



# Community Redevelopment Authority (CRA)

**Wednesday, August 8, 2018  
Regular Meeting**

## **Item B1**

### **Minutes of July 18, 2018 Meeting**

**Staff Contact:**

## OFFICIAL PROCEEDINGS

### MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF July 18<sup>th</sup>, 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 July 18<sup>th</sup>, 2018 at City Hall, 100 E. First Street. Notice of the meeting was given in the July 14<sup>th</sup>, 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, and Finance Director Patrick Brown.

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 *June 13, 2018* meeting was made by Murray and seconded by Dutiot. Upon roll call vote, all present voted aye. Motion carried 4-0. CRA member Glenn Wilson was absent for this portion of the meeting.

#### 3. APPROVAL OF FINANCIAL REPORTS.

Brian Schultz reviewed the financials from June 1<sup>st</sup>, 2018 to June 30<sup>th</sup>, 2018. A motion for approval of the financial reports was made by Dutiot and seconded by Pirnie. Upon roll call vote, all present voted aye. Motion carried 4-0. CRA member Glenn Wilson was absent for this portion of the meeting.

#### 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 \$147,154.19. Upon roll call vote, all present voted aye. Motion carried 4-0. CRA member Glenn Wilson was absent for this portion of the meeting.

**5. 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. He went on to state that the Mendez project has submitted bills without proof of payment, explaining that the CRA cannot pay out until the proper paperwork has been submitted. Othy's Place has previously been waiting on a glass block to be install, and that there was no updates on the project. 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, but have not received any bills to date. Nabity noted that Urban Island/Kinkaiders is in progress working on façade and life safety, and expects to have the façade done before the September meeting. Nabity explained that both the Nielson project and Peaceful Root project with not be paid out at the end of fiscal year budget but may be paid out in October the beginning of a new budget. The Take flight project is in progress and is near completion and is expected to be paid out at the beginning of the next fiscal year. Nabity stated that he expects to bring forth at the next meeting an application for assistant with upper story residential apartments within the Sears Building at the August meeting. Nabity explained that the majority of the Façade grant for this fiscal year will be paid out before the end of the year. Nabity noted that the CRA sold the property on 2<sup>nd</sup> street and purchased access to South Locust Street from the Nebraska Department of Transportation. Nabity went on to say that the old Ron's Transmission lot is expected to close shortly as the developers are still moving forward with their plans.

**6. REDEVELOPMENT PALN AMENDMENT for CRA #21 at 2008 and 2030 EAST U.S. HIGHWAY 30 NEBRASKA TRUCK WASH INC.**

- A. Consideration of Resolution 275- Approve and Forward a Redevelopment Plan Amendment to the Grand Island City Council for the development of a Truck Wash at 2008 and 2030 East U.S. Highway 30 lots 1 and 2 of Bosselman Brothers Second Subdivision – Central Nebraska Truck Wash Inc.

Nabity explained that the Regional Planning Commission passed Resolution 2018-10 finding that this redevelopment plan and proposed project are consistent with the Grand Island Comprehensive Development Plan. Nabity went onto state that the project is expected to cost approximately 1.8 million dollars and the developers are requesting 849,420 dollars in Tax Increment Financing. It is estimated that that with generate 565,000 dollars in funding for the project and is expected to use a 15 year note with a 5% interest. Nabity explain that this application was the first to use the new requirements of LB874.

CRA member Wilson asked if an analysis was done to determine how many trucks would use the services provided a day. Representative of the Truck wash explained

that the location of the truck wash is important due to the fact that it is located near a facility that has a high traffic volume of trucks and it is expected to gain customers from it because the nears truck trailer washout of this nature is located in a different city. Wilson then asked about the sewer capacity in the area Nabity note that sewer is available and that the benefit of this development is that it adds an additional \$180,000 of revenue to the city.

A motion was made by Murray and seconded by Wilson to approve Resolution 275 for the approval and forwarding of the Redevelopment Plan Amendment to the Grand Island City Council for the development of a Truck Wash at 2008 and 2030 East U.S. Highway 30 lots 1 and 2 of Bosselman Brothers Second Subdivision – Central Nebraska Truck Wash Inc. Upon roll call vote all, voted aye. Motion carried 5-0.

## **7. DIRECTOR'S REPORT**

Nabity noted that LB874 went into effect during the day of the meeting. He explained that the new bill will required a report on TIF being used and completed, Nabity also stated that this process is something that was already been done by staff and that it just needs to be revised and completed to the specification of LB874.

Nabity went onto talk about the upcoming 2018-2019 CRA fiscal year budget. He went onto explain that the projected budget is 686,000 dollars from the CRA tax levy. Nabity noted that some projects are already committed and is expected to have approximately 150,000 dollars available to program. He also explained that all the funds budgeted for façade for the 2019 year are expected to be used.

## **8. ADJOURNMENT.**

Murray adjourned the meeting at 5:02 p.m.

The next meeting is scheduled for 4 p.m., *Wednesday, August 8<sup>th</sup>, 2018.*

Respectfully submitted  
Norma Hernandez  
Administrative Assistant