



Community Redevelopment Authority (CRA)

Wednesday, December 15, 2010
Regular Meeting

Item B1

Meeting Minutes

Staff Contact: Chad Nabity

OFFICIAL PROCEEDINGS

MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF November 17, 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 November 17, 2010 at City Hall 100 E First Street. Notice of the meeting was given in the November 10, 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, and Michelle Fitzke. Also present were; Director, Chad Nabity; Secretary, Rose Woods; Legal Council, Duane Burns, Finance Director, Mary Lou Brown. Member Sue Pirnie was absent.

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 October 20, 2010 meeting, Gdowski made the motion to approve the October 20, 2010 meeting minutes. Motion was seconded by Fitzke. 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 October 1, 2010 through October 31, 2010. She noted revenue in the amount of \$172,212 and expenses in the amount of \$76,804 for the month. Total cash was \$1,075,499. 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 Sandstrom. Motion made by Murray and seconded by Gdowski to approve the bills in the amount of \$3058.70. Upon roll call vote all present voted aye. Motion carried unanimously to approve the payment of bills totaling \$3058.70.
5. REVIEW PROPOSALS. Received two proposals for the south Pine property. One proposal was for one lot and one proposal was for both lots. Discussion and score sheets were reviewed over the two proposals received for the lots on south Pine. The decision was made to accept Dan Hill's proposal for \$30,000 for both south Pine lots.

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, the state was paid. However the process is now how to pay back the city without creating arbitrage. The Wayside horns project has heard back from the railroad they have all the information and are taking their time reviewing them. The "Bucket" TIF for 11th and Poplar streets is done and just awaiting for the final bill for the remaining amount. Added to the Committed projects was Grand Island Christian school \$129,000 for demo and Grand Island Christian school \$80,000 for façade. The Grand façade is just in the beginning stages.
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. DIRECTOR'S REPORT.
Nabity stated there may be a change in next month's meeting date.
11. ADJOURNMENT.
Sandstrom adjourned the meeting at 5:58 p.m.

The next meeting is scheduled for December 15, 2010 at 4:00 p.m.

Respectfully submitted
Chad Nabity
Director