



City of Grand Island

Tuesday, May 02, 2006

Council Session

Item E7

**Public Hearing Concerning Issuance of Development Revenue
Bonds by Hall County for the Heartland Events Center**

Staff Contact: RaNae Edwards

Council Agenda Memo

From: Chad Nabity, AICP, Director CRA
Meeting: April 25, 2006
Subject: Heartland Events Center Lodging Tax Bonds
Item #'s: E-7 & G-18
Presenter(s): Hugh Minor

Background

The Heartland Events Center has requested that Hall County issue revenue bonds based on the Hall County Lodging Tax for the Heartland Events Center. Since the Events Center is located in Grand Island in a Blighted and Substandard area Bond Council is requesting that the Grand Island City Council hold a public hearing and confirm that this site is in the Blighted and Substandard area and that the development of the Events Center is consistent with the Generalized Redevelopment plan for the area.

Discussion

At the April 12, 2006 meeting of the Grand Island Community Development Authority, the CRA approved a motion to forward the attached information from the Generalized Redevelopment Plan for CRA Area #2 in the City of Grand Island. This information confirms that the Heartland Events Center is located in Blighted and Substandard Area #2 and that the Events Center is consistent with the Generalized Redevelopment Plan. This information is being forward to Council for the purpose of creating this record at the public hearing.

This action has no financial impact on the City. This is being done to meet the requirements for Hall County to issue the requested bonds.

Alternatives

It appears that the Council has the following alternatives concerning the issue at hand. The Council may:

1. Approve the Resolution as submitted
2. Disapprove or /Deny the resolution.
3. Modify the resolution to meet the wishes of the Council
4. Table the issue

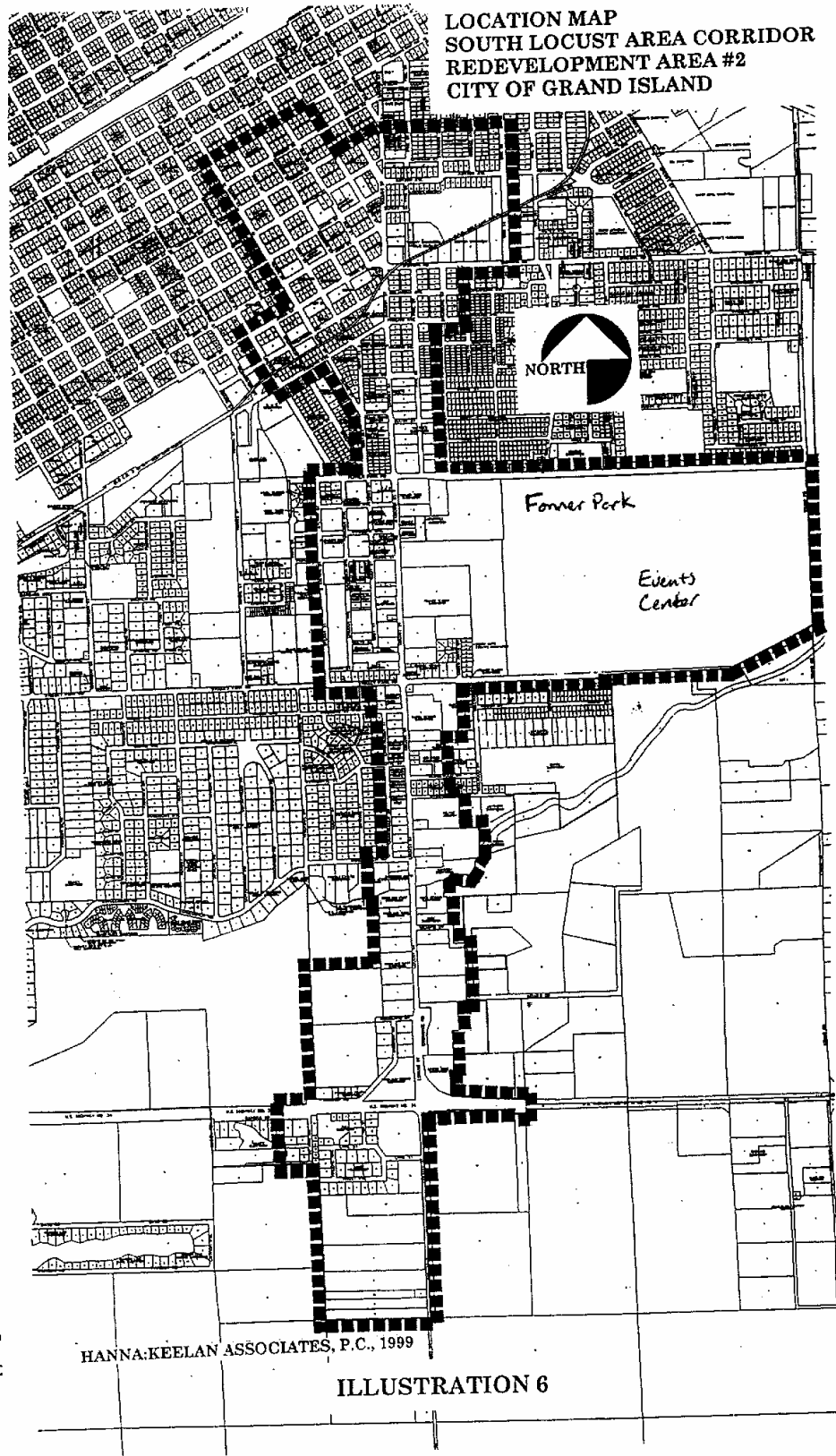
Recommendation

City Administration recommends that the Council approve the Resolution as submitted.

Sample Motion

Approve the resolution.

LOCATION MAP
SOUTH LOCUST AREA CORRIDOR
REDEVELOPMENT AREA #2
CITY OF GRAND ISLAND



HANNA-KEELAN ASSOCIATES, P.C., 1999

ILLUSTRATION 6

South Locust Corridor
Redevelopment Area #2
Redevelopment Plan

Industrial uses are only present in the area generally located along Oklahoma Avenue, between Lincoln and Elm Streets. The abandoned Burlington Northern and Santa Fe railroad, which is planned for a new hiker/biker trail, originally facilitated industrial uses at this location. Existing businesses are primarily “light industrial” in nature such as warehouses, electrical and plumbing supply companies, print shops and offices. Commercial uses are used to buffer multifamily uses to the south, while multifamily uses are adjacent to the north.

Public uses are recommended as the primary land use type throughout the Fonner Park multi-use area. Parks and open space are used at the west entrance to Fonner Park at Hedde Street and South Locust Street, as well as an existing ball park on the north side of Stolley Park Road at Bellwood Drive. Large vacant areas identified in the Existing Land Use Map, Illustration 3, within the Fonner Park grounds will facilitate a variety of public facilities in the future. Expanded recreation areas, exhibition and convention facilities would be ideally suited for these public use areas.

Infill development in conformance with the associated future land use and zoning criteria are advocated throughout Redevelopment Area #2 for numerous individual vacant parcels. These lots, or parcels, are cost effective to develop as all required infrastructure is present.

2. Future Zoning Districts

A future zoning plan for Redevelopment Area #2 is identified in Illustration 8. The plan illustrates the future zoning classifications in conformance with the City’s Comprehensive Plan and current zoning classifications.

The future zoning recommendations for Redevelopment Area #2 are to remain in nearly the same configuration as the existing zoning map. Areas formally zoned ‘TA’ Transitional Agricultural, located south of Highway 34, are recommended for ‘B-2’ commercial uses along the South Locust Street frontage, with ‘R-3’ Multifamily Residential areas to the west. An area of ‘RD’ Residential Development, was recently re-zoned, north of Highway 34 and west of the Ramada Road to replace a former ‘TA’ Transitional Agricultural zone.

All remaining portions of Redevelopment Area #2 are recommended to maintain the current zoning classifications.

South Locust Corridor
Redevelopment Area #2
Redevelopment Plan