



Community Redevelopment Authority (CRA)

Wednesday, December 11, 2019
Regular Meeting

Item B1

Meeting Minutes 11-13-19

Staff Contact:

OFFICIAL PROCEEDINGS

MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF November 13, 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 November 13, 2019 at City Hall, 100 E. First Street. Notice of the meeting was given in the November 6, 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: Tom Gdowski, Glen Murray, Glenn Wilson, Sue Pirnie and Krae Dutoit. Also present were: Director Chad Nabity, Planning Administrative Assistant Norma Hernandez, Council President Vaughn Minton, Finance Director Patrick Brown, and Assistant Finance Director Brian Schultz

2. APPROVAL OF MINUTES.

A motion for approval of the Minutes for the October 9, 2019 meeting was made by Wilson and second by Dutoit. Upon roll call vote, all present voted aye. Motion carried 4-0

Sue Pirnie joined the meeting

3. APPROVAL OF FINANCIAL REPORTS.

Brian Schultz reviewed the financials from October 1, 2019 to October 31, 2019. A motion was made by Murray and second by Dutoit. Upon roll call vote, all present voted aye. Motion carried 5-0.

4. APPROVAL OF BILLS.

The bills were reviewed by Brian Schultz. Nabity mentioned \$35,115.89 for Old Walnut pays it off. A motion was made by Dutoit and second by Pirnie to approve the bills in the amount of \$277,402.99. Upon roll call vote, all present voted aye. Motion carried 5-0.

5. REVIEW OF COMMITTED PROJECTS & CRA PROPERTY.

The committed projects and CRA properties were reviewed by Nabity.

Façade Projects –Bosselman – Gus Patsios was in attendance and reported that the project is 95% done. Bills will be turned in next month. Hedde Building – is looking good. Old City Hall building – Tuck pointing is almost done. Banner across the front is being changed. **Life Safety Grants** – Peaceful Root – Should be moving forward. Rawr Holdings – will be moving forward. Dean Peg with Wing Properties – will not be moving forward with his project. Confirmation was received stating they will not be requesting the funds. Desert Rose property – closed sale for the portion sold to Talon Apartments.

6. Redevelopment Contract for CRA Area #13 Copper Creek Phase 3.

- a. Consideration of Resolution 323 – Approval of Contract and Bonds for Copper Creek Phase 3.

Nabity stated City Council did approve the Redevelopment Plan Amendment. Mike Bacon prepared the contract. The Bond will be written for 25 years with each phase being no longer than 15 years.

A motion was made by Pirnie and second by Murray to approve Resolution 323. Upon roll call vote all, voted aye. Motion carried 5-0.

7. Redevelopment Plan Amendment for CRA Area #2- Bosselman Kings Crossing.

- a. Consideration of Resolution 324 – Forward a Redevelopment Plan Amendment to the Grand Island City Council for Bosselman Kings Crossing Project at Locust and Husker Highway.

Nabity stated this is located on Locust and Husker Highway this project would be across from Walmart, in front of the new hotel. Bosselmans is looking to building their latest generation Pump and Pantry store. The store will include gas pumps, carwash and quick serve food. The total cost on the purchase of property exceeds the value of the TIF. They will have this funded at the time that they close on the property.

A motion was made by Wilson and second by Dutoit to approve the Redevelopment Plan and approve Resolution 324 forwarding the plan to the City Council. Upon roll call vote all, voted aye. Motion carried 5-0.

8. Redevelopment Plan Amendment for CRA Area # 17 – Prairie Commons Phase 2.

- a. Consideration of Resolution 325 – Forward a Redevelopment Plan Amendment to the Grand Island City Council for Prataria LLC Commons Project Phase 2 at Husker Highway and Prairieview Drive

Nabity explained this project is 3 lots immediately to the west by the hospital being built. Chief is proposing offices on 3 lots. They are requesting 1.8 million dollars in TIF which will be used for grading streets and utilities. Regional Planning Commission did find it is consistent with the Comprehensive Plan.

A motion was made by Murray and second by Pirnie to approve the plan and Resolution 325 forwarding the plan to the City Council. Upon roll call vote. 3 voted aye and 2 abstained – Gdowski and Dutoit.

9. Sherwin Williams 502, 506 and 508 W. 3rd Street Façade Improvement Grant Application.

Nabity explained they are looking into updating the façade the 3rd Street side.

They are asking for \$100,000 in façade. A committee reviewed it which consists of Glen Murray, Sue Pirnie and Brad Kissler. The committee is recommending approval of the project.

A motion was made by Wilson and second by Pirnie to the façade application for \$100,000. Upon roll call vote, all voted aye. Motion carried 5-0.

10. Edwards Audio 618 W 3ed Street Façade Improvement Grant Application.

Nabity explained Edwards Audio is located next to the new dental office where Ron's Transmission was. They were impacted by the fire that took place at Ron's Transmission. The east side of their building was impacted by the fire that took place at Ron's Transmission. They are looking at updating the façade. They are requesting \$66,213.00 and the committee is recommending approval.

A motion was made by Dutoit and second by Pirnie to approve the façade application for \$66,213.00. Upon roll call vote, all voted aye. Motion carried 5-0.

11. 121 W. 3rd Street Façade Improvement Grand Application.

Nabity stated Sierra Arends has purchased this building. They are requesting a total of \$57,477.00 in façade. The project will remove the awning and replace some of the windows where the awning was. The committee is recommending approval.

A motion was made by Murray and second by Wilson to approve the façade application for \$57,477.00. Upon roll call vote, all voted aye. Motion carried 5-0.

12. Director's Report

Meeting is moved to December 18, 2019 at 3 p.m.

13. Adjournment at 4:37 pm.

Next meeting December 18, 2019 at 3:00 p.m.

Respectfully Submitted,
Norma Hernandez
Administrative Assistant