



# Community Redevelopment Authority (CRA)

**Wednesday, March 1, 2006  
Special Meeting**

**Item A - 1**

**Meeting Minutes**

Staff Contact: Chad Nabity

OFFICIAL PROCEEDINGS

MINUTES OF

COMMUNITY REDEVELOPMENT AUTHORITY  
MEETING OF  
February 8, 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 February 8, 2006, at City Hall 100 E First Street. Notice of the meeting was given in the February 1, 2006 Grand Island Independent.

1. CALL TO ORDER Chair Barry Sandstrom called the meeting to order at 4:03 p.m. The following members were present: Lee Elliott, Glen Murray, Barry Sandstrom, Tom Gdowski. 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 Gdowski, second by Murray to approve the minutes of the Community Redevelopment Authority meeting of January 11, 2006 and CRA Retreat on January 19, 2006. 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 January 1 through January 31, 2006. He noted total ending cash is \$1,001,971. Motion by Murray, second by Elliott, 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 Gdowski, second by Murray to approve the bills in the amount of \$7,548.23. Upon roll call vote, all present voted aye. Motion carried unanimously to approve the payment of bills
5. PRESENTATION OF AUDIT REPORT FOR FISCAL YEAR OCTOBER 1, 2004 TO SEPTEMBER 30, 2005. Terry Galloway with Shonsey and Associates reviewed the audit with the members. He said everything is in order and is accounted for. Motion by Elliott second by Gdowski to approve the audit for fiscal year October 1, 2004 to

September 30, 2006. Upon roll call vote, all present voted aye. Motion carried unanimously

6. REVIEW OF POTENTIAL REDEVELOPMENT AREAS (FIVE POINTS, EDDY, BROADWELL, AND SECOND STREET WEST). Nabyty has a map of the areas he thought would be good to have a study done on, discussion and review of the map the members decided to extend the boundary line down to First Street from Ada Street to Broadwell Avenue. Motion by Gdowski second by Elliott to approve going out for Request for Proposals to have a study done on the area defined. Upon roll call vote, all present voted aye. Motion carried unanimously
7. REPORT ON HOSING EFFORTS WITH COMMUNITY REVITALIZATION GRANT IN CRA AREA #1. Marsha Kaslon with Community Development said they are looking to upgrade fire hydrants and the water main from a 4" to a 6" or 8" in this area. She gave the members a list of guidelines for owner occupied housing rehab and down payment assistance requirements. Marsha said the grant should be awarded the first of March with a start date the end of March or first of April. Motion Elliott second by Gdowski to have a resolution prepared to amend the Redevelopment Plan to help partner with Community Development.
8. REVIEW OF COMMITTED PROJECTS.
9. ADJOURN TO EXECUTIVE SESSION TO DUSCUSS NEGOTIATIONS.  
The CRA did not adjourn to executive session
10. Approve Resolution or Resolutions to Purchase Property.  
No actions were taken on property acquisition or disposition.
11. DIRECTORS REPORT  
Nabyty reported that no proposals were received on the First Street properties. The City has indicated that they would be interested in the properties and would budget accordingly to purchase these properties in the upcoming fiscal year.
12. ADJOURNMENT Chairman Sandstrom adjourned the meeting at 5:10

Respectfully submitted,  
Chad Nabyty  
Director