



Community Redevelopment Authority (CRA)

**Wednesday, September 21, 2011
Regular Meeting**

Item B1

Meeting Minutes

Staff Contact: Chad Nabity

OFFICIAL PROCEEDINGS

MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF July 27, 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 July 27, 2011 at City Hall 100 E First Street. Notice of the meeting was given in the July 20, 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, Michelle Fitzke and Sue Pirnie. Also present were; Director, Chad Nabity; Secretary, Rose Woods and Legal Council Duane Burns, Council Liaison Randy Gard, City Administrator/Finance Director Mary Lou Brown, Arnold Wenn, Todd Enck and Thor Larson.

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 June 29, 2011 meeting was made by Murray. Motion was seconded by Gdowski. Upon roll call vote, all present voted aye. Motion carried unanimously.
3. APPROVAL OF FINANCIAL REPORTS. The financial reports for the period of June 1, 2011 through June 30, 2011. Motion to was made by Gdowski 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 Sandstrom. Motion made by Pirnie and seconded by Fitzke to approve the bills in the amount of \$4310.51. Upon roll call vote all present voted aye. Motion carried unanimously to approve the payment of bills totaling \$4310.51.
5. CONSIDERATION OF RESOLUTION 121. This is a consideration of Resolution 121, to forward a redevelopment plan amendment to the Hall County Regional Planning Commission for an area on 13th and Huston Street, in Grand Island. Arnold Wenn explained his plans to demolish a house on 1822 W 13th Street and would build back a duplex with a basement. Motion was made by Pirnie and seconded by Murray to approve Resolution 121 to forward the redevelopment plan to Hall County

Regional Planning. Upon roll call vote all present voted aye. Motion carried unanimously to approve Resolution 121.

5. CONSIDERATION OF RESOLUTION 124. The consideration to approve Resolution 124 sending notice of intent to enter into a Redevelopment contract with Arnold Wenn, for redevelopment of an area within the city limits of the City of Grand Island, an area on 13th Street Huston. Motion was made by Murray and seconded by Pirnie to approve Resolution 124 to forward notice of intent to enter into a Redevelopment contract with Arnold Wekk to City Council. Upon roll call vote all present voted aye. Motion carried unanimously to approve Resolution 124.
6. CONSIDERATION OF RESOLUTION 122. This is a consideration of Resolution 122, to forward a redevelopment plan amendment to the Hall County Regional Planning Commission for 213 N Ruby Street, in Grand Island. Todd Enck explained he planned on demolishing a house and rebuild a duplex. Motion was made by Pirnie and seconded by Fitzke to approve Resolution 122 to forward the redevelopment plan to Hall County Regional Planning. Upon roll call vote all present voted aye. Motion carried unanimously to approve Resolution 122.
7. CONSIDERATION OF RESOLUTION 125. The consideration to approve Resolution 125 sending notice of intent to enter into a Redevelopment contract with TOKEN, LLC (Todd & Kelly Enck) for redevelopment of an area within the city limits of the City of Grand Island, 213 N Ruby Street. Motion was made by Pirnie and seconded by Gdowski to approve Resolution 125 to forward notice of intent to enter into a Redevelopment contract with TOKEN, LLC, to City Council. Upon roll call vote all present voted aye. Motion carried unanimously to approve Resolution 125.
6. REVIEW OF 2011-2012 BUDGET.

Nabity reviewed the new proposed budget with the board. City Council has directed the CRA to raise their levy to help with the Lincoln Pool. It's expected that the value of the redevelopment district will not be able to cover the full cost of the debt, which is why the CRA was asked to raise its current levy of 1.7 cents per \$100 of valuation by 0.8 cent to the maximum allowed CRA levy of 2.6 cents per \$100 of property valuation. Nabity said he will work to define boundaries of a redevelopment area surrounding the pool. That area will support the tax-increment financing bond that will be used to pay for the pool. Any increase in property valuation in that defined redevelopment area will have the property taxes on that new value used to pay off the pool.

CRA Director Chad Nabity told the CRA Wednesday that even if the CRA objected to raising the levy to pay for the pool, the city council had final say and appeared ready to raise the CRA levy anyway.

Nabity said he will pick the redevelopment area very carefully and will steer clear of properties that may make good redevelopment projects on their own. Any projects included in the pool redevelopment area will be ineligible for CRA redevelopment help in any way until the pool project is fully paid -- a timeline that is expected to take 10 to 15 years.

Gdowski said the pool project appeared poised to happen through the council, and he praised the use of CRA funds. "We need to support aquatics at some level," he said. "It's a reasonable way to fund the pool.

YMCA Executive Director Thor Larson also attended the Wednesday CRA meeting and pledged assistance from his organization, which has a deep-water pool that offers swim lessons. Nabity said including the Lincoln Pool funding in the CRA budget moves the project forward, but doesn't preclude partnerships from forming in the future. Murray made a motion to approve Resolution 123 for the 2011-2012 CRA budget to include the increase of the tax levy in support of funding Lincoln Pool and seconded by Gdowski. Upon roll call vote Murray, Fitzke and Gdowski voted aye. Sandstrom and Pirnie voted no. Motion carried 3-2 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 heard from Chris Meyer they are working on the inside of the building as it's too hot to work outside. The Grand Façade is still moving forward, they just received their grant from DED. 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 they just got Council approval on Tuesday night for their POW Memorial.

8. DISCUSSION CONCERNING PURCHASE/SALE OF REAL ESTATE.

There was discussion about placing legal notices for RFP's for the CRA's remaining two lots. Also it was suggested to use the Chamber of Commerce and the Economic Development partner site to let others know of the land available for purchase from the CRA.

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

10. DIRECTORS REPORT.

11. ADJOURNMENT.

Sandstrom adjourned the meeting at 4:58 p.m.

The next meeting is scheduled for August 24, 2011 at 4:00 p.m.

Respectfully submitted
Chad Nabity
Director