



# Community Redevelopment Authority (CRA)

**Monday, May 1, 2023  
Special Meeting**

## **Item 1**

**Draft - May 1, 2023 Minutes**

**Staff Contact:**

## OFFICIAL PROCEEDINGS

### MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY SPECIAL MEETING OF May 1, 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 1, 2023 at City Hall, 100 E. First Street. Notice of the meeting was given in the April 25, 2023 Grand Island Independent.

**1. CALL TO ORDER.**

Chairman Gdowski called the meeting to order at 1:00 p.m. The following members were present: Tom Gdowski, Jim Truell, Brian Mustion and Chris Schwieger. Also present were: Planning Director Chad Nabity, Planning Administrative Assistant Norma Hernandez, Interim- City Administrator Laura McAloon, Finance Director Patrick Brown, Mayor Steele and Councilman Mitch Nickerson

**2. APPROVAL OF MINUTES.**

A motion for approval of the Minutes for the April 12, 2023 meeting was made by Mustion and second by Truell. Upon roll call vote, all present voted aye.  
Motion carried. 4-0 (Pirnie was absent)

**3. Executive Session: Update from attorney's regarding the state of negotiations regarding the leasehold interest of Best Buy, Joann and AMC Theaters at the Conestoga Mall**

1:01 p.m.

A motion was made by Mustion and second by Schwieger to approve to go into executive session. Upon roll call vote, all present voted aye. Motion carried. 4-0 (Pirnie was absent)

Executive Session ended at 2:13 p.m.

A motion was made by Truell and second by Schwieger to end executive session. Upon roll call vote, all present voted aye. Motion carried. 4-0 (Pirnie was absent)

Attorney Greg Scaglione explained that he would be providing a synopsis of the negotiations that have occurred between Woodsonia and Best Buy, Joann, and AMC Theaters. He specified that his statements were on behalf of Woodsonia and not the CRA at this point. Mr. Scaglione went on to explain the negotiations involving the redeveloper and the 3 tenants. Woodsonia began trying to negotiate with all three tenants in September of 2022 while they were under contract to purchase the mall. They have continued to negotiate with Best Buy and Joann and are still negotiating at this time. They are currently waiting for responses to new leases that were sent to Best Buy and Joann last week. It was his recommendation that the CRA take no action at this time.

**4. Consideration of authorizing condemnation action regarding lease hold interests of Best Buy, Joann, and/or AMC Theaters at the Conestoga Mall.**

A motion was made by Mustion and second by Truell that the CRA Board take no action at this time. Upon roll call vote, all present voted aye. Motion carried 4-0. (Pirnie was absent)

**6. Adjournment**

Motion was made by Truell and second by Schwieger to adjourn. Upon roll call vote, all present voted aye. Motion carried 4-0. (Pirnie was absent)

Meeting was adjourned at 2:25 p.m.

Next Meeting May 10, 2023 at 4:00 p.m.

Respectfully Submitted,  
Norma Hernandez