



Community Redevelopment Authority (CRA)

**Wednesday, August 4, 2010
Regular Meeting**

Item B1

Meeting Minutes

Staff Contact: Chad Nabity

OFFICIAL PROCEEDINGS

MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF July 1, 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 July 1, 2010 at City Hall 100 E First Street. Notice of the meeting was given in the June 24, 2010 Grand Island Independent.

1. CALL TO ORDER. Barry Sandstrom called the meeting to order at 4:00 p.m. The following members were present: Tom Gdowski, Glen Murray, Lee Elliott, and Sue Pirnie. Also present were; Director, Chad Nabity; Secretary, Rose Woods; Finance Director, Mary Lou Brown; Legal Council, Duane Burns; Council Liaison, Mitch Nickerson, Mike Bacon, Cindy Johnson, Amos Anson, Dan Naranjo and Gene McCloud.

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 June 9, 2010 meeting, Pirnie made the motion to approve the June 9, 2010 meeting minutes. Motion was seconded by Murray. Upon roll call vote, all present voted aye. Motion carried unanimously.
3. APPROVAL OF FINANCIAL REPORTS. No financial reports for this meeting.
4. APPROVAL OF BILLS. The bills were reviewed by Brown. Motion made by Elliott and seconded by Pirnie to approve the bills in the amount of \$197,370.60. Upon roll call vote all present voted aye. Motion carried unanimously to approve the payment of bills totaling \$197,370.60.
5. REQUEST FOR LANDSCAPING FUNDING FOR BID 7. Business improvement District #7 is currently in the process of beautifying the South Locust corridor from Stolley Park Road to Highway 34 in preparation for the State Fair. Request for funding in the amount of \$10,000. Gene McCloud, Dan Naranjo and Cindy Johnson spoke on behalf of the BID 7, explaining the shortage of funds that has fell upon the BID. With the increase in electrical, snow removal and the labor to replace the mulch that has depleted they have exhausted their funds. They have talked to other owners down South Locust who have also helped pledge \$4,000 to

help spruce up South Locust. They noted they did put down rock on south Locust and Hwy 34 due to the heat from the concrete being too much for vegetation. Johnson noted there are not a lot of landscapers that are willing to commit to the maintenance for a set fee for five years. There is just too much work to be done for the amount of time and money involved. Pirnie made a motion to approve the request of \$10,000 for the BID 7. Elliott seconded the motion. Upon roll call vote Tom Gdowski abstained from the vote, being a property owner, all remaining members present voted aye. Motion carried unanimously to approve the funding request of \$10,000.

6. DISCUSSION OF SWAPPING PROPERTY.

Discussion of swapping CRA properties located at 1st and Sycamore for City properties south of the old fire station on Pine St. Motion made by Gdowski and seconded by Pirnie to approve Resolution 114 regarding the swapping of property of between the City and the CRA. Upon roll call vote all present voted aye. Motion carried unanimously to approve Resolution 114.

7. REVIEW OF 2010-2011 BUDGET.

This is the proposed budget for the 2010-2011 budget year memo and draft transmittal letter is attached. Nabity explained to the CRA board the request for the \$425,000 hasn't changed since the 2009-2010 budget was submitted. Gdowski noted this is a 7% decrease since the 2004 and 2005 budget. Sandstrom commented the budget was a fluid budget. Motion was made by Gdowski and seconded by Pirnie to approve Resolution 115, regarding the 2010-2011 budget. Upon roll call vote all present voted aye. Motion carries unanimously to approve Resolution 115.

8. CONSIDERATION OF REDEVELOPMENT CONTRACT.

Ray O'Connor of Ken-Ray LLC, (the "Developer") has proposed to redevelop an area within the city limits of the City of Grand Island at 107 & 203 S Stolley Park Road. The CRA passed resolution 112 notifying City Council of their intent to enter into a redevelopment contract at their meeting on April 21, 2010. The Hall County Regional Planning Commission met on May 5, 2010 and passed Resolution 2010-04 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 2010-132 approving the redevelopment plan at their meeting on May 25, 2010. Mike Bacon discussed the new paper trail for the auditors who like to see the proper paper work in place for the bonds. Motion was made by Murray and

seconded by Gdowski to approve Resolution 116, the bond and to enter into a TIF contract with Ken-Ray LLC. Upon roll call vote all present voted aye. Motion carries unanimously to approve Resolution 116.

9. REVIEW OF COMMITTED PROJECTS AND CRA PROPERTIES.

Nabity reviewed the committed projects. Big O Tires is starting on their façade. Still awaiting a bill for the conduit in the BID 6 area, this may have been paid for by the state or the city may have paid this bill. Masonic Temple, Nabity spoke with the architect and they have submitted the plan to Craig Lewis. The Building Department and the Fire department will need to review and sign, August is when it should be approved. Public Works are still waiting to hear back from the railroads for their approval. The Dock Façade is about complete. T.R. Merchant Façade was just completed so it will be removed from the list. The water service is about to be completed on 11th and Poplar Street. The demolition is now complete for 3235 S Locust this is now paid and will be removed from the list as well.

10. ADJOURN TO EXECUTIVE SESSION TO DISCUSS NEGOTIATIONS.

Motion to enter into executive session by Pirnie and seconded by Murray at 4:46 p.m. and motion to exit executive session by Gdowski and seconded by Pirnie at 4:55 p.m.

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

12. DIRECTOR'S REPORT. Nabity told the board he was looking at changing the August meeting date to the beginning of August or the middle of August.

9. ADJOURNMENT.

Sandstrom adjourned the meeting at 5:00 p.m.

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

Respectfully submitted
Chad Nabity
Director