger area and also existing and new upper story residential with a limit of \$100,000 per building with existing units. The funds will be allowed to be used for life safety improvements - fire sprinklers, exiting and electrical. The final plan will be brought back to the July CRA meeting with hope that it could be considered for approval by the City Council at the end of August.

9. Director's Report

a. Preliminary Budget Discussions

Nabity went over the preliminary 2024 budget

One change he is suggesting is to raise the percentage of the Director's salary and benefits from 20% to 30% and to include 5% for the Planner 1 position. Five percent is 2 hours per week.

Meeting adjourned at 5:06 p.m.

Next Meeting July 12, 2023.

Respectfully Submitted,
Norma Hernandez