



# Community Redevelopment Authority (CRA)

**Thursday, January 10, 2008  
Regular Meeting**

## **Item B1**

### **Meeting Minutes**

Staff Contact: Chad Nabity

OFFICIAL PROCEEDINGS

MINUTES OF

COMMUNITY REDEVELOPMENT AUTHORITY  
MEETING OF  
January 10, 2008

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 January 10, 2008 at City Hall 100 E First Street. Notice of the meeting was given in the January 4, 2008 Grand Island Independent.

1. CALL TO ORDER Chair Barry Sandstrom called the meeting to order at 4:00 p.m. The following members were present: Barry Sandstrom, Tom Gdowski, Sue Pirnie, Glen Murray. Also present were; Director, Chad Nabity; Secretary, Barb Quandt; Finance Director, Dave Springer; Terry Galloway, Almquist, Maltzahn, Galloway & Luth Certified Public Accountants. 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 December 6, 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 reviewed the financial reports for the period of December 1, 2007 through December 31, 2007. He noted revenue in the amount of \$12,739 and expenses in the amount of \$49,500 for the month. Total cash was \$1,007,165. Motion by Pirnie, 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. Nabity explained the criteria considered in ascertaining property taxes owed on CRA property. Motion by Murray, second by Pirnie, to approve the bills in the amount of \$7967.57. Upon roll

call vote all present voted aye. Motion carried unanimously to approve the payment of bills in the amount of \$7967.57.

5. 2007 AUDIT.  
Terry Galloway, of Almquist, Maltzahn, Galloway & Luth Certified Public Accountants, was present to review the 2007 CRA Audit and to answer questions. There were two recommendations made in connection with the audit of the financial statements. The first recommendation noted that the certificates of deposit at Wells Fargo Bank should have more than one authorized signer. The second recommendation was to revise the monthly listing of CRA properties to reflect the correct addresses and purchase prices. Motion was made by Gdowski, seconded by Pirnie, to approve the 2007 Audit as presented. Upon roll call vote, all present voted aye. Motion carried.
6. REVIEW OF COMMITTED PROJECTS AND CRA PROPERTIES.  
Nabity reported briefly. The YMCA has begun their project. The Housing Study Grant was submitted, approved and has been received. The JEO Building project is moving forward. Hall County has issued a contract for the demolition of the building. Nabity noted that work on the Romsa Real Estate Center and the Harmon Building is progressing. The work on the New Life Community Church Façade has begun. Total committed projects total \$463,282.
7. ADJOURN TO EXECUTIVE SESSION TO DISCUSS NEGOTIATIONS. There was no need for an executive session.
8. APPROVE RESOLUTION OR RESOLUTIONS TO PURCHASE/SELL PROPERTY. No action needed.
10. DIRECTOR'S REPORT. Members discussed a property located on South Locust. The consensus was to permit Nabity to continue with the discussions. Nabity announced that the NPZA Conference will be held in Grand Island in February. He noted that there may be a session, Design Guidelines, led by Steve Jensen, that members may be interested in attending.

11. ADJOURNMENT. Chairman Sandstrom adjourned the meeting at 4:35 p.m. The next meeting is scheduled for February 13, 2008. Gdowski stated that he will be unavailable on that date.

Respectfully submitted,

Chad Nabity  
Director