



# Community Redevelopment Authority (CRA)

**Wednesday, April 14, 2021  
Regular Meeting**

## **Item B1**

**Minutes March 10, 2021 Meeting**

**Staff Contact:**

## OFFICIAL PROCEEDINGS

### MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF March 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 March 10, 2021 at City Hall, 100 E. First Street. Notice of the meeting was given in the March 3, 2021 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, Glenn Murray, Sue Pirnie in person and Krae Dutoit via phone as allowed by executive order 21-02. Also present were: Director Chad Nabity, Administrative Assistant Norma Hernandez, 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 February 10, 2021 was made by Pirnie and seconded by Murray. 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 Murray and seconded by Pirnie to approve the financials from February 1 – February 28, 2021. Upon roll call vote, all present voted aye. Motion carried 4-0.

**4. APPROVAL OF BILLS.**

Chad Nabity explained the payment to Hall County Treasure for \$3,089.66. The Talon 2 project paid their taxes for 2021 in December 2020. In January 10, 2021 we received it and receipted it and paid it out to Talon as the bondholder in February 2021. The assessor lowered the assessed value of that project by an amount that reduced the taxes by \$3,089.66. The county treasure has a TIF balance of -\$3,089.66 and needs the account to have a balance of \$0. Talon has paid back the amount and CRA will pay back to the Hall County Treasure. A motion was made by Pirnie and second by Murray to approve the bills for \$125,396.89. 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.

GI Veterans Home – has not submitted any bills.

**Façade Projects –**

South East Commons – work has started

Rise properties - work has started

**Life Safety Grants –**

Hedde Building – still moving forward with the project.

Peaceful Root –Rawr Holdings – Still moving forward.

**6. Request from 1868 Foundation for Other Grants Funding for help paying for a Master Plan for the State Fair Grounds and Fonner Park Site.**

Terry Galloway, chairman with the Nebraska State Fair 1868 Foundation stated the role of the foundation is to raise money for their needs. They are in need of some expansion and improvements. The Nebraska State Fair 1868 Foundation will need in formulating a long-range Master Plan in conjunction with Fonner Park. They have identified qualified prospective sources to assist with the long-range plan effort and anticipate the cost to be roughly \$135,000.

A motion was made by Gdowski and second by Pirnie to approve the request from 1868 Foundation for up to \$50,000 of other grants funding to help pay for a Master Plan for the State Fair Grounds and Fonner Park Site. Upon roll call vote all, voted aye. Motion carried 4-0

**7. Director's Report**

Study Session with city council is scheduled for March 30, 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 16, 2021 to discuss potential land bank in Grand Island. An invitation will be sent out.

Adjournment at 4:40 P.M.

**Next meeting 4:00 P.M. April 14, 2021**

Respectfully Submitted,  
Norma Hernandez  
Administrative Assistant