



Community Redevelopment Authority (CRA)

Wednesday, July 27, 2016
Regular Meeting

Item B1

Meeting Minutes

Staff Contact: Chad Nabity

OFFICIAL PROCEEDINGS

MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF July 13, 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 July 13, 2016 at City Hall 100 E First Street. Notice of the meeting was given in the July 6, 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, Krae Dutoit, and Glen Murray. Also present were; Director, Chad Nabity; Admin Assistant, Rose Rhoads; City Administrator, Marlan Ferguson; Finance Director, Ranae Griffiths; Accountant, Brian Schultz; Council Liaison, Vaughn Minton; Bruce Shriner Mike Bacon, Tom Ziller, Dr. Ryan Crouch, Cindy Johnson, Tom Middleton, Ron Dupue and Mark Otto.

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 June 8, 2016 meeting was made by Pirnie and seconded by Dutoit. Upon roll call vote all present voted aye. Motion carried unanimously.

3. APPROVAL OF FINANCIAL REPORTS. Schultz reviewed the financial reports for the period of June 1, 2016 through June 30, 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 unanimously.

4. APPROVAL OF BILLS. The bills were reviewed. A motion was made by Pirnie and seconded by Dutoit to approve the bills in the amount of \$114,900.68. Upon roll call vote all present voted aye. Motion carried unanimously to approve the payment of bills totaling \$114,900.68.

5. REVIEW OF COMMITTED PROJECTS & CRA PROPERTY. Nabity reviewed the Committed Projects. Removing the house demo for 211 Eddy for \$15,000, there is no activity on Zoul Properties. Bosselman's has started their façade on the former Skagway building. Chad also discussed the possibility of paying the third and final payment in December for Tower 217.

6. CONSIDERATION OF REDEVELOPMENT CONTRACT. Talon Apartments, (the "Developer") has proposed to redevelop an area within the city limits of the City of Grand Island at the old Vanosdall ball fields. The CRA passed resolution 214 notifying

City Council of their intent to enter into a redevelopment contract at their meeting on May 11, 2016. The Hall County Regional Planning Commission met on June 1, 2016 and passed Resolution 2016-04 finding that this plan amendment is consistent with the comprehensive development plan for the City of Grand Island. The Grand Island City Council passed Resolution 2016-151 at their meeting on June 28, 2016.

Mike Bacon noted there was one revision to the TIF contract.

A motion was made by Pirnie to approve the revision of the TIF contract and was seconded by Dutoit. Upon roll call three members present (Murray, Dutoit, and Pirnie) voted aye and one member (Gdowski) abstained. Motion carried.

A motion to approve Resolution 219 for Talon Apartments as amended was made by Dutoit and seconded by Murray. Upon roll call three members present (Murray, Dutoit, and Pirnie) voted aye and one member (Gdowski) abstained. Motion carried.

7. APPROVAL. Approval of Desert Rose documents to facilitate the Talon Apartment Development.

A motion was made by Murray to approve the Desert Rose documents for the Talon Apartment Development and seconded by Pirnie. Upon roll call vote all present voted aye. Motion carried unanimously.

8. CONSIDERATION OF RESOLUTION 220.

Gdowski pulled items 8 and 9. These were postponed and will be moved to a special meeting to be held July 27, 2016.

Chief did a brief presentation of the proposed new area they are requesting TIF for.

Consideration of a Resolution to forward a Site Specific redevelopment plan to the Hall County Regional Planning Commission for Prataria Ventures, LLC. The CRA received a TIF application and staff has prepared a Site Specific redevelopment plan (the "Plan"), for redevelopment of an area within city limits of the City of Grand Island, Hall County, NE.

A motion was made by Pirnie and seconded by Dutoit to postpone action on Resolutions 220 and 221 until July 27, 2016. Upon roll call vote all present voted aye. Motion carried unanimously.

9. CONSIDERATION OF RESOLUTION 221.

Gdowski pulled items 8 and 9. These were postponed and will be moved to a special meeting to be held July 27, 2016.

Consideration of a Resolution of intent to enter into a Site Specific Redevelopment Contract & Approval of related actions 30 day notice to City Council for Prataria Ventures, LLC.

10. CONSIDERATION OF RESOLUTION 222.

Consideration of a Resolution to forward a Site Specific redevelopment plan to the Hall County Regional Planning Commission for TW Ziller Properties LLC. The CRA received a TIF application and staff has prepared a Site Specific redevelopment plan (the "Plan"), for redevelopment of an area within city limits of the City of Grand Island, Hall County, NE.

A motion was made by Murray and seconded by Pirnie to approve Resolution 222. Upon roll call vote all present voted aye. Motion carried unanimously.

11. CONSIDERATION OF RESOLUTION 223.

Consideration of a Resolution of intent to enter into a Site Specific Redevelopment Contract & Approval of related actions 30 day notice to City Council for TW Ziller Properties, LLC.

A motion was made by Murray and seconded by Dutoit to approve Resolution 223. Upon roll call vote all present voted aye. Motion carried unanimously.

12. CONSIDERATION OF RESOLUTION 224.

Consideration of a Resolution to forward a Site Specific redevelopment plan to the Hall County Regional Planning Commission for Middleton Properties II, LLC. The CRA received a TIF application and staff has prepared a Site Specific redevelopment plan (the "Plan"), for redevelopment of an area within city limits of the City of Grand Island, Hall County, NE.

A motion was made by Murray and seconded by Dutoit to approve Resolution 224. Upon roll call vote all present voted aye. Motion carried unanimously.

13. CONSIDERATION OF RESOLUTION 225.

Consideration of a Resolution of intent to enter into a Site Specific Redevelopment Contract & Approval of related actions 30 day notice to City Council for Middleton Properties II, LLC.

A motion was made by Murray and seconded by Pirnie to approve Resolution 225. Upon roll call vote all present voted aye. Motion carried unanimously.

14. GRANT REQUEST.

Consideration of a grant request for South Locust/Fonner Park Business Improvement Districts in the amount of \$30,000. The CRA received a letter from Cindy Johnson, President of the Chamber of Commerce requesting a grant to help facilitate the improvements of the landscaping along the South Locust corridor from US Hwy 34 to

Fonner Park Road. This would be a grant to each of the BID's in the amount of \$15,000. This would be paid out in two fiscal years.

A motion was made by Pirnie and seconded by Dutoit to approve the grant request in the amount of \$30,000. Upon roll call vote all present voted aye. Motion carried unanimously.

15. DISCUSSION CONCERNING PURCHASE/SALE OF REAL ESTATE. No discussion.

16. APPROVE RESOLUTION OR RESOLUTIONS TO PURCHASE TO PRUCHASE/SELL REAL ESTATE. No resolutions.

17. DIRECTORS REPORT. Special meeting to be held July 27, 2016 at 4:00 p.m. This will include the 2017-2018 budget and the Prataria Ventures, LLC TIF.

18. ADJOURNMENT. Meeting was adjourned at 4:48 p.m.

The next meeting is scheduled for July 27, 2016.

Respectfully submitted
Chad Nabity
Director