



Community Redevelopment Authority (CRA)

Wednesday, August 8, 2007
Regular Meeting

Item B1

Meeting Minutes

Staff Contact: Chad Nabity

OFFICIAL PROCEEDINGS

MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF August 8, 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 August 8, 2007 at City Hall, 100 E First Street. Notice of the meeting was given in the August 1, 2007 Grand Island Independent.

1. CALL TO ORDER Chair Barry Sandstrom called the meeting to order at 4:07 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; KC Henke; Cindy Johnson; Steve Riehle, Public Works Director, joined the meeting as a portion of Agenda Item #6.

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 correction was noted in Item #4 of the July 12, 2007 CRA Meeting Minutes regarding the incorrect spelling of Pirnie. A motion for approval of the Minutes for the July 12, 2007, CRA Meeting, as corrected, 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 July 1, 2007 through July 31, 2007. He noted revenue in the amount of \$111,093 and expenses of \$107,389 for the month. The total ending cash was \$1,091,341. Sandstrom had questions concerning property taxes and the Gili Trust bond principal and interest. Springer will look into it and report back. 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 \$268,257.02. Upon roll call vote all present voted aye. Motion carried unanimously to approve the payment of bills in the amount of \$268,257.02.
5. DISCUSSION OF REVOLVING LOAN FUND AS SUBMITTED TO BARRY SANDSTROM BY KC HENKE. KC Henke spoke to the Authority regarding a Revolving Loan Fund. He reported that the use of a Revolving Loan Fund has been successful in Hastings and that the Lied Main Street program supports this program. Nabity reported on his conversations with Randy Chick from Hastings regarding their experiences and means of funding a Revolving Loan Fund. Henke stated that work has begun on a pamphlet that would describe the various funding opportunities available for prospective developers. A discussion was held to determine ways for prospective developers to access funds that would help them with infrastructure needs. It was determined that another method, the interest buy-down option, could accomplish the same goal of making funds available for the infrastructure needs. This method would require a modification, or amendment, to the Redevelopment Plan. Legal Counsel, Duane Burns, will research the legal issues and report back to the Authority.
6. REVIEW OF COMMITTED PROJECTS AND CRA PROPERTIES. Nabity briefly discussed the committed projects and CRA properties. Central NE Humane Society has been paid. The Housing Study is not expected for a few months. The JEO Building is finishing up. There seems to be no activity with the Romsa Real Estate Center. The work on the Harmony Building continues. Hall County sent out a request for bids to tear down their building once again. A few proposals have been sent out for the Star Motel property, with none being returned at this point.
7. DISCUSSION OF POSSIBLE PURCHASE OF PROPERTIES IN CRA DESIGNATED AREAS. Nabity reported that he had not heard anything new with the property located on Yund Street. He had contacted the owner/representative and presented her with the suggested offer, with no response. There is nothing new with

the property located at 211 E. First Street. The work on the Harmony Building continues.

8. DIRECTOR'S REPORT. Nabity reported that the Area 6 Blight Study will go to City Council for referral to the Regional Planning Commission on August 14, 2007. It is anticipated that City Council will refer the Study to the RPC. The RPC will hold a hearing on the Study at the September 5, 2007 meeting. If recommended by the RPC, it will go back to City Council at the end of September for their approval. If approved, a generalized redevelopment plan will be brought before the CRA in October.

The Regional Planning Commission recommended approval of the Area 7 (EDC Study). This Study will go to City Council on August 28, 2007.

A special CRA meeting will need to be set for either the last week of August or the first week in September for the Budget Public Hearing and a Resolution to set the levy. This will be a very short meeting held at 8:00 a.m.

Nabity distributed a draft for the start of a Grand Island Redevelopment Plan for the Railroad Corridor Noise Abatement in CRA Areas Numbers 1 and 4. This draft contains some fairly firm cost numbers. It is estimated that the cost will be around \$480,000 for this project, which includes six intersections. The Plan will have a timeline and will include a couple of maps, as required by State Statute. It is expected that this could possibly come forward as soon as the September 12, 2007 meeting. This Plan would take place over two years, with the City and CRA sharing equally in the cost. Steve Riehle presented a video which demonstrated the comparison of the wayside horns and the train horns.

9. ADJOURNMENT. The next meeting will be scheduled for the end of August at 8:00 a.m. The next regularly scheduled meeting will be held on September 12, 2007 at 4:00 p.m. Chair Sandstrom adjourned the meeting at 5:35 p.m.

Respectfully submitted,

Chad Nabity
Director