



# Community Redevelopment Authority (CRA)

**Wednesday, November 9, 2011**  
**Regular Meeting**

## **Item B1**

### **Meeting Minutes**

Staff Contact: Chad Nabity

## OFFICIAL PROCEEDINGS

### MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF October 12, 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 October 12, 2011 at City Hall 100 E First Street. Notice of the meeting was given in the October 5, 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: Glen Murray, Michelle Fitzke and Sue Pirnie. Also present were; Director, Chad Nabity; Secretary, Rose Woods, Interim Finance Director Jaye Monter, Legal Council Duane Burns, Council Liaison Randy Gard and Bob Lowenstein. Tom Gdowski 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 correction was made to the meeting minutes on item #4 there was an error, a dollar amount was incorrect. With the correction noted, a motion for approval of the Minutes for the September 21, 2011 meeting was made by Pirnie. Motion was seconded by Murray. Upon roll call vote, all present voted aye. Motion carried unanimously.
3. APPROVAL OF FINANCIAL REPORTS. Monter reviewed the financial reports for the period of September 1, 2011 through September 30, 2011. Motion was made by Murray and 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 Monter. Motion made by Pirnie and seconded by Murray to approve the bills in the amount of \$10,841.12. Upon roll call vote all present voted aye. Motion carried unanimously to approve the payment of bills totaling \$10,841.12.
5. REVIEW OF COMMITTED PROJECTS & CRA PROPERTIES. Nabity briefly reviewed the Committed Projects. The first phase of the Wayside horns will be completed this fall and is underway. Chris Meyer spoke with Chad and the project is complete, they have one tenant who just opened this week. The Grand Façade is still moving forward; they

have all their permits and have started the construction. The Wilmar Realty LLC just had their Grand Opening; the first request for \$200,000 should be submitted soon. The downtown BID is still moving forward as the first project the POW Memorial is completed and the bills should be coming in next month.

#### 6. DISCUSSION CONCERNING PURCHASE/SALE OF REAL ESTATE.

The CRA has received on proposal for redevelopment of the property at 408 E 2<sup>nd</sup> Street. A proposal has been received to sell the property for the development of self storage units. An offer of \$5000 has been made for the property. CRA will have the opportunity to discuss the proposal and direct staff to prepare the appropriate resolutions for the sale of the property or prepare a counter offer.

Anastacio Jacobo responded to a recent request for proposals on the property. He offered to buy the lot for \$5,000 with the intention of building an 11-unit dry-storage facility there. His was the only offer received.

Murray noted he was torn on this proposal as he doesn't know that he likes what the proposal offers, yet at the same time he is unsure if there will be anything better if the CRA holds on to it.

The property is zoned B-3 for heavy business use, which permits storage facilities. It is surrounded by single-family homes; is a 66-foot-wide lot, which is narrow for most commercial uses; and fronts onto Highway 30, which has four lanes, in one direction with heavy traffic, CRA Director Chad Nabity said.

Grand Island City Councilman Randy Gard, who serves as the city liaison to the CRA, said the CRA would take at least a \$7,500 loss if it sold to Jacobo.

The CRA has sold property at a loss in the past, but it meant having a substantial new investment, Nabity said. Case in point was the Star Motel on South Locust Street that the CRA bought for \$155,000, demolished for \$15,000 and sold for \$50,000. It granted \$1.5 million in tax-increment financing to land the \$5.3 million Best Western Motel and Suites that is there now.

It's unlikely such a high-dollar investment will come to the 408 E. Second St. property, Nabity said. But the property could be used for a three- or four-unit apartment complex, he said. CRA members Sue Pirnie and Michelle Fitzke recommended for the CRA to defer any action on selling the property until other developers could be contacted.

Motion was made by Pirnie and seconded by Fitzke to defer this proposal until recommended for the CRA to defer any action on selling the property until other developers could be contacted to gauge interest in building housing there. Upon roll call vote, all present voted aye. Motion carried unanimously.

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

10. DIRECTORS REPORT.

11. ADJOURNMENT.

Sandstrom adjourned the meeting at 4:37 p.m.

The next meeting is scheduled for November 2, 2011 at 4:00 p.m.

Respectfully submitted  
Chad Nabity  
Director