



Community Redevelopment Authority (CRA)

Thursday, December 6, 2007
Regular Meeting

Item B1

Meeting Minutes

Staff Contact: Chad Nabity

OFFICIAL PROCEEDINGS

MINUTES OF

COMMUNITY REDEVELOPMENT AUTHORITY

MEETING OF

December 6, 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 December 6, 2007, at City Hall 100 E First Street. Notice of the meeting was given in the November 29, 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: Barry Sandstrom, Sue Pirnie, Glen Murray, Lee Elliott. Also present were; Director, Chad Nabity; Secretary, Barb Quandt; Peg Gilbert, Council Representative; Dave Springer, Finance Director; Tracy Overstreet, Grand Island Independent. 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 November 15, 2007 CRA Meeting was made by Pirnie, and seconded by, Murray. Upon roll call vote, all present voted aye. Motion carried unanimously.
3. APPROVAL OF FINANCIAL REPORTS. Dave Springer reviewed the financial reports for the period of November 1, 2007 through November 30, 2007. He noted revenue in the amount of \$36,733 and expenses in the amount of \$34,852 for the month. Springer explained that \$250.00 of the amount classed under Legal Notices needs to be reclassified to Legal Services. The total ending cash in the report was \$1,038,518. Springer mentioned that there was a shortage on most of the TIF payments. Notification has been sent to all of the parties that need to be notified. Property taxes will be collected from the County on December 10, 2007. There have been no payment requests from Committed Projects. Motion by Murray, 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 Elliott, second by Murray, to approve the bills in the amount of \$581.91. Upon roll call vote all present voted aye. Motion carried unanimously to approve the payment of bills in the amount of \$581.91.

5. CONSIDERATION OF APPROVAL AND RECOMMENDATION OF THE GENERALIZED REDEVELOPMENT PLAN FOR CRA AREA #6 RESOLUTION #85.

The Generalized Redevelopment Plan for Area #6 was briefly discussed by the Authority. Nabity explained that the Region Planning Commission held a meeting on December 5, 2007 and voted to recommend approval of the Generalized Redevelopment Plan for Area #6 finding that the plan, as presented, is consistent with the Grand Island Comprehensive Plan.

Motion was made by Elliott, seconded by Pirnie, to approve Resolution #85 as presented. Upon roll call vote, all present voted aye. Motion carried.

6. CONSIDERATION OF APPROVAL AND RECOMMENDATION OF REDEVELOPMENT PLAN AMENDMENTS FOR CRA AREAS 1,4 AND 6 RELATIVE TO TRAIN HORNS AND QUIET ZONES RESOLUTION #86. Resolution #86 was considered by the Authority. Nabity had distributed a copy of letter to the City Council which stated that the Regional Planning Commission had voted to approve the Amendments at the December 5, 2007 meeting, find that they are consistent with specific transportation objective in the Grand Island Comprehensive Plan as presented.

Motion was made by Elliott, seconded by Pirnie, to approve Resolution #86 as presented. Upon roll call vote, all present voted aye. Motion carried.

7. REVIEW OF COMMITTED PROJECTS AND CRA PROPERTIES. Nabity reported briefly. He added the approved YMCA project in the amount of \$13,250 to the total of committed projects bringing that total to \$463,291. The YMCA has begun their project. He stated that we are moving forward with the demolition of the property at 211 E. First Street. The low bid

was from Mike Galvan in the amount of \$4500. The asbestos inspection low bid of \$99 came from Third Party Environmental. Nabity requested extermination services in order to address the issue of neighbor concerns. New Life Community Church may be looking at making some modifications to what they had presented. They are not asking for any additional funding for their project, but Nabity suggested that they update CRA when they are certain of those modifications. Nabity also stated that the Romsa Real Estate Center project has started, and Carl Mayhew has made progress with his project. He had no information on the Hall County project. The Housing Study Grant was submitted and has been approved.

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. Sandstrom stated that he, Nabity, Pirnie, and the possibly Mayor Hornady will be meeting with the City Administrator on December 7, 2007 to explain the workings of the CRA. If one other of the members would like to join them, the invitation is open without constituting a meeting with a quorum.
12. ADJOURNMENT. Chairman Sandstrom adjourned the meeting at 4:30 p.m.

Respectfully submitted,

Chad Nabity
Director