



Community Redevelopment Authority (CRA)

Wednesday, December 13, 2006
Regular Meeting

Item B1

Meeting Minutes

Staff Contact: Chad Nabity

OFFICIAL PROCEEDINGS

MINUTES OF

COMMUNITY REDEVELOPMENT AUTHORITY

MEETING OF

December 13, 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 December 13, 2006, at City Hall 100 E First Street. Notice of the meeting was given in the December 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, Tom Gdowski, Glen Murray, Barry Sandstrom. Also present were; Director, Chad Nabity; Secretary, Barb Quandt; Finance Director, Dave Springer; Legal Counsel, Duane Burns; Carl Mayhew; Tracy Overstreet; Crista Bootsma. Chair Barry 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. A motion for approval of the Minutes for the November 15, 2006 CRA meeting was made by Gdowski and seconded by Murray. 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 November 1, 2006 through November 30, 2006. He noted revenue in the amount of \$41,296 and expenses of \$2,086 for the month. The total ending cash was \$1,497,461. Motion by Murray, second by Elliott, to approve the financial reports. Upon roll call vote, all present voted aye. Motion carried unanimously.

Sue Pirnie joined the meeting.
4. APPROVAL OF BILLS. The bills were reviewed by the Authority.

Motion by Elliott, second by Pirnie to approve the bills in the amount of \$490,250.96. Upon roll call vote all present voted aye. Motion carried unanimously to approve the payment of bills in the amount of \$490,250.96.

Nabity discussed the request for an additional \$18,680 for paving the parking lot at the Heartland Events Center. It was noted that the additional expense was incurred due to the rise in the cost of oil. It was determined that it was an approximate 4% increase above the original estimate for the paving request presented three years ago. Since this project is a benefit to the community, and does not profit any individual, the decision was made to grant the additional funds. Gdowski made the motion, and Elliott seconded the motion, to fund the additional \$18,680 for the paving at the Heartland Events Center. Upon roll call vote, Gdowski, Elliott, Murray and Pirnie voted aye. Sandstrom abstained due to a conflict in interest.

5. REVIEW FAÇADE IMPROVEMENT APPLICATION FOR QUALITY SEW 'N VAC BUILDING – 224 W. 3RD STREET IN DOWNTOWN GRAND ISLAND.

Carl Mayhew presented his restoration plans for the former Quality Sew 'n Vac building located at 224 W. 3rd Street. The motion was made by Elliott to approve the façade grant request in the amount of \$64,982 with an additional grant of up to \$3500 for window restoration. It was seconded by Murray. Upon roll call vote all present voted aye. Motion carried unanimously.

6. UPDATE ON BLIGHT STUDY FOR AREA 6.

Nabity reported that six focus group meetings, held at various times on November 29, 2006, were considered successful. Attendance ranged from ten present to one person presenting for the evening meeting. The suggestion was made that a personal phone call to those in Area 6 may be more effective for the area design meetings scheduled for January.

7. REVIEW OF COMMITTED PROJECTS AND CRA PROPERTIES.

Nabity reviewed the committed projects report. Heartland Events Center funding was processed, as well as Maudie's Stained Glass request for the first increment of payment.

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.

A motion was made by Gdowski to approve Resolution 75 to purchase 516 E. 1st Street for \$1500.00, with the correction to remove the word "hereby" in item 2 in the line following the legal address, and Resolution 76 to purchase 1321 N. Cherry Street for \$14,000.00. The motion was seconded by Murray. Upon roll call vote all present voted aye. Motion carried unanimously.

10. DIRECTOR'S REPORT.

Nabity reported that the Nebraska Planning & Zoning Association Conference will be held in Grand Island on February 20-22, 2007. He noted that conference fees could be covered with CRA funds budgeted for training. All members are encouraged to attend if schedules allow.

11. ADJOURNMENT. The next meeting will be held on January 10, 2007 at 4:00 p.m. Chair Sandstrom adjourned the meeting at 5:00 p.m.

Respectfully submitted,

Chad Nabity
Director