



Community Redevelopment Authority (CRA)

**Wednesday, January 13, 2010
Regular Meeting**

Item B1

Meeting Minutes

Staff Contact: Chad Nabity

OFFICIAL PROCEEDINGS

MINUTES OF

COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF

December 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 December 14, 2009 at City Hall 100 E First Street. Notice of the meeting was given in the December 11, 2009 Grand Island Independent.

1. CALL TO ORDER Chairman Barry Sandstrom called the meeting to order at 4:01 p.m. The following members were present: Barry Sandstrom, Lee Elliott and Tom Gdowski. Sue Pirnie joined the meeting at 4:06. Also present were; Director, Chad Nabity; Rose Woods.

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 12, 2009 meeting, Gdowski made the motion to approve the November 12, 2009 meeting minutes. Motion was seconded by Elliott. Upon roll call vote, all present voted aye. Motion carried unanimously.
3. APPROVAL OF FINANCIAL REPORTS. Chad Nabity reviewed the financial reports for the period of November 1, 2009 through November 30, 2009. He noted revenue in the amount of \$6,649 and expenses in the amount of \$3190 for the month. Total cash was \$1,668,193. Motion by Gdowski, seconded by Elliot, 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 Sandstrom. Motion made by Gdowski seconded by Elliott to approve the bills in the amount of \$151,946.32. Upon roll call vote all present voted aye. Motion carried unanimously to approve the payment of bills totaling \$151,946.32.
5. CONSIDERATION OF RESOLUTION 106. This is a consideration of Resolution 106, to forward a redevelopment plan amendment to the Hall County Regional Planning Commission for an area on 9th Street and 12th Street, in Grand Island. Nabity explained this is the "Bucket" TIF and CRA is going to help fund the project. Habitat for Humanity is in the process of

purchasing 4 lots that are currently vacant. There is no water to these lots currently and CRA could lend GI Utilities money to provide water this area. Over the next 15 years the project should be able to use the tax increment to repay the CRA. There is also future expansion of 3 lots. Motion was made by Elliott and seconded by Pirnie to approve Resolution 106 to forward the redevelopment plan to Hall County Regional Planning. Upon roll call vote all present voted aye. Motion carried unanimously to approve Resolution 106.

6. CONSIDERATION OF RESOLUTION 107. The consideration to approve Resolution 107 sending notice of intent to enter into a Redevelopment contract with CRA, for redevelopment of an area within the city limits of the City of Grand Island, an area on Poplar Street between 9th Street and 12th Street. Motion was made by Elliott and seconded by Gdowski to approve Resolution 107 to forward notice of intent to enter into a Redevelopment contract with CRA to City Council. Upon roll call vote all present voted aye. Motion carried unanimously to approve Resolution 107.
7. CONSIDERATION OF RESOLUTION 108. This is a consideration of Resolution 108, to forward a redevelopment plan amendment to the Hall County Regional Planning Commission for 423 W 4th Street, in Grand Island. Nabity explained Mike Hamik is purchasing the ground where the old Glovera Ballroom once stood before it burnt down in 1956. Hamik is looking to build a new U-Save Pharmacy to reach the Hispanic population of Grand Island. Hamik noted 20% of Grand Island's population is Hispanic and he would like to bring the pharmacy to them. Motion was made by Gdowski and seconded by Pirnie to approve Resolution 108 to forward the redevelopment plan to Hall County Regional Planning. Upon roll call vote all present voted aye. Motion carried unanimously to approve Resolution 108.
8. CONSIDERATION OF RESOLUTION 109. The consideration to approve Resolution 109 sending notice of intent to enter into a Redevelopment contract with Pharmacy Properties, LLC, for redevelopment of an area within the city limits of the City of Grand Island, 423 W 4th Street. Motion was made by Pirnie and seconded by Elliott to approve Resolution 109 to forward notice of intent to enter into a Redevelopment contract with Pharmacy Properties, LLC, to City Council. Upon roll call vote all present voted aye. Motion carried unanimously to approve Resolution 109.
9. CONSIDERATION OF RESOLUTION 110. The consideration of a Resolution to approve a Redevelopment Plan Amendment for 703 S Lincoln Street. Motion was made by Gdowski and seconded by Elliott to approve Resolution 110 to forward notice of intent to enter into a Redevelopment contract with John Schulte Construction. Upon roll call

vote all present voted aye. Motion carried unanimously to approve Resolution 110.

10. REVIEW OF COMMITTED PROJECTS. Nabity discussed BID 6 landscaping had submitted a bill to be paid in December and there remaining balance was approximately \$6200.00, Romsa Real Estate was finally complete and had been submitted for payment in December. BID 6 (Conduit) date would be moved to spring of 2010. Paul Warshauer (Masonic Temple would be moved to spring of 2010. Wayside Horns for 2008 and 2009 will be moved to spring of 2010 as will the Dock Façade and T.R. Merchen Façade for the Tattered Book. The "Bucket" TIF for 11th & Poplar Streets will change amount to \$136,000 and be starting in the spring of 2010. Sin City will be removed as project is finished and had been submitted for payment in December. Ryder, Rosacker, McHue and Huston Insurance has yet to start their project, date will remain unchanged for spring of 2010. The purchase of 3235 S Locust is still pending. Patrick Heng should be bringing up signed purchase agreement December 16, 2009.

11. ADJOURN TO EXECUTIVE SESSION TO DISCUSS NEGOTIATIONS. Pirnie made the motion to enter into executive session, seconded by Gdowski, at 4:27 p.m. Gdowski made the motion to adjourn out of executive session, seconded by Elliott at 4:52 p.m.

12. APPROVE RESOLUTION TO PURCHASE/SELL PROPERTY. No Resolutions to purchase or sell property.

13. DIRECTOR'S REPORT.

14. ADJOURNMENT.

Chairman Sandstrom adjourned the meeting at 4:55 p.m.

The next meeting is scheduled for January 13, 2010 at 4:00 p.m.

Respectfully submitted
Chad Nabity
Director