



# Community Redevelopment Authority (CRA)

**Wednesday, May 16, 2007**  
**Regular Meeting**

## **Item B1**

### **Meeting Minutes**

Staff Contact: Chad Nabity

## OFFICIAL PROCEEDINGS

### MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF May 16, 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 May 16, 2007 at City Hall, 100 E First Street. Notice of the meeting was given in the May 9, 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: Tom Gdowski, Lee Elliott, 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. 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. Sandstrom noted that the word Independent was used twice to designate the GI Independent representative. A motion for approval of the Minutes, as corrected, for the April 4, 2007 CRA meeting was made by Gdowski and seconded by Pirnie. 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 April 1, 2007 through April 30, 2007. He noted revenue in the amount of \$28,884 and expenses of \$9300 for the month. The total ending cash was \$864,302. Motion by Pirnie, second by Elliott, 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 Elliott, second by Pirnie, to approve the bills in the amount of \$2086.16. Upon roll call vote all present voted aye. Motion carried unanimously to approve the payment of bills in the amount of \$2086.16.
  
5. PRELIMINARY DISCUSSION ON BUDGET FOR 2007-2008.  
Members discussed the Budget for the new fiscal year. Nabity asked members to peruse the copy of the 2006-07 Budget and then make suggestions for the 2007-08 Budget. He suggested that 20% of the Director's salary, rather than the current 10%, would be a more appropriate percentage for the CRA to contribute. Various categories were discussed. A discussion was held regarding the possibility of the CRA forming a partnership with other entities to install directional horns at railroad crossings in the downtown area. Nabity noted that a change would need to be made to the Redevelopment Plan should a decision be made to undertake a portion of this project. Members were of the opinion that the directional horns would be an asset to the downtown area. Sandstrom asked if Nabity would request a presentation from a representative of the Lied Mainstreet group for the meeting next month. He also asked for a good estimate of which committed projects will be remaining at the end of this fiscal year.
  
6. REVIEW OF COMMITTED PROJECTS AND CRA PROPERTIES.  
Nabity gave an update of the committed projects and properties of the CRA. He stated that 1321 N. Cherry was sold. This property ended up costing the CRA about \$2750. JEO is moving forward with a few minor modifications, which may result in a lesser financial amount requested. It appears that there has been no action on the Romsa project. Mayhew is working on the Harmony Building. Nabity also stated that there has been some interest in the Star Motel property.

7. UPDATE ON BLIGHT STUDY FOR AREA 6. Nabity reported that the Charrettes were held at the Banquet Center at North Skagway on April 30<sup>th</sup> and May 1<sup>st</sup>. The study is expected for the July meeting. Since Marty will be unable to attend the scheduled CRA meeting date in July, the meeting date will need to be rescheduled. Nabity will email members with available dates.

8. DISCUSSION OF POSSIBLE PURCHASE OF PROPERTIES IN CRA DESIGNATED AREAS. Chairman Sandstrom asked for a motion to go into Executive Session in order to discuss possible purchase of properties. The motion was made by Elliott, seconded by Pirnie, to go into Executive Session. Upon roll call vote all present voted aye. Motion carried unanimously and the meeting went into Executive Session at 4:35 p.m.

Chairman Sandstrom asked for a motion to return to regular session. Gdowski made the motion, and Elliott seconded the motion to return to regular session. Upon roll call vote, all present voted aye. Motion carried unanimously and the meeting returned to regular session at 5:00 p.m.

9. DIRECTOR'S REPORT. Nabity reported that he would be attending a meeting in Lincoln on May 17, 2007 which would discuss LB562. This bill makes available a means of financing that does not negatively impact cities or the CRA. Nabity also reported that Marlan Ferguson recently brought over a Blighted and Substandard Study for a property recently annexed by the City. Duane Burns, legal counsel, was asked to do a search to ascertain whether a request for TIF, not recommended by CRA, would go forward to Council.

10. ADJOURNMENT. The next meeting is scheduled for June 13, 2007 at 4:00 p.m. Chair Sandstrom adjourned the meeting at 5:15 p.m.

Respectfully submitted,

Chad Nabity  
Director