



Community Redevelopment Authority (CRA)

Wednesday, September 20, 2017
Regular Meeting

Item B1

Minutes 8-10-17

Staff Contact: Chad Nabity

OFFICIAL PROCEEDINGS

MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF August 10, 2017

Pursuant to due call and notice thereof, a Meeting of the Community Redevelopment Authority of the City of Grand Island, Nebraska was conducted on August 10, 2017 at City Hall 100 E. First Street. Notice of the meeting was given in the August 2, 2017 Grand Island Independent.

1. CALL TO ORDER. Glen Murray called the meeting to order at 4:01 p.m. The following members were present: Murray, Glenn Wilson, Krae Dutoit and Sue Pirnie. Also present were: Director Chad Nabity, Planning Administrative Assistant Tracy Overstreet, Finance Director Renae Jimenez and Billy Clingman and Brian Schultz from the Grand Island Finance Department.

Murray 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 the Minutes for the July 31, 2017 meeting was made by Dutoit and seconded by Wilson. Upon roll call vote, all present voted aye. Motion carried 4-0.
3. APPROVAL OF FINANCIAL REPORTS. Clingman reviewed the financials from July 1 to July 31. They include a payout for the Elk's façade and TIF pass-through payments. A motion for approval of the financial reports was made by Wilson and seconded by Dutoit. Upon roll call vote, all present voted aye. Motion carried 4-0.
4. APPROVAL OF BILLS. The bills, which included a \$68,132 façade grant payout for Wing Properties and a \$1,000 appraisal fee to the Nebraska Department of Roads for land at the Highway 34 and South Locust Street, were reviewed by Nabity. A motion was made by Pirnie and seconded by Dutoit to approve the bills in the amount of \$69,243.46. Upon roll call vote, all present voted aye. Motion carried 4-0.
5. REVIEW OF COMMITTED PROJECTS & CRA PROPERTY. Nabity provided an overview of the committed projects. He said most will need payout in the next year. He expects payout for the Federation Labor Temple to occur before fiscal year end as owner Tom Ziller has advertised leasing the apartments. Nabity said commitments on the Hedde Building will not be this fiscal year and likely not in the next year either due to the complexity of the project. Nabity said he received a

call about the former Ron's Transmission lot on Third Street and about the Second Street property from potential buyers.

6. REDEVELOPMENT CONTRACT WEINRICH DEVELOPMENTS. Naby said the Grand Island City Council approved the redevelopment plan for the four-plex to be built at 523 E. Division/206 S. Plum. Weinrich Developments Inc. has requested \$52,768 of tax-increment financing. Naby said the only question from city council was in regards to the 2014 housing study that indicated 1,700 housing units needed to be added in Grand Island by 2019. The question was when will the study need to be redone and does Grand Island have the housing it now needs. Naby said the housing study will need to be redone in 2019 for Community Development Block Grant and Housing and Urban Development guidelines. He anticipates that Grand Island will still have a housing deficit when the next study is done.

A motion was made by Pirnie and seconded by Wilson to approve both the redevelopment contract and Resolution 242 for the bond note. Upon roll call vote, all present voted aye. Motion carried 4-0.

7. FOLLOW-UP ON BUDGET DISCUSSION AND POSSIBLE ACTION. Naby said the CRA mill levy has been at 2.6. Last year, that raised \$630,000, which accounted for \$430,000 for CRA activities and \$200,000 for the Lincoln Pool bond. Next year, at the same levy, about \$757,000 would be raised, which would be \$570,000 for CRA activities and \$200,000 for the Lincoln Pool bond. Given the city's budget position and the CRA's cash position, Naby suggested amending the budget approved July 31 to lower the levy to 2.3. Each mill equates to about \$29,000 so the lowering would mean about \$87,000 less in revenue. That would help the city, but still allow the CRA to maintain its programming. Naby also suggested adding back in the \$100,000 in land sales, given two recent inquiries for possible purchases. Putting the line item back in would give the CRA the ability to receive the money and also the authority to apply it toward CRA projects. Murray said he thinks the levy lowering is a good idea to show support for the overall budget of the community and that the CRA is doing its share to help. Dutoit agreed.

A motion was made by Wilson and seconded by Dutoit to lower the levy to 2.3 and add \$100,000 back into land sales. Upon roll call vote, all present voted aye. Motion carried 4-0.

8. APPROVE RESOLUTION TO PURCHASE/SELL REAL ESTATE. None.
9. DIRECTORS REPORT. Naby said the \$1,000 approved in the bills would be sent to the Nebraska Department of Roads to begin the appraisal process for the free right land at Highway 34 and South Locust Street. In the event the state would sell that land, Naby said the CRA has budgeted \$200,000 in land purchases. Naby said the CRA will also see two redevelopment plans at the former

Cornhusker Army Ammunition Plant next month. One plan is for Husker Harvest Days and the other is for O'Neill Wood Resources. Nabity said the Nebraska State Historical Society will be holding a hearing at 1 p.m. September 8 in Kearney regarding downtown Grand Island being declared a historic district. That declaration is required for the Hedde Building to be eligible for historic tax credits, he said.

10. ADJOURNMENT. Murray adjourned the meeting at 4:21 p.m.

The next meeting is scheduled for 4 p.m., Wednesday, September 13, 2017.

Respectfully submitted
Chad Nabity
Director