



# Community Redevelopment Authority (CRA)

**Wednesday, January 11, 2012  
Regular Meeting**

## **Item B1**

### **Meeting Minutes**

Staff Contact: Chad Nabity

## OFFICIAL PROCEEDINGS

### MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF December 14, 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 December 14, 2011 at City Hall 100 E First Street. Notice of the meeting was given in the December 7, 2011 Grand Island Independent.

1. CALL TO ORDER. Barry Sandstrom called the meeting to order at 4:02 p.m. The following members were present: Glen Murray 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. Michelle Fitzke and Tom Gdowski were 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.

1. APPROVAL OF MINUTES. A motion for approval of the Minutes for the November 9, 2011 meeting was made by Pirnie and seconded by Murray. Upon roll call vote, all present voted aye. Motion carried unanimously.
2. APPROVAL OF FINANCIAL REPORTS. Monter reviewed the financial reports for the period of October 1, 2011 through November 30, 2011. Monter noted the auditors found some additional interest that was added to the October cash around \$5400. 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.
3. APPROVAL OF BILLS. The bills were reviewed by Nabity. Motion made by Pirnie and seconded by Murray to approve the bills in the amount of \$2579.23. Upon roll call vote all present voted aye. Motion carried unanimously to approve the payment of bills totaling \$2579.23.
4. CONSIDERATION OF GRANT REQUEST. Billie Berta and Jerri Cuterer, owners of 520 W 3<sup>rd</sup> Street, have requested funding under the façade development program to assist with façade improvements at this location. The anticipated cost of the façade project is \$258,300 with a total cost of \$190,000 of developer equity in updates to the building. Ms. Berta and Ms. Cuterer are asking for a grant of \$70,443.00 to offset the costs of the façade improvements. Improvements

will be made to the frontage of 520 W 3<sup>rd</sup>. Carl Mayhew said the building has a lot of late 1920's Americana in the design, which will be restored in the project. This building once served as a Pontiac dealership decades ago. The façade grant will go toward extensive exterior renovations, including replacing boarded transom windows and revealing brick details that have been covered with wood.

Sandstrom thought this was a nice project for "that end of 3<sup>rd</sup> Street". Gdowski who was absent said this was a good project with strong owners/managers. They have a reasonable amount of equity going in from owners and he looks forward to watching their continued success. He would recommend in favor of this façade.

Motion was made by Pirnie to approve the 520 W 3<sup>rd</sup> Façade request for Primitive Touch Antique Warehouse in the amount of \$70,443.00. The motion was seconded by Murray. Upon roll call all present voted aye. Motion carried unanimously.

5. REVIEW OF COMMITTED PROJECTS & CRA PROPERTIES.

Nabity briefly reviewed the Committed Projects. The first phase of the Wayside horns will be completed this winter and is underway. The Grand Façade is still moving forward; they have all their permits and have started the construction they are looking to finish this spring. Wilmar Realty LLC will request their remaining \$100,000 in October of 2012 for the next fiscal year. 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.

No discussion.

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

8. DIRECTORS REPORT.

Nabity told the board the Blight Study for Area 8 should be complete next month. Nabity also stated the amount of money CRA has funded the Façade program for downtown from 2005 to present is \$1,707,753. Nabity also asked to move the February meeting to the 15<sup>th</sup>.

9. ADJOURNMENT.

Sandstrom adjourned the meeting at 4:30 p.m.

The next meeting is scheduled for January 11, 2012 at 4:00 p.m.

Respectfully submitted  
Chad Nabity  
Director