



Community Redevelopment Authority (CRA)

Thursday, September 21, 2006
Regular Meeting

Item B1

Meeting Minutes

Staff Contact: Chad Nabity

OFFICIAL PROCEEDINGS

MINUTES OF

COMMUNITY REDEVELOPMENT AUTHORITY

MEETING OF

September 21, 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 September 21, 2006, at City Hall 100 E First Street. Notice of the meeting was given in the September 15, 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: Barry Sandstrom, Tom Gdowski, Glen Murray, Sue Pirnie. Lee Elliott was absent. Also present were; Director, Chad Nabity; Secretary, Barb Quandt; Finance Director, Dave Springer and Dr. Melissa Girard. 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 Gdowski, second by Murray to approve the minutes of the Community Redevelopment Authority meeting of August 24, 2006. Upon roll call vote, all present voted aye. Motion carried unanimously.
3. APPROVAL OF FINANCIAL REPORTS. Dave Springer reviewed the financial reports for the period of August 1, 2006 through August 31, 2006. He noted revenue in the amount of \$17,796 and expenses of \$41,857 for the month. The total ending cash was \$1,212,693. Motion by Murray, second by Gdowski, 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 Pirnie to approve the bills in the

amount of \$5,444.87. Upon roll call vote all present voted aye. Motion carried unanimously to approve the payment of bills in the amount of \$5,444.87.

5. REVIEW REDEVELOPMENT PLAN FOR CRA AREA #2 AND REQUEST FOR TAX INCREMENT FINANCING ON PROPOSED IMPROVEMENTS AT 210 E. STOLLEY PARK ROAD BY WILE E. INVESTMENTS, DR. MELISSA GIRARD. CONSIDER PASSAGE OF RESOLUTION 73 TO APPROVE THE AMENDMENT TO THE REDEVELOPMENT PLAN AND CONTRACT FOR TAX INCREMENT FINANCING.

Dr. Melissa Girard was present to show and explain her site plan. Nabity explained that the total payout over fifteen years would be \$142,500. Pirnie made the motion to approve Resolution 73 to approve the amendment to the redevelopment plan and contract increment. It was seconded by Murray. Upon roll call vote all present voted aye. Motion carried unanimously to approve Resolution 73 to approve the amendment to the redevelopment plan and contract for tax increment financing.

6. UPDATE ON BLIGHT STUDY FOR AREA 6.

Nabity announced that the kick off meetings to discuss the blight study would be held on October 3, 2006. Property owners from the area will be invited to the informational meeting. Focus groups will be scheduled to follow the meetings in a couple of days. Plans will be drawn up to show some concepts of the redevelopment plan.

7. REVIEW OF COMMITTED PROJECTS AND CRA PROPERTIES.

Nabity reported that the committed projects had not changed. The downtown plan and the Martin Building have been removed from the list since they are complete. Proposals for the Star Motel property are due on September 29, 2006. If proposals are received, a committee may need to be formed to discuss those proposals.

8. ADJOURN TO EXECUTIVE SESSION TO DISCUSS NEGOTIATIONS.

There was no need for an Executive Session.

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

No action needed.

10. DIRECTOR'S REPORT.

Nabity announced that he will attend a meeting scheduled for September 22, 2006 to discuss proposed plans for the Masonic Temple building.

11. ADJOURNMENT. The next meeting will be held on October 11, 2006 at 4:00 p.m. Chairman Sandstrom adjourned the meeting at 4:45 p.m.

Respectfully submitted,

Chad Nabity
Director