



Community Redevelopment Authority (CRA)

**Wednesday, August 9, 2006
Regular Meeting**

Item B1

Meeting Minutes

Staff Contact: Chad Nabity

OFFICIAL PROCEEDINGS

MINUTES OF

COMMUNITY REDEVELOPMENT AUTHORITY

MEETING OF

August 9, 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 August 9, 2006, at City Hall 100 E First Street. Notice of the meeting was given in the August 2, 2006 Grand Island Independent.

1. CALL TO ORDER Chair Barry Sandstrom called the meeting to order at 4:02 p.m. The following members were present: Lee Elliott, Barry Sandstrom, Tom Gdowski, Sue Pirnie. Glen Murray was absent. Also present were; Director, Chad Nabity; Legal Counsel, Duane Burns; Secretary, Barb Quandt; Tracy Overstreet, Dr. Melissa Girard, Bruce Schreiner, Margaret Hornady, Dave Springer. Chairman Sandstrom stated this was a public meeting subject to the open meeting laws of the State of Nebraska. He noted that the requirements for an open meeting were posted on the wall easily accessible to anyone who would like to read through them.
2. APPROVAL OF MINUTES. Motion by Pirnie, second by Elliott to approve the minutes of the Community Redevelopment Authority meeting of July 20, 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 July 1, 2006 through July 31, 2006. He noted revenue in the amount of \$39,956 and expenses of \$42,459 for the month. The total ending cash was \$1,236,257. Motion by Gdowski, second by Pirnie, 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 Pirnie, second by Gdowski to approve the bills in the

amount of \$41,186.50. Upon roll call vote all present voted aye. Motion carried unanimously to approve the payment of bills in the amount of \$41,186.50.

5. REVIEW AND APPROVE CONTRACT FOR SERVICES WITH RDG SWB, INC. FOR CRA AREA #6. Nabity briefly discussed the contract noting that \$29,000 was the expected amount for the areas originally identified. A motion to approve the contract with RDG SWB, INC. was made by Elliott and seconded by Pirnie. Upon roll call vote, all present voted aye. Motion carried unanimously.
6. REVIEW REDEVELOPMENT PLAN AMENDMENT FOR CRA AREA #2 & REQUEST FOR TAX INCREMENT FINANCING ON PROPOSED IMPROVEMENTS AT 210 E. STOLLEY PARK ROAD BY WILE E. INVESTMENTS, DR. MELISSA GIRARD. Bruce Schreiner, C.P.A. from Schroeder & Schreiner representing Dr. Melissa Girard, was present to explain the financial plan and TIF request. He noted that the property would be owned by Wile E. Investments and leased to Dr. Girard for tax purposes. Total cost for the project is projected to be \$610,000. Dr. Girard presented her short, and long, term goals for her small animal clinic, as well as the proposed uses for each area of the new facility. Nabity suggested staying with the \$142,500 cap. Pirney made the motion to recommend the requested TIF as presented. The motion was seconded by Gdowski. Upon roll call vote, all present voted aye. Motion carried unanimously.
7. REVIEW OF REQUEST FOR DEVELOPMENT PROPOSALS FOR STAR MOTEL PROPERTY. Nabity reported that the appraisal for this property has been ordered. A short discussion was held regarding the purchase of a sign which advertises the sale of the property. Copies of two sign proposals were discussed. A motion was made by Elliott, and seconded by Gdowski, to purchase the V-Mount sign for \$360.00 from Mayhew Signs Incorporated. Upon roll call vote, all present voted aye. Motion carried unanimously.
8. REVIEW OF COMMITTED PROJECTS AND CRA PROPERTIES Nabity reported that there are no changes to the committed projects with the exception of the county project. Springer stated that the Heartland Events Center commitment will be paid out in the very near future. He inquired if there were any further large expenditures expected in the next few months that

would require the cashing of a certificate of deposit. There were none expected.

9. ADJOURN TO EXECUTIVE SESSION. There were no issues requiring an Executive Session.
10. APPROVE RESOLUTION OR RESOLUTIONS TO PURCHASE/SELL PROPERTY. No action was needed.
11. DIRECTOR'S REPORT. Nabity explained briefly the revised budget sheets.
12. ADJOURNMENT. The next meeting will be a special meeting, which will be held on August 24, 2006 at 8:00 a.m. Chairman Sandstrom adjourned the meeting at 4:40 p.m.

Respectfully submitted,

Chad Nabity
Director