



Community Redevelopment Authority (CRA)

**Thursday, July 1, 2010
Regular Meeting**

Item B1

Meeting Minutes

Staff Contact: Chad Nabity

OFFICIAL PROCEEDINGS

MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF June 9, 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 June 9, 2010 at City Hall 100 E First Street. Notice of the meeting was given in the June 2, 2010 Grand Island Independent.

1. CALL TO ORDER Tom Gdowski called the meeting to order at 4:05 p.m. The following members were present: Glen Murray, Sue Pirnie. Also present were; Director, Chad Nabity; Secretary, Rose Woods; Finance Director, Mary Lou Brown; Legal Council, Duane Burns; Council Liaison, Mitch Nickerson, Amos Anson, Oscar Erives, Scott Gordon and Marv Webb.

Gdowski 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 May 12, 2010 meeting, Pirnie made the motion to approve the May 12, 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 May 1, 2010 through May 31, 2010. She noted revenue in the amount of \$130,268 and expenses in the amount of \$20,426 for the month. Total cash was \$1,113,520. 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 and seconded by Murray to approve the bills in the amount of \$9910.42. Upon roll call vote all present voted aye. Motion carried unanimously to approve the payment of bills totaling \$9910.42.
5. CONSIDERATION OF FAÇADE IMPROVEMENTS
Scott Gordon, who represents Big O Tires, located at 1919 S Locust St, has requested funding under the façade development program to assist with façade improvements at this location. The anticipated cost of the façade project is \$67,923 with a total project cost of approximately

\$238,336 of developer equity in updates to the building. Mr. Schwab is asking for a grant of \$67,923 to offset the costs of the façade improvements. Improvements will be made to the South Locust and Stolley Park Road frontage.

Nabity stated this would change the purple and yellow color of the building to red and white and conform more to the company's requirements. Nabity also noted the Façade review committee who met last week recommended approval, that this would compliment South Locust.

A Motion was made by Murray and seconded by Pirnie to approve the grant request for Big O Tires in the amount of \$65,297.52 to help with the Façade improvements to the exterior. Upon roll call vote all present voted aye. Motion carried unanimously to approve the Façade request in the amount of \$65,297.52.

6. CONSIDERATION OF FAÇADE IMPROVEMENTS

Amos Anson, owner of the Chocolate Bar, located at 116 W 3rd Street, has requested funding under the façade development program to assist with façade improvements at this location. The anticipated cost of the façade project is \$37,772 with a total project cost of approximately \$117,772 of developer equity in updates to the building. Mr. Anson is asking for a grant of \$37,772 to offset the costs of the façade improvements. Improvements will be made to 116 W 3rd frontage.

Anson explained this would be a rotisserie, serving a light breakfast and lunch and offering an adult atmosphere in the evening. Cakes, chocolates etc. would also be served. Nabity commented this building was being remolded in phases. Nickerson asked if a Business Plan was in place, Anson stated they were currently working on the Plan and getting the correct items in place. Anson explained with the funding provided for the Façade for the Chocolate bar this would help improve his equity within the building and would allow for future loans to be obtained. The basement will house the kitchen an employee lounge and restroom. The main phase will consist of the façade of the Chocolate Bar moving to the west to renovate that building as well then to the second floor for potential residences.

Nabity explained that the Façade review committee liked this project in phases and that doing so was legit and responsible. Pirnie liked this approach as well giving some much needed improvement to the downtown.

A Motion was made by Murray and seconded by Pirnie to approve the grant request for The Chocolate Bar in the amount of \$37,772 to help with the Façade improvements to the exterior. Upon roll call vote all present

voted aye. Motion carried unanimously to approve the Façade request in the amount of \$37,772.

7. CONSIDERATION OF FAÇADE IMPROVEMENTS

Oscar Erives, owner of 120, 122, and 124 W 3rd Street, has requested funding under the façade development program to assist with façade improvements at this location. The anticipated cost of the façade project is \$71,170 with a total cost of \$167,960 of developer equity in updates to the building. Mr. Erives is asking for a grant of \$71,170 to offset the costs of the façade improvements. Improvements will be made to the frontage of 120, 122 and 124th Street.

Nabity explained the Façade review committee felt this was an appropriate architect treatment and a reasonable approach to downtown with the fabric awning. Gdowski asked about the fabric awning and how durable it would be, Marv Webb explained the fabric has UV protection and is attached to an aluminum frame and is very durable.

A Motion was made by Pirnie and seconded by Murray to approve the grant request for 120, 122 and 124 W 3rd St. in the amount of \$71,170 to help with the Façade improvements to the exterior. Upon roll call vote all present voted aye. Motion carried unanimously to approve the Façade request in the amount of \$71,170.

8. CONSIDERATION TO AMEND AGREEMENT.

Consideration to amend the Interlocal Agreement. Nabity explained this request to amend was to agree to cover 20% of the Planning Secretary's time.

A Motion was made by Murray to amend the interlocal agreement and seconded by Pirnie. Upon roll call vote all present voted aye. Motion carried unanimously to amend the Interlocal Agreement.

9. REVIEW OF 2009-2010 BUDGET.

This is a preliminary review of the budget for this year in preparation for the next budget cycle.

10. REVIEW OF COMMITTED PROJECTS AND CRA PROPERTIES.

Nabity reviewed the committed projects. The final payment has been made to Vlcek Gardens for the BID 6 Landscaping. They will now come off the committed projects. Still awaiting a bill for the conduit in the BID 6 area, this may have been paid for by the state. Masonic Temple, Nabity spoke with the architect and they are 90% complete. The Wayside horns for downtown are looking to be completed this year. The Dock Façade is

almost done; bills may be coming in July. T.R. Merchant is complete and bills will be brought in for next month's meeting. The "Bucket" TIF has been moving forward as well with water lines to be completely installed by July, bills will follow although the anticipated price is \$96,000 not \$136,000. The demolition is moving forward on 3235 S Locust.

8. ADJOURN TO EXECUTIVE SESSION TO DISCUSS NEGOTIATIONS.

9. APPROVE RESOLUTION OR RESOLUTIONS TO PURCHASE/SELL PROPERTY.

The City is asking for a property switch for 203, 211 and 217 1st Street for land near the old fire station on Pine St. A Resolution and an Ordinance should be approved at the next City Council meeting.

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 was looking at changing the July meeting date to the end of June and also changing the August meeting as he would be out of town.

11. ADJOURNMENT.

Gdowski adjourned the meeting at 4:50 p.m.

The next meeting is scheduled for July 1, 2010 at 4:00 p.m.

Respectfully submitted
Chad Nabity
Director