



# Community Redevelopment Authority (CRA)

**Wednesday, October 14, 2009**  
**Regular Meeting**

## **Item B1**

### **Meeting Minutes**

Staff Contact: Chad Nabity

## OFFICIAL PROCEEDINGS

### MINUTES OF

#### COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF

September 9, 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 September 9, 2009 at City Hall 100 E First Street. Notice of the meeting was given in the September 2, 2009 Grand Island Independent.

1. CALL TO ORDER Co-Chairman Lee Elliott called the meeting to order at 4:05 p.m. The following members were present: Glen Murray, Tom Gdowski, Sue Pirnie and Lee Elliott. Also present were; Director, Chad Nabity; Rose Woods; CRA Attorney; Duane Burns, Finance Director; Mary Lou Brown, Council Liaison; Kirk Ramsey, Brent Linder, Jay Huston, Maureen Danis.

Elliott 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 August 12, 2009 meeting, Gdowski made the motion to approve the August 12, 2009, meeting minutes. Motion was seconded by Pirnie. Upon roll call vote, all present voted aye. Motion carried unanimously.
3. APPROVAL OF FINANCIAL REPORTS. Nabity reviewed the financial reports for the period of August 1, 2009 through August 31, 2009. He noted revenue in the amount of \$15,201 and expenses in the amount of \$42,257 for the month. Total cash was \$1,444,190. Motion by Murray, seconded 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 Brown. Motion made by Pirnie seconded by Murray to approve the bills in the amount of \$49,539.42. Upon roll call vote all present voted aye. Motion carried unanimously to approve the payment of bills totaling \$49,539.42.
5. CONSIDERATION OF FAÇADE IMPROVEMENT GRANT REQUEST FOR SIN CITY. Brent Linder reviewed the application and gave a brief overview of the project. Nabity stated only \$27,000 of the requested \$58,

644, would be eligible for Façade grant money. Murray and Pirnie noted this is a good project that is bringing continued improvements to the downtown area

Pirnie made the motion to approve the Façade request in the amount of \$27,000, seconded by Murray to approve the Façade request. Upon roll call vote all present voted aye. Motion carried unanimously to approve the Façade request for \$27, 000.

7. CONSIDERATION OF FAÇADE IMPROVEMENT GRANT REQUEST FOR RYDER, ROSACKER, MCHUE and HUSTON. Jay Huston gave a brief overview of the project. Nabity stated only 30% of the requested \$195,480, would be eligible for Façade grant money. This total would be \$58,644 to help offset the costs of the Façade improvements. Murray and Pirnie noted this is a good project this is continuing with the improvements in an area of town that needs improvement. Mayor Hornady did receive and e-mail encouraging the CRA not to fund the project.

Gdowski made the motion to approve the Façade request in the amount of \$58,644, seconded by Pirnie to approve the Façade request. Upon roll call vote all present voted aye. Motion carried unanimously to approve the Façade request for \$58,644.

8. APPROVAL OF LEGAL SERVICES FOR 11<sup>th</sup> & POPLAR “BUCKET” TIF. Nabity explained this would be entering into a contract with Mike Bacon for the “Bucket” TIF on 11<sup>th</sup> & Poplar Street, the fee is \$5000; this will two days of community meetings, documentation will include, but not limited to: Redevelopment Plan Amendment, Required notices, Resolutions for CRA, Planning Commission and City Council, Financial Documents to fund infrastructure improvements and filing appropriate notices with County Assessor and Treasurer. Additional visits will be at the rate of \$200.00 per hour. One change was requested by CRA Board, to place a cap on the visits. Additional visits will be contingent upon final approval by CRA board prior to having any added visits other than the two included in the \$5,000.

Gdowski made the motion to approve entering into a contract, with the change adding a cap on visits. Any additional visits will be contingent upon final approval of CRA board, seconded by Pirnie to approve entering into a contract with Mike Bacon. Upon roll call vote all present voted aye. Motion carried unanimously to approve the 11<sup>th</sup> & Poplar “Bucket” TIF contact with Mike Bacon.

9. REVIEW OF COMMITTED PROJECTS AND CRA PROPERTY. BID 6 submitted a bill for the first phase of landscaping, \$46,000; Romsa is still remodeling the interior of his building. No bill from the State of NE on the conduit. Nothing has been received from the Masonic Temple; Wayside Horns has been delayed due to more discussions with the railroad and Public Works. Dock Façade is moving forward work is currently going on. T.R. Merchan received their letter and the bank called to confirm money was allotted for the project. "Bucket" TIF is on the committed projects list but has yet to be approved. Adding to the Committed Projects for next month with is Sin City in the amount of \$27, 000 and Ryder, Rosaker, McHue and Huston in the amount of \$58, 644.

10. ADJOURN TO EXECUTIVE SESSION TO DISCUSS NEGOTIATIONS.  
Murray made the motion to adjourn into executive session, seconded by Pirnie, at 4:30 p.m.

Gdowski made the motion to adjourn out of executive session, seconded by Murray at 4:55 p.m.

11. DIRECTOR'S REPORT.  
One request for a potential TIF project.

12. ADJOURNMENT.  
Co Chairman Elliott adjourned the meeting at 5:01 p.m.  
The next meeting is scheduled for October 14, 2009 at 4:00 p.m.

Respectfully submitted  
Chad Nabity  
Director