



Community Redevelopment Authority (CRA)

Wednesday, August 19, 2015
Regular Meeting

Item X1

Request for Development Proposals

Staff Contact: Chad Nabity

**Request for Development Proposals CRA Property
604 and 612 W 3rd Street Grand Island, NE**

The Grand Island Community Redevelopment Authority (CRA) is seeking development proposals on property located at 604 and 612 W. 3rd Street (former Ron's Transmission). A legal description for the property is included in attachment A. This property is located within the CRA Area 1 in the City of Grand Island. CRA Area 1 has been designated as Blighted and Substandard by the City of Grand Island and the CRA.

The CRA owns the property. This property has been cleared and is ready for redevelopment. Public sewer and water as well as electric and gas utilities are available to the property. The property is zoned B3 Heavy Business Zone. Redevelopment efforts on this property may be eligible for tax increment financing.

The CRA will consider all proposals for uses consistent with the B3 Heavy Business Zone. This property is within the Downtown Business Improvement District and the Downtown Parking District. The CRA is specifically looking for building designs that are complementary in size, scale and construction materials with other buildings in Downtown Grand Island.

Proposals must include:

- Description of intended use of the property,
- Site plan for development including building location, and any proposed landscaping and parking,
- Elevation plan showing the proposed building, and
- Bid for the property

Proposals will be evaluated based on the completeness of the application using the following point scale: 25 points for intended use, 20 points for site plan, 20 points for scale of building, 20 points for building materials, and 15 points for bid. Proposals will be evaluated by a committee consisting of 2 CRA Board Members, the CRA Director, the Downtown BID Director and two members of the Downtown BID Board. Proposals that do not receive a minimum of 70 points from the committee will not be forwarded to the CRA for approval. Developers may resubmit with changes after committee review.

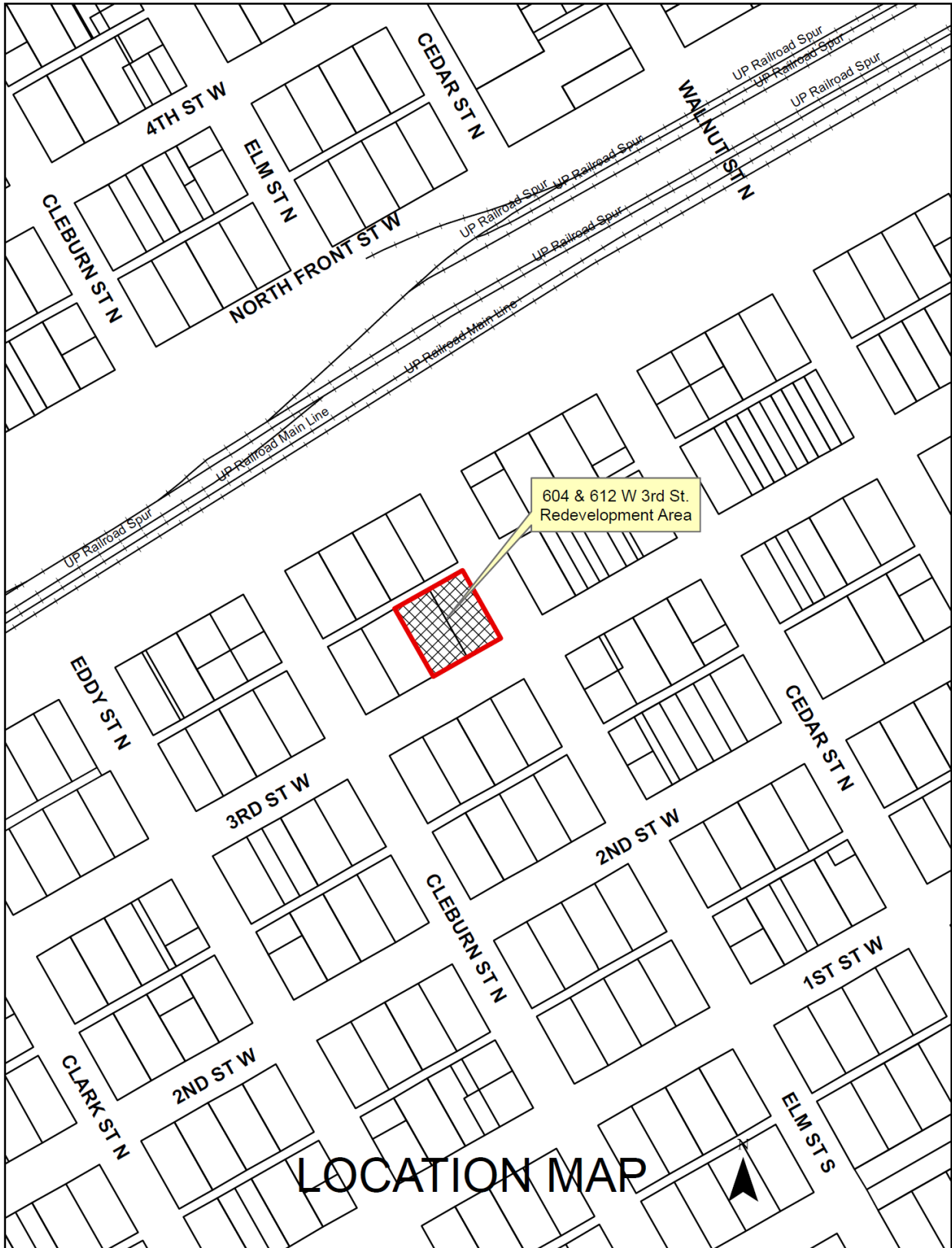
The CRA reserves the right to reject all proposals.

Complete proposals may be submitted at any time and will be reviewed by the CRA upon receipt and considered for approval at a regularly scheduled CRA Meeting.

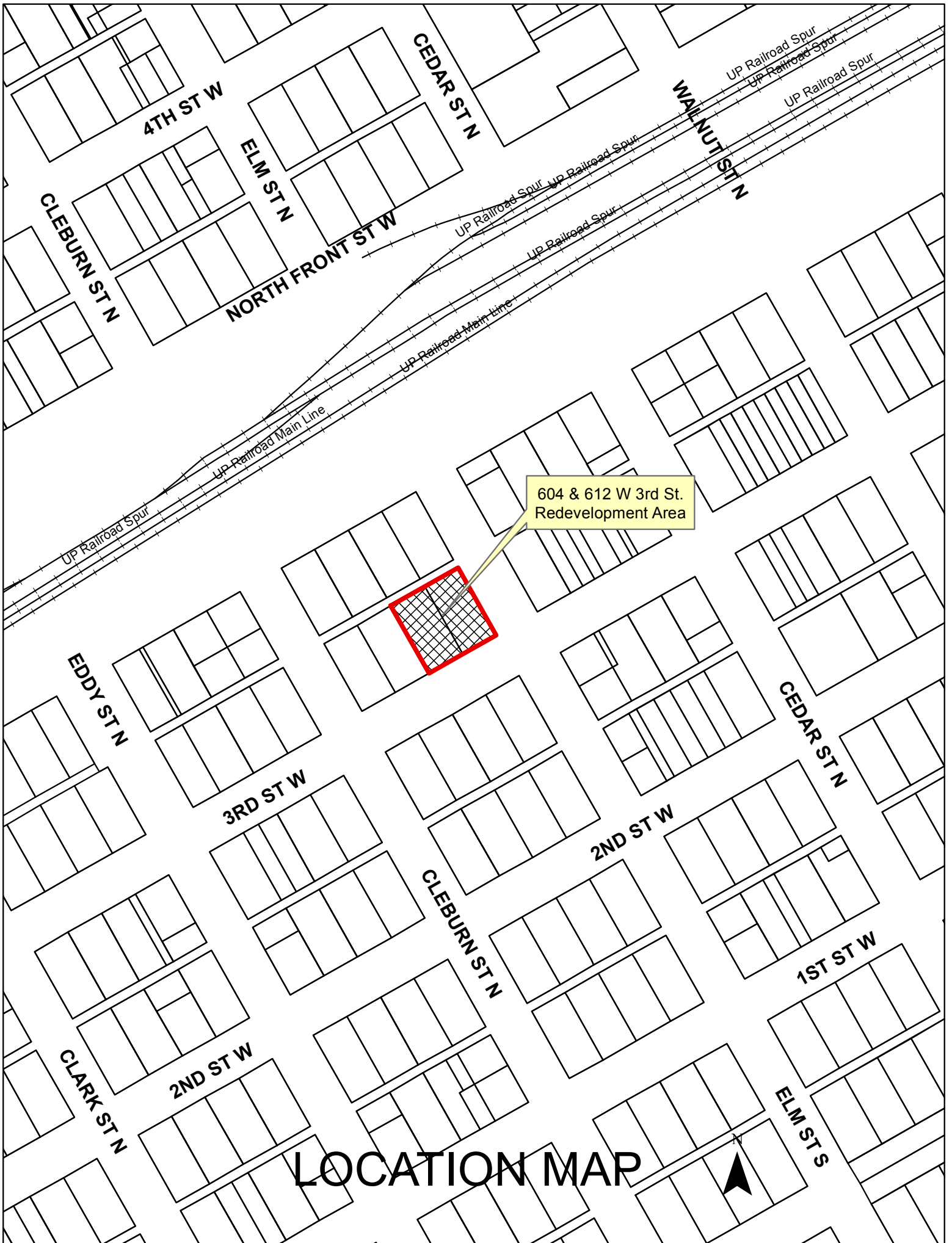
Attachment A

Legal Description 604 and 612 W 3rd Street in Grand Island, Nebraska

Lots Seven (7) and Eight (8), Block Sixty (60) Grand Island Original Town, two 66 x 132 foot lots in the City of Grand Island, Hall County, Nebraska



LOCATION MAP



LOCATION MAP