



Community Redevelopment Authority (CRA)

Wednesday, June 13, 2018
Regular Meeting

Item B1

Minutes from May 23, 2018

Staff Contact:

OFFICIAL PROCEEDINGS

MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF May 23rd, 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 *May 23rd, 2018* at City Hall, 100 E. First Street. Notice of the meeting was given in the *May 16th, 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: Tom Gdowski, Glen Murray, Krae Dutiot, Sue Pirnie and Glenn Wilson. Also present were: Director Chad Nabity, Planning Technician Rashad Moxey, Planning Administrative Assistant Norma Hernandez, Brian Schultz from the Grand Island Finance Department, Interim Finance Director Billy Clingman, 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 table easily accessible to anyone who would like to read through them.

2. APPROVAL OF MINUTES.

A motion for approval of the Minutes for the *April 11th, 2018* meeting was made by Wilson and seconded by Pirnie. Upon roll call vote, all present voted aye. Motion carried 5-0.

3. APPROVAL OF FINANCIAL REPORTS.

Brian Schultz reviewed the financials from April 1st, 2018 to April 30th, 2018. A motion for approval of the financial reports was made by Murray and seconded by Wilson. 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 Pirnie and seconded by Dutiot to approve the bills in the amount of \$963,415.96. Upon roll call vote, all present voted aye. Motion carried 5-0.

5. DISCUSSION OF NEED FO A SEPARATE AUDIT FOR THE CRA

Nabity explained that over the years he has been with the City, the CRA has paid separately for their financial audits. He noted that the CRA is also included in the

City of Grand Island's financial audit and is paying twice to be audited yearly. Nabity explained that the CRA should consider if they would like to continue this or if they would like to be a part of only the City's Audit which would help to cut done the cost of Auditing. It was also made known that the audit would be open to the public through a PDF document and would be user friendly. The Interim Finance Director Billy Clingman, explained that the CRA can use the City's Audit, and gauge if it is something they would like to continue, he noted that if the results are not what the CRA would like they can return to the old method of getting audited.

6. REVIEW OF COMMITTED PROJECTS & CRA PROPERTY.

The committed projects and CRA properties were reviewed by Nabity. Nabity explained that the Hedde Building project is expected to move forward and is no longer expected to use the historic tax credit however is expected to apply for Tax Increment Financing. He then stated, the Mendez projects still in progress and has receive some receipts, noting that if everything goes as planned he expects to possibly pay out in June. Nabity went on to explain that he spoke with Cindy Jonson about the S Locust/Fonner Park BID about the South Locust/Fonner Park BID project and she stated that it was completed and has the bill ready. Urban Island/Kinkaiders updates were not available before the meeting. Peaceful Root is moving forward with its project and has completed fixing the sidewalk where a coal shoot vault was found. He then stated, Take Flight is working with their project. He said the CRA has completed the sale for 408 East 2nd Street to Weinrich Development Inc. The Nielson project is moving forward. Nabity went onto discussing the Desert Rose property noting that there is one person potentially interested in the property. Nabity also noted that the due diligence time has been extended 60 days on the old Ron's Transmission property.

7. REDEVELOPMENT PLAN AMENDMENT FOR CRA #12 COPPER CREEK

- A. Consideration of Resolution 271- Approve and Forward a Redevelopment Plan Amendment to the Grand Island City Council for Phase 2 of the Copper Creek Development – Guarantee Group

Nabity explained that this is the intermediate stage after the Regional Planning Commission (RPC) has reviewed and explained that the CRA has a resolution to send the development to City Council for approval to use TIF for 80 additional lots for construction. Nabity noted in the past once it was sent to RPC it was also sent to City Council, however after a closer look at state statue it was decided to return it back to CRA for revision and then onto the City Council.

A motion was made by Murray and seconded by Pirnie to approve Resolution 271 for Phase 2 of the Copper Creek Development. Upon roll call vote all, voted aye. Motion carried 5-0.

8. DIRECTOR'S REPORT

Nabity noted that the Hedde Building and the Copper Creek Contracts will be on the June meeting as well as a TIF application for area 21 for a potential truck wash and trailer wash out. He also stated that based on the comments of at the May 2nd Planning Commission Meeting and May 22nd City Council meeting the Grand Island School District is concerned about the use of TIF for housing within the City of Grand Island. Members discussed housing issues including the use of TIF for these projects for a short time before adjourning.

9. ADJOURNMENT.

Murray adjourned the meeting at 4:39 p.m.

The next meeting is scheduled for 4 p.m., *Wednesday, June 13th, 2018.*

Respectfully submitted
Rashad Moxey
Planning Technician