



Community Redevelopment Authority (CRA)

Monday, December 8, 2008
Regular Meeting

Item B1

Meeting Minutes

Staff Contact: Chad Nabity

OFFICIAL PROCEEDINGS

MINUTES OF

COMMUNITY REDEVELOPMENT AUTHORITY
MEETING OF
November 17, 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 November 17, 2008 at City Hall 100 E First Street. Notice of the meeting was given in the November 17, 2008 Grand Island Independent.

1. CALL TO ORDER Chairman Barry Sandstrom called the meeting to order at 4:05 p.m. The following members were present: Barry Sandstrom, Lee Elliot, Tom Gdowski, Sue Pirnie, and Glen Murray. Also present were; Director, Chad Naby; Secretary Rose Woods; CRA Attorney; Duane Burns, Finance Director, Dave Springer, Council Liaison Peg Gilbert, Todd Enck, Gene McCloud, and Ray O'Conner and Traci 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 October 14, 2008 meeting, Gdowski made the motion to approve the minutes, seconded by Elliot. Upon roll call vote, all present voted aye. Motion carried unanimously.
3. APPROVAL OF FINANCIAL REPORTS. APPROVAL OF FINANCIAL REPORTS. Dave Springer reviewed the financial reports for the period of October 1, 2008 through October 31, 2008. He noted revenue in the amount of \$157,018 and expenses in the amount of \$5783 for the month. Total cash was \$1,387,857. 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.

Motion made by Elliot, second by Pirnie, to approve the bills in the amount of \$4067.34. Upon roll call vote all present voted aye. Motion carried unanimously to approve the payment of bills totaling \$4067.34. Naby noted the Legal Services in the amount of \$1075.00 was largely for the Tiff contract and contract for sale.

5. DISCUSSION OF POSSIBLE PURCHASE/SALE CRA PROPERTIES RESOLUTION NO. 93.

Naby explained this is the formal action to approve the sale of the Star Motel property this contract is contingent on the dedication of the easement of the hike and bike trail and contingent on the project moving forward. Motion was made by Elliot to approve the formal action of selling the South Locust CRA property to South Pointe Development, for \$50,000, contingent on the dedication of the easement and the project moving forward, second by Pirnie, to approve Resolution No. 93. Upon roll call vote all but one present voted aye, Sandstrom abstained. Motion carried to approve Resolution No. 93.

6. APPROVAL OF REDEVELOPMENT PLAN FOR SOUTH POINTE DEVELOPMENT LLC, RESOLUTION NO. 94.

Naby stated this Resolution includes the Redevelopment Plan and the contract for Redevelopment. Regional Planning did hold a Public Hearing on this Redevelopment Plan and did approve it; they passed Resolution No. 2009-01, to recommend approval, and it is consistent with the Comprehensive Plan for Grand Island. The contract is for a 15 year time period and is for the Tax Increment Financing. There is also a cost benefit analysis included. O'Connor noted the hike and bike trail is being moved to the north side of the property along the easement versus the south side as previously proposed. Motion was made by Murray and second by Pirnie to approve the Resolution No. 94. Upon roll call vote all but one present voted aye, Sandstrom abstained. Motion carried to approve Resolution No 94.

7. CONSIDERATION OF RESOLUTION NO. 95 TO FORWARD A REDEVELOPMENT PLAN AMENDMENT TO THE HALL COUNTY REGIONAL PLANNING COMMISSION FOR 2020 BLAKE STREET.

Naby reported briefly. Todd Enck proposing a Redevelopment Plan for Area 6, this is between Broadwell and Custer and North of the Union Pacific tracks. This is at the corner of Blake and Darr. This property is zoned R4, High Density Residential. Enck

has proposed building two duplex's with attached garages, approximately 1000 square feet for each dwelling unit. In order for Enck to move forward with this project there is the cost of property acquisition, cost of demolition, new service lines, and new sidewalks. Currently the property valuation is \$20,000, with Enck's proposed two duplex's this increases the property value to approximately \$300,000. Enck added that based on the location of the duplex's the \$700 a month rent was average and acceptable for the area. Motion was made by Elliot and second by Murray to approve the Resolution No. 95, to forward Redevelopment Plan to Hall County Regional Planning. Upon roll call vote all voted aye, motion carried unanimously to approve Resolution No 95.

8. CONSIDERATION OF RESOLUTION OF INTENT TO ENTER INTO A REDEVELOPMENT CONTRACT RESOLUTION NO. 96. Sandstrom stated this indicates that CRA is proceeding to enter into a Redevelopment Contract. The TIF contract must be approved by Regional Planning and Council. After no further discussion, a motion was made by Pirnie and second by Murray to approve Resolution No. 96. Upon roll call vote all voted aye, motion carried unanimously to approve Resolution No. 96.

9. DIRECTOR'S REPORT.

Nabity commented on the Committed Projects, the Housing Study should have a draft by mid December and a Final is expected in February. Hall County is still working on paving. Romsa Real Estate Center, there is nothing new to report. BID 6, a portion of the funds has been paid out. Nabity anticipates the bill from the state for the conduit to be coming in soon. Masonic Temple (Paul Warshauer), have heard nothing from him. Carpets 'N' More, and Blessed Sacrament are moving along nicely those should be done soon. New Life Community Church Façade is moving along. Wayside Horns 2008 is moving forward, Wayside Horns for 2009 will be bumped. CRA properties 2707 and 2709 S Locust the sale is now pending.

10. ADJOURNMENT.

Chairman Sandstrom adjourned the meeting at 4:35 p.m. The next meeting is scheduled for December 8, 2008.

Respectfully submitted
Chad Nabity
Director