



Community Redevelopment Authority (CRA)

Wednesday, August 14, 2019
Regular Meeting

Item B1

Meeting Minutes 7-10-2019

Staff Contact:

OFFICIAL PROCEEDINGS

MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF July 10, 2019

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 10, 2019 at City Hall, 100 E. First Street. Notice of the meeting was given in the July 3, 2019 Grand Island Independent.

1. CALL TO ORDER.

Vice Chairman Murray called the meeting to order at 4:00 p.m. The following members were present: Glen Murray, Glenn Wilson, and Krae Dutoit. Also present were: Director Chad Nabity, Planning Administrative Assistant Norma Hernandez, City Council President Vaughn Minton, Patrick Brown and William Clingman from the Grand Island Finance Department.

2. APPROVAL OF MINUTES.

A motion for approval of the Minutes for the June 12, 2019 meeting was made by Dutoit and second by Wilson. Upon roll call vote, all present voted aye. Motion carried 3-0

3. APPROVAL OF FINANCIAL REPORTS.

William Clingman reviewed the financials from June 1, 2019 to June 30, 2019. A motion was made by Wilson and second by Dutoit. Upon roll call vote, all present voted aye. Motion carried 3-0.

4. APPROVAL OF BILLS.

The bills were reviewed by William Clingman. A motion was made by Dutoit and second by Wilson to approve the bills in the amount of \$295,839.45. Upon roll call vote, all present voted aye. Motion carried 3-0.

5. REVIEW OF COMMITTED PROJECTS & CRA PROPERTY.

The committed projects and CRA properties were reviewed by Nabity.

Façade Projects - Nabity mentioned not too many changes. Hedde Building – work still being done. Old City Hall building – Work has started. Paramount – Will have the bills and occupancy certificates by next meeting. Take Flight – Replacement of terracotta is coming along and looking nice. Tom Ziller sent pictures last week. **Life Safety Grants** – Hedde Building 201 & 203 W. 3rd Street – Will not be paid out this fiscal year. Old Sears Building – should have payment in August, Peaceful Root – have not heard anything. **Rawr Holdings – Have not heard anything.** Wing Properties - TIF contract is signed.

There is \$70,000 left in Life Safety for this year. This is the last year for Life Safety.

Façade – Everything has been allocated for this year. Other projects has \$10,000. Line item Land Sales \$100,000 was budgeted, about \$39,000 of sales with the Talon sale. Only property left is the Dessert Rose property.

6. Redevelopment Contract Approval for CRA Area #1 for single family residential Starostka Contracting LLC

A. Consideration of Resolution 315 –

Nabity stated the project consists of 20 lots on 5th Street and Cogden. City council approved the redevelopment plan **amendment**. Three bids came in for the sewer project. Starostka was the lowest bidder and was awarded that contract.

A motion was made by Dutoit and second by Wilson to approve Resolution 315. Upon roll call vote all, voted aye. Motion carried 3-0.

7. Discussion of 2019-20 CRA Budget

Nabity mentioned a letter was received from **Jay Vaverick**. Jay asked if the CRA would be willing to participate in helping with historical lighting and extending to his new restaurant. Nabity recommends to do a 50/50 match with the property owner and use other projects line item. Nabity explained this would be a way to extend the historical lighting down the street. This could encourage property owners to make then investment. Public Works will be going out to look at spacing on the lighting. They will pick 4 spots to see where the lighting will placed. Amos Anson, Downtown BID president, asked the board to take the following into consideration.

There are 3 concrete poles on each block. The historical lighting started in the middle with the intention of going down the block. Amos stated it's probably best to keep the pattern that has been started.

The board decided that Jay Vaverick should work with the Downtown BID. Nabity stated he is working with the finance department to figure out what the ending cash. **We are proposing to keep the levy the same as last year.**

8. Director's Report

9. Adjournment

Murray adjourned the meeting at 4:42 p.m.

The next meeting is scheduled, **Wednesday, August 14, 2019.**

Respectfully Submitted,
Norma Hernandez
Administrative Assistant