



Community Redevelopment Authority (CRA)

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

Item 2

Minutes April 12, 2023 Meeting

Staff Contact:

OFFICIAL PROCEEDINGS

MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF April 12, 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 April 12, 2023 at City Hall, 100 E. First Street. Notice of the meeting was given in the April 5, 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, Interim- City Administrator Laura McAloon, Finance Director Patrick Brown, Assistant Finance Director Brian Schultz

Chairman Gdowski stated there would be no action in regards to any item not on the agenda. Discussions will be limited to items on the agenda that has been posted and published and no discussion will be on the proceedings of the Conestoga Mall.

2. APPROVAL OF MINUTES.

A motion for approval of the Minutes for the March 15, 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 Schwieger to approve March 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 Pirnie and second by Mustion to approve the bills for \$5,180.84. Upon roll call vote, all present voted aye. Motion carried 4-0. (Truell was absent)

Truell in at 4:06 p.m.

5. Review of Committed Projects and CRA Properties

The committed projects and CRA projects were reviewed by Nabity.
Payments have been made to Conestoga Marketplace.

Chamber Exterior Remodel – the old façade has been taken off and working on it.

Hope Harbor – Everything cleared at the City Council Meeting and now waiting on HUD to sign off on agreements.

Façade projects are all moving forward.

Hedde Building – still waiting on parts to finish.

\$95,000 is still budgeted in Other Projects and have not been assigned. Long John Silvers has been notified and they are still interested.

South Locust Property is still available.

6. Redevelopment Contract and Resolution CRA Area 34 – Millennial Estates Subdivision property located in the E ½ of the SW ¼ of 12-11-10 – Starostka Group Unlimited.

- a. Consideration of Resolution 431 – Millennial Estates Subdivision property located in the E ½ of the SW ¼ of 12-11-10 – Starostka Group Unlimited.

Nabity explained The Starostka Group Unlimited is requesting that the City of Grand Island construct that road on ground that they will dedicate and that 25% of the TIF generated by the project \$1,412,500 will be paid to the city for the project. Staroskta Group Unlimited is required to dedicate the right of way for Claude Road. The City will also have the ability to build Claude Road when the City is ready.

A motion was made by Mustion and second by Schwieger to approve Resolution 431. Upon roll call vote, all present voted aye. Motion carried 5-0.

7. Redevelopment Contract and Bond Resolution CRA Area 31 -1703 Ada Street and 1703 Henry Street (Lot 1 and part of Lot 2 of Block 1 along with Lots 1 and 2 of Block 2 of Dawn Subdivision) in Grand Island – JBA Ventures, LLC

- a. **Consideration of Resolution 432 – for property located at 1703 Ada Street and 1703 Henry Street (Lot 1 and part of Lot 2 of Block 1 along with Lots 1 and 2 of Block 2 of Dawn Subdivision) in Grand Island – JBA Ventures, LLC**

A motion was made by Truell and second by Mustion to approve Resolution 432. Upon roll call vote, all present voted aye. Motion carried 5-0.

8. Redevelopment Plan Amendment CRA Area 34 – Block A of Crane Valley Subdivision excluding Lots 1, 2 and Outlot A of Crane Valley 9th Subdivision located south of 13th Street and west of Diers Avenue in Grand Island – Concord Investments, LLC

a. Consideration of Resolution 433 – Forward a Redevelopment Plan Amendment to the Grand Island City Council for property south of 13th Street and west of Diers Avenue.

A motion was made by Mustion and second by Pirnie to approve Resolution 433. Upon roll call vote, all present voted aye. Motion carried 5-0.

9. Director's Report

Nabity stated the CRA Meeting Agenda is available on the City's Website. CRA packet is usually posted on Friday afternoons.

Gdowski also stated anyone that has questions/statements in regards to Conestoga may contact Chad at chadn@grand-island.com or 308-385-5240

10. Adjournment

Meeting was adjourned at 4:25 p.m.

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

Respectfully Submitted,
Norma Hernandez