



# Community Redevelopment Authority (CRA)

**Wednesday, August 12, 2020  
Regular Meeting**

## **Item B1**

**Meeting Minutes 7/8/20**

**Staff Contact:**

## OFFICIAL PROCEEDINGS

### MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF July 8, 2020

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 8, 2020 at City Hall, 100 E. First Street. Notice of the meeting was given in the July 1, 2020 Grand Island Independent.

**1. CALL TO ORDER.**

Vice Chair Murray 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, Council President Vaughn Minton, Finance Director Patrick Brown.

**2. APPROVAL OF MINUTES.**

A motion for approval of the Minutes for the June 10, 2020 meeting was made by Wilson and second by Dutoit. Upon roll call vote, all present voted aye. Motion carried 3-0.

**3. APPROVAL OF FINANCIAL REPORTS.**

Wilson mentioned the remaining balance under Bond Principal – TIF's is the same as the amount budgeted. A motion was made by Wilson and second by Pirnie to approve the financials from June 1 – June 30, 2020. Upon roll call vote, all present voted aye. Motion carried 3-0.

**4. APPROVAL OF BILLS.**

A motion was made by Pirnie and second by Dutoit to approve the bills in the amount of \$3,846.23. 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** –Amos is anticipating the 3 façade projects will be done before the September meeting. The payments of \$223,660 will be out of this fiscal year. September meeting will be moved to September 16<sup>th</sup> to payout TIF payments coming in on September 10<sup>th</sup>. **Life Safety Grants** – None of the Life Safety projects will be paid this fiscal year.

**South Locust property** – There was a mix up with the way the deed was written on the piece that was sold to Talon. The assessor and register of deeds were convinced that Talon owned all of Talon 2<sup>nd</sup> subdivision. A quick claim deed will be prepared to get filed to take care of the mix up.

**6. Redevelopment Contract for CRA Area #25 – J & L Westward Enterprises.**

- a. Consideration of Resolution 339 – Forward a Redevelopment Plan Amendment to the Hall County Regional Planning Commission for redevelopment of property at 6060 W. Old Potash Highway – J & L Westward Enterprises LLC.

- b. Consideration of Resolution 340 – Resolution of Intent to enter into a Site Specific Redevelopment Contract and Approval of related actions 30-day notice to city council for redevelopment of 6060 W. Old Potash Highway – J & L Westward Enterprises LLC.

Nabity explained the property is out at the Cornhusker Army Ammunition Plant on 60<sup>th</sup> and Old Potash. Mr. Webb has purchased 10 acres and is proposing to build a new facility for his business. The property is not within city limits but it is on the former military site and is eligible for TIF. The purchase price will be used as one of the eligible activities as well as utilities on site and paving private roads. The total TIF asked is 359,625.

Ron Depue representing John Webb stated John is the owner of Webb Cutting Components and has been in business over 30 years. Moving to the new location John Webb will give him the ability to expand the business and add more employees.

A motion was made by Pirnie and second by Wilson to approve the Resolution 339 and 340. Upon roll call vote all, voted aye. Motion carried 3-0.

## **7. Director's Report**

### **Preliminary Budget Thoughts and Discussion**

Nabity stated his recommendation is to make the same request for funding as last year. Paying off the 3 façade projects this year will end up with starting cash of \$617,000 and commitments of \$670,000. The sewer project at the 5<sup>th</sup> Street project will be going for certificate of final completion on Tuesday. The Board of Equalization will meet soon and set the assessments on the lots. CRA will pay for that but will buy the first portion of the first portion of the Bond TIF for around \$120,000. \$48,000 of next years budget will be needed to to make up the current deficit.

Projected income - \$550,000 not counting any land sales and in excess of funds needed pay the Lincoln Pool Bonds

Estimated operating expenses - \$109,000

Façade -\$200,000

Other grants – \$200,000

The payment to Husker Harvest Days will still need to be made even if there is no show this year. The contract gives them one year time frame they can skip a show and the forgiveness period would be extended one year.

## **8. Adjournment**

Adjournment at 4:28 P.M.

**Next meeting 4:00 P.M. August 12, 2020**

Respectfully Submitted,  
Norma Hernandez  
Administrative Assistant