



Community Redevelopment Authority (CRA)

**Wednesday, September 8, 2021
Regular Meeting**

Item B1

Meeting Minutes August 11, 2021

Staff Contact:

OFFICIAL PROCEEDINGS

MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF August 11, 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 August 11, 2021 at City Hall, 100 E. First Street. Notice of the meeting was given in the August 4, 2021 Grand Island Independent.

1. CALL TO ORDER.

Chairman Gdowski called the meeting to order at 4:15 p.m. The following members were present: Tom Gdowski, Bart Qualsett, and Jim Truell. Also present were: Director Chad Nability, Planning Administrative Assistant Norma Hernandez, Finance Director Patrick Brown, Assistant Finance Director Brian Schultz and Councilman Vaughn Minton.

2. APPROVAL OF MINUTES.

A motion for approval of the Minutes for the July 14, 2021 was made by Qualsett and second by Truell. Upon roll call vote, all present voted aye. Motion carried 3-0

3. APPROVAL OF FINANCIAL REPORTS.

Brian Schultz reviewed the financial reports. A motion was made by Truell and second by Qualsett to approve the financials from July 1– July 31 30, 2021. Upon roll call vote, all present voted aye. Motion carried 3-0.

4. APPROVAL OF BILLS.

A motion was made by Truell and second by Qualsett to approve the bills for \$24,479.55. Upon roll call vote, all present voted aye. Motion carried 3-0.

5. REVIEW OF COMMITTED PROJECTS & CRA PROPERTY.

The committed projects and CRA properties were reviewed by Nability.

1868 Foundation – Invoice will be paid next month. A consulting firm was selected from the top 3 proposals received.

Carnegie Library- Has not started. Running behind. Hopefully will be done by winter.

GI Veterans Home – Other grants - \$45,000 – will propose to pay out in September.

Façade Projects –

South East Commons – is coming along expect to pay for the façade in September

Life Safety Grants –

Hedde Building – no update.

Rawr Holdings – Still moving forward

Azure Investments – Getting started. Will not be done by the end of the year.

6. Redevelopment Plan Amendment for CRA Area #5-Procon Flex Industrial.

- a. Consideration of Resolution 359 – Forward a Redevelopment Plan Amendment to the Hall County Regional Planning Commission for Lots 1 through 6 of Sunny Side Third Subdivision – Procon Properties LLC
- b. Consideration of Resolution 360 – Resolution of Intent to enter into a Site Specific Redevelopment Contract and Approval of related actions 30-day notice to city council for Commission for Lots 1 through 6 of Sunny Side Third Subdivision – Procon Properties LLC

Nabity stated PROCON properties are proposing redevelopment plan for CRA Area No. 5 for lots 1-6 located north of the Humane Society. The lots are zoned for manufacturing use. The request calls for redevelopment of this property for commercial use purposes with Flex Industrial buildings. The plan requests \$1,307,858 in tax increment financing along with associated interest on the TIF bonds.

A motion was made by Truell and second by Qualsett to approve resolution 359 and 360. Upon roll call vote, all present voted aye. Motion carried 3-0.

7. 2021-22 CRA Budget

Nabity went over the 2021-22 CRA Budget.

A motion was made by Qualsett and second by Truell to approve the 2021-22 CRA Budget asking for the same levy as the 2020-21 fiscal year and capturing the additional growth. Upon roll call vote, all present voted aye. Motion carried 3-0.

8. Director's Report

Adjournment

Adjournment at 4:46 P.M.

Next meeting 4:00 P.M September 8, 2021

Respectfully Submitted,
Norma Hernandez
Administrative Assistant