



Community Redevelopment Authority (CRA)

Wednesday, August 13, 2008
Regular Meeting

Item B1

Meeting Minutes

Staff Contact: Chad Nabity

OFFICIAL PROCEEDINGS

MINUTES OF

COMMUNITY REDEVELOPMENT AUTHORITY

MEETING OF

July 7, 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 July 7, 2008 at City Hall 100 E First Street. Notice of the meeting was given in the June 30, 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, Lee Elliot, and Glen Murray. Also present were; Director, Chad Nabity; Secretary Rose Woods; CRA Attorney; Duane Burns, Finance Director, Dave Springer; Grand Island Independent Reporter, Tracy Overstreet, Tom Ziller and Marv Webb. 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 June 18, 2008 CRA Meeting was made by Pirnie, and seconded by Elliot. Upon roll call vote, all present voted aye. Motion carried unanimously.
3. APPROVAL OF FINANCIAL REPORTS. Springer reviewed the financial reports for the period of June 1 through June 30, 2008. He noted revenue in the amount of \$159,269 and expenses in the amount of \$6,537.03 for the month. Total cash was \$1,133,754. 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 made by Elliot, second by Pirnie, to approve the bills in the amount of \$537.57. Upon roll call vote all present voted

aye. Motion carried unanimously to approve the payment of bills in the amount of \$537.57.

5. REQUEST FROM PROJECT HUNGER TO USE PROPERTY LOCATED AT FIRST AND SYCAMORE FOR EVENT IN AUGUST.

Item pulled from agenda prior to meeting. A new location had been found.

6. RESOLUTION TO APPROVE PRELIMINARY BUDGET AND LEVY REQUEST FOR THE 2008-09 BUDGET RESOLUTION #87.

Nabity explained at the last meeting the levy request was set at \$475,000. This resolution was prepared accordingly. The levy would be set when the final evaluations come in approximately August 20th. It would be set to raise the \$475,000 that is being requested. Springer noted it's about 2.6%. Motion made by Pirnie to approve 2008-09 Budget Resolution #87 as presented, second by Gdowski. Upon roll call vote all present voted aye. Motion carried unanimously to approve the 2008-09 Budget Resolution #87.

7. REVIEW OF REQUEST FOR DEVELOPMENT PROPOSALS FOR CRA OWNED PROPERTIES LOCATED ON THE SOUTH SIDE OF FIRST STREET EAST OF SYCAMORE STREET.

Nabity described the 2-3/4 lots located on Second Street, now that the property is cleared off its needs to be determined what the next step is for the property. The city may still be interested in the properties, an idea that was proposed for a Government center a few years ago would make good use of those properties to further that concept. May want to table the idea, to see what may come forward. If a private developer would come in and use the property and the city needs to acquire the property 10 years from now that would be a costly expense for the city.

Sandstrom asked Nabity to explain what the B3 Zoning Heavy Business is; Nabity said this is the downtown business district. It's from Cedar Street to Plum, along Third Street and the north half of Fourth Street. It limits certain business, example an automobile repair shop could not be opened within this district or service station, without the request of a conditional use permit.

In the B2 district (general business zone) more of the area from Eddy Street west on Second Street it is zoned so you can put in the service station or gas station.

Sandstrom asked about the plat of the CRA properties there is a small section that is owned by the Dominick's; they currently have a carriage house sitting on the small piece of land. They would be willing to sell the piece of property.

Murray asked if the City has any indication on using the CRA properties, Nabity stated at this time the City is not interested.

Nabity expressed holding on to the property for a few more months to consider the options, until the CRA is ready to move forward with these properties. Once the property is advertised property taxes will have to be paid to Hall County on the bare land.

CRA holds the three pieces of property now and it's more of a nice developable piece of property. Currently there is not an immediate need for the City to use the property.

Murray suggests informing the public that the land is available to see if there is any public interest in the property. CRA would have to discuss, following the proposal guidelines, asking for bids on the property with additional information. CRA doesn't have to take the highest bid for the property; CRA can accept the bid that would benefit the city's interest.

Nabity is going to put together dates approximately 60 to 90 days to get information together and meeting dates to advertise the property to the public.

A motion was made by Gdowski to allow Nabity to proceed with the properties on Second Street to be made public that it's for sale and bids are being accepted, second by Murray, upon roll call vote all present voted aye. Motion passed unanimously, for Nabity to proceed.

8. REVIEW REQUEST FROM THE BID TO REQUIRE APPLICANTS FOR FAÇADE IMPROVEMENTS FUNDS IN THE DOWNTOWN BID TO FOLLOW SUGGESTED GUIDELINES, AND TO ADD A BID REPRESENTATIVE TO THE FAÇADE REVIEW COMMITTEE FOR THESE APPLICATIONS.

Ziller proposed the ideas to create guidelines for the downtown area. The idea of the Downtown BID is to preserve the historic integrity of the downtown area. Nabity stated the BID 8 goes into effect in September as long as there is no protest.

Nabity explained that if a business falls outside of the blighted area they would not be able to receive CRA dollars. Business's requesting CRA funds would need to follow the BID proposed guidelines.

Ziller explained the guidelines are for all the businesses in the BID area, it doesn't matter if they are older or newer buildings. Ziller said it's about enhancing the pedestrian experience. Drawing them to the downtown area and allowing them to enjoy looking at the preservation of the building and the storefronts. He also requested that a BID representative or Design Committee representative be present when the CRA is deciding on funding projects to help ensure the guidelines are followed.

Nabity explained a business owner in the BID area could do what they wanted to their business with their own money and would not have to follow the proposed guidelines by the BID. However if they wanted to use CRA money they would have to follow the guidelines as presented by the downtown BID.

Elliot suggested a conditional approval be made, the BID guidelines can be passed out with the applications for the CRA fund request. These would be official when the BID 8 is finally formed in September.

Elliot made a motion conditionally directing Nabity to pass these BID guidelines out to a prospective applicant, and giving the approval to invite any BID 5 member and or design committee member to be present when the CRA reviews the applications. These are probable future guidelines, when the BID 8 is properly formulated then CRA can approve. Second was made by Murray, upon roll call vote all present voted aye. Motion passed unanimously, to pass out the guidelines and to invite any BID 5 member and or design committee member to be present when the CRA reviews the application.

9. REVIEW OF COMMITTED PROJECTS AND CRA PROPERTIES.

Nabity reported briefly. Nothing new, moving forward, Hall

County called and made sure that the money was still being held for them.

10. REVIEW OF COMMITTED PROJECTS AND CRA PROPERTIES.

No need to review at this time.

11. DIRECTOR'S REPORT

Nabity reported he is hoping there will be an offer on the Star motel property on South Locust. Nabity stated the Masonic Temple, Nabity is not sure where this is at. Currently there has not been a request submitted to the CRA for assistance.

12. ADJOURNMENT.

Chairman Sandstrom adjourned the meeting at 5:00 p.m. The next meeting is scheduled for August 13, 2008.

Respectfully submitted,

Chad Nabity
Director