



Community Redevelopment Authority (CRA)

**Wednesday, October 10, 2012
Regular Meeting**

Item B1

Meeting Minutes

Staff Contact: Chad Nabity

OFFICIAL PROCEEDINGS

MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF September 19, 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 September 19, 2012 at City Hall 100 E First Street. Notice of the meeting was given in the August 10, 2012 Grand Island Independent.

1. CALL TO ORDER. Chairman Barry Sandstrom called the meeting to order at 4:03 p.m. The following members were present: Sue Pirnie and Tom Gdowski. Also present were; Director, Chad Naby; Secretary, Rose Woods; Council Liaison, Vaughn Minton; Finance Director, Jaye Monter; and (Member Glen Murray arrived 4:35 p.m. Member Michele 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. A motion for approval of the Minutes for the August 15, 2012 meeting was made by Gdowski and seconded by Pirnie. 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 August 1, 2012 through August 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 Sandstrom. Motion made by Pirnie and seconded by Gdowski to approve the bills in the amount of \$701,637.61. Upon roll call vote all present voted aye. Motion carried unanimously to approve the payment of bills totaling \$701,637.61.
5. REVIEW OF COMMITTED PROJECTS & CRA PROPERTY. Naby reviewed the Committed Projects. The Chocolate Bar was paid, as was Skagway, Chief and the first payment to The Grand. YMCA project is completed. A request for payment should be coming in. The Howard Johnson Façade is nearing completion; a request for payment should be coming in.

6. CONSIDERATION OF INTENT. Consideration to approve Resolution 149 and to enter into a Redevelopment Contract with Token Properties, LLC, for redevelopment of an area within the city limits of the City of Grand Island, 125 N Carey Street, Grand Island. The CRA passed Resolution 139 notifying City Council of their intent to enter into a redevelopment contract at their meeting on July 11, 2012. The Hall County Regional Planning Commission met on August 1, 2012 and passed Resolution 2012-07 finding that this plan amendment is consistent with the comprehensive development plan for the City of Grand Island. The Grand Island City Council passed Resolution 2012-235 approving the redevelopment plan at their meeting on August 28, 2012.

A motion to approve Resolution 149 and enter into a Redevelopment contract with Token Properties, LLC was made by Gdowski and seconded by Pirnie. Upon roll call vote (Pirnie, Gdowski and Sandstrom) voted aye. Motion carried unanimously.

7. CONSIDERATION OF INTENT. Consideration to approve Resolution 150 and to enter into a Redevelopment Contract with Gordman Grand Island LLC, for redevelopment of an area within the city limits of the City of Grand Island. The CRA passed Resolution 141 notifying City Council of their intent to enter into a redevelopment contract at their meeting on July 31, 2012. The Hall County Regional Planning Commission met on August 1, 2012 and passed Resolution 2012-08 finding that this plan amendment is consistent with the comprehensive development plan for the City of Grand Island. The Grand Island City Council passed Resolution 2012-236 approving the redevelopment plan at their meeting on August 28, 2012.

A motion to approve Resolution 150 and enter into a Redevelopment contract with Gordman Grand Island LLC was made by Gdowski and seconded by Pirnie. Upon roll call vote all present voted aye. Motion carried unanimously.

8. CONSIDERATION OF RESOLUTION 144. Consideration of a Resolution to forward a Site Specific redevelopment plan to the Hall County Regional Planning Commission for 1135 S Locust. 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 144.

A motion for approval of Resolution No. 144 to forward the Site Specific Redevelopment Plan to the Hall County Regional Planning Commission for 1135 S Locust was made by Pirnie and seconded by Gdowski. Upon roll call vote all present voted aye. Motion carried unanimously.

9. CONSIDERATION OF RESOLUTION 145.

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 1135 S Locust. A MOTION to approve Resolution No 145.

A motion for approval of Resolution No. 145 to forward the Site Specific Redevelopment Plan to the City Council for 1135 S Locust 125 N Carey was made by Gdowski and seconded by Pirnie. Upon roll call vote all present voted aye. Motion carried unanimously.

Glen Murray joined the meeting at 4:35 p.m.

10. CONSIDERATION OF RESOLUTION 146.

Consideration of a Resolution to forward a Site Specific redevelopment plan to the Hall County Regional Planning Commission for 1103 St. Paul Rd. 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 146.

A motion for approval of Resolution No. 146 to forward the Site Specific Redevelopment Plan to the Hall County Regional Planning Commission for 1103 St. Paul Rd. was made by Gdowski subject to language by the CRA included in the contract by Habitat and seconded by Pirnie. Upon roll call vote all present voted aye. Motion carried unanimously.

11. CONSIDERATION OF RESOLUTION 147.

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 1103 St. Paul Rd., A MOTION to approve Resolution No. 147.

A motion for approval of Resolution No. 147 to forward the Site Specific Redevelopment Plan to the City Council for 1103 St. Paul Rd. was made by Gdowski and seconded by Murray. Upon roll call vote all present voted aye. Motion carried unanimously.

12. CONSIDERATION OF RESOLUTION 148.

Consideration of a Resolution to approve bonds for the Lincoln Pool. Bruce Lefler from Ameritas investment corp explained the process to the board.

A motion for approval of Resolution 148 to approve bond issuance for the Lincoln Pool was made by Pirnie and seconded by Murray. Upon roll call vote all present voted aye. Motion carried unanimously.

13. ADJOURN TO EXECUTICE SESSION TO DISCUSS NEGOTIATIONS.
NONE

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

15. DIRECTORS REPORT.

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

The next meeting is scheduled for October 10, 2012 at 4:00 p.m.

Respectfully submitted
Chad Nability
Director