



Community Redevelopment Authority (CRA)

**Wednesday, August 13, 2014
Regular Meeting**

Item X1

Declaration of 2228 N Webb Rd

Staff Contact: Chad Nabity



August 4, 2014

Chad Nabity, AICP
Planning Director
P.O. Box 1968
Grand Island, NE 68802-1968

Dear Chad,


Jennifer and myself are requesting the creation of the Enhanced Employment Area on the property described in Exhibit A that you have on file.

The creation of the Enhanced Employment Area will enable our company to raise money to pay for public infrastructure and other improvements to the aged building and parking lot.

The proposed redevelopment of the 40 year old obsolete interior Grand Island Mall would not be feasible or economically viable without a significant public/private partnership investment.

The total estimated market value at completion of this project is in excess of 21 million dollars.

Sincerely,



Raymond O'Connor

RESOLUTION NO. 180

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF GRAND ISLAND, NEBRASKA, DESCRIBING AND DECLARING CERTAIN REAL PROPERTY WITHIN A COMMUNITY REDEVELOPMENT AREA AS AN ENHANCED EMPLOYMENT AREA AND DESIGNATING SUCH REAL PROPERTY AS ELIGIBLE FOR THE IMPOSITION OF AN OCCUPATION TAX PURSUANT TO THE COMMUNITY DEVELOPMENT LAW, CHAPTER 18, ARTICLE 21, REISSUE REVISED STATUTES OF NEBRASKA, AS AMENDED

WHEREAS, the City of Grand Island, Nebraska (the “**City**”) has determined it necessary, desirable, advisable, and in the best interests of the City to undertake and carry out redevelopment projects in certain areas of the City that are determined to be blighted and substandard and in need of redevelopment; and

WHEREAS, the Community Development Law, Chapter 18, Article 21, Reissue Revised Statutes of Nebraska, as amended (the “**Act**”), prescribes the requirements and procedures for designating areas of the City as blighted and substandard under the Act, which areas are designated by the Act as community redevelopment areas (herein the “**Redevelopment Area**”); and

WHEREAS, the City has, by its ordinance created the Community Redevelopment Authority of the City of Grand Island (the “**Authority**”); and

WHEREAS, Section 18-2103(22) of the Act provides that the Authority may designate a portion of a Redevelopment Area as an “enhanced employment area” eligible for the imposition of an occupation tax for the purposes set forth in Section 18-2142.02 and 18-2142.04 of the Act.

WHEREAS, on April 24, 2012 at 7:00 p.m., the Mayor and Council of the City held a public hearing in the Council Room at the Grand Island City Hall in the City, all in accordance with the requirements of the Act and by Resolution No 2012-114 did find and determine that certain area more fully described below (the “**Redevelopment Area**”) be declared blighted and substandard and in need of redevelopment as required by the Act; and

WHEREAS, the owners of the Redevelopment Area have requested that the Authority designate the Redevelopment Area as an “enhanced employment area” pursuant to Section 18-2103(22) of the Act and determine the same to be eligible for the imposition of an occupation tax pursuant to said Section; and

WHEREAS, the Authority desires to determine that the Redevelopment Area is an “enhanced employment area” as defined in the Act and eligible for imposition on an occupation tax in accordance with the Act.

NOW THEREFORE, BE IT RESOLVED BY THE CHAIRMAN AND MEMBERS OF THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF GRAND ISLAND, NEBRASKA AS FOLLOWS:

Section 1. The Redevelopment Area is hereby declared to be an “enhanced employment area” as described in Section 18-2103(22) of the Act and is hereby designated as an area eligible for the imposition of an occupation tax for the purposes set forth in Sections 18-2142.02 and 18-2142.04 of the Act. The Redevelopment Area is more particularly described as follows, to wit:

A tract of land comprising all of Lot Ten (10), Grand Island Mall Eighth Subdivision and all of Lot Two (2), Grand Island Mall Fifteenth Subdivision, all in the City of Grand Island, Hall County, Nebraska, and containing 16.428 acres more or less.

EXCEPTING THEREFROM

A tract of land comprising a part of Lot Ten (10), Grand Island Mall Eighth Subdivision and a part of Lot Two (2), Grand Island Mall Fifteenth Subdivision, all in the City of Grand Island, Hall County, Nebraska, and more particularly described as follows:

Beginning at the northwest corner of said Lot Ten (10); thence running easterly on the north line of said Lots Ten (10), on an Assumed Bearing of N89°47'33"E, a distance of Two Hundred Thirty Five (235.00) feet, to the Actual Point of Beginning; thence continuing N89°47'33"E, on the north line of said Lot Ten (10) and said Lot Two (2), a distance of Two Hundred Fifty Three and Fifty Hundredths (253.50) feet; thence running S00°12'27"E, a distance of Two Hundred Six (206.00) feet; thence running S89°47'33"W, a distance of Two Hundred Fifty Three and Fifty Hundredths (253.50) feet; thence running N00°12'27"W, a distance of Two Hundred Six (206.00) feet, to the Actual Point Of Beginning and containing 1.672 acres more or less. Net 14.756 acres more or less.

Section 2. This Resolution shall take effect as provided by law.

DATED: August 13, 2014.

**COMMUNITY REDEVELOPMENT
AUTHORITY OF THE CITY OF GRAND
ISLAND, NEBRASKA**

By: _____
Chairman

ATTEST:

Secretary