



Community Redevelopment Authority (CRA)

Wednesday, August 9, 2006
Regular Meeting

Item -1

Development Proposals

Staff Contact: Chad Nabity

Request for Development Proposals Star Motel Property

The Grand Island Community Redevelopment Authority (CRA) is seeking development proposals on property located at 2707 and 2709 S. Locust Street (former Star Motel). A legal description for the property is included in attachment A. This property is located within the CRA Area 2 in the City of Grand Island. CRA area 2 has been designated as Blighted and Substandard by the City of Grand Island and the CRA.

The CRA owns the property. This property has been cleared and is ready for redevelopment. Public sewer and water as well as electric and gas utilities are available to the property. Portions of this property are within a regulatory floodplain. The property is zoned B2-AC General Business with an Arterial Commercial Overlay. Redevelopment efforts on this property may be eligible for tax increment financing.

The CRA will consider all proposals for uses consistent with the B2-AC General Business Zone with an Arterial Commercial overlay designation. The developer will be required to provide landscaping and parking on-site consistent with the Grand Island Zoning Regulations.

A 20 foot easement for hike/bike trail access must be granted along the southern edge of the property as part of any development proposal submitted.

Proposals must include:

- Description of intended use of the property,
- Site plan for development including building location, proposed landscaping and parking,
- Elevation plan showing the proposed building, and
- Bid for the property

Proposals will be evaluated based on the completeness of the application using the following point scale: 25 points for intended use, 30 points for site plan, 30 points for elevation plan, and 15 points for bid.

The CRA reserves the right to reject all proposals.

Complete proposals may be sent to the Grand Island CRA, Redevelopment Proposals, P.O. Box 1968, Grand Island, Nebraska or hand delivered to the Hall County Regional Planning Department at City Hall, 100 E 1st Street in Grand Island Nebraska.

Attachment A

Legal Description 2707 and 2709 South Locust Street in Grand Island, Nebraska

Beginning at a point 377.5 Feet North of and 33 Feet East of the Quarter Section corner between Sections Twenty-Seven (27) and Twenty-Eight (28), in Township Eleven (11) North, Range Nine (9) West of the 6th P.M. and running thence North, along a line parallel to and 33 Feet East of the Section line between said sections Twenty-Seven (27) and Twenty-Eight (28), a distance of 147.5 Feet thence Easterly, at right angles, a distance of 354.65 Feet thence Southerly at right angles, a distance of 1473 Feet; thence Westerly at right angles, a distance of 355.9 Feet to the place of beginning, and being a part of Lot One (1) Mainland in Section Twenty-Seven (27) in Township Eleven (11) North, Range Nine (9) West of the Sixth P.M., excepting therefrom, the property described in the Report of Appraisers recorded in Book T, Page 253, of the Miscellaneous Records in the Office of the Register of Deeds, Hall County, Nebraska.



