



Community Redevelopment Authority (CRA)

Wednesday, June 13, 2012
Regular Meeting

Item B1

May Meeting Minutes

Staff Contact: Chad Nabity

OFFICIAL PROCEEDINGS

MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF May 9, 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 May 9, 2012 at City Hall 100 E First Street. Notice of the meeting was given in the May 2, 2012 Grand Island Independent.

1. CALL TO ORDER. Vice Chair Glen Murray called the meeting to order at 4:02 p.m. The following members were present: Michelle Fitzke, Sue Pirnie and Tom Gdowski. Also present were; Director, Chad Nabity; Secretary, Rose Woods; Finance Director, Jaye Monter; Legal Counsel, Duane Burns; Council Liaison, Vaughn Minton, Ron DePue and Kelly Rafferty. (Chairman Barry Sandstrom was absent).

Murray 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 April 11, 2012 meeting was made by Gdowski and seconded by Fitzke. 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 April 1, 2012 through April 30, 2012. Motion was made by Pirnie and seconded by Gdowski 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 Murray. Motion made by Gdowski and seconded by Pirnie to approve the bills in the amount of \$413.54. Upon roll call vote all present voted aye. Motion carried unanimously to approve the payment of bills totaling \$413.54.
5. REVIEW OF COMMITTED PROJECTS & CRA PROPERTY.
(This was requested to be moved directly after bills to review the committed projects before any other commitments are made.)

Monter explained she has made appropriate changes to the Committed Projects spreadsheet to better provide information to the CRA board to see the actual funds available.

6. REVIEW OF REDEVELOPMENT PLAN. Generalized Redevelopment Plan for Area #9.

Ron Depue spoke on the Redevelopment Plan for Area #9 that was brought forward by his client Gordman Grand Island, LLC. Depue explained to CRA this Study was paid for by his client. Prior Blight Studies have been requested through the CRA, so this Blight Study didn't have to be reviewed by CRA first to approve. The CRA is responsible for reviewing the Redevelopment Plan for Area #9 and forwarding the Plan on to Regional Planning Commission. The Blight Study was approved by Grand Island City Council on April 24, 2012, Resolution No. 2012-114.

7. CONSIDERATION OF A RESOLUTION No. 131. Consideration of Resolution No. 131 to forward a Redevelopment Plan Amendment to the Hall County Regional Planning Commission for Area #9.

A motion for approval of Resolution No. 131 was made by Pirnie and seconded by Fitzke. Upon roll call vote all present voted aye. Motion carried unanimously.

8. CONSIDERATION OF A SITE SPECIFIC PLAN RESOLUTION NO. 132. Consideration of a Site Specific Redevelopment Plan for 3420 W State Street, Resolution No. 132 to forward the Site Specific Redevelopment Plan to Regional Planning.

Kelly Rafferty spoke for Equity Investment Group (EIG) out of Fort Wayne, Indiana who is requesting redevelopment help in the form of a TIF from the CRA in the amount of \$899,000. This plan is to redevelop the former grocery store at 3420 W State Street into tenant spaces. There are four letters of intent from perspective tenants to rent the retail spaces once the spaces have been renovated.

A motion for approval of Resolution No. 132 was made Fitzke and seconded by Pirnie. Upon roll call vote all present voted aye. Motion carried unanimously.

9. CONSIDERATION OF A SITE SPECIFIC PLAN RESOLUTION NO. 133. Consideration of a Resolution of intent to enter into a Site Specific Redevelopment Contract & Approval of related actions 30 day notice to City Council for 3420 W State Street.

A motion for approval of Resolution No. 133 was made Pirnie and seconded by Fitzke. Upon roll call vote all present voted aye. Motion carried unanimously.

10. DIRECTORS REPORT.

11. ADJOURNMENT.

Murray adjourned the meeting at 5:03 p.m.

The next meeting is scheduled for June 13, 2012 at 4:00 p.m.

Respectfully submitted
Chad Nabity
Director