



# Community Redevelopment Authority (CRA)

**Wednesday, September 17, 2008  
Regular Meeting**

## **Item B1**

### **Meeting Minutes**

Staff Contact: Chad Nabity

OFFICIAL PROCEEDINGS

MINUTES OF

COMMUNITY REDEVELOPMENT AUTHORITY  
MEETING OF  
August 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 July 13, 2008 at City Hall 100 E First Street. Notice of the meeting was given in the August 7, 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, and Glen Murray. Also present were; Director, Chad Nability; Secretary Rose Woods; CRA Attorney; Duane Burns, Finance Director, Dave Springer; Council Liaison; Peg Gilbert Grand Island Independent Reporter, Tracy Overstreet, Paul Warshauer and Tanya Janulewicz. 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 July 7, 2008 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. Springer reviewed the financial reports for the period of July 1 through July 31, 2008. He noted revenue in the amount of \$70,542 and expenses in the amount of \$63,018 for the month. Total cash was \$1,141,279. 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 made by Elliot, second by Pirnie, to approve the bills in the amount of \$42,847.50. Upon roll call vote all present voted

aye. Motion carried unanimously to approve the payment of bills in the amount of \$42,847.50.

5. CONSIDERATION OF PROPOSAL FROM PAUL WARSHAUER REGARDING PLANS FOR THE MASONIC TEMPLE AND SURROUNDING BUILDINGS IN DOWNTOWN GRAND ISLAND.

Nabity explained Paul Warshauer is the owner of the Masonic Temple building; it's one of the classic historic buildings in downtown Grand Island. This building is grandfathered into the old building codes however the fire code for the building is not and its needs to be updated. There are life safety issues that need to be done to bring it up to code. CRA Director Chad Nabity said city building and fire inspectors prepared a list of needed upgrades the Masonic Temple in 1985, but the changes have never been carried out. Until two years ago, the temple was used by a private organization intimately familiar with the building lay out and exits so modernization of the fire safety codes were not mandated, Nabity said. Currently the State of NE and the State Fire Marshall are no longer allowing buildings to be grandfathered in. Buildings must now be upgraded to meet fire code.

The request from Warshauer is to help fund a life safety study, Warshauer will pay for a \$10,000 master development plan, but he sought help on the \$17,700 cost of the life/safety review because it involved more than just his building.

Nabity stated, in order to do a life safety study you need to have a master plan first because you need to know what the building is going to be used for. Warshauer wants to do a dinner theatre up on the fifth or sixth floor. This would require fire sprinklers and fire escapes. BVH is the Architect on the project they are designing the master plan, and the fire escapes, they are designing all the things needed to up date the building. They will also be working with the city officials the building department and the fire department to get approval of those plans. That is what Warshauer is asking the CRA to help fund.

Warshauer said the review would also include neighboring properties because the current proposal is for design of an exterior fire escape that would be in the "air space" above other downtown buildings, but also utilized by occupants in those buildings. "The real issue is where to put those fire escapes", he said. Warshauer has until August 20<sup>th</sup> to submit a plan and

timeline to the city, said Warshauer's attorney, Tanya Janulewicz.

The CRA members agreed upon approving the funding with the condition that this would be co-owned by Warshauer and the CRA.

A motion was made by Gdowski that he CRA will reimburse the expense of the study up to \$17,700, upon completion and of acceptance of the city building department and the state fire Marshall. Also the plans are to be available; they will move with the property and will be available to future developments or owners. There was a second by Murray.

Upon roll call CRA members Gdowski, Murray and Pirnie voted in favor of the funding and Sandstrom was the only one to vote against funding the life/safety study. He felt that Warshauer, as a private developer, should pay for his own development plan including the life/safety review and then come to the CRA to seek help on implementing the plan.

6. REVIEW OF COMMITTED PROJECTS AND CRA PROPERTIES.

Nabity explained the housing study is still awaiting completion and should be done later this month. Hall County building has the stucco done and is finishing up on some other things. Romsa Real Estate center is still having issues with the permits issued from the building department. BID 6 there is a change order from the state its \$51,862 approximately. It falls with in the area that CRA committed to them. Good Will façade is complete. New Life Community church is still making progress. Wayside horns are still moving forward.

7. DIRETORS REPORT.

Ray O'Conner is having a controlled burn on the Wonderful Garden. There is a possibly a TIF coming in on an economic development property.

8. ADJOURNMENT.

Chairman Sandstrom adjourned the meeting at 5:15 p.m. The next meeting is scheduled for September 10, 2008.

Respectfully submitted  
Chad Nabity  
Director