



Community Redevelopment Authority (CRA)

**Wednesday, May 12, 2010
Regular Meeting**

Item B1

Meeting Minutes

Staff Contact: Chad Nabity

OFFICIAL PROCEEDINGS

MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF April 21, 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 April 21, 2010 at City Hall 100 E First Street. Notice of the meeting was given in the April 14, 2010 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, Glen Murray, Sue Pirnie and Tom Gdowski. Also present were; Director, Chad Nabity; Secretary, Rose Woods; Finance Director, Mary Lou Brown; Legal Council, Duane Burns; Ray O'Connor and Frank Robinson.

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 February 10, 2010 meeting, Gdowski made the motion to approve the February 10, 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 March 1, 2010 through March 31, 2010. She noted revenue in the amount of \$25,279 and expenses in the amount of \$1134 for the month. Total cash was \$1,437,696. 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 Murray and seconded by Pirnie to approve the bills in the amount of \$13,286.33. Upon roll call vote all present voted aye. Motion carried unanimously to approve the payment of bills totaling \$13,286.33.
5. CONSIDERATION OF RESOLUTION 111. This is a consideration of Resolution 111, to forward a redevelopment plan amendment to the Hall County Regional Planning Commission for 107 & 203 E Stolley Park Rd., in Grand Island. Nabity explained Ray O'Connor purchased the property last fall and is looking for tax-increment financing assistance for a 17,500

square foot addition to the shopping center. O'Connor said this building would be of mixed use. Located there would be offices, a medical center, and small shops. Currently the building is 70% leased and there is another 7000 sq ft left to be leased. Motion was made by Pirnie and seconded by Gdowski to approve Resolution 111 to forward the redevelopment plan to Hall County Regional Planning. Upon roll call vote all present voted aye. Motion carried unanimously to approve Resolution 111.

6. CONSIDERATION OF A RESOLUTION 112. Resolution of Intent to enter into a redevelopment contract for a project located at 107 and 203 E Stolley Park Rd., Resolution 112. A motion was made by Gdowski to and seconded by Pirnie to approve Resolution 112. Upon roll call all present voted aye. Motion carried unanimously to approve Resolution 111.
7. CONSIDERATION OF RESOLUTION 113. Resolution to approve Resolution 113. The Tax Increment Revenue Note of the Community Redevelopment Authority of the City of Grand Island, NE (Poplar Street Project) Nabity explained within the next two years Habit for Humanity will be building four houses in 2 years there will be 3 lots remaining. A motion was made by Murray to approve Resolution 113, seconded by Pirnie. Upon roll call vote all present voted aye. Motion carried unanimously to approve Resolution 113.
8. CONSIDERATION OF DEMO CONTRACT. Bids for the demolition of 3235 South Locust property were submitted, Dobesh Landleveling was the winning bid with proposal of \$39,764. The other bid received was from Hooker Brothers that came in at \$164,898. Motion was made by Gdowski to approve and give authorization of a contract with Dobesh and seconded by Murray. Upon roll call vote all present voted aye. Motion varied unanimously to approve the Demo Contract for 3234 S Locust.
9. REVIEW OF COMMITTED PROJECTS AND CRA PROPERTIES. Nabity briefly reviewed the committed projects; Warshuer is moving forward with his project a licensed architect has been hired, in May he will presenting his report. The Dock Façade roof and the concrete are done; bills should be submitted in June. The Tattered Book is also moving along well and bills are expected in June. The "Bucket" TIF on Poplar Street will be starting in June of July. The old Desert Rose on South Locust will be torn down with the new contract awarded. Demo will start soon and be completed by June 30, 2010.
10. ADJOURN TO EXECUTIVE SESSION TO DISCUSS NEGOTIATIONS. There was no reason to adjourn to executive session.
11. APPROVE RESOLUTION TO PURCHASE/SELL PROPERTY. There were no resolutions to purchase or sell property.

12. DIRECTOR'S REPORT. Nabity told the board there would be a light meeting for May 12, 2010.

13. ADJOURNMENT.

Chairman Sandstrom adjourned the meeting at 4:40 p.m.

The next meeting is scheduled for May 12, 2010 at 4:00 p.m.

Respectfully submitted
Chad Nabity
Director