



Community Redevelopment Authority (CRA)

Wednesday, July 11, 2012
Regular Meeting

Item B1

June Meeting Minutes

Staff Contact: Chad Nabity

OFFICIAL PROCEEDINGS

MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF June 13, 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 June 13, 2012 at City Hall 100 E First Street. Notice of the meeting was given in the June 6, 2012 Grand Island Independent.

1. CALL TO ORDER. Chairman Barry Sandstrom called the meeting to order at 4:06 p.m. The following members were present: Glen Murray, Michelle Fitzke, and Sue Pirnie. Also present were; Director, Chad Nabity; Secretary, Rose Woods; Legal Counsel, Duane Burns; Greg Baker, Larry Fowle and Kelly Rafferty. (Member Tom Gdowski 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 9, 2012 meeting was made by Murray and seconded by Pirnie, with the correction noted for item # 1 of the incorrect name. Upon roll call vote all present voted aye. Motion carried unanimously.
3. APPROVAL OF FINANCIAL REPORTS. Sandstrom reviewed the financial reports for the period of May 1, 2012 through May 31, 2012. Motion was made by Pirnie and seconded by Fitzke 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 Murray to approve the bills in the amount of \$14,689.20. Upon roll call vote all present voted aye. Motion carried unanimously to approve the payment of bills totaling \$14,689.20.
5. REVIEW OF COMMITTED PROJECTS & CRA PROPERTY. Nabity reviewed the Committed Projects. He noted the individual building evaluations was complete for the Downtown BID and that would be removed from the committed projects. Larry Fowle would be submitting a bill to the CRA next month for his micro blight study. Chief Industries is continuing their demo and cleanup of the old co-op. The Howard Johnson/Denny's is scheduled to open July 1st. There still have been no final inspections on Fonner Park. YMCA has a lot of work going on. The

Grand Façade is almost done and will be sending a bill in the next few months. Willmar Reality is complete.

6. CONSIDERATION OF RESOLUTION 134.

Consideration of a Resolution to reimburse expenditures associated with the Lincoln Park Pool with the proceeds of bonds to be issued for the construction of the Lincoln Pool. This resolution will permit the CRA to use funds from the bond to pay expenses that may be incurred prior to the issuance of the bond with the bond funds. At this time we are not expecting to use this provision but it is prudent to allow for the possibility.

A motion for approval of Resolution No. 134 was made by Murray and seconded by Pirnie. Upon roll call vote all present voted aye. Motion carried unanimously.

7. CONSIDERATION OF RESOLUTION TO APPROVE A REDEVELOPMENT CONTRACT AND RESOLUTION 135.

Consideration to approve a Resolution of intent to enter into a Redevelopment Contract with EIG, Grand Island, for site specific redevelopment of an area within the city limits of the City of Grand Island, at 3420 W State Street, Grand Island, Nebraska. The CRA passed Resolution 133 notifying City Council of their intent to enter into a redevelopment contract at their meeting May 9, 2012. The Hall County Regional Planning Commission met on June 6, 2012 and passed Resolution 2012-05 finding this plan amendment is consistent with the comprehensive development plan for the City of Grand Island. The Grand Island City Council considered Resolution 2012-153 and approved the site specific redevelopment plan at their meeting on June 12, 2012.

A motion to approve a Redevelopment Contract with EIG and to approve Resolution No. 135 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. 136.

Consideration of a Resolution to forward a Site Specific redevelopment plan to the Hall County Regional Planning Commission for 709 and 715 W 18th Street. The CRA received a TIF application and staff has prepared a Site Specific redevelopment plan (the "Plan"), for redevelopment of an area within city limits of the City of Grand Island, Hall County, Nebraska.

Items # 8 and #9 were taken together in a motion.

9. CONSIDERATION OF RESOLUTION 137.

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 709 and 715 W 18th Street.

A motion for approval of Resolution No. 136 and Resolution No. 137 was made Pirnie and seconded by Murray. Upon roll call vote Pirnie, Murray and Fitzke voted aye. Sandstrom abstained. Motion carried unanimously.

10. REVIEW OF BLIGHT STUDY FOR AREA #10 AND REFER TO COUNCIL.

The CRA awarded a grant to Mr. Larry Fowle to cover the cost of a blight study to include his property at 809 S. Kimball and surrounding property as suggested by the CRA. Mr. Fowle has contracted with Keith Marvin of Marvin Planning Consultants to conduct the study. The findings of the study confirm that this area does meet the requirements to be declared blighted and substandard. A copy of the study is attached for review by the CRA. It would be appropriate for the CRA to forward this study the Grand Island City Council for their consideration.

A motion to forward the Blight Study for Area #10 to City Council for their approval was made by Murray and seconded by Fitzke. Upon roll call vote all present voted aye. Motion carried unanimously

10. DIRECTORS REPORT.

Budget will be discussed next month.

11. ADJOURNMENT.

Sandstrom adjourned the meeting at 4:32 p.m.

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

Respectfully submitted
Chad Nabity
Director