



# Community Redevelopment Authority (CRA)

**Wednesday, March 10, 2021  
Regular Meeting**

## **Item B1**

**Minutes Feb. 10, 2021 Meeting**

**Staff Contact:**

## OFFICIAL PROCEEDINGS

### MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF February 10, 2021

Pursuant to due call and notice thereof, a Meeting of the Community Redevelopment Authority of the City of Grand Island, Nebraska was conducted on February 10, 2021 at City Hall, 100 E. First Street. Notice of the meeting was given in the February 3, 2021 Grand Island Independent.

#### 1. CALL TO ORDER.

Vice Chairman Glen Murray called the meeting to order at 4:00 p.m. The following members were present: Glenn Murray, Krae Dutoit in person, Tom Gdowski and Sue Pirnie via phone as allowed by executive order 21-02. Also present were: Director Chad Nabity, Administrative Assistant Norma Hernandez, City Administrator Jerry Janulewicz, Finance Director Patrick Brown and Assistant Finance Director Brian Schultz and Councilman Vaughn Minton.

#### 2. APPROVAL OF MINUTES.

A motion for approval of the Minutes for the January 13, 2020 was made by Dutoit and second by Gdowski. Upon roll call vote, all present voted aye.  
Motion carried 4-0

#### 3. APPROVAL OF FINANCIAL REPORTS.

Brian Shultz reviewed the financial reports. A motion was made by Gdowski and second by Dutoit to approve the financials from January 1 – January 31, 2020. Upon roll call vote, all present voted aye. Motion carried 4-0.

#### 4. APPROVAL OF BILLS.

Brian Shultz reviewed the bills. A motion was made by Dutoit and second by Pirnie to approve the bills for \$467,070.92 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.

The GI Veterans Home – have not received bill from White Lotus they will submit when they are ready.

**Façade Projects** – South East Commons – work has started, Rise properties anticipating to start this spring.

**Life Safety Grants** – Hedde Building – still moving forward with the project. Peaceful Root –Rawr Holdings – Still moving forward.

**6. Request from Equity Investment Group to sell property at 3440 W. State Street (Chipotle/Fire House Subs) (Added 9AM February 8, 2021)**

Nabity stated their TIF contract requires that they notify CRA when they want to sell property they are proposing to sell the lot that Chipotle sits on. It will not impact TIF and Equity Investment Group will continue to hold their TIF bond and receive TIF payments.

A motion was made by Gdowski and second by Pirnie to approve the request from Equity Investment Group to sell property at 3440 W. State Street. Upon roll call vote all, voted aye. Motion carried 4-0

**7. Director's Report**

Study Session with city council is scheduled for February 16, 2021 to discuss LB866 Missing Middle Housing, LB1021 micro-TIF, and LB424 Land Bank.

A meeting with Marty Barnhart, former Director of the Omaha Land Bank is scheduled for April 15, 2021 to discuss potential land bank in Grand Island. An invitation will be sent out.

CRA Member Glen Wilson has contacted staff and submitted his resignation. He is no longer able to continue serving on the board. He did want everyone to know that he has enjoyed his time on the board is a proud of the work that this board does.

Adjournment at 4:19 P.M.

**Next meeting 4:00 P.M. February 10, 2021**

Respectfully Submitted,  
Norma Hernandez  
Administrative Assistant