



Community Redevelopment Authority (CRA)

**Wednesday, July 13, 2005
Regular Meeting Packet**

Board Members:

Michelle Fitzke

Tom Gdowski

Barry Sandstrom

Sue Pirnie

Glen Murray

**4:00 PM
Conference Room 1, Grand Island City Hall
100 E 1st Street**

Call to Order

Roll Call

A - SUBMITTAL OF REQUESTS FOR FUTURE ITEMS

Individuals who have appropriate items for City Council consideration should complete the Request for Future Agenda Items form located at the Information Booth. If the issue can be handled administratively without Council action, notification will be provided. If the item is scheduled for a meeting or study session, notification of the date will be given.

B - RESERVE TIME TO SPEAK ON AGENDA ITEMS

This is an opportunity for individuals wishing to provide input on any of tonight's agenda items to reserve time to speak. Please come forward, state your name and address, and the Agenda topic on which you will be speaking.

DIRECTOR COMMUNICATION

This is an opportunity for the Director to comment on current events, activities, and issues of interest to the commission.



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Wednesday, July 13, 2005
Regular Meeting

Item A1

Agenda

Staff Contact: Chad Nabity

AGENDA
Wednesday, July 13, 2005
4 p.m.
Conference Room 1 Grand Island City Hall
100 E. 1st Street

1. Call to Order
2. Approval of Minutes of June 8, 2005 Meeting
3. Approval of Financial Reports for June 2005
4. Approval of Bills
5. Approval of Interlocal Agreement with the City of Grand Island for staffing and administration of the CRA.
6. Discussion of proposed budget.
7. Conflict of Interest Forms
8. Review of Current and Completed Projects
9. Discussion of Blight and Substandard Areas including existing areas and those that could be included as blighted and substandard (Near Play Grow and Learn and/or Five Points Area)
10. ADJOURN TO EXECUTIVE SESSION TO DISCUSS NEGOTIATIONS

RETURN TO REGULAR SESSION
11. Adjournment



Community Redevelopment Authority (CRA)

Wednesday, July 13, 2005
Regular Meeting

Item B1

Meeting Minutes

Staff Contact: Chad Nabity

OFFICIAL PROCEEDINGS

MINUTES OF

COMMUNITY REDEVELOPMENT AUTHORITY

MEETING OF

July 13, 2005

Pursuant to due call and notice thereof, a Regular Meeting of the Community Redevelopment Authority of the City of Grand Island, Nebraska was conducted on July 13, 2005, at City Hall 100 E First Street. Notice of the meeting was given in the July 6, 2005 Grand Island Independent.

Chair Barry Sandstrom called the meeting to order at 4:05 p.m. The following members were present: Glen Murray, Sue Pirnie and Lee Elliott, Barry Sandstrom. Tom Gdowski was absent. Also present were Council liaison Margaret Hornady, Treasurer David Springer, Director Chad Nability, legal counsel Duane Burns, City Attorney Doug Walker, City Administrator Gary Greer, Karla Collinson.

APPROVAL OF MINUTES. Motion by Elliott, second by Pirnie to approve the minutes of the Community Redevelopment Authority meeting of June 8, 2005. Upon roll call vote, all present voted aye. Motion carried unanimously.

APPROVAL OF FINANCIAL REPORTS. Springer reviewed the financial reports for the period of June 1, 2005 through June 30, 2005. He noted that there had been \$144,000 in receipts, which included \$141,000 in property taxes. He added that the expenditures were as approved at last month's meeting and the cash balance was now \$1,096,000. Motion by Pirnie, second by Murray to approve the financial reports. Upon roll call vote, all present voted aye. Motion carried unanimously.

APPROVAL OF BILLS. The bills were reviewed by the Authority. Springer said this includes a \$43,870.00 payment to Mid Plains Construction Co. for Façade improvement on the Sax Pizza Building. Motion by Murray, second by Pirnie to approve. Upon roll call vote, all present voted aye. Motion carried unanimously to approve the payment of bills in the amount of \$44,913.41.

APPROVAL OF INTERLOCAL AGREEMENT WITH THE CITY OF GRAND ISLAND FOR STAFFING AND ADMINISTRATION OF THE CRA. The Interlocal Agreement was reviewed, this is a process to switch the management of the CRA from the Chamber to the City. Motion by Elliott, second by Murray to approve the Interlocal Agreement. Upon roll call vote, all present voted aye. Motion was adopted unanimously.

DISCUSSION OF PROPOSED BUDGET. Springer said he plugged in numbers for the proposed 2006 Budget. It was discussed to make a few changes to the numbers, Revenue: Land Sales drop from \$100,000 to \$50,000. Expenses: Land drop from \$400,000 to \$200,000 and increase Other Projects from \$300,000 to \$500,000. Gary Greer cautioned them on creating a revolving loan fund, after he learned it is being challenged in Hastings, and a possible Legislative ban on CRA tax dollars being used for such funds. Elliott said he felt their only option on this is to table the issue. K.C. Hehnke spoke and said he had also heard of possible problems with the revolving loan fund and said he would like to table this with regard to the Downtown Improvement Board until it is worked out legally. The members agreed to retain the current tax levy of .024 cents for next year. Springer said this should generate approximately an extra \$50,000 in tax revenue with the rise in valuation levels. A motion was made by Murray, Second by Elliott to approve the proposed budget for 2006, with the recommended changes. Upon roll call vote, all present voted aye. Motion was adopted unanimously.

CONFLICT OF INTEREST FORMS. Nabyt told the members these are the forms they would need to fill out and file if they or any family member has a conflict of interest on a project.

REVIEW OF CURRENT AND COMPLETED PROJECTS. Nabyt said this is a list Cindy gave him of current and completed projects. It was discussed to move Downtown alleyway project and South Locust Street lighting to completed. Nabyt said he needs help understanding what falls under Façade Improvement. Elliott said that windows were acceptable if they are part of a larger project. It was discussed that there is no written rule to this, but it must be an improvement to the building to be considered façade. K.C. Hehnke said he agreed with the CRA board that the revolving loan fund for the Downtown Improvement Board be tabled until it was legally resolved, he said he did not want them to budget \$100,000 and then not be able to spend it. There was discussion on putting together TIF Guidelines and what is required to qualify & receive TIF. Chad said he would work on a timeline for TIF applications.

DISCUSSION OF BLIGHT AND SUBSTANDARD AREAS INCLUDING EXISTING AREAS AND THOSE THAT COULD BE INCLUDED AS BLIGHTED AND SUBSTANDARD. Naby said they may want to consider increasing the Blight & Substandard area, we can have up to 35% Blight and Substandard and are currently around 18%. It was decided to discuss this in more detail at the retreat.

MOTION TO ADJOURN TO EXECUTIVE SESSION. Motion by Elliott, second by Pirnie to adjourn to Executive Session at 5:23 p.m. to discuss land negotiations. Upon roll call vote, all present voted aye. Motion was adopted unanimously.

MOTION TO RETURN TO REGULAR SESSION. Motion by Pirnie, second by Murray to return to Regular Session at 5:38 p.m. Upon roll call vote, all present voted aye. Motion was adopted unanimously.

ADJOURNMENT. The meeting was adjourned at 5:42 p.m.

Respectfully submitted,

Chad Naby
Director