



Community Redevelopment Authority (CRA)

Monday, July 7, 2008
Regular Meeting

Item B1

Meeting Minutes

Staff Contact: Chad Nabity

OFFICIAL PROCEEDINGS

MINUTES OF

COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF June 18, 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 June 18, 2008 at City Hall 100 E First Street. Notice of the meeting was given in the June 11, 2008 Grand Island Independent.

1. CALL TO ORDER Chair Barry Sandstrom called the meeting to order at 5:00 p.m. The following members were present: Barry Sandstrom, Tom Gdowski, Sue Pirnie, Lee Elliot, and Glen Murray. Also present were; Director, Chad Naby; Secretary Rose Woods; CRA Attorney; Duane Burns, Finance Director, Dave Springer; Grand Island Independent Reporter, Tracy Overstreet. 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 March 12, 2008 CRA Meeting was made by Murray, and seconded by Pirnie. Upon roll call vote, Elliot abstained, all others present voted aye. Motion carried unanimously.
3. APPROVAL OF FINANCIAL REPORTS. Dave Springer reviewed the financial reports for the period of March 1 through May 31, 2008. He noted revenue in the amount of \$170,217 and expenses in the amount of \$75,690 for the three months. Total cash was \$1,030,390. Motion by Pirnie, second by Elliot, 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 made by Murray, second by Gdowski, to approve the bills in the amount of \$6537.03. Upon roll call vote all present voted

aye. Motion carried unanimously to approve the payment of bills in the amount of \$6537.03.

5. REPORT ON BID #6 SECOND STREET.

Nebraska Arboretum is working on a landscaping plan for Second Street. NE Arboretum is going to do this for about \$5,000 versus hiring an outside source that would cost up to \$50,000. Bob Dodendorf has collected approximately \$1,800 from local businesses along Second St. to help with the \$5,000 expense. The BID 6 is asking if the CRA will be willing to commit to the other funds to help pay for the project. The \$55,000 already in place will likely cover everything. We still waiting on the final price for part of the conduit if there are changes Nability will bring the matter back before the CRA. Nability and Springer will be putting together budget numbers to present to council, to move forward with the BID 6 project. Sandstrom asked if the \$5,000 for the NE Arboretum would be included in the \$55,000 that has already been allotted or if it would be on top of the \$55,000. Nability was hoping that the \$55,000 would be enough to cover both. It will be tight. Sandstrom asked if there was any discussion for the sharing of the cost. Nability explained that currently the BID 6 doesn't exist, they have been appointed by council but currently they have no funding, no budget in place. They have to know what the first year's expenses will be to present to council. They have to allow for a protest period once new assessments are put into effect. There has to be a good idea of what the cost will be before council will approve. If there are too many protests then BID 6 will not be able to move forward. Currently the Second Street construction process is moving along right on schedule. Scott Gripenstroh with the NDOR is keeping things moving along despite the rain. Nability commented there will be more hardscaping along Second Street due to the fact that there is not a lot of room between the street and the businesses; this will be less expensive to maintain.

6. PRELIMINARY DISCUSSION OF BUDGET FOR 2008-09.

Nability said if the levy would be unchanged, approximately \$510,000 will be raised in the upcoming year. There currently is \$573,032 that has been committed to various projects. But there is still half a million in extra cash right now. CRA agreed to readjust budget to request \$475,000. Budget will be figured for the 2008-09 year with a request of \$475,000. Discussion that CRA has a few other projects that may be requesting funds but

cutting the budget by \$25,000 is not a huge cut that would significantly affect the ability of the CRA to do projects.

7. REVIEW OF COMMITTED PROJECTS AND CRA PROPERTIES.

Nabity reported briefly. Housing study is on track. Hall County, the building is down and the bill should be coming in soon. Romsa Real Estate Center, there has been a lot of work done however there are some permit issues. BID 6 is moving forward. The Good Will Façade project is coming along. Nabity anticipates that Good Will, will be making a request for funds soon. New Life Community Church Façade is also coming along the façade committee met and approved some modifications, to what was originally presented. The contracts are out to the consultants on the wayside horns, they are working this, they were out Monday, June 9th, working with Union Pacific, doing the individual analysis on each crossing. Also the additional Wayside horns for next year may change depending on what happens with the Broadwell grade separation. The money is committed.

Properties; CRA does own about three quarters on North side of the block, on East First Street across from City Hall. Currently CRA does not pay taxes on the property as long as it's not on the market. Nabity thought that maybe the City would be interested in the land however it's not in the budget. Habitat for Humanity is not interested in the property. Sandstrom asked if there might be someone interested. If we could make a brochure, or letting the realtor's know that it's available. This would be considered marketing then CRA would be paying taxes on the land. Property located on 408 E. 2nd, Habitat is not interested in the land, and there are houses on both sides of the lot. Gdowski asked about the Wonderful Garden property and what their plans are. They are asking \$150,000 minimum, if it has been sold, possibly they would be interested in the Star Motel property as well. On the First Street property there was some interest when it was on the market before. The lot was just not big enough. With the addition of the middle lot it will make this a workable piece of property. Nabity will work on beginning to market this property.

8. ADJOURN TO EXECUTIVE SESSION TO DISCUSS NEGOTIATIONS.

To discuss negotiations at 5:32 Gdowski made a motion and Pirnie seconded the motion to enter executive session for the

purposes of Real Estate negotiations on potential property purchases. Upon roll call vote all present voted aye. Motion carried.

At 5:47, Elliot made a motion and Gdowski seconded the motion to leave executive session. Upon roll call vote all present voted aye. Motion carried.

9. DIRECTOR'S REPORT

Nabity reported that the Downtown Design Guidelines had not been forwarded on to the CRA; the Masonic Temple there is nothing new on that project. They are trying to put together money and plans. Nabity anticipates a request from the Northwest Energy for landscaping improvements to the old coal gasification site at 3rd and Oak. O'Neill is doing the demolition on the project and it is currently moving forward. Interest in the Façade Program Nabity has had calls but has received no applications at this time.

10. ADJOURNMENT. Chairman Sandstrom adjourned the meeting at 6:00 p.m. The next meeting is scheduled for July 7, 2008.

Respectfully submitted,

Chad Nabity
Director