



Community Redevelopment Authority (CRA)

Thursday, July 12, 2007
Regular Meeting

Item J1

Resolutions

Staff Contact: Chad Nabity

**COMMUNITY REDEVELOPMENT AUTHORITY
OF THE CITY OF GRAND ISLAND, NEBRASKA
RESOLUTION NO. 80**

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF GRAND ISLAND, NEBRASKA pertaining to the redevelopment contract for Southeast Crossings, LLC.

WHEREAS, on October 11, 2006, the CRA approved the proposal of Southeast Crossings, LLC, for an amendment to the redevelopment plan for Area # 2 to provide for a redevelopment project using ad valorem tax financing on real property improvements in the project for a period of 15 years; and

WHEREAS, the redeveloper now desires to file a master deed and condominium plan for the real estate involved in said redevelopment project, which is a deviation from the original redevelopment plan submitted to the CRA; and

WHEREAS, the CRA has considered the request of the redeveloper to implement a condominium regime and finds that such a change is in the best interests of the redevelopment project.

NOW, THEREFORE, be it resolve by the Community Redevelopment Authority of the City of Grand Island, Nebraska as follows:

1. That the request of the redeveloper to permit the redevelopment project area to be modified by the filing of a master deed for implementation of a condominium plan and regime on the project area property should be and hereby is approved.
2. That the Director be authorized to file this Resolution with the County Assessor and the County Treasurer.

IN WITNESS WHEREOF, the undersigned members of the Community Redevelopment Authority of the City of Grand Island, Nebraska, hereby pass and adopt this Resolution this _____ day of July, 2007.

COMMUNITY REDEVELOPMENT AUTHORITY
OF THE CITY OF GRAND ISLAND, NEBRASKA

By _____
Chair

ATTEST:

Director

COMMUNITY REDEVELOPMENT AUTHORITY
GRAND ISLAND, NEBRASKA

RESOLUTION #81

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF GRAND ISLAND, NEBRASKA (the "Authority") MAKING RECOMMENDATION WITH RESPECT TO BLIGHT AND SUBSTANDARD AREA #6 AND REDEVELOPMENT PLAN.

WHEREAS, the Mayor and City Council of the City of Grand Island, Nebraska (the "City"), by its Ordinance passed and adopted June 27, 1994, created the Community Redevelopment Authority of the City of Grand Island, Nebraska, pursuant to Sections 18-2101 through 18-2153 of the Nebraska Community Development Law; Reissue Revised Statutes of Nebraska, as amended (the "Act");

WHEREAS, on August 9, 2006, the Community Redevelopment Authority commissioned RDG Planning and Design of Omaha, Nebraska to prepare a Blight and Substandard Study to determine whether the property generally described as "An area in or adjacent the City of Grand Island, Hall County, Nebraska, beginning at the southeast corner of lot 1 blk 118 Railroad Addition; thence southerly to the south line of first street being the northeast corner of lot 1 blk 121 Koenig and Wiebe's Addition and its complement lot 1 blk 121 railroad Addition; thence southwesterly on the southerly line of first street to the west line of Ada Street; thence north on a line to the southwest corner of lot 3 Packer and Barr's annex; thence continuing north on the west line of Packer and Barr's annex and Packer and Barr's Second Subdivision; to the north line of North Front Street being the southwest corner of lot 243 Belmont Addition; thence east on the north line of North Front street to the west line of White Avenue being the southeast corner of lot 1 block 15 Packer and Barr's Addition; thence north on the west line of White Avenue to the south line of 9th street being the northeast corner blk 4 Golden Age Subdivision; thence west on the south line of 9th Street and an extension thereof to a point on an extension of the west line of White Avenue; thence north on the west line of White Avenue to the north line of 13th Street; thence east on the north line of 13th Street to the west line of Huston Avenue; being the southeast corner of lot 266 West Lawn Addition; thence continuously north on the west line of Huston Avenue to the north line of Capital Avenue; thence east on the north line of Capital Avenue to the east line of Broadwell Avenue; thence south on the east line of Broadwell Avenue; to the southwest corner of lot 4 Home Subdivision; thence east on the south line of lots 4 and 7 Home Subdivision; and an extension thereof to the east line of Wheeler Avenue; thence southeasterly on the easterly line of Wheeler Avenue to a point where the extension of the south line of lot 9 Home Subdivision intersects; thence west on said south line of lot 9 Home Subdivision; to the east line of Walnut Street; thence south on the east line of Walnut Street to the north line of State Street; thence east on the north line of State Street and an extension thereof to the southerly line of 17th Street; thence southwesterly on the southerly line of 17th Street to the east line of Cleburn Street being the northwest corner of lot 5

Abrahamson's Subdivision No 3; thence south on the east line of Cleburn Street to the south line of 6th Street; thence southwesterly on the southerly line of 6th Street to the west line of Clark Street being the northeast corner of lot 1 block 10 Rollins Addition; thence northwesterly on the west line of Clark Street to the south line of 15th Street being the northeast corner of lot 1 blk 7 Gilbert's Second Addition; thence southwesterly on the south line of 15th Street to the east line of Greenwich Street being the northwest corner of lot 5 blk 7 Gilbert's Second Addition; thence southeasterly on the east line of Greenwich Street to the south line of 13th Street being the northwest corner of lot 5 blk 13 Gilbert's Addition; thence southwesterly on the south line of 13th Street to the east line of Lincoln Avenue being the northwest corner of lot 5 blk 1 Gilberts Addition; thence southeasterly on the east line of Lincoln Avenue to the south line of 11th Street being the northwest corner of lot 5 blk 10 Gilberts Addition; thence southwesterly on the south line of 11th Street to the east line of Washington Street being the northwest corner of lot 5 blk 11 Gilberts Addition; thence southeasterly on the east line of Washington street to the south line of 10th Street being the northwest corner of lot 5 blk 15 Fairview Park Addition; thence southwesterly on the south line of 10th Street to the east line of Adams street being the northwest corner of lot 5 blk 14 Fairview Park Addition; thence southeasterly on the east line of Adams Street to the south line of 8th Street being the northwest corner of lot 5 blk 9 Wallichs Addition; thence southwesterly on the south line of 8th St. to the east line of Broadwell Avenue; thence south on the east line of Broadwell Avenue to the north line of 7th Street; thence northeasterly on the north line of 7th Street to the east line of Jefferson Street being the southwest corner of lot 6 blk 10 Wallichs Addition; thence southeasterly on the east line of Jefferson Street to the south line of 6th Street being the northwest corner of lot 5 blk 20 Wallichs Addition; thence southwesterly on the south line of 6th street to the east line of Madison Street being the northwest corner of lot 5 blk 3 Bonnie Brae Addition; thence southeasterly on the east line of Madison Street to the northwest corner of lot 6 blk 7 Bonnie Brae Addition; thence southwesterly on the south line of the alley in blocks 8 & 9 Bonnie Brae Addition; and an extension thereof to the east line of Broadwell Avenue; thence southerly and southeasterly on the east line of Broadwell Avenue to the north line of 2nd Street; thence northeasterly on the north line of Second Street to the west line of Madison Street being the southeast corner of lot 8 blk 11 Kernohan and Decker's Addition; thence northwesterly on the west line of Madison Street to the southeast corner of lot 1 blk 11 Kernohan and Decker's Addition; thence northeasterly on the north line of the alley in block 10 Kernohan and Decker's Addition; and its complement block 4 Spaulding and Gregg's Addition, and blocks 3 and 2 Spaulding and Gregg's Addition to the west line of vacated Washington Street; thence south on west line of vacated Washington Street to the north line of Second Street; thence northeasterly on the north line of Second Street to the west line of Lincoln Avenue; thence northwesterly on the west line of Lincoln Avenue to the southeast corner of lot 1 blk 17 Arnold and Abbott's Addition; thence northeasterly on a line to the point of beginning, located in the City of Grand Island, Hall County, Nebraska" fulfilled the blight/substandard criteria of the Nebraska Community Development law; and

WHEREAS, RDG Planning and Design completed said Blight/Substandard Study which indicates the presence of substandard and blighted conditions in the area and,

WHEREAS the Blight/Substandard Study indicates that the area is in need of redevelopment;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF GRAND ISLAND, NEBRASKA, as follows:

1. The Authority has considered the factors specified in Section 18-2103 of the Act, including proposed land uses and building requirements in the Redevelopment Project area, development of the City in accordance with its present and further welfare, as well as efficiency and economy in the process of development, including traffic, parking, safety from fire, panic and other dangers, adequate provisions for light and air, the promotion of healthful and convenient distribution of population, adequate transportation, water, sewerage, and other public utilities, schools, parks, recreation and community facilities, and other public requirements, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds, and prevention of the recurrence of unsanitary or unsafe dwelling accommodations, or conditions of blight.
2. The Authority forwards this Study to the Council for Action by the Grand Island City Council including sending this Study to the Regional Planning Commission for their recommendation.
3. The Authority recommends to the Mayor and City Council of the City of Grand Island, Nebraska, approval of the Blight and Substandard Area #6 and Redevelopment Plan.

Passed and adopted by the Authority this _____ day of _____, 2007.

COMMUNITY REDEVELOPMENT
AUTHORITY OF THE CITY OF
GRAND ISLAND, NEBRASKA

By: _____
It's Chairperson

ATTEST:

Director/Secretary

COMMUNITY REDEVELOPMENT AUTHORITY
GRAND ISLAND, NEBRASKA

RESOLUTION #82

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF GRAND ISLAND, NEBRASKA (the "Authority") RECOMMENDING A LEVY ALLOCATION BY THE CITY OF GRAND ISLAND TO THE AUTHORITY FOR ITS BUDGETARY PURPOSES IN FISCAL YEAR 2007-2008 AS AUTHORIZED BY NE. REV. STATUTES 77-3443, AS AMENDED.

WHEREAS, the Mayor and City Council of the City of Grand Island, Nebraska (the "City"), by its Ordinance passed and adopted June 27, 1994, created the Community Redevelopment Authority of the City of Grand Island, Nebraska, pursuant to Sections 18-2101 through 18-2153 of the Nebraska Community Development Law; Reissue Revised Statutes of Nebraska, as amended (the "Act");

WHEREAS, on July 12, 2007, the members of the Community Redevelopment Authority of the City of Grand Island considered its budget for fiscal year 2007-2008 and determined that a request for personal and real property tax in the amount of \$500,000 is necessary to accomplish the statutory purposes of the Authority in the upcoming fiscal year and that the accomplishment of these purposes is in the best interests of the City of Grand Island.

NOW, THEREFORE BE IT RESOLVED THAT, by copy of this Resolution delivered to the City of Grand Island on this date, the Authority hereby requests and recommends that the City of Grand Island, Nebraska, as a part of the City maximum levy of \$.45 per \$100 of taxable valuation of property, as authorized by the Revised Statutes of Nebraska, Section 77-3442, authorize a 2007-2008 levy allocation which will provide \$500,000 in personal and real property tax funds to the Community Redevelopment Authority of the City of Grand Island for the accomplishment of the purposes for which it was created.

Passed and approved by the Authority this 12th day of July, 2007.

COMMUNITY REDEVELOPMENT AUTHORITY OF
THE CITY OF GRAND ISLAND, NEBRASKA

By: _____
Chair

ATTEST:

Director