



Community Redevelopment Authority (CRA)

Wednesday, May 10, 2023
Regular Meeting

Item B2

Draft Minutes - May 10, 2023

Staff Contact:

OFFICIAL PROCEEDINGS

MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF May 10, 2023

Pursuant to due call and notice thereof, a Meeting of the Community Redevelopment Authority of the City of Grand Island, Nebraska was conducted on May 10, 2023 at City Hall, 100 E. First Street. Notice of the meeting was given in the May 3, 2023 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, Sue Pirnie, Brian Mustion and Chris Schwieger. Also present were: Planning Director Chad Nabity, Planning Administrative Assistant Norma Hernandez, Councilman Nickerson, Interim- City Administrator/City Attorney Laura McAloon, Finance Director Patrick Brown, Assistant Finance Director Brian Schultz

2. APPROVAL OF MINUTES.

A motion for approval of the Minutes for the May 1, 2023 meeting was made by Mustion and second by Pirnie. Upon roll call vote, all present voted aye. Motion carried 4-0 (Truell was absent).

3. Review of Financials

Financial reports were reviewed by Brian Schultz.

A motion was made by Mustion and second by Pirnie to approve April 1- April 30, 2023 Financials. Upon roll call vote, all present voted aye. Motion carried 4-0. (Truell was absent)

4. Approval of Bills

A motion was made by Mustion and second by Schwieger to approve the bills for \$340,461.67. Upon roll call vote, all present voted aye. Motion carried 4-0. (Truell was absent)

5. Review of Committed Projects and CRA Properties

The committed projects and CRA projects were reviewed by Nabity.

3231 Ramada Rd – payment has been made. It is expected that the Bartenbach request will be complete for next month.

The units on the 3rd floor of the Hedde Building will be complete as soon as the elevator is installed. It is expected this week.

Façade Applications - Long John Silvers is the only façade application that has been received for the upcoming year. Several others have inquired about the program.

South Locust Property is still available.

6. Consideration of Life and Safety Funding Requests.

- a. 118 W. 2nd Street Bartenbach Building.
- b. 315 N. Locust Office Net Building

Nabity stated CRA has two applications for projects that are currently under construction. The Bartenbach Building application was received in October 2021 at the same time as the TIF application and façade application. The Office Net application was received in March of 2023 after CRA learned that funds would again be available. Nabity explained the CRA has the option to fund either of these projects with the full \$35,000 available, to split the money between the projects or to deny both and hold the funds for a project that has not started.

The board went into discussion. Chairman Gdowski asked if the board should take into consideration that past dollars are being reallocated from an old program. Nabity stated part of the budget discussion is representatives from Railside have asked to bring the Fire and Life Safety Program back due to interest rates and construction prices going up. Nabity explained if the board would potentially like to add the program back in the budget, a redevelopment plan approved by the City Council would be needed. Nabity also suggested extending the program to the 4th Street area.

A motion was made by Mustion and second by Schwieger to approve \$35,000 funding request to Bartenbach Building. Upon roll call vote, all present voted aye. Motion carried 4-0. (Truell was absent)

7. Director's Report

- a. **May 1, Report** The May 1 report was included in the packet and was sent to all of the required taxing entities.
- b. **Preliminary Budget Discussions** Based on the discussions regarding the life safety program earlier in the meeting this will be included in the budget with a request similar to that approved in 2014 or 15. The CRA will budget \$100,000 with a match from council of \$100,000 committed over the next 5 years. Façade grants will be budgeted for \$250,000 to \$300,000. Other projects will drop based on those. The CRA may consider an increase in the mil levy to accommodate these items. More details on the budget will be presented in June.

8. Adjournment

Meeting adjourned at 4:46 p.m.

Next Meeting June 14, 2023.

Respectfully Submitted,
Norma Hernandez

DRAFT