



Community Redevelopment Authority (CRA)

**Wednesday, April 20, 2011
Regular Meeting**

Item B1

Meeting Minutes

Staff Contact: Chad Nabity

OFFICIAL PROCEEDINGS

MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF March 16, 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 March 16, 2011 at City Hall 100 E First Street. Notice of the meeting was given in the March 9, 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, Sue Pirnie and Michelle Fitzke. Also present were; Director, Chad Nabity; Secretary, Rose Woods; Council Liaison, Randy Gard; Finance Director, Mary Lou Brown; Bill Martin, Tim Bolton, Tom Ziller and Bruce Eberle.

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 February 9, 2011 meeting was made by Gdowski. Motion was seconded by Murray. Upon roll call vote, all present voted aye. Motion carried unanimously.
3. APPROVAL OF FINANCIAL REPORTS. The financial reports for the period of February 1, 2011 through February 28, 2011. Motion to was made by Pirnie and 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 Sandstrom. Motion made by Murray and seconded by Pirnie to approve the bills in the amount of \$5321.63. Upon roll call vote all present voted aye. Motion carried unanimously to approve the payment of bills totaling \$5321.63.
5. CONSIDERATION OF FAÇADE IMPROVEMENTS. Wilmar Realty, LLC, has requested funding under the façade development program to assist with façade improvements at 620 W State Street. The anticipated cost of the façade project is \$675,000 with a total project cost of approximately \$2,678,500 of developer equity in updates to the building. Bill Martin is asking for a grant of \$300,000. That would be \$100,000 a year for three fiscal years to offset the costs of the façade improvements. Improvements will be made to the exterior of Skagway. A

report from the review team will be made at the meeting. A MOTION is in order. Fitzke and Murray attended the Façade committee meeting and agreed this is a substantial investment for the five point's area. Martin expressed this Façade will be in conjunction with the removal of buildings and the parking lot. They are looking for a completion date of September or October. A motion was made by Murray to approve the Façade application, with the funds being split over the next three fiscal years once the project is completed. The motion was seconded by Fitzke. Upon roll call vote all present voted aye with Sandstrom abstaining. Motion carried unanimously.

6. CONSIDERATION OF RESOLUTION OF INTENT. Consideration to approve a Resolution 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. The CRA passed Resolution 119 notifying City Council of their intent to enter into a redevelopment contract at their meeting on February 9, 2011. The Hall County Regional Planning Commission met on March 2, 2011 and passed Resolution 2011-01 finding that this plan amendment is consistent with the comprehensive development plan for the City of Grand Island. The Grand Island City Council passed Resolution 2011-63 approving the redevelopment plan at their meeting on March 8, 2011. A motion was made by Gdowski to enter into a Redevelopment Contract with Wilmar Realty, LLC the motion was seconded by Pirnie. Upon roll call vote all present voted aye with Sandstrom abstaining. Motion carried unanimously.
7. CONSIDERATION OF DOWNTOWN GRANT REQUEST. Melissa Timmons, Director of Downtown Business Improvement District submitted a proposal for grants totaling \$97,500. These grant dollars are to help with the Grand Generation/YMCA Tree Project, POW Historical Marker in the Dodge Parking Lot, Individual Building Evaluation and Historic Lighting Project. The Downtown Business Improvement District has secured at total of \$182,632 in grants, donations and BID funds to support these projects and is requesting this funding from the CRA as the final piece necessary to move forward with these projects. Tom Ziller reviewed the projects the Downtown BID 8 is requesting grant funds for. Bruce Eberle said people are interested in buying the buildings downtown but they can't get past the issues the old buildings need to meet current building codes. Such building codes are fire sprinklers, fire escapes and wiring issues. Pirnie, Gdowski and Murray all agreed on a targeted approach to downtown improvement, having a "Grand Plan" to do something with the vacant buildings. A Motion was made by Pirnie to approve all projects but they would be separated into four different projects and was seconded by Gdowski to approve the grant funds for the Downtown BID 8 in the amount of \$97,500. Upon roll call vote all present voted aye. Motion carried unanimously.

8. REVIEW AND DISCUSSION OF LINCOLN NEIGHBORHOOD STUDY.
A draft of the Lincoln Neighborhood Study will be presented to the CRA for review and comment. CRA discussed their role in the Lincoln Neighborhood study and agreed it was up to Council to make any final decisions. There was further talks over using Tax Increment Financing to aid in the construction of a new Lincoln pool or as a redevelopment tool for county industrial parks.
9. REVIEW OF COMMITTED PROJECTS AND CRA PROPERTIES.
10. ADJOURN TO EXECUTIVE SESSION TO DISCUSS NEGOTIATIONS.

RETURN TO REGULAR SESSION.
11. APPROVE RESOLUTION OR RESOLUTIONS TO PURCHASE/SELL PROPERTY.
12. DIRECTORS REPORT.
13. ADJOURNMENT.
Sandstrom adjourned the meeting at 5:52 p.m.

The next meeting is scheduled for April 20, 2011 at 4:00 p.m.

Respectfully submitted
Chad Nabity
Director