



Community Redevelopment Authority (CRA)

**Wednesday, May 9, 2012
Regular Meeting**

Item B1

Meeting Minutes

Staff Contact: Chad Nabity

OFFICIAL PROCEEDINGS

MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF April 11, 2012

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 April 11, 2012 at City Hall 100 E First Street. Notice of the meeting was given in the April 7, 2012 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, Sue Pirnie and Tom Gdowski. Also present were; Director, Chad Nabity; Secretary, Rose Woods; Finance Director, Jaye Monter; Roger Bullington, Marv Webb, Amos Anson and Larry Fowle.

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 March 14, 2012 meeting was made by Pirnie and 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 March 1, 2012 through March 30, 2012. Motion 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 Murray and seconded by Fitzke to approve the bills in the amount of \$74,372.37. Upon roll call vote all present voted aye. Motion carried unanimously to approve the payment of bills totaling \$74,372.37.
5. CONSIDERATION OF GRANT REQUEST. Chief Industries, Vice President of Development, Roger Bullington, has submitted a grant request for 1140 S Lincoln, Grand Island. The request is for financial assistance for costs associated with the demolition and removal of structures as the former Aurora Coop facility. The total cost for site preparation is \$204,800 that includes demolition and removal of all structures, concrete footings/foundations/pavement removal, removal of all underground storage tanks, permits and legal surveying, project

management and incidentals. Chief is asking for a grant in the amount of \$100,000. If this grant request is approved the site could be entirely cleared in 60 to 90 days.

Regional Planning Director Chad Nabity, who also serves as the CRA director, said Chief bought the former Aurora Co-op site in December 2010 and the numerous buildings there pose an “attractive nuisance” for nearby Barr Middle School students.” Getting them out of there is probably a good thing,” Nabity said of the buildings.

Chief Industries Vice President Roger Bullington said the buildings are all locked, but none are fenced, so access can be gained. The buildings are old enough they cannot be cost-effectively upgraded to be used by Chief other than for cold storage. Chief purchased the property simply to prevent its fabrication plant from being landlocked, he said.

Chief wants to retain five acres for its own future expansion, but wants to sell off three acres at the corner of Fonner Park Road and Lincoln Avenue. Bullington said there is an interested party for that land.

The CRA wanted the possibility of being repaid the grant funds so it approved a memorandum of understanding with Chief that calls for the \$100,000 to be repaid if Chief ever redevelops the property and uses tax-increment financing dollars to do so. The memorandum of understanding was approved by the CRA, but is subject to approval from Chief owners and legal staff, which hadn't yet seen it.

A motion was made by Gdowski to approve the \$100,000 grant with the MOU subject to approval of both parties and was seconded by Fitzke. Upon roll call vote, all present voted aye. Motion carried unanimously.

6. CONSIDERATION OF FAÇADE IMPROVEMENTS.

Sharena & Amos Anson, owners of The Chocolate Bar, 118 W 3rd St., has requested funding under the façade development program to assist with façade improvements at this location. The anticipated cost of the façade project is \$116,536 with a total cost of \$370,000 of developer investment to the building. The Anson's received a \$37,500 facade grant a year ago to renovate the exterior of 116 W. Third St. and are now seeking the second grant to renovate the exterior of the adjoining building at 118 W. Third.

The cost is higher this time because there's a lot of masonry work required and the Anson's will hire that done instead of doing the work themselves as they did for 116 W. Third. Expanding into 118 W. 3rd will allow them to more than double the seating capacity in their restaurant and accommodate large groups and special meetings.

A motion was made by Murray and seconded by Pirnie to approve the Façade grant in the amount of \$116,536. Upon roll call vote, all present voted aye. Motion carried unanimously.

7. CONSIDERATION OF A GRANT REQUEST.

Larry Fowle, owner of 809 S Kimball has submitted a request for a grant not to exceed \$2,000, to pay for a micro blight study at 809 S Kimball St. The grant will pay for a micro blight study of about two blocks from Kimball Avenue to Oak Street and Bismark to Phoenix. Fowle bought a small, single-family house on two lots at 809 S. Kimball that according to the Hall County assessor's office is "worn out."

The house is a half-block from an existing redevelopment area, but Fowle would like to qualify for tax-increment financing to demolish the house and build back a duplex. The study will determine if the two-block area is blighted and substandard and therefore eligible for redevelopment assistance. This is the first time the CRA has authorized that kind of study on such a small and focused redevelopment area.

A motion was made by Gdowski and seconded by Pirnie to approve the grant of \$2000. Upon roll call vote, all present voted aye. Motion carried unanimously.

6. DIRECTORS REPORT.

7. ADJOURNMENT.

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

The next meeting is scheduled for May 9, 2012 at 4:00 p.m.

Respectfully submitted
Chad Nabity
Director