



# Community Redevelopment Authority (CRA)

**Wednesday, February 14, 2018**  
**Regular Meeting**

## **Item B1**

### **Minutes**

Staff Contact: Chad Nabity

## OFFICIAL PROCEEDINGS

### MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF January 10, 2018

Pursuant to due call and notice thereof, a Meeting of the Community Redevelopment Authority of the City of Grand Island, Nebraska was conducted on January 10, 2018 at City Hall, 100 E. First Street. Notice of the meeting was given in the January 5, 2018 Grand Island Independent.

1. CALL TO ORDER. Chairman Tom Gdowski called the meeting to order at 4:00 p.m. The following members were present: Gdowski, Krae Dutiot, Sue Pirnie, Glen Murray and Glenn Wilson. Also present were: Director Chad Nabity, Planning Administrative Assistant Krystal Eucker, Brian Schultz from the Grand Island Finance Department, Assistant Finance Director Billy Clingman, City Administrator Marlan Ferguson and Council President Vaughn Minton.

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 the minutes for the December 13, 2017 meeting was made by Wilson and seconded by Dutiot. Upon roll call vote, all present voted aye. Motion carried 5-0.
3. APPROVAL OF FINANCIAL REPORTS. The financials from December 1 to December 31 were reviewed. A motion for approval of the financial reports was made by Pirnie and seconded by Dutiot. Upon roll call vote, all present voted aye. Motion carried 5-0.
4. APPROVAL OF BILLS. The bills were reviewed by Gdowski. A motion was made by Murray and seconded by Pirnie to approve the bills in the amount of \$65,882.01. Upon roll call vote, all present voted aye. Motion carried 5-0.
5. REVIEW OF COMMITTED PROJECTS & CRA PROPERTY. Nabity provided an overview of the committed projects. Nabity said Auto America has completed their lighting and the project is complete; Fonner Court should also be done soon; waiting on the second phase of Othy's Place; South Locust/Fonner Park BID's will be done this spring; Peaceful Roots is finishing their apartments; a payment may be made to Urban Island/Kinkaider and there are commitments on the Hedde Building although nothing is out currently. The historic district has been established downtown. Nabity stated the façade budget for 2018 has been fully committed; of the \$200,000 Life Safety budget, \$125,000

has been committed; of the \$150,000 Other Projects budget, \$71,500 has been committed and there are no commitments on the Land line item. Nabity stated there are two pending land sales; 408 2<sup>nd</sup> Street and the Ron's Transmission property.

6. REDEVELOPMENT CONTRACT – TAKE FLIGHT. Nabity said this contract is for TIF financing in the amount of \$99,200 for Take Flight LLC regarding the building at 209 West 3<sup>rd</sup> Street in Grand Island. The building will be redeveloped with commercial space on the first floor and residential space on the second floor. Grand Island City Council approved the redevelopment plan at their January 9, 2018 regular meeting. It is the intent of Julie Morris and Take Flight LLC to fund the TIF eligible project with funds up front of \$135,000 which will in turn be paid back through TIF. Murray inquired if rising interest rates will have an effect on the project and Nabity said the effects have not been seen although it is anticipated that future projects will slow down. Pirnie asked about the 2 bedroom on the second floor and Amos said the ceilings are tall enough on the mezzanine that a 3 room unit will fit on that level; there has been discussion regarding egress windows and stairwells.

A motion was made by Pirnie and seconded by Wilson to approve the redevelopment contract and Resolution 263. Upon roll call vote all voted aye. Motion carried 5-0.

7. DIRECTOR'S REPORT. Nabity introduced the new Planning Administrative Assistant Krystal Eucker and high school student Brent Lucke that will be interning in the Planning Department. The Planning Technician position has been filled and that person will start on January 16, 2018. Nabity said legislature is in session and Urban Affairs is looking at amending one of the bills that was submitted last year regarding TIF. The proposed amendment would require the City to send a certified letter to the school district and the county to allow them the opportunity to appoint a non-voting member to the Authority. Also, specific requirements for hearings before the Planning Commission which would mean advertising would be the same for the Planning Commission meetings as it is for the City Council meetings; it is unclear if the map will need to be published. The March meeting may need to be moved to the 21<sup>st</sup>; the March Planning Commission meeting date will be changed due to the Nebraska Planning Conference. Pirnie stated she will not be at the February meeting.

8. ADJOURNMENT.  
Gdowski adjourned the meeting at 4:25 p.m.

The next meeting is scheduled for 4 p.m., Wednesday, February, 2018.

Respectfully submitted  
Chad Nabity  
Director