



Community Redevelopment Authority (CRA)

**Wednesday, August 15, 2012
Regular Meeting**

Item B1

July 11, 2012 & July 31, 2012 Meeting Minutes

Staff Contact: Chad Nabity

OFFICIAL PROCEEDINGS

MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF July 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 July 11, 2012 at City Hall 100 E First Street. Notice of the meeting was given in the July 3, 2012 Grand Island Independent.

1. CALL TO ORDER. Chairman Barry Sandstrom called the meeting to order at 4:02 p.m. The following members were present: Glen Murray and Tom Gdowski. Also present were; Director, Chad Naby; Secretary, Rose Woods; Council Liaison, Vaughn Minton; Finance Director, Jaye Monter; Legal Counsel, Duane Burns; Todd Enck, Roger Bullington (Members Michelle Fitzke and Sue Pirnie 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.

2. APPROVAL OF MINUTES. A motion for approval of the Minutes for the June 13, 2012 meeting was made by Murray and seconded by Gdowski. 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 June 1, 2012 through June 31, 2012. Motion was made by Gdowski and seconded by Murray 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 Gdowski and seconded by Murray to approve the bills in the amount of \$98,787.89. Upon roll call vote all present voted aye. Motion carried unanimously to approve the payment of bills totaling \$98,787.89.
5. REVIEW OF COMMITTED PROJECTS & CRA PROPERTY. Naby reviewed 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. Fonner Park first installment has been approved for payment. All inspections have been signed off by the Grand Island Building Department. YMCA is continuing their work on the roof. The Grand Façade is almost done and will be

sending a bill in the next few months. The Chocolate Bar is Willmar Reality is complete.

6. MEMORANDUM OF UNDERSTANDING WITH CHIEF INDUSTRIES.
RE: FORMER AURORA COOP PROPERTY.

At the April CRA meeting Chief Industries was awarded a grant of \$100,000 to help pay for the demolition of the buildings on the Aurora Coop property. The CRA was interested in the possibility of getting that money back in the event that TIF is used on this property and Chief was agreeable. A Memorandum of Understanding was approved subject to negotiating minor changes. That MOU has been changed significantly, including the addition of a signature line for the Mayor (subject to Council Approval); to insure that all parties are aware of what is proposed. If the MOU is not signed the grant that CRA awarded will still be paid to Chief upon completion of the project. If the MOU is approved it does not commit the City or the CRA to using TIF for the project but it does make the costs for demolition, site clearance and the installation of public utilities that will or may occur prior to an application for TIF eligible for reimbursement. The CRA will have some possibility of getting all or a portion of the Grant for demolition back.

A motion for approval of the Memo of Understanding with Chief Industries RE: Former Aurora Coop was made by Murray and seconded by Gdowski. Upon roll call vote all present voted aye. Motion carried unanimously.

7. CONSIDERATION OF RESOLUTION 138.

Consideration of a Resolution to forward a Site Specific redevelopment plan to the Hall County Regional Planning Commission for 125 N Carey 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. A MOTION to approve Resolution No. 138.

A motion for approval of Resolution No. 138 to forward the Site Specific Redevelopment Plan to the Hall County Regional Planning Commission for 125 N Carey was made by Gdowski and seconded by Murray. Upon roll call vote all present voted aye. Motion carried unanimously.

8. CONSIDERATION OF RESOLUTION 139.

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 125 N Carey Street. A MOTION to approve Resolution No. 139.

A motion for approval of Resolution No. 139 to forward the Site Specific Redevelopment Plan to the City Council for 125 N Carey was made by

Gdowski and seconded by Murray. Upon roll call vote all present voted aye. Motion carried unanimously.

9. DISCUSSION ABOUT OLD CITY HALL.

There was no discussion with PROCON. They needed to submit a formal letter to the CRA to discuss the possible sale of the Old City Hall 3rd Floor.

10. BUDGET

Review of 2012-2013 Budget. Monter reviewed the budget numbers. The budget will be cleaned up and brought forth at the next meeting.

11. DIRECTORS REPORT.

There will be two blight studies.

12. ADJOURNMENT.

Sandstrom adjourned the meeting at 4:55 p.m.

The next meeting is scheduled for July 31, 2012 at 4:00 p.m.

Respectfully submitted
Chad Nabity
Director

OFFICIAL PROCEEDINGS

MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF July 31, 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 July 31, 2012 at City Hall 100 E First Street. Notice of the meeting was given in the July 24, 2012 Grand Island Independent.

1. CALL TO ORDER. Chairman Barry Sandstrom called the meeting to order at 4:05 p.m. The following members were present: Sue Pirnie, Glen Murray and Tom Gdowski. Also present were; Director, Chad Nability; Secretary, Rose Woods; Council Liaison, Vaughn Minton; Finance Director, Jaye Monter; Legal Counsel, Duane Burns; KC Hehnke, Bruce (Member Michelle Fitzke 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. This was pulled from the Agenda as minutes were not provided in the packets which were mailed out. Meeting minutes from July 11, 2012 and July 31, 2012 will be approved at the August 15, 2012 meeting.

3. CONSIDERATION OF RESOLUTION 140.
Consideration of a Resolution to forward a Site Specific redevelopment plan to the Hall County Regional Planning Commission for 2300 N Webb Road. 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.

Nability and Bruce Shriner both briefly spoke about the purpose of the TIF request for 2300 N Webb Road.

A motion for approval of Resolution No. 140 to forward the Site Specific Redevelopment Plan to the Hall County Regional Planning Commission for 2300 N Webb Road was made by Murray and seconded by Pirnie. Upon roll call vote all present voted aye. Motion carried unanimously.

4. CONSIDERATION OF RESOLUTION 141.

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 2300 N Webb Road.

A motion for approval of Resolution No. 141 to forward the Site Specific Redevelopment Plan to the City Council for 2300 N Webb Road was made by Murray and seconded by Pirnie. Upon roll call vote all present voted aye. Motion carried unanimously.

5. CONSIDERATION OF RESOLUTION 142.

KC Hehnke provided a letter to the CRA regarding the plans to sell the third floor of the former City Hall building located at 208 N Pine.

A motion for approval of Resolution No. 142 to approve the sale of the 3rd floor of the building located at 208 N Pine was made by Gdowski and seconded by Murray. Upon roll call vote Murray, Pirnie and Gdowski voted aye and Sandstrom abstained. Motion carried unanimously.

6. CONSIDERATION OF RESOLUTION 143.

Review of 2012-2013 Budget. Monter reviewed the budget and how the Lincoln Pool bond was raised due to the increase in costs. A motion to approve the 2012-2013 Budget as presented was made by Gdowski and seconded by Murray. Upon roll call vote all present voted aye. Motion carried unanimously.

7. ADJOURN TO EXECUTICE SESSION TO DISCUSS NEGOTIATIONS.
NONE

8. APPROVE RESOLUTION OR RESOLUTIONS TO PURCHASE/SELL PROPERTY.
NONE

9. DIRECTORS REPORT.

10. ADJOURNMENT.

Sandstrom adjourned the meeting at 4:45 p.m.

The next meeting is scheduled for August 15, 2012 at 4:00 p.m.

Respectfully submitted
Chad Nabity
Director