



Community Redevelopment Authority (CRA)

Wednesday, July 14, 2021
Regular Meeting

Item B1

Meeting Minutes 6/9/21

Staff Contact:

OFFICIAL PROCEEDINGS

MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF June 9, 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 June 9, 2021 at City Hall, 100 E. First Street. Notice of the meeting was given in the June 2, 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, Bart Qualsett, Sue Pirnie, Krae Dutoit and Jim Truell. Also present were: Director Chad Nabity, Planning 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 May 12, 2021 was made by Truell and seconded by Dutoit. Upon roll call vote, all present voted aye. Motion carried 5-0

3. APPROVAL OF FINANCIAL REPORTS.

Brian Shultz reviewed the financial reports. A motion was made by Dutoit and seconded by Truell to approve the financials from May 1– May 31, 2021. Upon roll call vote, all present voted aye. Motion carried 5-0.

4. APPROVAL OF BILLS.

A motion was made by Pirnie and second by Qualsett to approve the bills for \$1,794,277.32. Upon roll call vote, all present voted aye. Motion carried 5-0.

5. REVIEW OF COMMITTED PROJECTS & CRA PROPERTY.

The committed projects and CRA properties were reviewed by Nabity.

1868 Foundation – Request for proposals for on the State Fair masterplan went out June 1st and expecting to have them back by July 1st with a decision on a firm by August 1st.

Carnegie Library-

GI Veterans Home – \$110,000 expenses since last year.

Façade Projects –

South East Commons – is coming along

Rise Properties - will completed soon.

Carnegie Library

Life Safety Grants –

Hedde Building – Will update in August

Rawr Holdings – No update

6. Redevelopment Plan Amendment CRA Area 2 – Bosselman – 1607 S. Locust

- a. Consideration of Resolution 357 – Approve resolution and contract amendment for a project S. 1607 S. Locust Street, Lot One of Fonner Fourth Subdivision – Bosselman Real Estate LLC.

Nabity stated the redevelopment contract amendment is changing it per the redevelopment plan that council approved.

A motion was made by Truell and second by Dutoit to approve Resolution 357. Upon roll call vote all, voted aye. Motion carried 5-0

7. Redevelopment Contract CRA Area 6 – Ebc Obermiller LLC (Miller Tire) – 722 N. Eddy

- a. Consideration of Resolution 358 – Approve a resolution and contract for a project a 722 N. Eddy, Lots 1, 2 and 3 Block 14 of H.G. Clarks Addition to the City of Grand Island – Ebc Obermiller LLC.

A motion was made by Dutoit and second by Pirnie to approve Resolution 358. Upon roll call vote all, voted aye. Motion carried 5-0

8. Consideration of Approval of Sale of Kaufman Building from T&S Development L.L.C. (Tom and Sue Pirnie) to EBMT Properties L.L.C. (Jim Pirnie)

Nabity explained that Tom and Sue are transferring the Kaufman Building property to their son Jim and per the TIF contract the sale needs to be approved by the CRA.

A motion was made by Truel and second by Dutoit to approve the sale. Upon roll call vote all, Truell, Dutoit, Qualsett and Gdowski voted aye, Pirnie Abstained. Motion carried 4-0-1

9. Director's Report

Began discussion of budget. CRA members were in favor of leaving the levee at the same level as this year. More discussion will follow.

Adjournment at 4:36 P.M.

Next meeting 4:00 P.M July 14, 2021

Respectfully Submitted,
Norma Hernandez
Administrative Assistant