



Community Redevelopment Authority (CRA)

**Wednesday, January 11, 2006
Regular Meeting**

Item B1

Meeting Minutes

Staff Contact: Chad Nabity

OFFICIAL PROCEEDINGS

MINUTES OF

COMMUNITY REDEVELOPMENT AUTHORITY
MEETING OF
December 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 December 13, 2005, at City Hall 100 E First Street. Notice of the meeting was given in the December 7, 2005 Grand Island Independent.

1. CALL TO ORDER Chair Barry Sandstrom called the meeting to order at 4:05 p.m. The following members were present: Lee Elliott, Glen Murray, Sue Pernie, Barry Sandstrom. Also present were, Director Chad Nabity, legal counsel Duane Burns, Secretary Karla Collinson, City Attorney Doug Walker, Treasurer Dave Springer, Council liaison Margaret Hornady.
2. APPROVAL OF MINUTES.
3. APPROVAL OF FINANCIAL REPORTS. Springer reviewed the financial reports for the period of November 1, 2005 through November 30, 2005. He noted total ending cash is \$1,269,440. Motion by Pernie, second by Murray, 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. Motion by Murray, second by Pernie to approve. Upon roll call vote, all present voted aye. Motion carried unanimously to approve the payment of bills in the amount of \$76,112.62.
5. FUNDING REQUEST FROM THE CENTRAL NEBRASKA HUMANE SOCIETY FOR ASSISTANCE WITH REDEVELOPMENT OF THEIR EXISTING LOCATON IN CRA AREA 5. Brad Driml said they are looking to expand with a new facility at the same location as their current one. He said this project will be done in 3 phases. Phase one - build a new building to the West of the current building, phase two - remove existing building, phase three - paving. The CNHS will hook up to City sewer and water. Brad said they are hoping to break ground in April or May. The \$73,000 for site work will mostly be to bring in fill to bring the ground up to the same height as the road. A motion was made by Murray seconded by

Elliott to approve a grant to the CNHS in the amount of \$258,000, contingent upon the CNHS raising their share of the money and this amount being a cap on the project with any unused funds being returned to the CRA. Upon roll call vote, all present voted aye. Motion carried unanimously.

6. PRELIMINARY DISCUSSION OF A POTENTIAL TAX INCREMENT FINANCING PROJECT BY ANN BRUNS IN CRA AREA 5 ON PROPERTY ADJACENT TO THE CENTRAL NEBRASKA HUMANE SOCIETY. Ann Bruns said she owns property directly to the West of the CNHS and would like to put in a pet grooming and boarding facility. The facility will have an exercise area inside and outside. She will be able to expand her current grooming business and add more employees. She asked the CRA if they would be favorable to TIF for this project. The members said they would look favorably upon this project and asked her to bring in an application next month.
7. REVIEW AND APPROVAL OF THE REQUEST FOR DEVELOPMENT PROPOSALS FOR CRA PROPERTIES SOUTH OF 1ST STREET BETWEEN SYCAMORE STREET AND KIMBALL AVENUE. Nabity said this will be distributed to the people who have shown interest in purchasing the lots and a legal notice will run in the paper. The CRA members asked the deadline date be moved to January 20, 2006 for review at the February 8, 2006 meeting. Motion by Elliott, second by Murray to approve. Upon roll call vote, all present voted aye. Motion carried unanimously
8. REVIEW OF COMMITTED PROJECTS. Habitat and Hanson Employment have been paid and will be coming off this list.
9. ADJOURN TO EXECUTIVE SESSION TO DUSCUSS NEGOTIATIONS. No executive session was held.
10. Approve Resolution or Resolutions to Purchase Property.
11. DIRECTORS REPORT Nabity said the Star Motel closing is set for December 30, 2005
12. ADJOURNMENT Chairman Sandstrom adjourned the meeting at 4:55

Respectfully submitted,

Chad Nabity
Director