



# Community Redevelopment Authority (CRA)

**Thursday, December 6, 2007**  
**Regular Meeting**

## **Item J1**

### **Resolutions**

Staff Contact: Chad Nabity

COMMUNITY REDEVELOPMENT AUTHORITY  
OF THE CITY OF GRAND ISLAND, NEBRASKA

RESOLUTION # 85

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF GRAND ISLAND, NEBRASKA, (the "Authority") MAKING RECOMMENDATION WITH REGARD TO AREA #6 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, the City of Grand Island and the Community Redevelopment Authority of the City of Grand Island, Nebraska, retained RDG Planning & Design to prepare a blight and substandard study to determine whether the property generally described as: 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 lot 1 blk 121 Koenig and Wiebe's Addition. And is compliment 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 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 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 lot 266 West Lawn Addition. Thence 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 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 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 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 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 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 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 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 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 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 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 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 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 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 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 lot 5 blk 3 Bonnie Brae Addition. Thence southeasterly on the east line of Madison Street to the northwest corner 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 lot 8 blk 11 Kernohan and Decker's Addition. Thence northwesterly on the west line of Madison Street to the southeast corner 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 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" fulfills the blight/substandard criteria of the Nebraska Community Development Law; and

WHEREAS, RDG Planning & Design completed said Blight/Substandard Study which declared the area as substandard or blighted and in need of redevelopment and the Grand Island City Council declared this area blighted and substandard at its meeting on October 9, 2007;

WHEREAS, RDG Planning & Design, as part of its blight study also completed a generalized redevelopment plan for Area #6, which has been submitted to the Regional Planning Commission for determination that the Plan was consistent with the City's comprehensive plan;

WHEREAS, the Regional Planning Commission made recommendations and approved the Plan at its meeting on December 5, 2007.

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 18-2113 of the Act, specifically noting that the area to be redeveloped presents multiple opportunities for development of different sites in the area by such improvements as infrastructure development, rehabilitation of some structures, demolition of some structures, improvement in transportation and public environment enhancements as well as other generalized improvements more specifically stated in the redevelopment plan.
2. The Authority hereby approves the redevelopment plan for Area #6 and recommends to the Mayor and City Council of the City of Grand Island, Nebraska, that it approve the generalized redevelopment plan for Area #6 as prepared by RDG Planning & Design.

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  
OF THE CITY OF GRAND ISLAND, NEBRASKA**

**RESOLUTION NO. 86**

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF GRAND ISLAND, NEBRASKA, MAKING RECOMMENDATION WITH RESPECT TO AMENDMENTS TO REDEVELOPMENT PLANS FOR AREA NO. 1, 4, and 6 OF THE CITY OF GRAND ISLAND, NEBRASKA, (the "City") PURSUANT TO THE NEBRASKA COMMUNITY DEVELOPMENT ACT.

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

WHEREAS, the City has previously adopted resolutions declaring the areas now identified as Redevelopment Areas No. 1, 4, and 6 as blight and substandard in accordance with Section 18-2103 of the Act;

WHEREAS, the City has adopted Redevelopment Plans for Areas No. 1, 4 and 6 of the Authority;

WHEREAS, the Authority has prepared a proposed Amendment to Redevelopment Plan for Areas No. 1, 4, and 6 for consideration by the City pursuant to Section 18-2111 of the Act; and has submitted the proposed Amendment to Redevelopment Plan to the Regional Planning Commission for recommendations with respect to the proposed Redevelopment Plan;

NOW, THEREFORE, BE IT RESOLVED, by the members of the Authority as follows:

1. The Authority has considered the factors specified in Section 18-2113 of the Act in connection with the Plan, including proposed land uses and building requirements in the Redevelopment Plan area, development of the City in accordance with its present and further needs, and promotion of health, safety and morals, order, convenience, property, and the general 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. In accordance with Section 18-2114, recommendations of the Planning Commission, if any, are attached to this Resolution and the Authority does not propose acquisition or preparation for redevelopment of a project or disposal of a property and does not contemplate the plan.

3. The Authority recommends to the Mayor and City Council of the City of Grand Island, Nebraska, approval of the Amendment to Redevelopment Plans for Areas No. 1, 4 and 6 in the form attached hereto as Exhibit "A" and made a part herein by reference.

RESOLVED FURTHER that any resolution passed and approved prior to the passage, approval and publication of this Resolution which is in conflict with the terms and provisions of this Resolution is hereby repealed. This Resolution shall take effect and be in full force and effect from the date of its passage, approval and publication as required by law. The provisions of this Resolution are separable, and invalidity of any phrase, clause or part of this Resolution shall not affect the validity or effectiveness or the remainder of this Resolution.

Passed and approved by the Authority this \_\_\_\_ day of December, 2007.

COMMUNITY REDEVELOPMENT AUTHORITY  
OF THE CITY OF GRAND ISLAND, NEBRASKA

By \_\_\_\_\_  
Its Chairman

ATTEST:

\_\_\_\_\_  
Secretary