



# Community Redevelopment Authority (CRA)

**Wednesday, January 12, 2011  
Regular Meeting**

## **Item B1**

### **Meeting Minutes**

Staff Contact: Chad Nabity

## OFFICIAL PROCEEDINGS

### MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF December 15, 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 December 15, 2010 at City Hall 100 E First Street. Notice of the meeting was given in the December 8, 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 Sue Pirnie. Also present were; Director, Chad Nabity; Secretary, Rose Woods; Legal Council, Duane Burns, Finance Director, Mary Lou Brown. Carl Mayhew, Kris Jerke, Marv Webb, Council Liaison Mitch Nickerson and Tracy Overstreet. Member Michelle Fitzke 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 request was made by Pirnie to reflect in last month's minutes that Pirnie was absent. A motion for approval of the Minutes for the November 17, 2010 meeting, Gdowski made the motion to approve the November 17, 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 November 1, 2010 through November 30, 2010. She noted revenue in the amount of \$3,223 and expenses in the amount of \$3,059 for the month. Total cash was \$1,081,474. 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 Sandstrom. Motion made by Murray and seconded by Pirnie to approve the bills in the amount of \$112,414.29. Upon roll call vote all present voted aye. Motion carried unanimously to approve the payment of bills totaling \$112,414.29.
5. CONSIDERATION OF FAÇADE IMPROVEMENTS  
Kris Jerke and Oscar Erives, owners of 123 W 3<sup>rd</sup> Street, have requested funding under the façade development program to assist with façade

improvements at this location. The anticipated cost of the façade project is \$202,400 with a total cost of \$143,000 of developer equity in updates to the building. Mr. Jerke and Mr. Erives are asking for a grant of \$59,400 to offset the costs of the façade improvements. Improvements will be made to the frontage of 123 W 3<sup>rd</sup>. Carl Mayhew presented a short synopsis of the changes they are planning to do to the façade of the building, with the addition of new windows, fabric awning and interior renovations. Gdowski and Murray were on the review committee and both support this façade request. They both agree this will make a nice improvement on such a vital corner in downtown Grand Island. A motion was made by Gdowski and seconded by Murray to approve the façade for 123 W 3<sup>rd</sup> St., in the amount of \$59,400. Upon roll call vote all present voted aye. Motion carried unanimously to approve the Façade request for 123 W 3<sup>rd</sup> St. for \$59,400.

6. REVIEW OF COMMITTED PROJECTS AND CRA PROPERTIES.

Nabity reviewed the committed projects; Big O Tires is not quite ready to submit their bills for payment. The Chocolate Bar is moving forward. Amos Anson has been working on the building. Erives project of 120, 122, 124 W 3<sup>rd</sup> will be coming off as the job is now complete and bills have been submitted. There is a meeting that will be held Tuesday, December 21, 2010, to discuss the Wayside Horns. GI Christian has torn down the old building and is in the process of removing it. The Façade will follow soon as well. The Bucket TIF is complete with the final payment paid this month.

7. ADJOURN TO EXECUTIVE SESSION TO DISCUSS NEGOTIATIONS.

RETURN TO REGULAR SESSION.

8. APPROVE RESOLUTION OR RESOLUTIONS TO PURCHASE/SELL PROPERTY. Resolution 117 for the former Fire station lots located on 312 and 316 S Pine. A motion was made by Pirnie and seconded by Murray to approve the sale of lots 312 and 316 S Pine for the purchase price of \$30,000. Upon roll call vote all present voted aye. Motion carried unanimously to approve the Resolution 117 for the purchase of the lots.

9. DIRECTORS REPORT. Nabity reviewed the Neighborhood meeting that was held November 30, 2010 at Lincoln Public School. Nabity stated there were approximately 60 people who attended the meeting. Nabity also talked about a TIF and Façade application that will be coming next year from Skagway as they get ready to make their changes to the Five Points area.

10. ADJOURNMENT.

Sandstrom adjourned the meeting at 4:40 p.m.

The next meeting is scheduled for January 12, 2011 at 4:00 p.m.

Respectfully submitted  
Chad Nabity  
Director