



Community Redevelopment Authority (CRA)

**Wednesday, March 16, 2011
Regular Meeting**

Item B1

Meeting Minutes

Staff Contact: Chad Nabity

OFFICIAL PROCEEDINGS

MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF February 9, 2011

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 February 9, 2011 at City Hall 100 E First Street. Notice of the meeting was given in the February 2, 2011 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; Bill Martin and Tim Bolton. 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 January 12, 2011 meeting was made by Gdowski. Motion was seconded by Fitzke. Upon roll call vote, all present voted aye. Motion carried unanimously.
3. APPROVAL OF FINANCIAL REPORTS. The financial reports for the period of January 1, 2011 through January 31, 2011. Motion to was made by Gdowski and 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 \$693.92. Upon roll call vote all present voted aye. Motion carried unanimously to approve the payment of bills totaling \$693.92.
5. CONSIDERATION OF RESOLUTION 118. The Board reviewed Resolution 118 to forward a redevelopment plan to the Hall County Regional Planning Commission for 620 State Street, Grand Island. The CRA received a proposed redevelopment plan (the "Plan"), for redevelopment of an area within city limits of the City of Grand Island, Hall County, Nebraska.

Bill Martin explained that they are looking at the tax increment financing to help cover the cost of demolishing numerous buildings at the intersection of Five Points intersection of State Street, Broadwell Avenue and Eddy Street, and to also remodel the inside of the Skagway supermarket.

Without the help of the TIF financing this project would not be able to move forward in a timely manner. Gdowski, Fitzke and Murray all spoke in favor of the Redevelopment Plan for Skagway Five Points area. Murray commented "It's a good investment that will help the whole area."

Item #6 the motion to approve Resolution No. 119 was also considered with Item #5. Motion to was made by Gdowski and seconded by Murray to approve Resolution No. 118 to forward the Redevelopment Plan Amendment to Regional Planning and to approve Resolution No. 119 to have Council approve the CRA entering into a Redevelopment Contract. Barry Sandstrom recused himself from the voting as he has a conflict of interest. Upon roll call vote, all others (Gdowski, Fitzke and Murray) voted aye. Motion carried unanimously.

6. CONSIDERATION OF RESOLUTION 119. Consideration to approve a Resolution sending notice of intent to enter into a Redevelopment Contract with Wilmar Realty, LLC, for redevelopment of an area within the city limits of the City of Grand Island, at 620 State Street, Grand Island.

7. REVIEW OF COMMITTED PROJECTS AND CRA PROPERTIES.
Nabity reviewed the committed projects; Big O Tires has not submitted their bills for payment. The Chocolate Bar is moving forward. The BID 6 may come off within the next few months. The railroad had provided a letter to Public Works and they are continuing to move forward with the Wayside horns. They are hoping the first phase of the Wayside horns can be done by the end of this year or the beginning of 2012. Grand Island Christian School demo is complete and they will begin the Façade as soon as the weather warms up. Kris Jerke and Oscar Erives are still moving forward on 123 W 3rd St. The façade for the Grand Theatre hasn't begun yet.

Sandstrom asked Nabity to speak with Bruce Eberle about giving a presentation about the downtown progress and about any more downtown façade request.

8. ADJOURN TO EXECUTIVE SESSION TO DISCUSS NEGOTIATIONS.

RETURN TO REGULAR SESSION.

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

10. DIRECTORS REPORT.

11. ADJOURNMENT.

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

The next meeting is scheduled for March 16, 2011 at 4:00 p.m.

Respectfully submitted
Chad Nabity
Director