



Community Redevelopment Authority (CRA)

Wednesday, May 17, 2017
Regular Meeting

Item B1

Minutes 4-12-17

Staff Contact: Chad Nabity

OFFICIAL PROCEEDINGS

MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF April 12, 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 April 12, 2017 at City Hall 100 E. First Street. Notice of the meeting was given in the April 5, 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, Glen Murray, Glenn Wilson, and Sue Pirnie. Also present were: Director, Chad Nabity; Planning Administrative Assistant Tracy Overstreet; Brian Schultz from the Grand Island Finance Department; Grand Island City Council President Vaughn Minton; City Administrator Marlan Ferguson; Austin Koeller of the Grand Island Independent; and members of the public.

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 March 15, 2017 meeting was made by Wilson and seconded by Pirnie. Upon roll call vote, all present voted aye. Motion carried.
3. APPROVAL OF FINANCIAL REPORTS. Schultz reviewed the financial reports for the period of March 1, 2017 through March 31, 2017. A motion was made by Pirnie and seconded by Wilson 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 Murray and seconded by Wilson to approve the bills in the amount of \$12,901.80. 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 said the Bosselman project on South Locust has both exterior and interior work progressing. The Temple Lofts at the former Federation of Labor building is nearing completion and the rooftop bonus rooms have been installed. The final bill from the façade work at Master Stylists has been submitted. The new sign is up at Othy's Place at Third and Eddy and the Vitrolite will be installed in the 2018 fiscal year. The \$15,000 demo grant to Habitat that was previously approved will likely be turned back because there

appears to be difficulty in getting legal title to the property. The South Locust BID has been re-created and projects should be forthcoming. Denise McGovern-Gallagher is working on the project with the Chamber and additional grant funds have been obtained that the CRA grant will provide a match to. The Wing Properties facade work continues. Regarding the Life Safety grants, Nabity said the Hedde project is moving from an original 11-apartment layout to a 16-apartment layout. The Federation of Labor project is nearing completion and the Peaceful Root project in the former Brown Hotel is underway. There has been no current interest on the purchasing of any CRA-owned property, Nabity said.

6. FACADE REQUEST – AUTO AMERICA - Kelly Rafferty and Marv Webb were present with Scott Carpenter of Auto America to describe the \$160,000 facade upgrade project. Carpenter is seeking \$80,000 in façade grant assistance. He said the business at 3036 S. Locust Street is one of the first you see in Grand Island at the city's south entrance. Murray asked about the level of funding requested. He said he thought facade grants were typically at a maximum of 30 percent of the overall project and this appears to be at 50 percent. Nabity said there have been other dollars invested by the Carpenters leading up to this project. Gdowski said the Carpenters also own the property and that equity can be counted into their contribution as well. Nabity said Pirnie and Dutoit served on the facade review committee, which recommended in favor of the \$80,000 façade grant.

A motion was made by Wilson and seconded by Pirnie to approve an \$80,000 facade grant for Auto America. Upon roll call vote, all present voted aye. Motion carried.

7. FACADE REQUEST – ELK'S LODGE - Carl Mayhew was present with representatives of the Elk's Lodge No. 604 to describe a facade update to the lodge building at 631 S. Locust Street. The lodge has already put on a new roof, resurfaced the parking lot and completed interior remodeling. The lodge is seeking a \$53,400 façade grant toward the overall \$185,000 project to upgrade the exterior lighting, flag pole, sign and exterior stucco. Nabity said the Elk's originally applied for a \$38,000 façade grant, but during the facade committee review process, the Elk's brought additional options, the most expensive of which totaled \$53,400. Nabity said the committee recommended in favor of the \$53,400 option. Mayhew said the Elk's have since found another \$6,000 in expenses and would like to have that considered for a grant. Nabity and Pirnie said if a new amount is to be considered they think it should be postponed, referred back to committee and publicized for a future meeting. Mayhew advised the Elk's group to just proceed forward now. Wilson asked if the Elk's have other debt on the building. Lodge Secretary Barry Hopkins said the lodge took out a loan for the roofing and parking lot project in 2015. Wilson also asked about square footage, which Mayhew estimated at 14,000 to 15,000.

A motion was made by Wilson and seconded by Murray to approve a \$53,400 facade grant for the Elk's. Upon roll call vote, all present voted aye. Motion carried.

8. CAAP BLIGHT STUDY UPDATE. Nabity said the Grand Island Growth Foundation, (which was corrected to the name of the Central Nebraska Growth Foundation following the meeting), a foundation overseen by the Grand Island Area Economic Development Corp. has commissioned a blight and substandard study on the entirety of the 20-square-mile former ordnance plant, minus the two areas that have already been studied. The contract is being handled and funded privately. The CRA is not a party to the contract, he said. Nabity expects the study results will go to the city council within the next 90 days.

9. RETREAT DATE AND TOPICS. Nabity said the retreat dates suggested in June did not work for the majority of the CRA. The goal is to hold the retreat after the legislature and before budget time. He asked CRA members to check their calendars for July 12, which is a regular CRA meeting date. That afternoon could be expanded into a retreat from 1 to 5 p.m. as attorney Mike Bacon is available on that day. Murray said he would like to talk about the CRA being more proactive rather than reactive. Instead of waiting for developers to bring forward projects, he would like to discuss if there are any redevelopment areas or projects the community wants that could be spurred by the CRA. Minton agreed there needs to be more of a "method behind the madness." He wants the CRA to set a vision. It could be coordinated with the downtown and Grow Grand Island. Mayhew asked to speak on the subject and stated he would like the CRA to place extra emphasis on "project's next door" to project's the CRA has already invested in. That could improve an entire block or a greater area and may inspire or spur development to make a "more dramatic improvement."

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

11. DIRECTORS REPORT.
Nabity displayed the awards received at the Nebraska Planning and Zoning Association Conference in Kearney in March and said the CRA played a big part in those awards.

11. ADJOURNMENT. Gdowski adjourned the meeting at 4:40 p.m.

The next meeting is scheduled for May 17, 2017.

Respectfully submitted
Chad Nabity
Director