



Community Redevelopment Authority (CRA)

Thursday, May 21, 2009
Regular Meeting

Item B1

Meeting Minutes

Staff Contact: Chad Nabity

OFFICIAL PROCEEDINGS

MINUTES OF

COMMUNITY REDEVELOPMENT AUTHORITY

MEETING OF

April 8, 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 April 8, 2009 at City Hall 100 E First Street. Notice of the meeting was given in the April 2, 2009 Grand Island Independent.

1. CALL TO ORDER Chairman Barry Sandstrom called the meeting to order at 4:00 p.m. The following members were present: Barry Sandstrom, Lee Elliott, Tom Gdowski, Sue Pirnie and Glen Murray. Also present were; Director, Chad Nabity; Rose Woods; CRA Attorney; Duane Burns, Council Liaison, Kurt Ramsey.

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 March 19, 2009 meeting, noted were a few changes, in the financial reports change the month to February, also some grammar on item number six. With the corrections noted to be changed Murray made the motion to approve the March 19, meeting minutes and was seconded by Gdowski. Upon roll call vote, all present voted aye. Motion carried unanimously.
3. APPROVAL OF FINANCIAL REPORTS. Sandstrom reviewed the financial reports for the period of March 1, 2009 through March 31, 2009. He noted revenue in the amount of \$8,738 and expenses in the amount of \$3,587 for the month. Total cash was \$1,233,008. Motion by Pirnie, seconded 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 Elliott, seconded by Pirnie, to approve the bills in the amount of \$2773.19. Upon roll call vote all present voted aye. Motion carried unanimously to approve the payment of bills totaling \$2773.19.

5. DISCUSSION OF CRA DESIGNATED AREAS AND POTENTIAL FOR HOUSING DEVELOPMENT/REDEVELOPMENT WITHIN THOSE AREAS.

Nabity explained this was in reference to last month's discussion. Nabity brought in a map of the current blighted and substandard areas this map also showed the current sewer and water lines. Nabity stated this was like a mini retreat to look over the different areas and decide how to move forward.

Nabity talked about bringing in Mike Bacon who is familiar with TIF districts to come in and talk to the CRA board members to consider areas where this could be used to capture that area for 15 years, this would be approximately a ten block area where CRA could do some demolition or new construction. Maybe a grant program similar to the façade program, but used for residential purposes in that specific neighborhood, or perhaps tie in with the Community Development block grant funds and use this as an engine to start driving some of the improvements working with the Housing Development Corporation and Habitat to maybe build new homes in the selected areas.

Nabity stated while speaking with Bacon, he said this project could be possible however there were caveats. It could be something that the CRA could do working with the other programs. There would be time frame issues as the time clock starts on the whole project area if using TIF money. There would be issues for people coming in after requesting TIF funds, example the Five Points area.

When working with the CRA the qualifications would not necessarily have to income qualifies as in some of the other programs and this may be able to impact a neighborhood with some improvements.

The Community Development has a community revitalization area where they use CDBG funds currently that is south of City Hall, this is the third year of the grant and next year a new area. With having a new area CRA may be in the position to pick a similar area to use.

There is no significant acreage that has sewer and water that would be available or affordable to be able to develop something like Pleasant View. CRA can look at scattered sites, this may be harder to make this work to capture the TIF and generate the income to buy down the project costs.

Sandstrom recommended talking to Craig Lewis to see if there are houses that are near being red tagged if there would be no relocation costs, possibly CRA obtaining the lot, cleaning it up and then giving the property to Habitat or Housing Development Corporation. Nabity stated Bacon could come in to talk to the CRA board for about \$600.00 for an hour this would also include his drive time.

Another option for CRA would be to partially fund the things up front, hold the note CRA would get the TIF back and get interest back and roll back into the CRA. Nabity said there are lots of options and his reason for bringing in the maps were for members to look at and draw on it to circle some areas that the CRA may be interested in. Nabity said Lewis and him have talked about looking at three or four different blocks that have houses that could be obtained. NSP funds Neighborhood Stabilization Program Funds the City will be apply for those for up to one million dollars to buy foreclosed properties that are in bad shape and use federal dollars to tear those down and make those lots available for redevelopment.

Gdowski suggested getting a plan and refocusing on what CRA wants to do. CRA has been helping the Downtown area, the Façade projects and grants and they need to reaffirm what plan the CRA wants to do. Also by bringing in Bacon and having him give suggestions to the board as to three things they may want to consider or any recommendations Regional Planning may have.

Sandstrom recommended that Nabity and Lewis scope out areas that have homes that are in disrepair, work with real estate to find homes that are vacant and also to look for developers who would be interested in presenting a proposal for some areas that could be developed including the property off South Locust if it could be acquired. Elliott stated he would like to partner with Linda Addison to purchase, rehab and resell homes to those who income qualify or even with down payment assistance.

Councilman Ramsey suggested doing a few houses in an area and that would greatly improve an area. Upgrading the neighborhood brings in more dollars in the long run. The function of the CRA is to eliminate the blighted and substandard areas.

Final discussions were to bring in Bacon and have a stand alone meeting with the CRA Board possibly in June to toss around some ideas and gain a new perspective on what CRA can do to be actively involved. Work with realtors to find homes that may qualify on what CRA is looking to do. Finally to have Chad and Lewis locate some areas that could be target properties.

6. REVIEW OF COMMITTED PROJECTS & CRA PROPERTIES.

Nabity stated BID 6 should be getting their bill to the CRA for payment shortly, Nabity said that Public Works will be using the First street properties as a staging area for their upcoming project. They will be maintaining this property until the project is finished.

7. ADJOURN TO EXECUTIVE SESSION TO DISCUSS NEGOTIONS. There were no negotiations to discuss.

8. DIRECTOR'S REPORT.

9. 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 May 13, 2009.

Respectfully submitted

Chad Nabity

Director