



# Community Redevelopment Authority (CRA)

**Wednesday, July 14, 2021**  
**Regular Meeting**

## **Item A1**

**Agenda 7/14/21**

**Staff Contact:**



**AGENDA**  
**Wednesday, July 14, 2021**  
**4 p.m.**  
**Grand Island City Hall**

Open Meetings Notifications

1. Call to Order  
This is a public meeting subject to the open meetings laws of the State of Nebraska. The requirements for an open meeting are posted on the wall in this room and anyone that wants to find out what those are is welcome to read through them. The CRA may vote to go into Closed Session on any Agenda Item as allowed by State Law.
2. Approval of Minutes of June 9, 2021, Meeting.
3. Review of Financials.
4. Approval of Bills. (Move to the end of the meeting)
5. Review of Committed Projects and CRA Properties
6. Other Grants Request
  - a. Hall County Hero Flight Association, request for \$50,000 from other projects to support the development of a state Veteran's Cemetery at Capital Avenue and Webb Road.
7. Other Grants Request
  - a. Jay Vavricek with 40 North Tap and Grille is requesting up to \$5,000 for building improvements to the 40 North building for installation of No Touch apparatus on the patio door at 40 North.
8. Consideration of Approval of Contract Amendment 2 with H.E.L.P Foundation to amend the reimbursement section of the contract for the Veteran's Home Project relative to the release of funds provided by the State of Nebraska

9. Director's Report

Review of 2020-21 Budget and 2021-22 Discussions

10. Adjournment

Next Meeting August 11, 2021

COMMUNITY REDEVELOPMENT AUTHORITY  
AGENDA MEMORANDUM  
4 p.m. Wednesday, July 14, 2021

2. APPROVAL OF MINUTES. The minutes of the Community Redevelopment Authority meeting June 9, 2021 are submitted for approval. A MOTION is in order.
3. APPROVAL OF FINANCIAL REPORTS. Financial reports for the period of June 1 through June 30, 2021 are submitted for approval. A MOTION is in order.
4. APPROVAL OF BILLS. Payment of bills in the amount of \$460,172.85 is submitted for approval. It is possible that a new schedule of bill will be sent out prior to the meeting. A MOTION is in order.
5. REVIEW OF COMMITTED PROJECTS AND CRA PROPERTIES.
6. OTHER GRANTS REQUEST The Hall County Hero Flight Association, has requested for \$50,000 from other projects to support the development of a state Veteran's Cemetery at Capital Avenue and Webb Road. This money will be used as part of the 10% match for the 7.5 million dollar project. Hopefully with development along the west side of this property and development at the veteran's home site by White Lotus Group we will see some interest in development of the piece in the middle.
7. OTHER GRANTS REQUEST Jay Vavricek with 40 North Tap and Grille is requesting up to \$5,000 for building improvements to the 40 North building for installation of No Touch apparatus on the patio door at 40 North. This is not a typical grant but the CRA has granted funds to the YMCA for the fence around their playground and to St. Stephen's annex for an elevator.
8. CONSIDERATION OF APPROVAL OF CONTRACT AMENDMENT 2 WITH H.E.L.P FOUNDATION to amend the reimbursement section of the contract for the Veteran's Home Project relative to the release of funds provided by the State of Nebraska. We are currently holding the balance of fund
9. DIRECTOR'S REPORT.

Budget Discussion: The proposed budget shows the expected starting cash if we pay out all of the committed projects except the three life safety projects along with the grants under consideration today. The building improvements line item is reserved for committed projects within the other projects, façade improvements and life safety grants that have not yet been paid out. There are three main areas that encompass most of our program spending: Land Purchases, Façade Improvements and Other Projects. Those three areas are in red on the proposed

budget and the numbers there can be changed to reflect the priorities of the board.  
The current numbers are suggestions based on past experience.

10. ADJOURNMENT

Chad Nabity  
Director