



Community Redevelopment Authority (CRA)

Wednesday, October 20, 2010
Regular Meeting

Item B1

Meeting Minutes

Staff Contact: Chad Nabity

OFFICIAL PROCEEDINGS

MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF September 30, 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 September 30, 2010 at City Hall 100 E First Street. Notice of the meeting was given in the September 23, 2010 Grand Island Independent.

1. CALL TO ORDER. Barry Sandstrom called the meeting to order at 8:00 a.m. The following members were present: Tom Gdowski, Glen Murray, Sue Pirnie and Lee Elliott. Also present were; Director, Chad Nabity; Secretary, Rose Woods; Legal Council, Duane Burns, Ken Frederick, Architect, Tim Salcedo, Principal of Grand Island Christian School.

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 September 8, 2010 meeting, Murray made the motion to approve the September 8, 2010 meeting minutes. Motion was seconded by Gdowski. Upon roll call vote, all present voted aye. Motion carried unanimously.
3. CONSIDERATION OF FAÇADE IMPROVEMENT GRANT AND DEMOLITION GRANT.

Tim Salcedo, Administrator/Principal of Grand Island Christian School, located at 1804 W State 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 \$80,000 with a total project cost of approximately \$295,000 for façade improvements and building upgrades.

Mr. Salcedo applied for two separate grants from Grand Island's Community Redevelopment Authority. He was seeking an \$80,000 facade grant to improve the west wing and auditorium of the school at 1804 W. State St. The school planned to match the facade grant with another \$215,000 of private investment into the tuition-supported private school.

Salcedo had also applied for an outright \$129,000 grant to demolish the building's east wing, which is more than 90 years old and in poor structural

condition.

Two grants totaling \$209,000 for planned improvements at Grand Island Christian School were approved on Thursday at a special meeting of the Community Redevelopment Authority.

A vote was taken at the September 8, 2010 meeting to approve the two grants, but CRA Chairman Barry Sandstrom said the board later discovered that the vote didn't follow state law and was disallowed.

At that meeting, two board members voted for the grant, one against, one abstained and one board member was absent, and the motion passed. But immediately after the meeting, CRA attorney Duane Burns told CRA Director Chad Nabity that, after checking state statutes, they realized the motion could not pass without three votes in concurrence. That opened the way for the special meeting on Thursday.

After a new motion was made to award the grants to Grand Island Christian School, the board reviewed what it would be voting for with approval of the motion.

Murray favored the \$80,000 facade grant; he opposed the \$129,000 grant because he believed it was not proper to use taxpayer money, in the form of an outright grant, for a religious organization that's exempt from paying property taxes. He favored the facade grant because it was an improvement to a solid part of the building and was being matched with the school's private investment.

As part of the agreement, the CRA will put a 10-year \$129,000 lien on the property in case the building was to be sold before 10 years. If the building is still in use after 10 years by Grand Island Christian School, the CRA will forgive the grant.

Motion made by Elliott and seconded by Gdowski to approve the request for Façade grant for \$80,000 and for the demo plan for \$129,000, with a lien placed on the property for \$129,000 if the building were to be sold before 10 years. Or if the building was still in use as the Grand Island Christian School in 10 years the loan would be forgiven.

A roll call vote on the motion was taken Murray voted no and CRA Chairman Barry Sandstrom recused himself from the vote due to a conflict of interest, Pirnie, Elliott and Gdowski voted in favor of the motion. The motion carried.

4. DIRECTOR'S REPORT. Nabity spoke briefly of Lee Elliott's resignation from the CRA board. His years of service have been greatly appreciated. He brought a lot of insight to the CRA. Michelle Fitzke had been appointed by the Mayor and City Council, Tuesday, September 28, 2010 and will begin her 5 year term as of October 1, 2010.
5. ADJOURNMENT.
Sandstrom adjourned the meeting at 8:15 a.m.

The next meeting is scheduled for October 13, 2010 at 4:00 p.m.

Respectfully submitted
Chad Nabity
Director