



# Community Redevelopment Authority (CRA)

**Wednesday, February 8, 2017**  
**Regular Meeting**

## **Item B1**

**Minutes 1-11-17**

Staff Contact: Chad

## OFFICIAL PROCEEDINGS

### MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF January 11, 2017

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 January 11, 2017 at City Hall 100 E. First Street. Notice of the meeting was given in the January 4, 2017 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, Sue Pirnie, Glen Murray and Krae Dutoit. Member Glenn Wilson was absent. Also present were: Director, Chad Nabity; Legal Counsel, Duane Burns; Planning Administrative Assistant Tracy Overstreet; William Clingman and Brian Schultz from the Grand Island Finance Department; Grand Island City Administrator Marlan Ferguson; Grand Island City Council President Vaughn Minton; developer John Anson; Terry Galloway of Almquist, Maltzahn, Galloway and Luth, CPAs; and Austin Koeller 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 December 14, 2016 meeting was made by Pirnie and seconded by Dutoit. Upon roll call vote, all present voted aye. Motion carried.
3. APPROVAL OF FINANCIAL REPORTS. Schultz reviewed the financial reports for the period of December 1, 2016 through December 31, 2016. A motion was made by Dutoit and seconded by Murray to approve the financial reports. Upon roll call vote, all present voted aye. Motion carried.
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 \$3,421.48. 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 work is progressing on the Bosselman project on South Locust Street. Windows have been installed in the Temple Lofts at the former Federation of Labor building. Nabity said a sign permit has been issued for Othy's Place Music Shoppe, but has seen no work yet on the façade for Master Stylists. Wing Properties has nearly completed the

second-story apartment and a tour had been scheduled for the CRA following the meeting, however owner Dean Pegg was called out of state and would need to reschedule the tour. The Wing Properties projects will likely seek payout in February or March, Nabity said. He is still awaiting an update on the Fonner View project by Zoul Properties. Zoul is to know by the end of January whether the property will be sold, which would mean the return of \$90,000 of façade grant money the CRA had awarded the property.

6. ANNUAL AUDIT. Terry Galloway of Almquist, Maltzahn, Galloway and Luth, CPAs presented the annual audit for the year ending September 30, 2016.

A motion was made by Dutoit and seconded by Murray to accept the audit report. Upon roll call vote, all present voted aye. Motion carried.

7. RESOLUTION 232. Consideration of a resolution to forward a Redevelopment Plan Amendment to the Grand Island City Council for a \$350,000 four-plex at 204 N. Carey by Think Smart Properties LLC. The developer is seeking \$48,150 in tax-increment financing. The Regional Planning Commission met January 4 and recommended approval of 204 N. Carey to the CRA.

A motion was made by Dutoit and seconded by Murray to approve Resolution 232. Upon roll call vote, all present voted aye. Motion carried.

- 8/9. RESOLUTION 233 AND 234

Nabity reported that John Anson of Peaceful Root LLC of Grand Island is proposing a redevelopment at 112 W. Second Street, which includes a parking garage and retail area on the first floor and three apartments and a yoga studio on the second floor. The property is the former Brown Hotel. The parking garage would serve both the apartment tenants and residential tenants from nearby Tower 217, which the Anson family also owns. Peaceful Root is requesting \$263,854 in tax increment financing assistance for the \$1.2 million project.

Murray moved to approve Resolution 233 to forward the Redevelopment Plan for 112 W. Second Street to the Regional Planning Commission for review. Pirnie seconded the motion. Upon roll call vote, all present voted aye. Motion carried.

Dutoit moved to approve Resolution 234 of 30-day notice to the Grand Island City Council of intent to enter into a Site Specific Redevelopment Contract regarding 112 W. Second Street, for Peaceful Root LLC of Grand Island. Pirnie seconded the motion. Upon roll call vote, all present voted aye. Motion carried.

10. LIFE SAFETY GRANT. Peaceful Root LLC of Grand Island requested \$50,000 in Life Safety Grant funds (\$15,000 each for two one-bedroom apartments and \$20,000 for a one two-bedroom apartment) for the second-floor redevelopment of 112 W. Second Street.

Pirnie moved to approve a \$50,000 Life Safety grant for Peaceful Root. Dutoit seconded the motion. Upon roll call vote, all present voted aye. Motion carried.

8. APPROVE RESOLUTION TO PURCHASE/SELL REAL ESTATE.

No resolutions.

9. DIRECTORS REPORT.

Nabity reported that there has been interest in both the South Locust lot and the downtown lot that the CRA owns. The downtown lot sits just outside the downtown parking district, meaning that the development there will need to provide on-site parking unless the downtown changes its parking district boundaries. The downtown recently completed a parking utilization study, which found that usage district-wide is at 46 percent. The busiest lot had 90 percent usage. Statistics nationally consider no parking problems until usage exceeds 85 percent. Nabity said downtown parking overall is not at capacity. He also reported that national planning trends are discussing parking minimums and questioning whether parking development is the best use of construction and development dollars.

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

The next meeting is scheduled for February 8, 2016.

Respectfully submitted  
Chad Nabity  
Director