



Community Redevelopment Authority (CRA)

Thursday, July 12, 2007
Regular Meeting

Item B1

Meeting Minutes

Staff Contact: Chad Nabity

OFFICIAL PROCEEDINGS

MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF July 12, 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 July 12, 2007 at City Hall, 100 E First Street. Notice of the meeting was given in the July 5, 2007 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: Tom Gdowski, Glen Murray, 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; Ray O'Connor, Southeast Crossings LLC; Amy Haase, RDG

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 June 20, 2007 CRA meeting was made by Murray 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 June 1, 2007 through June 30, 2007. He noted revenue in the amount of \$116,232 and expenses of \$8,425 for the month. The total ending cash was \$1,087,638. 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 Pirnie, second by Elliott, to approve the bills in the amount of \$5012.50. Upon roll call vote all present voted aye.

Motion carried unanimously to approve the payment of bills in the amount of \$5012.50.

5. REQUEST BY RAY O'CONNOR, WITH SOUTHEAST CROSSINGS LLC TO ALLOW CHANGES TO THE OWNERSHIP OF PROPERTY LOCATED AT 939-943 SOUTH LOCUST RESOLUTION #80.

Ray O'Connor, of Southeast Crossings LLC, spoke to the CRA requesting changes to the Development Contract which will give him the ability to create a master deed and condominium association for this property. He would like this option in order to accommodate potential tenants. It was determined that there are no legal issues with TIFF if this request is granted.

The motion was made by Gdowski, and seconded by Murray to approve Resolution #80, which would allow the creation of a master deed and condominium association for the property located at 939-943 South Locust. Upon roll call vote all present voted aye. Motion carried unanimously to approve Resolution #80.

6. ACCEPTANCE OF BLIGHT STUDY FOR PROPOSED CRA AREA 6 FROM MARTY SHUKERT, FAICP RDG PLANNING AND DESIGN. RESOLUTION #81.

Amy from RDG Planning and Design was present to answer any questions regarding the blight study for proposed Area 6. The copy of the study was reviewed. It was determined that it would be appropriate for CRA to forward the study to the Grand Island City Council for their consideration.

The motion was made by Elliott, and seconded by Pirney, to approve Resolution #81, which would accept the Blight Study for the proposed CRA Area 6 from RDG Planning and Design and forward on to the Grand Island City Council for their consideration. Upon roll call vote all present voted aye. Motion carried unanimously to approve Resolution #81.

7. RESOLUTION TO APPROVE PRELIMINARY BUDGET AND LEVY REQUEST FOR THE 2007-2008 BUDGET RESOLUTION #82.

The Budget for 2007-2008 was discussed. This Budget will go to the City Council at a future meeting. Elliott stated that he would prefer that the CRA not contribute a higher percentage for Nabity's salary. Nabity stated that the higher percentage better

reflects the time spent on CRA business.

The motion was made by Gdowski, and seconded by Murray, to approve Resolution #82, which would forward to the Grand Island City Council a preliminary budget based on a tax asking of \$500,000 for the 2007-08 fiscal year. Upon roll call vote, Gdowski, Murray, Pirnie and Sandstrom voted aye and Elliott voted against. Motion carried.

8. REVIEW OF COMMITTED PROJECTS AND CRA PROPERTIES.

Nabity reported that CRA will pursue the purchase of property at 211 E. First Street as soon as tenants vacate. The Central Nebraska Humane Society project appears to be nearly complete; therefore, a request for funds is expected in the near future. Work on the JEO Building, as well as the Hall County project, continues. There is no anticipation of a funding request before the calendar year end for the Romsa Real Estate Center project. The Harmony Building project is progressing and a funding request is expected before the calendar year end.

9. 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 a CRA property. The motion was made by Elliott, seconded by Murray, to go into Executive Session. Upon roll call vote all present voted aye. Motion carried unanimously and the meeting went into Executive Session at 4:30 p.m.

Chairman Sandstrom asked for a motion to return to regular session. Murray 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 4:48 p.m.

10. DIRECTOR'S REPORT.

Train horns were discussed. The impression of the train horns was favorable. Several options are available with great potential for reduction of the train noise in the downtown area. Nabity asked CRA members for direction on how to proceed.

Following the discussion, Nabity will proceed with drafting an Amendment to the Redevelopment Plan for Studies 1 and 4.

11. ADJOURNMENT. The next meeting is scheduled for August 8, 2007 at 4:00 p.m. Chair Sandstrom adjourned the meeting at 5:00 p.m.

Respectfully submitted,

Chad Nabity
Director