



Community Redevelopment Authority (CRA)

**Thursday, July 20, 2006
Regular Meeting**

Item B1

Minutes

Staff Contact: Chad Nabity

OFFICIAL PROCEEDINGS

MINUTES OF

COMMUNITY REDEVELOPMENT AUTHORITY

MEETING OF

June 14, 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 June 14, 2006, at City Hall 100 E First Street. Notice of the meeting was given in the June 7, 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, Sue Pirnie, Barry Sandstrom, Tom Gdowski. Also present were; Director, Chad Nability; Legal Counsel, Duane Burns; Secretary, Barb Quandt; City Finance Director, Dave Springer; County Board Chair, Pam Lancaster; Cindy Johnson, Christa Bootsma, Tracy Overstreet.

2. APPROVAL OF MINUTES. Motion by Pirnie, second by Gdowski to approve the minutes of the Community Redevelopment Authority meeting of May 10, 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 May 1, 2006 through May 31, 2006. He noted total ending cash is \$1,127,759. Motion by Elliott, 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 Gdowski to approve the bills in the amount of \$8,646.55. Upon roll call vote, all present voted aye. Motion carried unanimously to approve the payment of bills in the amount of \$8,646.55.

5. CONSIDERATION OF A GRANT REQUEST FROM THE HALL COUNTY BOARD OF SUPERVISORS. Pam Lancaster was present to answer questions regarding the Grant request. The County is asking for assistance with the demolition and associated costs to tear down a duplex immediately adjacent to the Beltzer Building, which houses the County Attorney's Offices. She explained that the County was asking for approximately 50% of the costs for the project. Lancaster explained that the building was unsightly and would be considered to be a blighted and substandard area. She also explained that the County Attorney's Office serves the needs of the citizens of Grand Island. In addition to removing the unsightly building, this project would allow for the addition of much needed parking spaces. Lancaster stated that this project would be completed within the next 12 months if the CRA partners with the County. A motion to approve \$37,500 to assist with project was made by Gdowski and seconded by Pirnie. Upon roll call vote, all present voted aye. Motion carried unanimously.

6. DISCUSSION OF 2006-07 BUDGET. Discussion concerning next budget cycle reiterated desire for \$200,000 line item for façade improvement. Discussion regarding a letter received from the Downtown BID to the Mayor and Council asking for assistance with projects in the downtown area. Priority 3 of the letter proposed to facilitate a plan to address the parking issues associated with marketing the Masonic Temple building by removing the Bartenbach Hotel and GI Music Building and creating parking lots. Also, included in the discussion was Priority 4 of the letter which addressed historical building restoration and upper level housing. Cindy Johnson and Christa Bootsma were present to address these issues and to facilitate the discussion. Johnson stated that the BID is looking to the CRA as a potential partner with them. Sandstrom suggested speaking with any interested developer regarding block TIF. After much discussion, Authority members asked Johnson to carry the message back to BID that the CRA would be interested in partnering with them on downtown projects if a developer could come up with a plan that makes economic sense.

At the last meeting of the CRA, Council Member Hornady asked Authority members to look into the possibility of setting aside funds to help pay for maintenance of the South Locust landscaping. It has been determined that in order to participate in this activity, it would be necessary to amend the general redevelopment plan for CRA area #2.

Nabity suggested that in order to accomplish getting the budget to the Council in an appropriate time frame we would need to hold a budget hearing at the next meeting. Nabity will prepare a proposed budget, listing committed projects etc., and mail to members well in advance of the next scheduled meeting for their review.

APPOINT SUB-COMMITTEE TO REVIEW QUALIFICATIONS FOR CRA AREA #6. Statements of Qualifications were received from six Nebraska firms. A sub-committee needs to be appointed to review and evaluate the Qualifications and proposed Scope of Services prior to selecting a firm with which to begin negotiations for services. Sandstrom asked Gdowski and Murray to serve with him to form a sub-committee to review these firms. They will meet prior to the next CRA meeting and bring their recommendations before the full group.

8. REVIEW OF REQUEST FOR DEVELOPMENT PROPOSALS. The former Grand Island Star Motel property was discussed. Nabity reported that the buildings have been cleared and he will arrange for a property appraisal. He reported that Mike Galvan will clean up and level property to make a nice product to sell. It was suggested that obtaining large generic signage, which could be used to later advertise other property, possibly could be purchased and placed on the former Star Motel property. Nabity will research costs.
9. REVIEW OF COMMITTED PROJECTS. Nabity reported on current committed projects. The question of whether any of the CRA properties could be used for Habitat For Humanity houses was a possibility for this purpose. It was suggested that the property located at 408 E. 2nd was a possibility for this purpose. Nabity stated that it is anticipated that the Martin Building project will soon be completed.

10. ADJOURN TO EXECUTIVE SESSION. Motion by Gdowski second by Pirnie adjourn to executive session at 5:08 p.m . Upon roll call vote, all present voted aye. Motion carried unanimously. The purpose of the Executive Session was to discuss thoughts/ideas of the CRA members on the job performance of the CRA Director for the last year. Motion by Gdowski seconded by Murray to return to regular session at 5:40 p.m. Upon roll call vote, all present voted aye. Motion carried unanimously.

11. APPROVE RESOLUTION OR RESOLUTIONS TO PURCHASE/SELL PROPERTY.

12. DIRECTOR'S REPORT. Nability had no further information to report.

13. ADJOURNMENT. Chairman Sandstrom adjourned the meeting at 5:42 p.m.

Respectfully submitted,

Chad Nability
Director