



Community Redevelopment Authority (CRA)

Wednesday, April 13, 2016
Regular Meeting

Item B1

Meeting Minutes

Staff Contact: Chad Nabity

OFFICIAL PROCEEDINGS

MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF March 16, 2016

Pursuant to due call and notice thereof, a Regular Meeting of the Community Redevelopment Authority of the City of Grand Island, Nebraska was conducted on February 10, 2016 at City Hall 100 E First Street. Notice of the meeting was given in the February 3, 2016 Grand Island Independent.

1. CALL TO ORDER. Tom Gdowski called the meeting to order at 4:00 p.m. The following members were present: Sue Pirnie, Glenn Wilson and Glen Murray. Also present were; Director, Chad Nabity; Admin Assistant, Rose Rhoads; Assistant Finance Director, Billy Clingman; Finance Director, Ranae Griffiths; Accountant, Brian Schultz; City Administrator, Marlan Ferguson; Council Liaison, Vaughn Minton, Matt Rief.

Gdowski stated this was a public meeting subject to the open meeting laws of the State of Nebraska. He noted that the requirements for an open meeting were posted on the wall easily accessible to anyone who would like to read through them.

2. APPROVAL OF MINUTES. A motion for approval of Minutes for the February 10, 2016 meeting was made by Wilson and seconded by Pirnie. Upon roll call vote all present voted aye. Motion carried unanimously.
3. APPROVAL OF FINANCIAL REPORTS. Clingman reviewed the financial reports for the period of February 1, 2016 through February 29, 2016. A motion was made by Wilson and seconded by Pirnie to approve the financial reports. Upon roll call vote all present voted aye. Motion carried unanimously.

Glen Murray arrived at 4:03 p.m.

4. APPROVAL OF BILLS. The bills were reviewed. A motion was made by Murray and seconded by Wilson to approve the bills in the amount of \$165,309.50. The two motels payment would be subject to the final inspections passed by the Building Department, and the correct permits pulled. Upon roll call vote all present voted aye. Motion carried unanimously to approve the payment of bills totaling \$165,309.50.
5. REVIEW OF COMMITTED PROJECTS & CRA PROPERTY. Nabity reviewed the Committed Projects.
6. DISCUSSION. Discussion on Desert Rose property and access.

CRA Director Chad Nabity said the requests are being made to better accommodate development at the Highway 34/South Locust corner. A private developer is seeking to build 250 to 300 apartments on the former 12-acre Vanosdall softball field site on the corner's northeast side.

The only access to that development site is through an easement on the former three acre Desert Rose nightclub site, which was bought by the CRA in 2010 and the building was then demolished. That land is adjacent to the free right lane and has been a challenge to sell and develop, in part, due to access problems.

Rief explained there are two requests, one to abandon the free-right turn lane for westbound Highway 34 traffic to head northbound on South Locust Street without stopping and two to authorize a new access onto South Locust Street just south of the Rodeway Inn. That new access would require tearing out part of the median on South Locust Street.

Authorization from the state is required because of the proximity of both projects to the signalized intersection of Highway 34 and South Locust Street.

Engineer Matt Rief from Olsson Associates said the change would benefit not only the apartment development that he is assisting with on design plans, but also on the CRA property.

"The first step is to see if the Department of Roads Access Committee is receptive to it," Rief told the CRA.

While Rief said figures haven't been determined, he also acknowledged that the state won't pay for the changes that are being requested

A motion was made by Wilson to direct staff to prepare a letter to ask the officials of the Nebraska Department of Roads to:

Abandon the free-right turn lane for westbound Highway 34 traffic and to authorize a new access onto South Locust Street just south of the Rodeway Inn.

The motion was seconded by Pirnie. Upon roll call vote all present voted aye. Motion carried unanimously.

A motion was made by Wilson to direct staff to negotiate an easement change with the adjoining property owner and was seconded by Pirnie. Upon roll call vote all present voted aye. Motion carried unanimously.

7. ELECTION OF OFFICERS. A motion was made by Wilson to elect Tom Gdowski to Chairman the motion was seconded by Pirnie. Upon roll call all present voted aye. Motion carried unanimously.

A motion was made by Pirnie to elect Glen Murray as Vice Chairman the motion was seconded by Wilson. Upon roll call all present voted aye. Motion carried unanimously.

8. DISCUSSION. Discussion on Duane Burns research regarding executive session and property. Gdowski reviewed the letter from Duane Burns.
9. DISCUSSION CONCERNING PURCHASE/SALE OF REAL ESTATE. No discussion.
10. APPROVE RESOLUTION OR RESOLUTIONS TO PURCHASE TO PRUCHASE/SELL REAL ESTATE. No resolutions.
11. DIRECTORS REPORT. Nabity noted there were no significant changes to TIF in the State of Nebraska legislature at this time.
12. ADJOURNMENT. Meeting was adjourned at 4:29 p.m.

The next meeting is scheduled for April 13, 2016.

Respectfully submitted
Chad Nabity
Director