



Community Redevelopment Authority (CRA)

Wednesday, April 21, 2010
Regular Meeting

Item B1

Meeting Minutes

Staff Contact: Chad Nabity

OFFICIAL PROCEEDINGS

MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF February 10, 2010

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 February 10, 2010 at City Hall 100 E First Street. Notice of the meeting was given in the February 3, 2010 Grand Island Independent.

1. CALL TO ORDER Chairman Barry Sandstrom called the meeting to order at 4:05 p.m. The following members were present: Barry Sandstrom, Glen Murray and Tom Gdowski. Also present were; Director, Chad Nabity; Secretary, Rose Woods; Finance Director, Mary Lou Brown; Legal Council, Duane Burns; Terry Galloway, Almquist, Maltzahn, Galloway & Luth Certified Public Accountants; Marlan Ferguson, Grand Island Area Economic Development, joined in at 4:10 and Julia Westcoat joined in at 4:13 p.m.

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 January 13, 2010 meeting, Gdowski made the motion to approve the January 13, 2010 meeting minutes. Motion was seconded by Murray. Upon roll call vote, all present voted aye. Motion carried unanimously.
3. APPROVAL OF FINANCIAL REPORTS. Brown reviewed the financial reports for the period of January 1, 2010 through January 31, 2010. She noted revenue in the amount of \$23,697 and expenses in the amount of \$3530 for the month. Total cash was \$1,436,804. Motion by Murray, seconded by Gdowski, 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 Gdowski and seconded by Murray to approve the bills in the amount of \$12,591.13. Upon roll call vote all present voted aye. Motion carried unanimously to approve the payment of bills totaling \$12,591.13.
5. AUDIT REPORT WITH TERRY GALLOWAY. Terry Galloway, of Almquist, Maltzahn, Galloway & Luth Certified Public Accountants, was present to

review the 2009 CRA Audit and to answer questions. Galloway gave a brief report of the Audit of the CRA. A motion was made by Gdowski to approve the receipt of the Audit, seconded by Murray. Upon roll call all present voted aye. Motion carried unanimously.

6. CONSIDERATION OF CONTRIBUTION REQUEST. Nabity explained the CRA has received a request for \$20,000 to assist the local complete count committee in their efforts to promote the 2010 Census. The advertising campaign is designed to reach all residents of Grand Island. It will however, concentrate on those people living in 4 geographical census tracts defined as hard to count by the U.S. Census; and on persons 60 years old and above, also a population defined as hard to count. The total budget for the advertising campaign is estimated at \$90,000 the funds would be granted to the Grand Island Chamber of Commerce Foundation and restricted to pay for production of advertising materials to be used in the campaign. The remaining funds are being raised through private donations. Ferguson also noted the importance of the 2010 Census and the different ways they plan to advertise to reach the population in the 4 census tracts that are hard to reach. If Grand Island's population reaches 50,000 they could qualify for additional monies from federal funding, which means Grand Island wouldn't have to compete for state dollars from other small cities such as Kearney and Wahoo. Additional discussion followed. A motion was made by Gdowski to approve the 2010 campaign request for \$20,000, seconded by Murray. Upon roll call vote two present voted aye and one member voted no. Motion carried.
7. CONSIDERATION OF REDEVELOPMENT CONTRACT 423 W 4TH ST. Pharmacy Properties, LLC, Mike Hamik, (the "Developer") had proposed to redevelop an area within the city limits of the City of Grand Island at 423 W 4th Street. The CRA passed resolution 108 notifying City Council of their intent to enter into a redevelopment contract at their meeting on December 14, 2009. The Hall County Regional Planning Commission met on January 6, 2010, and passed Resolution 2010-03 finding that this plan amendment is consistent with the comprehensive development plan for the City of Grand Island. The Grand Island City Council passed Resolution 2010-29 approving the redevelopment plan at their meeting on January 26, 2010. Motion was made by Murray and seconded by Gdowski. Upon roll call vote all present voted aye. Motion varied unanimously to approve the Redevelopment Contract for 423 W 4th Street.
8. CONSIDERATION OF A REDEVELOPMENT AGREEMENT "BUCKET" TIF. The City of Grand Island and the CRA have agreed to enter in to an agreement to install 8" water main between 9th Street and 12th Street along the east side of Poplar Street and necessary water service taps to support existing and anticipated development. The CRA has estimated the project to bit at 130,000, with an additional \$1,000 provided to the City of Grand

Island Accounting services and \$5,000 for the contract with Mike Bacon, providing assistance with the Bucket TIF. The City has proposed to redevelop an area within the city limits of the City of Grand Island, located at 9th Street and 12th Street along the east side of Poplar Street. The CRA passed resolution 107 notifying City Council of their intent to enter into a redevelopment contract at their meeting on December 14, 2009. The Hall County Regional Planning Commission met on January 6, 2010, and passed Resolution 2010-02 finding that this plan amendment is consistent with the comprehensive development plan for the City of Grand Island. The Grand Island City Council passed Resolution 2010-28 approving the redevelopment plan at their meeting on January 26, 2010. Motion was made by Gdowski and seconded by Murray to approve an interlocal agreement with the City of Grand Island for the installation of the water line. Upon roll call vote all present voted aye. Motion carried unanimously to approve the interlocal agreement with the City of Grand Island for the installation of the water line between 9th and 12th Streets along the east side of Poplar Street.

9. REVIEW OF COMMITTED PROJECTS AND CRA PROPERTIES. Nabity briefly reviewed the committed projects; Gdowski asked that Warshauer be removed from the list. Burns noted Warshauer would need a letter that gave him a 30 days notice regarding the CRA's intent to withdrawal funds. Nabity said the "Bucket" TIF would move forward and he hoped the closing on the 3235 S Locust project would be at the end of March.
10. ADJOURN TO EXECUTIVE SESSION TO DISCUSS NEGOTIATIONS. Gdowski made a motion to enter into executive session to discuss negotiations at 5:03 p.m., seconded by Murray. Upon roll call vote all present voted aye, motion carried. Murray made a motion to exit executive session at 5:10 p.m. Upon roll call vote all present voted aye, motion carried.
11. APPROVE RESOLUTION TO PURCHASE/SELL PROPERTY. There were no resolutions to purchase or sell property.
12. DIRECTOR'S REPORT. Nabity told the board Ray O'Connor has spoke to him about a TIF project and the meeting for April will have to have a date change as Nabity will be out of town.
13. ADJOURNMENT. Chairman Sandstrom adjourned the meeting at 5:16 p.m.

The next meeting is scheduled for March 10, 2010 at 4:00 p.m.

Respectfully submitted
Chad Nabity
Director