



City of Grand Island

Tuesday, September 09, 2008

Council Session

Item E9

**Public Hearing for a Community Development Block
Grant/Planning Grant Application for Cornhusker Industrial Park**

Staff Contact: Jonik

Council Agenda Memo

From: Joni Kuzma, Community Development Administrator

Meeting: September 9, 2008

Subject: Approving Community Development Block Grant/Planning Grant Application for Cornhusker Industrial Park

Item #'s: E-9 & G-17

Presenter(s): Joni Kuzma, Community Development Administrator

Background

The City of Grand Island is eligible to apply for Community Development Block Grant funding for a short-term planning grant to formulate a development plan for the re-use of a 1,700 acre military munitions production facility into a regional industrial center. In August, the Grand Island City Council approved use of \$43,750 in Revolving Loan funds to update a previously completed Environmental Review for the Cornhusker Industrial Park (CAAP) and an analysis of the existing water system and options for sanitary sewer.

This application is consistent with prior Council action and will request \$75,000 in funding from the Nebraska Department of Economic Development or 50% of the estimated total project cost of \$150,000. The matching 50% will come from a Department of Commerce, Economic Development Agency grant, which has already been secured.

A public hearing notice is required 10 days prior to such hearing at a regularly scheduled Council meeting. A legal notice was published August 30, 2008 in the Grand Island Independent for a public hearing at the September 9, 2008 Council meeting.

Discussion

At this time the Council is requested to approve the Community Development Block Grant/Planning Grant application to fund a development plan for re-use of the Cornhusker Industrial Park.

Alternatives

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

1. Move to approve the Community Development Block Grant/Planning Grant application to fund a development plan for re-use of the Cornhusker Industrial Park and authorize the Mayor to sign all related documents.
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

Recommendation

City Administration recommends that the Council approve the Community Development Block Grant/Planning Grant application to fund a development plan for re-use of the Cornhusker Industrial Park and authorize the Mayor to sign all related documents.

Sample Motion

Move to approve the Community Development Block Grant/Planning Grant application to fund a development plan for re-use of the Cornhusker Industrial Park and authorize the Mayor to sign all related documents.



GRAND ISLAND AREA
ECONOMIC
DEVELOPMENT CORPORATION

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P.O. Box 1151

GRAND ISLAND, NE 68802-1151

August 28, 2008

Mr. Gary Hamer
Deputy Director
Nebr. Dept. Econ. Dev.
301 Centennial Mall South
P.O. Box 94666
Lincoln, Ne. 68609

Dear Mr. Hamer:

This letter is a cover letter for a request for CDBG funds for a short-term planning grant to formulate a development plan for the re-use of a 1,700 acre military munitions production facility into a regional industrial center. The proposed project will be considered for \$75,000 in CDBG funds, or 50 percent of the estimated total project cost of \$150,000. The matching 50 percent will be from an EDA grant, which has already been secured.

The economic impact to the region is expected to be enormous. The area consists of 1700 acres formerly known as the Load lines 2, 3 and 4 of the Cornhusker Army Ammunition Plant. The intent is to develop and market the land for industrial development purposes. The advantages of this property include dual access railroad, residential restricted area, and superior access to major highways. The intent would be to recruit businesses and industries that would create jobs and increase the tax base for the region.

The scope of work for the planning phase would include:

- a. A detailed description of the area
- b. An environmental review of existing Army and EPA studies
- c. An inventory of existing building including their conditions.
- d. Inventory all exiting infrastructure
- e. Identify industry targets for the area
- f. Identify needs for new infrastructure including railroad, streets, sewer, water, electrical and communications and costs associated with each
- g. Interview and review businesses plans of existing companies adjacent to property.

The components of the planning phase would be:

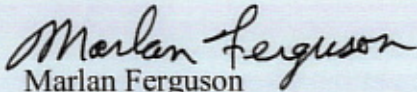
- a. Procurement of services and enter into contract for the scope of work.
- b. Complete work, with regular scheduled meetings with owner and community
- c. Plan review and project acceptance.
- d. Close out.

The economic development needs of the project are for re-development of infrastructure on a brown field area. The project will allow an opportunity for Intermodal / Logistical transportation facilities, potential foreign trade zone, and attracting manufacturing companies, specifically for value added agriculture products. The existing companies in the area would also benefit by the updated infrastructure and have the potential for growth as well.

We believe the requested funds for this short term planning grant follows the strategic plan of the NDED and would ask for the expeditious approval of this request.

Let me know if you need further information and thanks for you assistance.

Sincerely;


Marlan Ferguson
President

DED USE ONLY	
Application Number	08-PP-
Date Received	
Application Date	

2008

PART I. GENERAL INFORMATION

TYPE OR PRINT ALL INFORMATION

<p>1. APPLICANT IDENTIFICATION</p> <p>Applicant Name <u>City of Grand Island</u></p> <p>Mailing Address <u>P.O. Box 1968</u></p> <p>City, State, Zip <u>Grand Island, NE 68802</u></p> <p>Local Government Contact <u>Joni Kuzma</u></p> <p>Telephone # <u>(308) 385-5444, ext. 248</u></p> <p>Fax Number <u>(308) 385-5423</u></p> <p>Federal ID # <u>47-6006205</u></p> <p>Email Address <u>jkuzma@grand-island.com</u></p>	<p>2. PERSON PREPARING APPLICATION</p> <p>Name <u>Joni Kuzma</u></p> <p>Address <u>P.O. Box 1968</u></p> <p>City, State, Zip <u>Grand Island, NE 68802</u></p> <p>Telephone <u>(308) 385-5444, ext. 248</u></p> <p>Fax <u>(308) 385-5423</u></p> <p>Federal ID/SS# _____</p> <p>Email Address <u>jkuzma@grand-island.com</u></p> <p>Application Preparer (Check one)</p> <p><input checked="" type="checkbox"/> Local Staff <input type="checkbox"/> Out-of-State Consultant</p> <p><input type="checkbox"/> In-State Consultant <input type="checkbox"/> Non-Profit Organization</p> <p><input type="checkbox"/> Economic Development District</p>
<p>3. DEVELOPMENT CATEGORY</p> <p><input checked="" type="checkbox"/> Planning</p>	<p>6. FUNDING SOURCES</p> <p>CDBG Funds Requested \$ <u>75,000</u></p> <p>Other Funds \$ <u>75,000</u></p> <p>Total Project Funds \$ <u>150,000</u></p> <p><i>(ROUND AMOUNTS TO THE NEAREST HUNDRED DOLLARS.)</i></p>
<p>4. APPLICATION TYPE</p> <p><input checked="" type="checkbox"/> Individual</p> <p><input type="checkbox"/> Joint (List other applicants in box #7)</p>	<p>7. PROJECT NAME AND LOCATION</p> <p><u>Mega-site Planning Grant</u></p>
<p>5. SERVICE AREA</p> <p>Area to be served (city, county, region, etc.) <u>Hall County</u></p> <p>Legislative District <u>35</u></p> <p>Congressional District <u>3</u></p>	

8. PROGRAM SUMMARY: Brief narrative description of the project for which CDBG funds are requested

The City of Grand Island is applying for a \$75,000 Community Development Block Grant for a short-term planning grant to formulate a development plan for the re-use of a 1,700 acre military munitions production facility into a regional industrial center. A match of \$75,000 has been secured from the Department of Commerce, Economic Development Agency and will be combined with grant funds for a total project cost of \$150,000. .

9. CERTIFYING OFFICIAL: Chief elected officer of local government requesting CDBG funds

To the best of my knowledge and belief, data and information in this application are true and correct, including any commitment of local or other resources. This application has been duly authorized by the governing body of the applicant following an official public hearing. This applicant will comply with all federal and state requirements governing the use of CDBG funds.

Signature in ink	Margaret Hornady, Mayor Typed Name and Title	Date Signed
Attest	RaNae Edwards, City Clerk Typed Name and Title	Date Signed

PLANNING

PART II: FUNDING SUMMARY (ROUND AMOUNTS TO THE NEAREST HUNDRED DOLLARS.)

Activity Code	Activity	*National Objective	Proposed Units of Accomplishment	CDBG Funds	Other Funds	Total Funds	Sources of Other Funds
0630	Planning	SBA		75,000	75,000	150,000	Economic Development Agency
0180	Total Non-Administration						
0181	General Administration						
1000	TOTAL PROGRAM COSTS			\$75,000	\$75,000	150,000	

Note: Please make sure your math is correct!

Clarification for the above activities should be directed to DED.

***NATIONAL OBJECTIVE:** Enter single most appropriate national objective code for each activity.

List application page number or numbers for source/narrative documentation: SBA

Refer to Part III Project Description, Item 7 National Objectives page 10 and Section 2.01, pages 24-26.

LMA: Benefit Low/Moderate Income Persons on an area basis. Census Data ____% or income survey ____%

LMC: Benefit Low/Moderate Income Persons on a limited clientele basis

LMH: Benefit Low/Moderate Income Households

SBA: Activities benefiting slums/blight on an area basis (Planning only)

SBS: Activities benefiting slums/blight on a spot basis (Planning only)

ACCOMPLISHMENT:

(P) = Proposed number of people benefiting 55,555 (population of Hall County).

PART III. PROJECT DESCRIPTION AND IMPACT

Refer to the instructions for the specific information that must be included.

PART IV. PROJECT BUDGET

Refer to the instructions for the specific information that must be included.

PART V. REQUIRED EXHIBITS

Refer to the instructions for the specific information that must be included.

Submit the original and two copies of the application form and all application materials.

PAGES MAY BE TWO-HOLE PUNCHED AT TOP, BUT DO NOT BIND, FOLD OR STAPLE.