



Community Redevelopment Authority (CRA)

Wednesday, November 17, 2010
Regular Meeting

Item B1

Meeting Minutes

Staff Contact: Chad Nabity

OFFICIAL PROCEEDINGS

MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF October 20, 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 October 20, 2010 at City Hall 100 E First Street. Notice of the meeting was given in the October 13, 2010 Grand Island Independent.

1. CALL TO ORDER. Barry Sandstrom called the meeting to order at 1:00 p.m. The following members were present: Tom Gdowski, Glen Murray, Sue Pirnie and Michelle Fitzke. Also present were; Director, Chad Nabity; Secretary, Rose Woods; Legal Council, Duane Burns, Carl Mayhew, Kim Mettenbrink, Tracy Overstreet.

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 30, 2010 meeting, Gdowski made the motion to approve the September 30, 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 September 1, 2010 through September 30, 2010. She noted revenue in the amount of \$109,731 and expenses in the amount of \$19,823 for the month. Total cash was \$980,091. Motion by Murray, seconded by Gdowski 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 Pirnie and seconded by Murray to approve the bills in the amount of \$63,112.83. Upon roll call vote all present voted aye. Motion carried unanimously to approve the payment of bills totaling \$63,112.83.
5. CONSIDERATION OF FAÇADE IMPROVEMENTS. Tom Ziller, who is a board member for the Grand Theatre, located at 316 W 3rd 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 \$670,000 with a total project cost of approximately \$344,000 of developer equity in updates to the building. Ziller is asking for

a grant of \$300,000. That would be \$100,000 a year for three years to offset the costs of the façade improvements. Improvements will be made to the exterior of The Grand to refurbish the sign and marquee, resurface the façade and to restore the box office facing 3rd Street. A report from the review team will be made at the meeting. Ziller explained the recent addition of the digital projection system that was just purchased.

Pirnie and Murray both agreed the Grand Theatre is important to downtown GI.

Kim Mettenbrink commented the Grand is a “beacon in the community” the Grand has become an important part of Grand Island. Carl Mayhew stated the Grand Theatre is operated by 300 plus volunteers and is self sustaining.

Gdowski supports the Grand Theatre but believed the \$300,000 request was a little excessive.

Motion made by Pirnie and seconded by Murray to approve the \$300,000 façade request for the Grand Theatre. Upon roll call vote all but one voted aye. Gdowski voted no. Motion carried to approve the façade grant in the amount \$300,000 given \$100,000 over the next three years, the total would be given upon completion of the project.

6. REVIEW OF COMMITTED PROJECTS AND CRA PROPERTIES.

Nabity reviewed the committed projects. Big O Tires is complete just waiting on the bills. The Chocolate Bar is scheduled to be complete in the spring of 2011. Erives is still moving forward with the project on 120, 122, and 124 W 3rd St. The City of Grand Island is still in the process of handling the BID 6 conduit, which may have been paid for by Federal funds and is trying to figure out how the best way is to go about paying. The Wayside horns project has heard back from the railroad they are asking for a new letter from Steve. The Dock is now complete and has been paid with bills this month. The Goodwill is complete and has been paid this month. The “Bucket” TIF for 11th and Poplar streets is done and just awaiting a \$10,000-15,000 for the remaining amount. Habitat for Humanity is on their second of four houses planned for the area. Nabity also talked the property on Pine and on south Locust has been advertised and bids are being accepted. There is no timeline for the acceptance of bids for the south Locust property but the south Pine bids will close near the end of October.

7. ADJOURN TO EXECUTIVE SESSION TO DISCUSS NEGOTIATIONS.

Not at this time.

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

None at this time.

9. ELECTION OF CHAIR AND VICE-CHAIR.

Gdowski nominated Sandstrom for Chair and was seconded by Murray.
Upon roll call vote all except one voted aye, Sandstrom abstained.
Gdowski nominated Murray for Vice-Chair and was seconded by Pirnie.
Upon roll call vote all except one voted aye, Murray abstained. Sandstrom will remain the Chairman and Murray takes over as Vice-Chair.

Election of chairs will be held every October.

10. DIRECTOR'S REPORT.

Nabity stated there may be a change in next month's meeting date.

11. ADJOURNMENT.

Sandstrom adjourned the meeting at 1:42 p.m.

The next meeting is scheduled for November 10, 2010 at 4:00 p.m.

Respectfully submitted
Chad Nabity
Director