



# City of Grand Island

Tuesday, July 09, 2002

Council Session

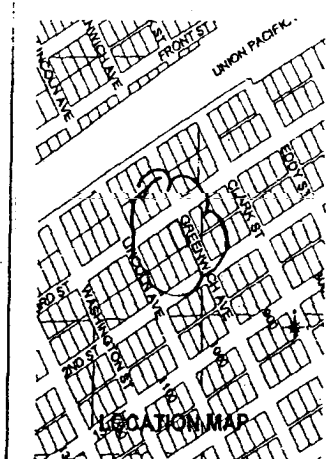
## Item E4

### **Public Hearing on Amendment to Community Redevelopment Authority (CRA) Redevelopment Plan and Authorizing Tax Increment Financing for Renovation of Facility at 1003 West Third Street**

*At the June 4, 2002 meeting of the Community Redevelopment Authority, the CRA adopted Resolution #38 providing for an amendment to the Redevelopment Plan for Blight and Substandard Area #4, approving a redevelopment contract and giving notice of intent to enter into a redevelopment contract. Kris and Tim Harris, dba RSF Limited, are redeveloping the property at 1003 West Third Street for a dental office. A church was previously located on this property. CRA Resolution #38 was provided to the City Council in the June 11, 2002 Agenda Packet. The proposed redevelopment contract provides for the use of tax increment financing for the redevelopment project. Tax increment financing is a mechanism whereby the increased property taxes for the improved property are used to pay for the improvements. The anticipated tax increment financing for this project is \$35,000.*

*In December, 2000, the City Council adopted a Redevelopment Plan for this area, which is generally described as the central portion of the City of Grand Island, beginning at the intersection of the west line of Clark Street and the north line of the alley between Fourth and Fifth Streets, south to the alley between Second and Third Streets, and west to Broadwell Avenue. State Statutes require that amendments to the Redevelopment Plan, to address specific projects, be considered by the Community Redevelopment Authority and Regional Planning Commission, in addition to the City Council. The Regional Planning Commission considered the Amendment at their meeting of June 19, 2002 and recommended approval. Notification of the proposed Amendment and Redevelopment Project was provided to all taxing entities and appropriate neighborhood associations. It is appropriate at this time to accept public comment. The action item is contained under the Consent Agenda.*

Staff Contact: Cindy Johnson



CITY OF GRAND ISLAND  
NOTICE OF PUBLIC HEARING

Notice is hereby given that the City Council will hold a public hearing on Amendment 1 to the Community Redevelopment Authority

Redevelopment Plan which was adopted December 19, 2000. The Public Hearing will be held on July 9, 2002, at 7 p.m. in the Council Chambers of City Hall, 100 East First Street, Grand Island, Nebraska. The Public Hearing is being held in accordance with section 18-2116 Reissue of the Nebraska Statutes of Nebraska. Nebraska Community Development Act, as amended for an area located in the central portion of the City of Grand Island, generally described as beginning at the intersection of the west line of Clark Street and the north line of the alley between 4th and 5th Streets, thence southeasterly along said west line of Clark Street to its

intersection with the south line of the alley between 2nd and 3rd Streets, thence southwesterly along said south alley to its intersection with the east line of Lincoln Avenue, thence southeasterly along said east line of Lincoln Avenue to its intersection with the south line of 2nd Street, thence southwesterly to the intersection with the west line of Washington Street, thence northwesterly along said west line of Washington to its intersection with the south line of the alley between 2nd and 3rd Streets, thence southwesterly along said south alley to its intersection with the east line of Madison Street, thence southeasterly along said east line of Madison Street to its intersection with the south line of 2nd Street, thence southwesterly along said

south line of 2nd Street to its intersection with the west line of Broadwell Avenue, thence northwesterly along said west line of Broadwell Avenue to a point at approximately at Front Street North where the west line of Broadwell Avenue turns north, thence north along said west line of Broadwell Avenue to its intersection with the north line of the alley between 4th and 5th Streets, thence northeasterly along said north alley line to its intersection with the west line of Clark Street, to the point of beginning and more specifically described as 1003 West Third Street, Lots 1 and 2, Block 18, Arnold and Abbotts' Addition.

The purpose of the proposed amendment is to amend the Redevelopment Plan to include a Redevelopment Project at 1003 West Third Street. The Project is the redevelopment of a former church facility for a dental office and associated office spaces. The proposed amendment to the Redevelopment Plan will be available (a public inspection at city Hall. All interested parties are invited to attend this public hearing at which time you will have an opportunity to be heard regarding the Redevelopment Plan amendment.

RaNae Edwards  
City Clerk