



Community Redevelopment Authority (CRA)

Wednesday, July 13, 2022
Regular Meeting

Item B1

Minutes June 22, 2022

Staff Contact:

OFFICIAL PROCEEDINGS

MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF June 22, 2022

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 22, 2022 at City Hall, 100 E. First Street. Notice of the meeting was given in the June 15, 2022 Grand Island Independent.

1. CALL TO ORDER.

Chairman Gdowski called the meeting to order at 12:00 p.m. The following members were present: Tom Gdowski, Bart Qualsett and Sue Pirnie. Also present were: Planning Director Chad Nabity, Planning Administrative Assistant Norma Hernandez and Assistant Finance Director Brian Schultz.

2. APPROVAL OF MINUTES.

A motion for approval of the Minutes for the May 18, 2022 meeting was made by Pirnie and second by Qualsett. Upon roll call vote, all present voted aye.
Motion carried 3-0

3. APPROVAL OF FINANCIAL REPORTS.

Financial reports were reviewed by Brian Schultz. A motion for approval of financials for April 2022 and May 2022 made by Qualsett and second by Pirnie. Upon roll call vote, all present voted aye. Motion carried 3-0

4. APPROVAL OF BILLS

A motion was made by Pirnie and second by Qualsett to approve the bills for \$840,055.90. Upon roll call vote, all present voted aye. Motion carried 3-0.

5. REVIEW OF COMMITTED PROJECTS & CRA PROPERTY.

The committed projects and CRA projects were reviewed by Nabity.

Rawr Holdings – have not heard anything certain from Travis Spiehs. The board decided to send Travis a letter/30 day notice before funds are allocated. Nabity stated have not since significant change since December of 2018. In mid-May Nabity asked Mr. Spiehs for a schedule by June. Nabity contacted Mr. Spiehs again the first week of June. Mr. Spiehs stated the project would would all depend on building costs. Nabity did tell Mr. Spiehs CRA will consider allocating the funds. Mr. Spiehs has not responded.

Desert Rose – Needs to get mowed.

CVB Grant – Sculpture Walk Grant is on bills to be paid.

6. Redevelopment Contract and Bond Resolution Plan Amendment CRA Area 36 – Northwest Gateway Subdivision Lots 10, 11 and 12 (4157, 4161 and 4163 Montana Avenue – Paramount Development LLC

- a. Consideration of Resolution 394 – Bond Resolution for Lots 10, 11, and 12 (4157, 4161 and 4163 Montana Avenue) – Paramount Development LLC

Item moved to next CRA meeting due to issues with quorum, Gdowski has a conflict as President of the bank making the loan for he project..

7. 2022-2023 Budget Discussion

Nabity reviewed the budget for this year.

Nabity stated last year's budget was included for reference. Nabity asked the board members if they would like to keep the levy the same or keep the dollar amount the same as last year and lower the levy. This year will be the last budget year the board will have to budget for Lincoln Pool. Lincoln Pool will be paid off in December. Nabity explained if the levy is kept the same, CRA will have an additional \$200,000 to allocate after the last bond payment in the next fiscal year. Last year \$250,000 was approved for façade. Nabity stated of 3 or 4 applications that will be turned in. The Chamber of Commerce will be requesting \$200,000. Board members suggested allocating \$300,000 to façade in the next budget and keeping the levy constant.

8. Director's Report

Veteran's Home Property – closing tomorrow with CHI

Next meeting July 13, 2022 at 4 p.m.

9. Adjournment 12:34 p.m.

Respectfully Submitted,
Norma Hernandez