



Community Redevelopment Authority (CRA)

**Wednesday, January 14, 2009
Regular Meeting**

Item B1

Meeting Minutes

Staff Contact: Chad Nabity

OFFICIAL PROCEEDINGS

MINUTES OF

COMMUNITY REDEVELOPMENT AUTHORITY

MEETING OF

December 8, 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 December 8, 2008 at City Hall 100 E First Street. Notice of the meeting was given in the December 1, 2008 Grand Island Independent.

1. CALL TO ORDER Chairman Barry Sandstrom called the meeting to order at 4:08 p.m. The following members were present: Barry Sandstrom, Lee Elliott, Tom Gdowski, Sue Pirnie, and Glen Murray. Also present were; Director, Chad Nabity; Barb Quandt; CRA Attorney; Duane Burns, Finance Director, Dave Springer, Council Liaison Peg Gilbert, Todd Enck, 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 November 17, 2008 meeting, Elliott made the motion to approve the minutes, seconded by Gdowski. Upon roll call vote, all present voted aye. Motion carried unanimously.

Murray joined meeting at 4:10 p.m.

3. APPROVAL OF FINANCIAL REPORTS. Dave Springer reviewed the financial reports for the period of November 1, 2008 through November 30, 2008. He noted revenue in the amount of \$11,015 and expenses in the amount of \$4,064 for the month. Total cash was \$1,394,808. Motion by Gdowski, second by Pirnie, 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 Elliott, second by Murray, to approve the bills in the amount of \$2418.72. Upon roll call vote all present voted aye. Motion carried unanimously to approve the payment of bills totaling \$2418.72.

5. APPROVAL OF REDEVELOPMENT PLAN FOR 2020 BLAKE STREET. APPROVAL RESOLUTION NO. 97.
Nabity stated this was forwarded to the Planning Commission last month; this is the same Redevelopment Plan that was provided last month. The Planning Commission did hold a Public Hearing and they recommended approval; Regional Planning passed Resolution No. 2009-02, this Redevelopment Plan is consistent with the Comprehensive Plan for the City of Grand Island.

Also provided is a cost benefit analysis this show the amount Mr. Enck is requesting; \$54,650, with the assistance being met in 10 years. The contract is for a 15 year time period and is for the Tax Increment Financing. One change made to the Contract on page 3 (letter a) the Redeveloper is an individual not a corporation. Nabity stated he checked with the area schools, Jefferson and Walnut both have capacity to take in any additional students.

With approval of this Resolution this will forward the Redevelopment Plan to City Council for approval on December 16th 2008. Motion was made by Gdowski and second by Pirnie to approve the Resolution No. 97. Upon roll call all present voted aye. Motion carried to approve Resolution No 97.

6. REVIEW OF COMMITTED PROJECTA & CRA PROPERTIES.
Nabity commented on the Committed Projects, the Housing Study will hold a meeting this Thursday at 6:30 at the Library they will be presenting their initial findings. Final draft is expected in February. Hall County is still working on paving. Romsa Real Estate Center, has pulled proper permits, anticipation completion is February of 2009. BID 6, still waiting on the bill from the State of NE. Masonic Temple (Paul Warshauer), have not heard anything from him, completion date changed to February 2009. Carpets 'N' More, and Blessed Sacrament are moving along nicely those should be done soon January 2009. New Life Community Church Façade is progressing. Wayside Horns 2008 is moving

forward, Wayside Horns for 2009 will be bumped. CRA properties Redevelopment Contract is signed and earnest money has been received, and title insurance ordered for 2707 and 2709 S Locust, closing for the property is scheduled before the end of the year.

7. DIRECTORS REPORT.

Election of new officers, Gdowski nominated Barry Sandstrom to an additional term as Chairman and Lee Elliott to remain as Vice-Chairman. Motion made by Gdowski, second by Pirnie, to approve the nomination of the Chairman and the Vice-Chairman. Upon roll call vote of three members, Gdowski, Pirnie and Murray, all voted aye. Motion carried unanimously. Sandstrom will remain as Chairman and Elliott will remain as Vice-Chair.

8. ADJOURNMENT.

Chairman Sandstrom adjourned the meeting at 4:30 p.m. The next meeting is scheduled for January 14, 2009.

Respectfully submitted
Chad Nabity
Director