



Community Redevelopment Authority (CRA)

**Wednesday, June 9, 2010
Regular Meeting**

Item B1

Meeting Minutes

Staff Contact: Chad Nabity

OFFICIAL PROCEEDINGS

MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF May 12, 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 May 12, 2010 at City Hall 100 E First Street. Notice of the meeting was given in the May 5, 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, Sue Pirnie and Tom Gdowski. Also present were; Director, Chad Nabity; Secretary, Rose Woods; Finance Director, Mary Lou Brown; Legal Council, Duane Burns; Chief Executive Officer of Goodwill Industries, Kris Nolan Brown and Council Liaison, Mitch Nickerson.

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 April 22, 2010 meeting, Gdowski made the motion to approve the April 22, 2010 meeting minutes. Motion was seconded by Pirnie. 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 April 1, 2010 through April 30, 2010. She noted revenue in the amount of \$22,890 and expenses in the amount of \$456,907 for the month. Total cash was \$1,003,678. Motion by Gdowski, 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 Nabity. Motion made by Murray and seconded by Pirnie to approve the bills in the amount of \$505.02. Upon roll call vote all present voted aye. Motion carried unanimously to approve the payment of bills totaling \$505.02.
5. CONSIDERATION OF GRANT REQUEST. Goodwill Industries requested support in removing two electrical poles and moving the lines underground. The cost to bury the electrical is \$23,200. The request is for 40% of the total cost or \$9,280. Kris Nolan Brown stated this would be beneficial not

only for South Locust but for the trucks using the docks. The current utility poles impede the egress of the semi trailers while using the docks. Pirnie and Murray both agreed the current utility poles are almost in the center of the driveway. Gdowski noted he would abstain from the vote due to a conflict of interest as he serves on the board for Goodwill Industries. A Motion was made by Murray and seconded by Pirnie to approve the grant request for Goodwill industries in the amount of \$9,280, to help with the replacing the electrical underground. Upon roll call vote Gdowski abstained and all others present voted aye. Motion carried unanimously to approve the grant request in the amount of \$9,280.

6. REVIEW OF 2009-2010 BUDGET. Nabyt stated these were the numbers from the current budget year and that this would be a start to prepare for next years budget. Nabyt noted the CRA paid 20% of his salary and benefits and 10% for the Planning secretary and asked if there would be any objections to making a change to the Interlocal agreement to bump up the Planning Secretary to 20% as well. This would be approximately \$4500. Nabyt would work with Duane Burns and Dale Shotkoski to amend the Interlocal agreement. This offers some support to the Planning Department budget.

Nabyt told CRA members Wednesday that he is considering a \$500 application fee. It would make users pay for the fee instead of general taxpayers. When times were good, it wasn't that big of a deal to cover the costs, Nabyt said. But we (the city and its taxpayers) are subsidizing it and we can't afford to continue subsidizing it. Nabyt said the fee is just one of many being considered by the city as it struggles to manage a budget that has a revenue shortfall. The fees are an attempt to pass the costs on to applicants who see the benefit of the service.

CRA Chairman Barry Sandstrom wondered whether a fee on a tax-increment financing project was appropriate. The financing is sought only on projects that won't cash flow on their own. Nabyt said the fee could be recouped through the tax-increment financing process itself. He felt it was an appropriate fee because costs are incurred. There are advertising costs, staff time and legal expenses in preparing TIF contracts, Nabyt said.

The CRA made no decision on the suggested fee during Wednesday's meeting. The discussion was a preliminary one as the city prepares its 2010-2011 budget, of which the CRA's budget is a part.

7. REVIEW OF COMMITTED PROJECTS AND CRA PROPERTIES. Paul Warshauer (Masonic Temple) hired Sinclair Hilly. In the next two weeks they will be submitting a draft for the life saving plan for the Masonic Temple to the Building Department. The Wayside horns information has

been sent to the railroad and Public Works is waiting to hear back. The Dock façade is about complete. T.R. Merchen Façade is waiting on some final architect elements before they will be finished. The demolition for the Desert Rose has begun, currently the fence has been torn out and they are doing some salvaging from inside as well.

The CRA also discussed a possible land swap with the city. The CRA owns three residential lots at 203, 211 and 217 E. First -- all kitty corner from Grand Island City Hall. The CRA may give those lots to the city in exchange for a lot and a half located just south of the old Fire Station No. 1 on Pine Street. Those fire station lots are more conducive to the construction of a home, Nabity said, while the city is interested in controlling the property in the proximity of City Hall. Sandstrom directed Nabity for research to begin on a possible land swap.

8. ADJOURN TO EXECUTIVE SESSION TO DISCUSS NEGOTIATIONS.

There was no reason to adjourn to executive session.

9. APPROVE RESOLUTION TO PURCHASE/SELL PROPERTY. There were no resolutions to purchase or sell property.

10. DIRECTOR'S REPORT. Nabity told the board he needed a committee for the Façade requests that will be discussed for the June meeting.

11. ADJOURNMENT.

Chairman Sandstrom adjourned the meeting at 4:54 p.m.

The next meeting is scheduled for June 9, 2010 at 4:00 p.m.

Respectfully submitted
Chad Nabity
Director