



# Community Redevelopment Authority (CRA)

**Wednesday, February 8, 2006**  
**Regular Meeting**

## **Item B1**

### **Meeting Minutes**

Staff Contact: Chad Nabity

# OFFICIAL PROCEEDINGS

## MINUTES OF

### COMMUNITY REDEVELOPMENT AUTHORITY

#### MEETING OF

January 11, 2006

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 January 11, 2006, at City Hall 100 E First Street. Notice of the meeting was given in the January 4, 2006 Grand Island Independent.

1. CALL TO ORDER Chair Barry Sandstrom called the meeting to order at 4:07 p.m. The following members were present: Lee Elliott, Glen Murray, Sue Pernie, Barry Sandstrom, Tom Gdowski. 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. Motion by Elliott, second by Gdowski to approve the minutes of the Community Redevelopment Authority meeting of November 09, 2005. Upon roll call vote, all present voted aye. Motion carried unanimously. Motion by Pernie, second by Gdowski to approve the minutes of the Community Redevelopment Authority meeting of December 13, 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 December 1 through December 31, 2005. He noted total ending cash is \$975,220. Motion by Gdowski, second by Pernie, to approve the financial reports. Upon roll call vote, all present voted aye. Motion carried unanimously.

Glen Murray joined the meeting.

4. APPROVAL OF BILLS. The bills were reviewed by the Authority. Motion by Elliott, second by Pernie to approve the bills in the amount of \$158,775.99 and tabling the bill to Hansen Employment for \$1,000 to the February meeting so more information on this can be obtained. Upon roll call vote, all present voted aye. Motion

carried unanimously to approve the payment of bills in the amount of \$158,775.99.

5. TAX INCREMENT FINANCING PROJECT BY ANN BRUNS IN CRA AREA 5 ON PROPERTY ADJACENT TO THE CENTRAL NEBRASKA HUMANE SOCIETY. Ann Bruns said she is looking to make an improvement to her land and to the area with her business. She has applied for a commercial loan, and would be able to get the loan if she can get TIF financing. A motion by Pernie second to Murray to approve TIF up to \$133,553.12 or 100% for 15 years. Upon roll call vote, all present voted aye. Motion carried unanimously.
6. CONSIDERATION OF REQUEST OF THE CITY OF GRAND ISLAND RELATIVE TO FUNDING FOR A HOUSING STUDY. Joni Kuzma explained the housing study the city will be doing. She said they partnered with the CRA in 2000 for a \$5,000 cash match on a housing study that will expire in 2006, and they are planning to update the study and asking for matching funds from the CRA in the amount of \$8,250. Motion by Gdowski second by Elliott to approve payment of \$8,250 for the housing study. Upon roll call vote, all present voted aye. Motion carried unanimously
7. REVIEW OF TOPICS FOR DISCUSSION AT THE CRA RETREAT. Item the members would like to discuss are TIF application, criteria and timeline, set priorities and look at the priorities set at last years retreat, clear up the façade improvement process and set clear guidelines, possible new blight & substandard areas.
8. REVIEW OF COMMITTED PROJECTS.
9. ADJOURN TO EXECUTIVE SESSION TO DISCUSS NEGOTIATIONS.  
Motion Murray second Gdowski adjourn to executive session at 5:02. Upon roll call vote, all present voted aye. Motion carried unanimously. Motion Gdowski second Pernie to return to regular session at 5:13. Upon roll call vote, all present voted aye. Motion carried unanimously
10. Approve Resolution or Resolutions to Purchase Property.
11. DIRECTORS REPORT

12.ADJOURNMENT Chairman Sandstrom adjourned the meeting at  
5:18

Respectfully submitted,

Chad Nabity  
Director