



Community Redevelopment Authority (CRA)

Monday, October 24, 2005
Regular Meeting

Item B1

Meeting Minutes

Staff Contact: Chad Nabity

OFFICIAL PROCEEDINGS

MINUTES OF

COMMUNITY REDEVELOPMENT AUTHORITY

MEETING OF

September 14, 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 September 14, 2005, at City Hall 100 E First Street. Notice of the meeting was given in the September 7, 2005 Grand Island Independent.

1. Chair Barry Sandstrom called the meeting to order at 4:03 p.m. The following members were present: Glen Murray, Tom Gdowski, Lee Elliott, Barry Sandstrom. Also present were, Director Chad Nabity, legal counsel Duane Burns, Secretary Karla Collinson, City Attorney Doug Walker, Treasurer Dave Springer.

2. APPROVAL OF MINUTES. Motion by Elliott, second by Murray to approve the minutes of the Community Redevelopment Authority meeting of August 16, 2005. Upon roll call vote, all present voted aye. Motion carried unanimously.

3. APPROVAL OF FINANCIAL REPORTS. Springer reviewed the financial reports for the period of August 1, 2005 through August 31, 2005. He noted ending Expenses of \$3,112.00, Ending Revenue 13,827.00, total ending cash is 1,090,647.00. Motion by Elliott, second by Gdowski, to approve the financial reports. Upon roll call vote, all present voted aye. Motion carried unanimously.

4. APPROVAL OF BILLS. The bills were reviewed by the Authority. Springer said the two bills are for administrative fees of 1,250.00 and Façade Improvement to Rasmussen & Associates for 235 E 3rd in the amount of \$50,000.00. Motion by Gdowski, second by Elliott to approve. Upon roll call vote, all present voted aye. Motion carried unanimously to approve the payment of bills in the amount of \$51,250.00.

5. PUBLIC HEARING ON PROPERTY TAX REQUEST FOR CRA FY 2005 - 2006 PROPERTY TAX REQUEST Sandstrom opened the Public

Hearing. There was no discussion or comment, Sandstrom closed the Public Hearing.

6. APPROVE RESOLUTION #66 - CERTIFICATION OF CRA FY 2005 - 2006 PROPERTY TAX REQUEST A motion was made by Murray, second by Gdowski to approve Resolution #66 Certification of CRA FY 2005 - 2006 Property Tax Request. Upon roll call vote, all present voted aye. Motion was adopted unanimously.

7. Discussion of Request for Assistance removing blighted houses for Habitat for Humanity Burns explained that it is possible by law for the CRA to grant funds to Habitat for removal of a dilapidated residential structure in the Blight and Substandard area. Dana Jelinek with Habitat for Humanity said she has received one bid for \$3,900.00 and is waiting on a second bid to demolish the house. Burns suggested that if the Board votes to grant funds to Habitat, that a redevelopment contract be entered into with Habitat setting forth the parameters of the grant and to require use of the funds for the development of the property into new residential housing. A motion was made by Murray, second by Elliott to approve the director to write up the contract with Habitat and present it to the CRA board. Upon roll call vote, all present voted aye. Motion was adopted unanimously.

8. REVIEW OF COMMITTED PROJECTS Springer pointed out that Rasmussen and Associates for \$50,000.00 was paid today.

9. ADJOURN TO EXECUTIVE SESSION TO DISCUSS NEGOTIATIONS. Motion by Gdowski, second by Elliott to adjourn to Executive Session at 4:22 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 Gdowski, second by Murray to return to Regular Session at 4:57 p.m. Upon roll call vote, all present voted aye. Motion was adopted unanimously.

10. Approve Resolution or Resolutions to Purchase Property. A motion was made by Murray 2nd by Elliott to approve Resolution #67 for the CRA to purchase the property at 408 E 2nd Street for \$6,000.00. Upon roll call vote, all present voted aye. Motion was adopted unanimously.

A motion was made by Elliott 2nd by Gdowski to approve Resolution #68 for the CRA to purchase the property at 2707 - 2709 South Locust Street for \$155,000.00. Upon roll call vote, all present voted aye. Motion was adopted unanimously

11. DIRECTORS REPORT Next meeting was set for October 20, 2005 at 4:00.

12. ADJOURNMENT Motion by Murray, second by Gdowski to adjourn at 5:05.

Respectfully submitted,

Chad Nabity
Director