



# Community Redevelopment Authority (CRA)

**Monday, July 7, 2008**  
**Regular Meeting**

## **Item X1**

### **Request for Proposals**

Staff Contact: Chad Nabity

## Request for Development Proposals

The Grand Island Community Redevelopment Authority (CRA) is seeking development proposals on two properties located on the south side of First Street between Sycamore Street and Kimball Avenue. Legal descriptions for the properties are included in attachments A and B. These properties are located within the CRA Area 1 in the City of Grand Island. CRA area 1 has been designated as Blighted and Substandard by the City of Grand Island and the CRA.

The CRA owns the properties. These properties are cleared and ready for redevelopment. Public sewer and water as well as electric and gas utilities are available to the properties. These properties are not located within a regulatory floodplain. The property is zoned B3 Heavy Business. Redevelopment efforts on these properties may be eligible for tax increment financing. This site is located near the Hall County Administration Building and the Grand Island City Hall uses consistent with the government center concept for this area will be given preference.

The CRA will consider all proposals for uses consistent with the B3 Heavy Business Zone designation. These properties are not within the Downtown Improvement District or the Downtown Parking District so the developer will be required to provide landscaping and parking on-site consistent with the Grand Island Zoning Regulations.

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: 10 points for intended use, 15 points for a use consistent with the government center concept for this part of Downtown, 30 points for site plan, 30 points for elevation plan and 15 points for bid.

Proposals may be submitted on either one or both of the properties. The CRA reserves the right to reject all proposals.

Complete proposals must be submitted to the CRA no later than 5:00 P.M. Friday \_\_\_\_\_ for review at the \_\_\_\_\_ meeting of the CRA.

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 1<sup>st</sup> Street in Grand Island Nebraska.

**Property A 203 E 1<sup>st</sup> Street**

Located at the southeast corner of 1<sup>st</sup> Street and Sycamore Street (Lot Four (4) and the Westerly Sixteen (16) Feet of Lot Three (3), in Block Ninety-Two (92), in the Original Town, now City of Grand Island, Hall County, Nebraska).

**Property B 217 E 1<sup>st</sup> Street**

Located west of Kimball Avenue on the south side of 1<sup>st</sup> Street 217 E 1<sup>st</sup> Street (All of Lot Two (2), except the Easterly Six (6.0) feet of the Northerly One Hundred Three (103.0) feet and the Easterly Thirty Seven (37.0) feet of the Southerly Twenty Nine (29.0) feet thereof in Block Ninety Two (92) in the Original Town, now City of Grand Island, Hall County, Nebraska).

**Property C 211 E 1<sup>st</sup> Street**

Located west of Kimball Avenue on the south side of 1<sup>st</sup> Street 211 E 1<sup>st</sup> Street (the East Fifty (50) Feet of Lot Three (3), in Block Ninety-Two (92), in the Original Town, now City of Grand Island, Hall County, Nebraska).

