



Community Redevelopment Authority (CRA)

Wednesday, July 27, 2011
Regular Meeting

Item B1

Meeting Minutes

Staff Contact: Chad Nabity

OFFICIAL PROCEEDINGS

MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF June 29, 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 June 29, 2011 at City Hall 100 E First Street. Notice of the meeting was given in the June 23, 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 Sue Pirnie. Also present were; Director, Chad Nabity; Secretary, Rose Woods and Legal Council Duane Burns. 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 motion for approval of the Minutes for the May 11, 2011 meeting was made by Gdowski. Motion was seconded by Murray. Upon roll call vote, all present voted aye. Motion carried unanimously.

Pirnie joined the meeting at 4:05 p.m.

3. APPROVAL OF FINANCIAL REPORTS. The financial reports for the period of May 1, 2011 through May 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 Pirnie to approve the bills in the amount of \$3219.52. Upon roll call vote all present voted aye. Motion carried unanimously to approve the payment of bills totaling \$3219.52.
5. REVIEW OF PROPOSALS. Proposals were received for the Blight Study and Redevelopment Plan from Olsson Associates, RDG, Stahr & Associates, Inc. and Hanna: Keelan Associates, P.C. Glen and Sue met with Chad and reviewed the four proposals. Nabity explained that two proposals scored high on the 100 point scale. Olsson and Hanna:Keelan Associates. Olsson Associates were \$1000.00 less than Hanna: Keelan.

Committee recommends Olsson's because they are local. The study would be complete within six months.

A motion was made by Murray to approve a contract for the Blight and Substandard Determination and General Redevelopment Plan for CRA Area #8 submitted by Olsson Associates in conjunction with the Chairman to sign the contract and seconded by Pirnie. Upon roll call vote all present voted aye. Motion carried unanimously to approve the plan submitted by Olsson.

6. REVIEW OF 2011-2012 BUDGET.

Nabity reviewed the budget with the board. A motion was made by Murray to leave the levy the same at 1.7714 and to proceed with the budget as prepared and seconded by Pirnie. Upon roll call vote all present voted aye. Motion carried unanimously to approve the 2011-2012 budget.

7. REVIEW OF COMMITTED PROJECTS & CRA PROPERTIES.

Nabity briefly reviewed the Committed Projects. The first phase of the Wayside horns will be completed this fall. The Grand Island Christian School demo is complete. The Façade is nearing completion as well. Nabity was awaiting an email from Chris Meyer to update him on the 123 W 3rd façade. The Grand Façade is still moving forward. The Wilmar Realty LLC is moving forward as well. They could be looking at a sooner completion date. The downtown BID is still moving forward as well.

8. DISCUSSION CONCERNING PURCHASE/SALE OF REAL ESTATE.

Motion made by Gdowski to enter into executive session, seconded by Pirnie at 4:47 p.m. Upon roll call vote all present voted aye. Motion carried unanimously.

Motion made by Gdowski to exit executive session, seconded by Pirnie at 5:00 p.m. Upon roll call vote all present voted aye. Motion carries unanimously.

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

10. DIRECTORS REPORT.

Nabity discussed items that will be on the next meeting agenda. There was also discussion about the seeding of the South Locust property and estimates from numerous landscapers would be sought.

11. ADJOURNMENT.

Sandstrom adjourned the meeting at 5:15 p.m.

The next meeting is scheduled for July 27, 2011 at 4:00 p.m.

Respectfully submitted
Chad Nability
Director