



Community Redevelopment Authority (CRA)

Wednesday, December 14, 2016
Regular Meeting

Item B1

Minutes 11-9-16

Staff Contact: Chad Nabity

OFFICIAL PROCEEDINGS

MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF November 9, 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 November 9, 2016 at City Hall 100 E. First Street. Notice of the meeting was given in the November 2, 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: Gdowski, Glen Murray, Sue Pirnie, Glenn Wilson and Krae Dutoit. Also present were: Director, Chad Nabity; Legal Counsel, Duane Burns; Council Liaison, Vaughn Minton; Planning Administrative Assistant Tracy Overstreet; Grand Island Christian School Administrator Richard Musgrave, school board member Chris Howard and past board member Travis Burdett; William Clingman and Brian Schultz from the Grand Island Finance Department; and Jeff Bahr of the Grand Island Independent.

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 October 12, 2016 meeting was made by Wilson and seconded by Dutoit. Upon roll call vote, all present voted aye. Motion carried.
3. APPROVAL OF FINANCIAL REPORTS. Clingman reviewed the financial reports for the period of October 1, 2016 through October 31, 2016. A motion was made by Murray and seconded by Pirnie to approve the financial reports. Upon roll call vote, all present voted aye. Motion carried.
4. APPROVAL OF BILLS. The bills were reviewed. The payouts include the tax-increment financing pass through payments, as well as a \$1,200 share in the MySidewalk program. A motion was made by Pirnie and seconded by Dutoit to approve the bills in the amount of \$275,033.84. Upon roll call vote, all present voted aye. Motion carried.
5. REVIEW OF COMMITTED PROJECTS & CRA PROPERTY. Nabity provided a review of the committed projects. He noted that the Bosselman project at the former Skagway South Locust location is progressing. He took pictures of that façade, as well as the Todd Enck Eddy Street duplex and the Hendrix ISA Hatchery. Nabity said the owners of 1201 S. Locust are still

considering the possible sale of that property and should know by January whether they will proceed with the sale or their façade upgrade, which included a \$90,000 grant. The apartment above Wing Properties should be complete next month. There has been interest in the former Ron's Transmission Property, but any redevelopment there must include a parking plan, as Nabity said that property is outside the downtown parking district.

6. FAÇADE REQUEST.

Nabity reported that the \$61,860.18 façade grant awarded in October to Timothy for Othy's Place at 724 W. 3rd St. could be divided over two fiscal years as the contractor for the Vitrolite (glass tile) restoration is booked 18 months out. The CRA could pay out \$34,899.18 after the sign upgrade is completed, which is expected this fiscal year, and the remaining \$26,961 for the Vitrolite upgrade after it is completed during the 2017-18 fiscal year.

A motion was made by Murray and seconded by Pirnie to split the payments. Upon roll call vote, all present voted aye. Motion carried.

7. DISCUSSION AND ACTION ON GRAND ISLAND CHRISTIAN SCHOOL.

Nabity explained that the CRA had awarded an \$80,000 façade grant and a \$129,000 other projects grant to Grand Island Christian School in 2010 to renovate the former West Lawn school building at 1804 W. State St.

Gdowski said the CRA put a \$129,000 lien on the property at that time as a way to protect the façade investment. The lien would be forgiven after 10 years (October 31, 2021) if the property continued to be used as a school. The school would now like to sell the building and has an offer from a buyer that would use part of the building for a church while letting the school remain. Gdowski asked the CRA if it would like to pursue this change.

Grand Island Christian School Administrator Richard Musgrave said school enrollment has dropped (currently has 14 students and 3 teachers) and the generous offer from True North Church was to purchase the building for \$200,000 and to use the auditorium for two church services, while allowing the school to stay for five years rent and utility free. In response to questions from the CRA, Musgrave said True North is a local group of about 120 who broke off from Evangelical Free Church after that church's discontinuance of the Singing Christmas Tree. Musgrave said the group is diverse and is here to stay. Musgrave said selling to True North would not only allow the school to continue, but it would allow the building to stay standing. He said there has been interest in the property from two other parties, but those parties want to demolish the building and use the property for either apartments or a strip mall. Musgrave said the school has been contacted by former West Lawn patrons who would like to see the school building preserved.

A motion was made by Pirnie and was seconded by Wilson to issue a new note and deed of trust to the buyer for the duration of the original lien, provided that either the buyer or seller pay all the associated legal fees. Upon roll call vote, four present voted aye (Murray, Pirnie, Wilson, Dutoit) and Gdowski abstained due to contact Equitable Bank has had with the buyers. Motion carried.

8. APPROVE RESOLUTION TO PURCHASE/SELL REAL ESTATE.
No resolutions.

9. DIRECTORS REPORT.
Nabity reported that a follow-up meeting to the Tax-Increment Financing workshop was held between the city and representatives of the Grand Island Public School District.

10. ADJOURNMENT. Meeting was adjourned at 4:35 p.m.

The next meeting is scheduled for December , 2016.

Respectfully submitted
Chad Nabity
Director