



# **City of Grand Island**

**Tuesday, March 26, 2013**

**Council Session**

## **Item E4**

### **Public Hearing on Phase II Downtown Revitalization Community Development Block Grant Application**

**Staff Contact: Marco Floreani**

# **Council Agenda Memo**

**From:** Marco Floreani, Community Development Administrator

**Meeting:** March 26, 2013

**Subject:** Approving Community Development Block Grant  
Downtown Revitalization Phase II Grant application

**Item #'s:** E-4 & G-14

**Presenter(s):** Marco Floreani, Community Development Administrator

## **Background**

The City of Grand Island is eligible for a Downtown Revitalization Phase II Grant from the Nebraska Department of Economic Development for a project(s) that meets the CDBG national objective of aiding in the elimination of conditions related to slum and blight.

The City of Grand Island is requesting a \$350,000 grant to implement a Phase II Downtown Revitalization Initiative for Downtown Grand Island. This area has been declared to be blighted and substandard and is comprised of 51% or more low-to-moderate income residents of Grand Island. We are requesting the maximum grant funds available, which is \$350,000 per community. Phase II requires a 25% match and at a minimum, at least one-half of the total matching funds for the project must be non-community development block grant cash contributions. A combination of both private and public funding will constitute the 25% match.

The City of Grand Island has obtained a Downtown Revitalization Plan created with the intentions of aiding in the Phase II Grant initiative. Identified activities that meet the CDBG national objectives include:

1. The acquisition of real property (including air rights, water rights, and other interests therein) which is:
  - a) blighted, deteriorated, deteriorating, underdeveloped, or inappropriately developed from the standpoint of sound community development and growth;
  - b) appropriate for rehabilitation or conservation activities ;
  - c) appropriate for the preservation or restoration of historic sites, the beautification of urban land, the conservation of open spaces, natural resources, and scenic areas, the provision of recreational opportunities, or the guidance of urban development;

- d) to be used for the provision of public works, facilities, and improvements eligible for assistance under this program; or
  - e) to be used for other public purposes
2. The acquisition, construction, reconstruction, or installation (including design features and improvement with respect to such construction, reconstruction or installation that promote energy efficiency) of public works, facilities (except for buildings for the general conduct of government), and site or other improvements.
  3. Code enforcement in deteriorated or deteriorating areas in which such enforcement, together with public improvements and services to be provided, may be expected to prevent the decline of the area.
  4. Clearance, demolition, removal, and rehabilitation (including rehabilitation which promotes energy efficiency) of buildings and improvements (including interim assistance, and financing public or private acquisition for rehabilitation, and rehabilitation, or privately owned properties and including the renovation of closed school buildings).
  5. Special projects directed to the removal of material and architectural barriers which restrict the mobility and accessibility of elderly and handicapped persons.
  6. Payments to housing owners for losses of rental income incurred in holding for temporary periods housing units to be utilized for relocation of individuals and families displaced by CDBG activities.
  7. Disposition (through sale, lease, donation, or otherwise) of any real property acquired with CDBG funds or its retention for public purposes.
  8. Payment of the nonfederal share required in connection with a federal grant-in-aid program undertaken as part of activities assisted under this program
  9. Relocation payments and assistance for displaced individuals, families, businesses, organizations, and farm operations, when determined by the grantee to be appropriate activities.
  10. Payment of reasonable administrative costs and carrying charges related to the planning and execution of community development and housing activities, including the provision of information and resources to residents of the areas in which community development and housing activities are to be concentrated with respect to the planning and execution of such activities, and including the carrying out activities as described in Section 701(e) of the Housing Act 1954 on the date prior to the enactment of Housing and Community Development Amendments of 1981.

11. Activities which are carried out by public or private nonprofits entities, including (a) acquisition of real property; (b) acquisition, construction, reconstruction, rehabilitation, or installation of public facilities (except for buildings for the general conduct of government), site improvements, and utilities.

A public hearing notice was published in *The Independent* for the public hearing at the March 26, 2013 Council meeting.

### **Discussion**

At this time the Council is requested to approve the Downtown Revitalization Phase II Initiative Grant application to implement the revitalization/redevelopment plan for downtown infrastructure and growth.

### **Alternatives**

It appears that the Council has the following alternatives concerning the issue at hand. The Council may:

1. Move to approve the Downtown Revitalization Phase II Initiative Grant application
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

### **Recommendation**

City Administration recommends that the Council approve the Downtown Revitalization Phase II Initiative Grant application.

### **Sample Motion**

Move to approve the Downtown Revitalization Phase II Initiative Grant application and authorize the Mayor to sign all related documents.