



Community Redevelopment Authority (CRA)

**Wednesday, November 14, 2012
Regular Meeting**

Item B1

October Meeting Minutes

Staff Contact: Chad Nabity

OFFICIAL PROCEEDINGS

MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF October 10, 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 October 10, 2012 at City Hall 100 E First Street. Notice of the meeting was given in the October 3, 2012 Grand Island Independent.

1. CALL TO ORDER. Chairman Barry Sandstrom called the meeting to order at 4:00 p.m. The following members were present: Michelle Fitzke, Sue Pirnie and Glen Murray. Also present were; Director, Chad Naby; Secretary, Rose Rhoads; Council Liaison, Vaughn Minton; Finance Director, Jaye Monter; Legal Counsel, Duane Burns and (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 September 19, 2012 meeting was made by Murray 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 September 1, 2012 through September 30, 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 Fitzke and seconded by Pirnie to approve the bills in the amount of \$12,914.67. Upon roll call vote all present voted aye. Motion carried unanimously to approve the payment of bills totaling 12,914.67.
5. REVIEW OF COMMITTED PROJECTS & CRA PROPERTY. Naby reviewed the Committed Projects. YMCA project is completed. A request for payment should be coming in sometime. The Downtown BID is working on the Grand Generation/YMCA tree project. The Howard Johnson Façade is nearing completion; a request for payment is in pending on finals with the Building Department.

6. FAÇADE CONSIDERATION. Consideration of a Façade Request from Vince Mendez, 2404 W Lincoln Hwy & 2403-2423 W Lincoln Hwy, Grand Island.

Nabity explained Vince Mendez has submitted a request for Façade funds for Personal Automotive Services for \$83,801. This includes exterior signage, landscaping project, exterior concrete, gutters, downspouts and snow retention devices. Currently Mendez has invested \$1.4 million dollars.

Murray was a part of the Façade review committee he commented this was a great project and a lot had been done to improve the area.

Motion made by Murray and seconded by Pirnie to approve the Façade request in the amount \$83,801. Upon roll call vote all present voted aye. Motion carried unanimously.

7. FACADE CONSIDERATION. Consideration of a Façade Request from Ron Nitzel 108, 110 & 112 W 4TH St., Grand Island.

Nabity explained Ron Nitzel is looking at removing the existing dilapidated neon sign and replace with a historical correct sign. Repaint metal wall sign and add fabric awnings over upper level windows also adding decorative panels around upper level windows.

Murray was a part of the Façade review committee he commented this would be a nice improvement to the 4th Street area.

Motion made by Murray and seconded by Fitzke to approve the Façade request in the amount \$31,948. Upon roll call vote all present voted aye. Motion carried unanimously.

8. CONSIDERATION OF RESOLUTION 151. Consideration of a Resolution to forward a Site Specific redevelopment plan to the Hall County Regional Planning Commission for 809-811 S Kimball St. 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.

Nabity and Todd Enck both briefly spoke about the purpose of the TIF request for 809-811 S Kimball St. This was previously owned by Larry Fowle and was approved earlier this year as the first mirco blight study area. Enck is proposing to build a duplex at this location.

A motion for approval of Resolution No. 151 to forward the Site Specific Redevelopment Plan to the Hall County Regional Planning Commission for 809-811 S Kimball St. was made by Fitzke and seconded by Pirnie. Upon roll call vote all present voted aye. Motion carried unanimously.

9. CONSIDERATION OF RESOLUTION 152.

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 809-811 S Kimball St.

A motion for approval of Resolution No. 152 to forward the Site Specific Redevelopment Plan to the City Council for 809-811 S Kimball St was made by Pirnie and seconded by Murray. Upon roll call vote all present voted aye. Motion carried unanimously.

10. ADJOURN TO EXECUTICE SESSION TO DISCUSS NEGOTIATIONS.
NONE

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

12. ELECTION OF OFFICERS. Fitzke made a motion to keep Barry Sandstrom as Chairman and Glen Murray as Vice Chairman, the motion was seconded by Pirnie. Upon roll call vote all present voted aye. Motion carried unanimously.

13. DIRECTORS REPORT.

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

The next meeting is scheduled for November 14, 2012 at 4:00 p.m.

Respectfully submitted
Chad Nabity
Director