



Community Redevelopment Authority (CRA)

Wednesday, February 14, 2007
Regular Meeting

Item B1

Meeting Minutes

Staff Contact: Chad Nabity

OFFICIAL PROCEEDINGS

MINUTES OF

COMMUNITY REDEVELOPMENT AUTHORITY

MEETING OF

February 14, 2007

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 14, 2007 at City Hall, 100 E First Street. Notice of the meeting was given in the February 7, 2007 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, Sue Pirnie, Barry Sandstrom. Also present were; Director, Chad Nabity; Secretary, Barb Quandt; Legal Counsel, Duane Burns. 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 January 10, 2007 CRA meeting was made by Pirnie and seconded by Murray. Upon roll call vote, all present voted aye. Motion carried unanimously.
3. APPROVAL OF FINANCIAL REPORTS. Dave Springer briefly reviewed the financial reports for the period of January 1, 2007 through January 31, 2007. He noted revenue in the amount of \$29,498 and expenses of \$77,490 for the month. The total ending cash was \$853,685. 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 Murray, second by Gdowski to approve the bills in the amount of \$36,541.12. Upon roll call vote all present voted aye. Motion carried unanimously to approve the payment of bills in the amount of \$36,541.12.

Tracey Overstreet, Grand Island Independent, joined the meeting.

5. UPDATE ON BLIGHT STUDY FOR AREA 6. Chad Nabity reported that four days of charrettes are scheduled for February 27th, 28th and March 1st and 2nd at 11:00 a.m. to 1:30 p.m. and 4:00 p.m. to 5:30 p.m. each day. They will be held at the Skagway Banquet Center. Marty Shukert will be presenting and will be available for questions.
6. UPDATE ON COMMUNITY DEVELOPMENT BLOCK GRANT HOUSING PROGRAMS IN THE CDBG PROJECT AREA, A PART OF CRA AREA #1 – MARSHA KASLON Marsha Kaslon reported on the down-payment assistance and rehabilitation programs. She stated that there was one slot available in the down-payment assistance program and three slots available in the rehabilitation program. This area includes South Front Street to Koenig and Cherry Street to Walnut Street. Joni Kuzma reported on the housing study. She stated that the Economic Development Corporation has agreed to contribute \$8,000 for the project. Portions of the city will be done in-house by updating what we have. They will apply for a grant to outsource the low income areas.
7. REVIEW OF COMMITTED PROJECTS AND CRA PROPERTIES. The total amount for committed projects is \$599,232. Nabity briefly updated members regarding each project. He noted that the Harmony Building project was added and that the Cristo Cordero project has been completed. Nabity also reported that the Request for Development Proposals on the 1321 North Cherry property will be sent out. A committee will review the proposals. Nabity also reported that there has been much interest in the façade program.
8. ADJOURN TO EXECUTIVE SESSION TO DISCUSS NEGOTIATIONS. There was no need for an Executive Session.

9. DIRECTOR'S REPORT.

Nabity shared the letter of support for NIFA funds which he had signed on behalf of the CRA. Nabity reminded members that the Nebraska Planning & Zoning Association Conference will be held in Grand Island on February 20-22, 2007.

9. ADJOURNMENT. The next meeting will be held on March 14, 2007 at 4:00 p.m. Chair Sandstrom adjourned the meeting at 4:37 p.m.

Respectfully submitted,

Chad Nabity
Director