



Community Redevelopment Authority (CRA)

**Wednesday, January 15, 2014
Regular Meeting**

Item G1

Downtown Grand Island

Staff Contact: Chad Nabity



December 19, 2013

Community Redevelopment Authority Board

Dear CRA Board,

It is with great enthusiasm the Downtown Improvement Board submits on behalf of Downtown Grand Island a request herein to the Community Redevelopment Authority for consideration and for its support.

Our organization is working with much fervor to cultivate an invaluable economic and cultural hub in the historic origin of our community. Of note, for every dollar spent to operate a local Main Street program a statewide average of \$23.40 is re-invested in the community. That is a 23 to 1 return on the investment, often unmatched in economic development and in particular in the current economic conditions.

With the economic impact in mind, the Downtown Business Improvement Board is asking the Community Redevelopment Authority to provide \$50,000 in grant funds to the Kaufmann-Cummings Park renovation and enhancements. Should the CRA approve this funding request, disbursement of the grant may be made upon completion of the project, which is expected in late summer/fall of 2014.

We strongly feel the K-C Park (to become Plaza) project will not only enhance our Downtown, but will also complement The Grand Theater and provide a catalyst for economic revitalization in the Downtown District. And it is with this vision; our request is respectfully submitted for CRA funding consideration and your support.

Sincerely,

Tami Brunk
Director
Downtown Business Improvement District

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Kaufmann Cummings Park Renovation

The BID is in the midst of redeveloping the Downtown area. KC Park is an integral part to Grand Island's Downtown Redevelopment and implements the vision for downtown established in the Downtown Revitalization Study that was completed in 2013.

The vision for the downtown park is informed by the concept of "place-making" through which many urban neighborhoods and downtowns around the world are being transformed. Place-making relies on economic development generated by proximity to an attractive public open space. Once a lively public plaza is created, the existing buildings near KC Park could be "reborn," with new, expanded uses and more customers will be drawn to the area.

KC Park is located on Third and Wheeler Streets in downtown Grand Island, it has been identified in need of improvement in the Downtown Redevelopment Study to: provide a better connection between the park and downtown; improve infrastructure to support special events/festivals; a possible stage area; create seating areas; create visibility of the proposed sculpture on the south end of the park; design elements that provide shade, either organic or non-organic; and structures and/or other features to promote use of the park during times other than just special events. KC Park is centrally located in the downtown business community and is host to many events and activities throughout the year that attract people to the downtown area. Such events include: Race for Grace, Summer Concerts, Zombie Walk, Grand Theatre Car Show, Harvest of Harmony Parade, and Downtown Christmas.

Given the usage of KC Park in the downtown area, efforts are to make improvements to attract visitors and residents to the area. The intended outcome of this project is to have a plaza that is a destination in downtown, with a look and feel with shared amenities that will transform downtown.

Estimated completion date: Fall 2014

\$200,000 Estimated Project Cost	
Economic Development Grant	\$142,500
BID	\$ 7,500
CRA	\$ 50,000
3 rd street & Wheeler intersection along with street drainage issues are city infrastructure	