



Community Redevelopment Authority (CRA)

Wednesday, September 12, 2007
Regular Meeting

Item B1

Meeting Minutes

Staff Contact: Chad Nabity

OFFICIAL PROCEEDINGS

MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF September 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 September 12, 2007 at City Hall, 100 E First Street. Notice of the meeting was given in the September 1, 2007 Grand Island Independent.

1. CALL TO ORDER Chair Barry Sandstrom called the meeting to order at 4:14 p.m. The following members were present: Tom Gdowski, Lee Elliott, Glen Murray, Barry Sandstrom. Sue Pirnie was absent. Also present were; Director, Chad Nability; Secretary, Barb Quandt; Legal Counsel, Duane Burns; Finance Director, Dave Springer; Council Liaison, Peg Gilbert; Tracy Overstreet, Grand Island Independent; Victor Aufdemberge, Sterling Gurney, Marvin Webb, Tom Conlon, Kris Nolan-Brown, Marlan Ferguson, Steve Johnson

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 August 28, 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 August 1, 2007 through August 31, 2007. He noted revenue stated in the report, in the amount of \$22,349, plus an additional \$109,000 in property taxes not included in the report, and expenses of \$269,194 for the month. The total ending cash was \$844,496, plus the additional \$109,000 for a total of \$953,496. A motion was made by Murray, seconded by Gdowski, 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. Questions were asked regarding status of the wayside horns. Liability insurance issues are still under consideration creating a delay in moving ahead with the project until they can be resolved. Motion by Gdowski, second by Elliott, to approve the bills in the amount of \$2273.61. Upon roll call vote all present voted aye. Motion carried unanimously to approve the payment of bills in the amount of \$2273.61.

5. REVIEW FAÇADE IMPROVEMENT APPLICATION FOR GOODWILL INDUSTRIES AT 1804 S. EDDY STREET. Naby reported that Goodwill Industries, located at 1804 S. Eddy Street, has requested funding under the façade development program to assist them with façade improvements at this location. Naby stated that this location is in the CRA redevelopment area. Marvin Webb has worked with Goodwill to develop a plan for the proposed façade project. Total project cost is approximately \$119,599. Tom Conlon, Kris Nolan-Brown and Marvin Webb met with the Architectural Review Team on September 6, 2007 to review the application. The Review Team liked the project plan. Webb stated that the current facility was rebuilt in 1981. The existing design complied with the ADA requirements at that time. The new project will provide compliance with the new ADA requirements. Motion by Murray, second by Elliott, to approve application in the amount of \$36,880. Upon roll call vote all present voted aye. Motion carried unanimously to approve application.

6. REVIEW OF FAÇADE IMPROVEMENT APPLICATION FOR NEW LIFE COMMUNITY CHURCH AT 301 W. SECOND STREET. Naby reported that the New Life Community Church, located at 301 West Second Street, has requested funds under the façade development program to assist with façade improvements at this location. Victor Aufdemberge, architect, has worked with the church to develop a plan. Sterling Gurney, Steve Johnson and Victor Aufdemberge met with the Architectural Review Team on September 6, 2007 to review the application. Marvin Webb was also present at the Review Team meeting acting in the capacity of CRA architect. The request for the façade improvement project is \$107,000. It is anticipated that \$146,800 will be the cost of the façade, \$45,000 for costs not façade related, plus previous improvements of \$181,000 to make the requested amount for the required match amount. Since this is a corner building, costs are increased. An open café area is planned,

which will be located on the corner of Wheeler and Second Streets, with a glass overhead door to the Wheeler Street side. Discussion continued with questions being answered by Aufdemberge, Johnson and Gurney. General consensus among CRA members was that the project should not be scaled back and that all areas should be finished as planned. Questions regarding availability of CRA funds were considered with the answer being that the funds have been budgeted and are available. The CRA portion would be capped at the committed \$107,000, even if costs to the church exceed the original projected amount. Motion was made by Gdowski, seconded by Murray, to approve the application as presented. Motion carried unanimously to approve application.

7. CONSIDERATION OF GENERALIZED REDEVELOPMENT PLAN FOR CRA AREA #7. Nabity made a correction to the memo to members stating that City Council had declared CRA Area #7 blighted and substandard at their meeting on August 28, 2007, rather than September 28, 2007. Nabity explained that Hanna:Keelan Associates had prepared a generalized redevelopment plan for CRA Area #7 at the same time that they prepared the Blight Study. Since Council has declared the area blighted and substandard, CRA can now consider the redevelopment plan. CRA needs to send the plan to Regional Planning, then back to CRA and finally CRA then sends it to City Council. Nabity explained that the Redevelopment Plan prepared by Hanna:Keelan is no longer accurate in terms of the City limits lines, or the zoning districts of most of the subject properties. The maps need to be updated and some modifications to the text are suggested prior to the adoption of this plan. The plan under consideration by the CRA has been modified by staff to reflect current conditions. CRA needs to forward the study to the Regional Planning Commission for review and recommendation prior to approval of the plan. Discussion was held regarding TIFF and issues were clarified for potential uses. Marlan Ferguson discussed intentions concerning those potential uses. Content and typographical corrections were suggested for the plan. Nabity noted those and will make the appropriate changes. Sandstrom noted that never before had residential property been considered for TIFF and also questioned if zoning was appropriate for the anticipated use. It was explained that M-2 zoning is the most diversified district but that residential uses are not permitted. Questions were raised in regard to the relocation of property owners as mentioned in the plan. Nabity

stated that this is standard language in the plan and that relocation of displaced persons is necessary when a governmental entity acquires private property. Counselor Burns agreed with this statement. Since there are only two residential structures in the area and the CRA has no plans to acquire property in this area that concern is negligible.

A brief discussion regarding TIFF for this project was held. It was noted that TIFF bonds will need to be utilized due to the large amounts of financing that will be needed.

8. REVIEW OF COMMITTED PROJECTS AND CRA PROPERTIES.
Nabity referred members to the sheet enclosed with their packets, which listed each committed project, noting the total amount of \$339,000. He will add the two new committed projects to the list. The closing on the property at 211 East First Street is anticipated to be mid November. Nabity also stated that Duane Burns has drafted a grant program for fire suppression systems and exit issues, with input from Fred Hotz. Justification of this program can be made that these systems are of public benefit. A discussion followed regarding guidance on implementation location and chosen plan amendments. It was reported that Cindy Johnson was of the opinion that this grant program would be a reasonable compromise to their request concerning a loan program.
9. ADJOURN TO EXECUTIVE SESSION TO DISCUSS NEGOTIATIONS – RETURN TO REGULAR SESSION.
There was not a need to adjourn to Executive Session.
10. APPROVE RESOLUTION OR RESOLUTIONS TO PURCHASE/SELL PROPERTY. There were no resolutions to approve.
11. DIRECTOR'S REPORT. No additional information given.
12. ADJOURNMENT. The next regularly scheduled meeting will be held on October 10, 2007 at 4:00 p.m. Chair Sandstrom adjourned the meeting at 5:18 p.m.

Respectfully submitted,

Chad Nabity
Director