



Community Redevelopment Authority (CRA)

Wednesday, September 18, 2019
Regular Meeting

Item B1

Meeting Minutes

Staff Contact:

OFFICIAL PROCEEDINGS

MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF August 14, 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 August 14, 2019 at City Hall, 100 E. First Street. Notice of the meeting was given in the August 7, 2019 Grand Island Independent.

1. CALL TO ORDER.

Chairman Gdowski called the meeting to order at 4:00 p.m. The following members were present: Glen Murray, Glenn Wilson, and Sue Pirnie. Also present were: Director Chad Nabity, Planning Administrative Assistant Norma Hernandez, City Administrator Jerry Janulewicz, Finance Director Patrick Brown, and Accountant Brian Schultz.

2. APPROVAL OF MINUTES.

A motion for approval of the Minutes for the July 10, 2019 meeting was made by Wilson and second by Murray. Upon roll call vote, 3 voted aye and Gdowski abstain. Motion carried 3-1

3. APPROVAL OF FINANCIAL REPORTS.

Brian Schultz reviewed the financials from July 1, 2019 to July 31, 2019. A motion was made by Pirnie and second by Murray. Upon roll call vote, all present voted aye. Motion carried 4-0.

4. APPROVAL OF BILLS.

The bills were reviewed by Brian Schultz. A motion was made by Murray and second by Pirnie to approve the bills in the amount of \$53,784.75. Upon roll call vote, all present voted aye. Motion carried 4-0.

5. REVIEW OF COMMITTED PROJECTS & CRA PROPERTY.

The committed projects and CRA properties were reviewed by Nabity.

Façade Projects –Bosselman – will be paid out next meeting. Hedde Building – Is anticipated to be done the spring of 2020. Amos mentioned the exterior should be done within the next 30-60 days. Old City Hall building – Should be done at the end of August. Bills should be at the next CRA meeting. Paramount – First floor and upper story apartment will be done by the next meeting. Take Flight – Will be done at the end of September. Payment will be in October. **Life Safety Grants** – Hedde Building 201 & 203 W. 3rd Street – Will be carried over to the fiscal year. Rawr Holdings – will be carried over to next fiscal year. Wing Properties – will be carried over to next fiscal year.

There is \$715,000 in building improvement being carried over from this year.

Façade – Desert Rose property – anticipating will close on the property before the end of the year.

6. Discussion and Action on 2019-20 CRA Budget

Nabity went over the 2019-20 CRA Budget. Nabity stated the year will be started off with \$697,000 with \$503,000 of CRA related property taxes and \$194,000 for Lincoln Pool. Total of about \$700,000 we would expect property taxes if levy is kept where it's at right now.

TIF – budgeting about \$2,500,000. \$1,500,000 is expected be paid out. An additional \$1,000,000 will be budgeted for TIF projects coming on line.

Loan Income – Poplar Street Bond – Houses are done and property values are going up. CRA is receiving about \$14,000.00 back.

Land sales - \$200,000 is budgeted. Only land CRA owns is the Desert Rose property.

A motion was made by Murray and second by Pirnie to approve 2019-20 CRA Budget. Upon roll call vote all, voted aye. Motion carried 4-0.

7. Director's report

8. Adjournment

Gdowoski adjourned the meeting at 4:27p.m.

The next meeting is scheduled, Wednesday, September 18, 2019

Respectfully Submitted,
Norma Hernandez
Administrative Assistant