



Community Redevelopment Authority (CRA)

Thursday, October 25, 2007
Regular Meeting

Item B1

Meeting Minutes

Staff Contact: Chad Nabity

OFFICIAL PROCEEDINGS

MINUTES OF

COMMUNITY REDEVELOPMENT AUTHORITY

MEETING OF

October 25, 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 October 25, 2007, at City Hall 100 E First Street. Notice of the meeting was given in the October 20, 2007 Grand Island Independent.

1. CALL TO ORDER Vice Chair Lee Elliott called the meeting to order at 9:32 a.m. The following members were present: Tom Gdowski, Glen Murray, Sue Pirnie, Lee Elliott. Also present were; Peg Gilbert, Council Representative; Director, Chad Nabity; Secretary, Barb Quandt; Tracy Overstreet, Grand Island Independent; Denise Booker, KHAS TV; Public Audience. Vice Chairman Lee Elliott 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 September 12, 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. Chad Nabity reviewed the financial reports for the period of September 1, 2007 through September 30, 2007. He noted that there were no unexpected revenues or expenses in the report that showed revenue in the amount of \$110,275 and expenses in the amount of \$2274 for the month. The total ending cash in the report was \$952,497. Motion by Gdowski, second by Murray, 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 Murray, second by Pirnie to approve the bills in the amount of \$5,143.62. Upon roll call vote all present voted aye. Motion carried unanimously to approve the payment of bills in the amount of \$5,143.62.
5. CONSIDER APPROVAL AND RECOMMENDATION OF THE GENERALIZED REDEVELOPMENT PLAN FOR CRA AREA #7 . Nabity reported that this is the Generalized Redevelopment Plan for CRA Area #7 that was reviewed, edited and then forwarded to the Hall County Regional Planning Commission for their recommendation. The Hall County Regional Planning Commission held a hearing on October 10, 2007 and recommended approval of the redevelopment plan after finding that it is consistent with the Comprehensive Plan for the City of Grand Island. A brief discussion followed.

Motion was made by Gdowski, seconded by Pirnie, to approve Resolution 84 and to recommend the Generalized Redevelopment Plan for CRA Area #7 to City Council as presented. Upon roll call vote, all present voted aye. Motion carried.

6. CONSIDERATION OF GENERALIZED REDEVELOPMENT PLAN FOR CRA AREA #6. Nabity reported that Marty Shukert, RDG Planning and Design of Omaha representative, would not be in attendance as expected; therefore, he suggested that the CRA not forward the redevelopment plan to the Hall County Regional Planning Commission at this time. Nabity offered to answer any questions from the public. He explained that this puts a plan on the table with portions of the plan actually becoming a reality while other portions may not. Suggestions on how to reconfigure the intersection on Broadwell, as well as an underpass or overpass, have been discussed since 2003. Due to the probability of the five to ten year time frame involved, the recommendation for quiet zones has been made for the train horn issue. Vice Chairman Elliott opened the discussion to the CRA members, and then to the public, for their input. Gdowski commented that there appears to be some interesting features in the Plan. Gilbert mentioned that the issue of public safety in the Five Points area did not seem to be addressed. Nabity commented that this issue had been discussed at great length in the focus groups and that the reality was that the costs involved

in suggested solutions would be very high, as well as causing other major issues. There were concerns from audience members regarding property values, sale of property and tax increases. Some discussion followed which addressed those issues. These topics were discussed stating that property, which was slated for demolition, would be purchased at fair market prices, plus moving and relocation costs. It was explained that property taxes are based on property value; therefore, if the values increase on that property due to the redevelopment, taxes on the property will increase as well. Nabity explained that various forms of financing improvements are now available to home and business owners due to the blight designation of the area. In addition to the concerns, various positive comments were made from audience members who appreciated the focus meetings and the potential improvement plans. Vice Chairman Elliott invited audience members back for a future, yet undetermined, meeting with Marty Shukert. Audience members were also invited to leave their names and addresses and those people will be notified when Shukert is available to present the redevelopment plan.

7. REVIEW OF COMMITTED PROJECTS AND CRA PROPERTIES. Nabity stated that he had added the two new façade projects and he briefly discussed each of the committed projects.
8. ADJOURN TO EXECUTIVE SESSION TO DISCUSS NEGOTIATIONS. There was no need for an Executive Session.
9. APPROVE RESOLUTION OR RESOLUTIONS TO PURCHASE/SELL PROPERTY. No action needed.
10. DIRECTOR'S REPORT. Gdowski and Gilbert discussed a letter to the editor addressing issues raised by the writer of that letter. Gdowski stated that he thinks that a long term vision for the downtown area needs to be in place. He feels that the City's commitment to the downtown needs to be understood in order to open a dialog between the City and potential developers. Gilbert stated that City Council had addressed the BID's priority list in order, with noise pollution being the first.

Nabity stated that the fire sprinkler issues in downtown buildings will be discussed at a summit with downtown owners. This

meeting will outline costs involved, with terms defined and building codes addressed.

11. ADJOURNMENT. The next meeting is scheduled to be held on November 14, 2007 at 4:00 p.m. Vice Chairman Elliott adjourned the meeting at 10:40 a.m.

Respectfully submitted,

Chad Nabity
Director