



Community Redevelopment Authority (CRA)

**Wednesday, February 13, 2008
Regular Meeting**

Item B1

Meeting Minutes

Staff Contact: Chad Nabity

OFFICIAL PROCEEDINGS

MINUTES OF

COMMUNITY REDEVELOPMENT AUTHORITY
MEETING OF
February 13, 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 February 13, 2008 at City Hall 100 E First Street. Notice of the meeting was given in the February 6, 2008 Grand Island Independent.

1. CALL TO ORDER Chair Barry Sandstrom called the meeting to order at 4:05 p.m. The following members were present: Barry Sandstrom, Tom Gdowski, Sue Pirnie, Glen Murray and Lee Elliot. Also present were; Director, Chad Nabity; CRA Attorney Duane Burns. 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 January 10, 2008 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 January 1, 2008 through January 31, 2008. He noted revenue in the amount of \$89,934 and expenses in the amount of \$70,448 for the month. Total cash was \$1,026,651. Motion by Murray, second 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. Motion by Pirnie, second by Elliott, to approve the bills in the amount of \$109,662.46. Upon roll call vote all present voted aye. Motion carried unanimously to approve the payment of bills in the amount of \$109,662.46.

5. REVIEW OF HABITAT FOR HUMANITY LOAN FOR DEMOLITION OF A HOUSE ON 1216 N. ST. PAUL ROAD. Naby reported that in October of 2005 the CRA and Habitat for Humanity entered into an agreement whereby the CRA loaned Habitat the sum of \$3,900 to pay for the demolition of a house in CRA Area #1 with the stipulation that the loan would be forgiven if a new house was built on the lot within five years. Naby explained that a new house has been constructed on the lot and that it would now be appropriate for the CRA to give Habitat official notice that the loan amount has been forgiven in accordance with the contract. Motion by Gdowski, second by Pirnie, to give official notice to Habitat for Humanity that the loan amount of \$3,900 to pay for the demolition of a house in CRA Area #1 has been forgiven. Upon roll call vote all present voted aye. Motion carried. Sandstrom added that the letter to Habitat should include a statement that the CRA would be happy to help again if a similar situation presents itself.

6. INTERLOCAL AGREEMENT WITH THE CITY OF GRAND ISLAND FOR QUIET ZONE IMPROVEMENTS. Naby reported that in January of 2008 the Grand Island City Council approved amendments to the redevelopment plans for CRA Areas #1, #4 and #6 relative to quiet zone improvements. He explained that the amendments would permit the CRA to enter into an agreement with the City to participate in the funding of the quiet zone project in those areas. An agreement is attached to the Minutes of this meeting, which formalizes that commitment. Motion by Murray, second by Pirnie, to formalize the commitment and enter into an agreement with the City to participate in the funding of the quiet zone project in CRA Areas #1, #4 and #6. Upon roll call vote all present voted aye. Motion carried. Murray and Gdowski agreed to serve on the committee required by the interlocal agreement.

7. REVIEW OF COMMITTED PROJECTS AND CRA PROPERTIES. Naby reported briefly. Total committed projects total \$463,282. Discussion was held on the status of projects. It is expected that a bill will come forward from Carl Mayhew for the Harmony Building shortly. Also the county has entered into an agreement to have their building demolished. The Romsa Real Estate Center project has run into some issues with building permits. The CRA suggested that it would be appropriate to have Duane Burns send a letter from the CRA to state that it is expected that all necessary permits and inspections be obtained

to receive public funds. The house at 211 E 1st is ready for demolition. The Grand Island Fire Department will use it for training purposes before burning it down.

8. ADJOURN TO EXECUTIVE SESSION TO DISCUSS NEGOTIATIONS. At 4:40 Elliott made a motion and Murray seconded the motion to enter executive session for the purposes of negotiations on potential property purchases. Upon roll call vote all present voted aye. Motion carried.

At 4:50 Gdowski made a motion and Elliot seconded the motion to leave executive session. Upon roll call vote all present voted aye. Motion carried.

9. APPROVE RESOLUTION OR RESOLUTIONS TO PURCHASE/SELLPROPERTY. No action needed.

10. DIRECTOR'S REPORT.

Nabity reported that the council had received a request to form a Business Improvement District along 2nd Street from Eddy to Grant. This would be similar to the district formed along South Locust Street and would include landscaping and ornamental lighting throughout the corridor. Council will act on the request at their first meeting in March. All of the area is included within blighted and substandard areas and the CRA would be able to help with the formation of the district. Nabity suggested that the CRA might want to consider some start up funding to create a landscape plan along the area and/or consider paying for the installation of conduit for lighting and sprinklers to be put in place while the roads and drive ways are torn up. He will speak with Scott Grippenstroh from the NDOR regarding that possibility and will try to bring it forward for the next meeting.

11. ADJOURNMENT. Chairman Sandstrom adjourned the meeting at 5:25 p.m. The next meeting is scheduled for March 12, 2008.

Respectfully submitted,

Chad Nabity
Director