



City of Grand Island

Tuesday, July 22, 2003

Council Session

Item E1

Public Hearing on Amendment to Community Redevelopment Authority (CRA) Redevelopment Plan and Authorizing Tax Increment Financing for Renovation of Facility at 208 North Pine Street

At the June 3, 2003 meeting of the Community Redevelopment Authority, the CRA adopted Resolution #48 providing for an amendment to the Redevelopment Plan for Blight and Substandard Area #1, approving a redevelopment contract and giving notice of intent to enter into a redevelopment contract. A local development company, Procon, is redeveloping the property at 208 North Pine Street for use as an office building. The former City Hall has been vacant since October 1993. CRA Resolution #48 was provided to the City Council in the June 24, 2003 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 \$169,267.00. 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 July 2, 2003 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.

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HALL COUNTY

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_____ Diane Cook _____ being first duly sworn on his/her oath, deposes and says that he/she is the _____ Legals Clerk _____ of The Grand Island Independent, a newspaper printed and published at Grand Island, in Hall County, Nebraska, and of general circulation in Hall County, Nebraska, and as such has charge of the records and files of The Grand Island Independent, and affiant knows of his/her own personal knowledge that said newspaper has a bona fide circulation of more than 500 copies of each issue, has been published at Grand Island, Nebraska, for more than 52 weeks successively prior to the first publication of the annexed printed notice, and is a legal newspaper under the statutes of the State of Nebraska; that the annexed printed notice was published in said newspaper

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Subscribed in my presence and sworn to before me this day of 7-8-03

My commission expires 4-2-06

Leann L Wilsey
Notary Public

Fees \$ _____



**CITY OF GRAND ISLAND
NOTICE OF PUBLIC HEARING**
Notice is hereby given that the City Council will hold a public hearing on an Amendment to the Community Redevelopment Plan that was adopted on December 19, 2000. The Public Hearing will be held on July 22, 2003 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 18-2115 Revised 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 north line of Sixth Street along the west line of Clark Street; thence southeast along the west line of Clark Street to its intersection of the south line of First Street; thence northeast along the south line of First Street to its intersection of the west line of Cedar Street; thence southeast along the west line of Cedar Street to its intersection of the south line of Koenig Street; thence northeast, then east along the south line of Koenig Street to its intersection of the east line of Plum Street; thence north along the east line of Plum Street to its intersection of the south line of Groff Street; thence east along the south line of Groff Street to its intersection of the west line of the Burlington Northern Railroad R.O.W.; thence south along the west line of the Burlington Northern Railroad R.O.W. to its intersection with the south line of Bischeld Street; thence northeast along the south line of Bischeld Street to its intersection of the west line of Cherry Street; thence southeast along the west line of Cherry Street to its intersection of the south line of Bismark Road; thence east along the south line of Bismark Road to the east line of Stuhr Road; thence north along the east line of Stuhr Road to its intersection of the south line of U.S. Highway 30; thence continuing north 1,000 feet to the south line of the Union Pacific Railroad R.O.W.; thence 1,980 feet southwest along the south line of the Union Pacific Railroad R.O.W. to its intersection of the east line of the Union Pacific Railroad R.O.W.; thence south along the east line of the Union Pacific Railroad R.O.W. to its intersection with the north line of U.S. Highway 30; thence west along the north line of U.S. Highway 30 to its intersection of the southeast corner of Block 72; thence northwest along the east line of Block 72 and Block 49 to its intersection of the north line of the

Union Pacific Railroad H.O.W.; thence northeast along the north line of the Union Pacific Railroad R.O.W. to its intersection of the east line of Brodsky Industrial Empire Subdivision; thence northwest along the east line of Brodsky Industrial Empire Subdivision to its intersection of the north line of Fourth Street; thence southwest along the north line of Fourth Street to its intersection with the east line of Willow Street; thence north along the east line of Willow Street to its intersection with the south line of the NE 1/2 of Section 10, T11N, R9W of the 6th P.M., Hall County, NE; thence west along said south line of the NE 1/2 of Section 10, T11N, R9W of the 6th P.M., to the east line of the Southwest Quarter Section of the Northwest 1/2 of Section 10, T11N, R9W of the 6th P.M., thence north along the east line of said Quarter Section to the Northeast corner of Lot 2, Norwood Second Subdivision, thence west along north line of said Norwood Second Subdivision to the northwest corner of Lot 1, Norwood Second Subdivision, thence south along the west line of said Lot 1 to the south line of the N 1/2 NW 1/4 of Section 10, T 11N, R9W of the 6th P.M.; thence west along the south line of said N 1/2 NW 1/4 of Section 10, T11N, R9W of the 6th P.M., and the south line of the N 1/2 NE 1/4 of Section 9, T11N, R9W, of the 6th P.M., Hall County, NE to its intersection with the west line of the Burlington Northern Railroad R.O.W., thence southeast along said Burlington Northern Railroad R.O.W. to its intersection with the north line of Sixth Street; thence southwest along said north line of Sixth Street to the point of beginning. An additional one block area was added to the original Redevelopment Area #1. This area is described as follows: beginning at the intersection of the north line of East 6th Street and the west line of Vine Street, thence north along said west line to the north line of East 7th Street, thence east along said north line (one block) to the west line of the Burlington Northern Railroad (Santa Fe) Right-of-Way line.

The purpose of the proposed amendment is to amend the Redevelopment Plan to include a Redevelopment Project at 208 North Pine Street, Lot 8, Block 66, Original Town of Grand Island, Hall County, Nebraska. The Project is the redevelopment of the former City Hall into office spaces. The proposed amendment to the Redevelopment Plan will be available for public inspection at the office of the Community Redevelopment Director, 309 West Second Street, and at City Hall, 100 East First Street. 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.

RaNa Edwards
City Clerk

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