



Community Redevelopment Authority (CRA)

**Wednesday, February 11, 2009
Regular Meeting**

Item B1

Meeting Minutes

Staff Contact: Chad Nabity

OFFICIAL PROCEEDINGS

MINUTES OF

COMMUNITY REDEVELOPMENT AUTHORITY

MEETING OF

January 14, 2009

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 January 14, 2009 at City Hall 100 E First Street. Notice of the meeting was given in the January 7, 2009 Grand Island Independent.

1. CALL TO ORDER Chairman Barry Sandstrom called the meeting to order at 4:13 p.m. The following members were present: Barry Sandstrom, Sue Pirnie and Glen Murray. Also present were; Director, Chad Naby; Rose Woods; CRA Attorney; Duane Burns, Finance Director, Dave Springer, Council Liaison Kirk Ramsey, Terry Galloway, Tom Ziller, Luke Hartkey and Lisa Munger. Lee Elliott arrived at 4:22.

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 December 8, 2008 meeting, Pirnie made the motion to approve the minutes, seconded by Murray. Upon roll call vote, all present voted aye. Motion carried unanimously.
3. APPROVAL OF FINANCIAL REPORTS. Dave Springer reviewed the financial reports for the period of December 1, 2008 through December 31, 2008. He noted revenue in the amount of \$13,905 and expenses in the amount of \$111,716 for the month. Total cash was \$1,296,997. Motion by Elliott, 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 Murray, second by Elliott, to approve the bills in the amount of \$162,771.22. Upon roll call vote all present voted aye. Motion carried unanimously to approve the payment of bills totaling \$162,771.22.

5. AUDIT REPORT WITH TERRY GALLOWAY. Terry Galloway gave a brief report of the Audit of the CRA. A motion was made by Murray to approve the receipt of the Audit, seconded by Pirnie. Upon roll call all present voted aye. Motion carried unanimously.
6. CONSIDERATION OF REQUEST FROM BID 6 FOR ASSISTANCE WITH THE LANDSCAPE AND IRRIGATION. Nabity explained this was a request for the landscaping and the underground sprinklers for 2nd street that would be put in place this year. They have already received a grant of \$20,000. The amount given to BID 6 at this time is the same dollar amount that was given to the first South Locust BID. A motion was made by Elliott to approve the amount of \$95,000 to the BID 6 for assistance with the landscaping and irrigation, seconded by Pirnie. Upon roll call all present voted aye. Motion carried unanimously.
7. ADOPTION OF DESIGN GUIDELINES FOR BID 8 DOWNTOWN DISTRICT. Nabity stated these were the same guidelines presented in July. BID 8 replaced BID 5 in September 2008, and they are asking for adoption of these guidelines. Nabity has been handing them out to Architects and people who have been interested in the downtown district. As of this time there have been no new applications. BID 8 is asking for these guidelines to be a requirement for those who are also asking for CRA funding. This will help "preserving the history", Ziller added also this gives some consistency and expectations of the downtown area. A motion was made by Elliott to approve the Design Guidelines for BID 8 Downtown District, seconded by Murray. Upon roll call all present voted aye. Motion carried unanimously.
8. CONSIDERATION OF A RESOLUTION 98 TO FORWARD A REDEVELOPMENT PLAN AMENDMENT TO THE HALL COUNTY REGIONAL PLANNING COMMISSION FOR 1814 N EDDY. Nabity explained the Tax Increment Financing (TIF) is for replacement of the Casey's store at five-points. The store is located at the point of five-points at Broadwell and Eddy streets. Casey's company does have an option to purchase two lots to the south of the current store if the TIF is approved. The current plan calls for the demolition of the current Casey's store and it will be moved

further to the south, there is also a water line that will have to be relocated. This would generate approximately \$385,000 in tax increment over the course of the 15 years. The expenses are TIF eligible and consistent with the Redevelopment Plan. A motion was made by Elliott to approve Resolution 98 to forward Redevelopment Plan to Hall County Regional Planning, seconded by Pirnie. Upon roll call all present voted aye. Motion carried unanimously.

9. CONSIDERATION OF RESOLUTION 99 TO APPROVE REDEVELOPMENT PLANS AMENDMENT 30 DAY NOTICE TO CITY COUNCIL FOR 1814 N EDDY. With approval of this Resolution this will forward the Redevelopment Plan to City Council for approval on January 27, 2009. A motion was made by Pirnie to approve Resolution 99 and second by Murray to approve the Resolution No. 97. Upon roll call all present voted aye. Motion carried to approve Resolution No 97.

10. REVIEW OF COMMITTED PROJECTS & CRA PROPERTIES.
Nabity commented on the Committed Projects, the Housing Study is almost complete he has a rough draft. Hall County building is waiting for warmer weather to finish off the remaining paving. Romsa Real Estate should be done within the next month or two. Carpet's 'N' More, Blessed Sacrament will come off Committed Projects, New Life Community will have a remaining balance of \$2,500 they are looking at doing a mural but it will have to be done this Spring. Masonic Temple (Paul Warshauer), have not heard anything from him, completion date changed to February 2009. Wayside Horns 2008 is moving forward, Oak, Elm Walnut and Pine will be the first crossings done. The Wayside Horns for 2009 will be bumped.

11. ADJOURN TO EXECUTIVE SESSION TO DISCUSS NEGOTIATIONS.
Motion by Pirnie and seconded by Elliott to enter Executive Session at 4:48. Upon roll call all present voted aye. Motion carried unanimously. Motion by Murray and seconded by Pirnie to close Executive Session at 5:04. Upon roll call all present voted aye. Motion carried unanimously.

12. DIRECTOR'S REPORT. There will be not a Redevelopment Plan on Copper Creek it was not approved by City Council for the Blight Study.

13. ADJOURNMENT.

Chairman Sandstrom asked for a motion to adjourn the meeting, motion made by Pirnie and seconded by Murray, Sandstrom adjourned the meeting at 5:10 p.m. The next meeting is scheduled for February 11, 2009.

Respectfully submitted
Chad Naby
Director