



Community Redevelopment Authority (CRA)

Wednesday, September 23, 2020
Regular Meeting

Item B1

Approval of Minutes 8/12/20

Staff Contact:

OFFICIAL PROCEEDINGS

MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF August 12, 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 August 12, 2020 at City Hall, 100 E. First Street. Notice of the meeting was given in the August 5, 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: Tom Gdowski, Glenn Murray, Krae Dutoit and Sue Pirnie. 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 July 8, 2020 meeting with a correction on item #4-Approval of bills. The motion was second by Wilson. A motion was made by Murray and second by Dutoit. Upon roll call vote, all present voted aye.
Motion carried 4-0

3. APPROVAL OF FINANCIAL REPORTS.

Pat Brown reviewed the financial reports. Murray asked for clarification on the \$50,000 in expenses in land and the \$49,990 in other expenditures. Nabity explained the \$50,000 was authorized from CRA to White Lotus Group that was paid with the closing. The \$49,990.00 to White Lotus Group as part of the closing costs. The state wired \$310,000 to CRA to pay White Lotus to maintain the property over the course of 9 months. A motion was made by Pirnie and second by Dutoit to approve the financials from July 1 – July 31, 2020. Upon roll call vote, all present voted aye. Motion carried 4-0.

4. APPROVAL OF BILLS.

Nabity stated a change in the bills. Auto One amount is \$6,953.67 instead of \$6959.67. A motion was made by Dutoit and second by Murray to approve the bills for \$319,173.55. 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 – Sierra Arends project is in for payment. Edward Audio and Sherwin Williams – Anticipating will be in for payment in September meeting and will be paid out this year. September meeting will be moved to September 23rd to payout TIF payments coming in on September 10th. **Life Safety Grants** – None of the Life Safety projects will be paid this fiscal year and will get carried over.

South Locust property – No interest as of yet.

6. Redevelopment Plan Amendment for CRA Area #25 – J&L Westward Enterprises LLC. CAAP.

- a. Consideration of Resolution 341 – Forward a Redevelopment Plan Amendment to the Grand Island City Council for redevelopment of property at 6060 W. Old Potash Highway – J & L Westward Enterprises LLC.

Nabity explained the property is out at the Cornhusker Army Ammunition Plant on 60th and Old Potash. Mr. Webb has purchased 10 acres and is proposing to build a new facility for his business. Planning Commission did find it was consistent with the comprehensive plan and is recommending approval.

A motion was made by Murray and second by Pirnie to approve the Resolution 341. Upon roll call vote all, voted aye. Motion carried 4-0.

7. Contract Amendment 1 for Tabitha (Prataria Phase 3)

Nabity stated the project is moving slower than expected. The contract amendment extends the completion date from December 31, 2020 to June 30, 2021. TIF will start in 2022 instead of 2021.

A motion was made by Dutoit and second by Pirnie. Upon roll call vote all, voted aye. Motion carried 4-0.

8. Other Projects

Willow Street Sewer Project – The Willow Street Sewer Project was a part of the Starostka Fifth Street Project. The project is located between 7th Street and 5th Street and between Congdon and Willow Streets. The amount of \$111,371.08 for the purchase of the first TIF Bond for the Starostka Fifth Street Project. Nabity stated he recommends approval.

A motion was made by Pirnie and second by Murray to approve the payment amount of \$111,371.08 to Wastewater Division. Upon roll call vote all, voted aye. Motion carried 4-0.

Consideration of Grant to Senior Citizens Industries Inc. for funds to refurbish and renew landscaping at their building at 304 E. 3rd Street in the amount of \$3,742.50.

Nabity stated the grant amount requested is \$3,000.00 to cover removal of rock, weeds, replacing portions of concrete. Lawnscape gave a bid to do the whole project in the amount of \$3,742.50 and offered to give \$742.50 worth of credit in exchange for an advertisement in their newsletter.

A motion was made by Pirnie and second by Dutoit to approve the grant amount of \$3,000.00 to Senior Citizens Industries Inc. Upon roll call vote all, voted aye. Motion carried 4-0.

9. Approval of 2020-2021 Budget and Levy Request

The 2020-2021 Budget and Levy Request was reviewed by Nabity.

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 5th 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 year's budget will be needed 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.

A motion was made by Dutoit and second by Pirnie to approve the 2020-2021 Budget and Levy Request. Upon roll call vote all, voted aye. Motion carried 4-0

10. Director's Report

LB1021- Micro TIF Bill is on final reading.

Adjournment at 4:38 P.M.

Next meeting 4:00 P.M. September 23, 2020

Respectfully Submitted,
Norma Hernandez
Administrative Assistant