



Community Redevelopment Authority (CRA)

Wednesday, March 14, 2007
Regular Meeting

Item B1

Meeting Minutes

Staff Contact: Chad Nabity

OFFICIAL PROCEEDINGS

MINUTES OF

COMMUNITY REDEVELOPMENT AUTHORITY

MEETING OF

March 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 March 14, 2007 at City Hall, 100 E First Street. Notice of the meeting was given in the March 7, 2007 Grand Island Independent.

1. CALL TO ORDER Chair Barry Sandstrom called the meeting to order at 4:05 p.m. The following members were present: Tom Gdowski, Glen Murray, Sue Pirnie, Barry Sandstrom. Also present were; Director, Chad Nabity; Secretary, Barb Quandt; Legal Counsel, Duane Burns; Finance Director, Dave Springer; Council Liaison, Peg Gilbert; GI Independent, Tracy Overstreet Independent. 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 February 14, 2007 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 briefly reviewed the financial reports for the period of February 1, 2007 through February 28, 2007. He noted revenue in the amount of \$16,590 and expenses of \$36,541 for the month. The total ending cash was \$834,255. Motion by Murray, second by Pirnie, to approve the financial reports. Upon roll call vote, all present voted aye. Motion carried unanimously.

4. ADJOURN TO EXECUTIVE SESSION TO DISCUSS NEGOTIATIONS. A motion to adjourn to executive session was made by Pirnie and seconded by Murray at 4:10 p.m. Upon roll call vote, all present voted aye. Motion carried unanimously.

A motion to return to regular session was made by Gdowski and seconded by Murray. Upon roll call vote, all present voted aye. Motion carried unanimously.

The meeting returned to regular session at 4:19 p.m.

5. APPROVE RESOLUTION FOR PURCHASE OF PROPERTY AND PURCHASE AGREEMENT. A motion was made by Murray, and seconded by Gdowski, to approve Resolution #77 and the Purchase Agreement in the amount of \$34,702.00 (assessed value) for the property located at 211 E. First Street. Upon roll call vote, all present voted aye. Motion carried unanimously.
6. APPROVAL OF BILLS. The bills were reviewed by the Authority. Motion by Pirnie, second by Murray to approve the bills in the amount of \$5,452.05. Upon roll call vote all present voted aye. Motion carried unanimously to approve the payment of bills in the amount of \$5,452.05.
7. REVIEW AND ACCEPT PROPOSAL FOR THE SALE OF 1321 N. CHERRY STREET. Nabity reported that the above property was located north of Lincoln School. The CRA received four proposals to purchase this property, which is zoned R-2. The subcommittee reviewed the proposals, which ranged in purchase price offers from \$9,000 to \$15,000. The proposals were evaluated according to the following scoring criteria: 1) Price - 35 points; 2) Redevelopment Schedule - 40 points; 3) Intended Use - 25 points. Pirnie reported that, based on the scoring criteria, the Grand Island Habitat for Humanity proposal received the highest score. A motion was made by Pirnie, and seconded by Gdowski, to accept the proposal from the Grand Island Habitat For Humanity for the purchase of the property located at 1321 N. Cherry Street. Upon roll call vote, all present voted aye. Motion carried unanimously.
8. REVIEW OF COMMITTED PROJECTS AND CRA PROPERTIES. The total amount for committed projects is \$564,232. Nabity briefly updated members regarding each project.

9. UPDATE ON BLIGHT STUDY FOR AREA 6. Chad Nabity reported that the charrettes, scheduled for February 27th, 28th and March 1st and 2nd at Skagway Banquet Center were well attended for the first two days. Marty Shukert, of RDG, facilitated the discussion. Due to a snow storm in Omaha, the second two days were postponed. They are tentatively rescheduled for April 30th and May 1st at the Skagway Banquet Center, if available.
10. DIRECTOR'S REPORT. Nabity stated that he will forward a link to a magazine to members containing an article on TIF. Nabity will be a member on a Design Guidelines Committee.
11. ADJOURNMENT. The next meeting will be held on April 4, 2007 at 4:00 p.m. Chair Sandstrom adjourned the meeting at 4:45 p.m.

Respectfully submitted,

Chad Nabity
Director