



Community Redevelopment Authority (CRA)

**Wednesday, December 12, 2012
Regular Meeting**

Item B1

Meeting Minutes

Staff Contact: Chad Nabity

OFFICIAL PROCEEDINGS

MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF November 14, 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 November 7, 2012 at City Hall 100 E First Street. Notice of the meeting was given in the November 14, 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: Tom Gdowski, and Glen Murray. Also present were; Director, Chad Naby; Secretary, Rose Rhoads; Finance Director, Jaye Monter; Legal Counsel, Duane Burns (Member Michelle Fitzke, Sue Pirnie 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 October 10, 2012 meeting was made by Gdowski and seconded by Murray. 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 October 1, 2012 through October 31, 2012. Motion was made by Gdoski 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 Murray and seconded by Gdowski to approve the bills in the amount of \$381,812.87. Upon roll call vote all present voted aye. Motion carried unanimously to approve the payment of bills totaling \$381,812.87.
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 complete; a request for payment is in pending on finals with the Building Department.

6. CONSIDERATION OF INTENT. Consideration to approve Resolution 153 and to enter into a Redevelopment Contract with Auto One, Inc., (the "Developer") for redevelopment of an area within the city limits of the City of Grand Island, 1135 South Locust. The CRA passed resolution 145 notifying City Council of their intent to enter into a redevelopment contract at their meeting on September 19, 2012. The Hall County Regional Planning Commission met on October 3, 2012, and passed Resolution 2013-01 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 2012-313 at their meeting on October 23, 2012.

A motion to approve Resolution 153 and enter into a Redevelopment contract with Auto One, Inc., was made by Murray and seconded by Gdowski. Upon roll call vote all present voted aye. Motion carried unanimously.

7. CONSIDERATION OF REDEVELOPMENT CONTRACT. Consideration to approve Resolution 154 Grand Island Area Habitat for Humanity, (the "Developer") has proposed to redevelop an area within the city limits of the City of Grand Island at 1103 St Paul Road. The CRA passed resolution 147 notifying City Council of their intent to enter into a redevelopment contract at their meeting on September 19, 2012. The Hall County Regional Planning Commission met on October 3, 2012, and passed Resolution 2013-02 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 2012-312 at their meeting on October 23, 2012.

A motion to approve Resolution 154 and enter into a Redevelopment contract with Auto One, Inc., was made by Gdowski and seconded by Murray. Upon roll call vote all present voted aye. Motion carried unanimously.

8. MASONIC TEMPLE LIFE SAFETY DISCUSSION & POTENTIAL FUNDING AS OTHER GRANTS.

Amos Anson explained to the board his potential plans with the Masonic Temple. He asked the board to advance his \$25,000 to begin the demo process.

Sandstrom recommended a committee to oversee the process of creating a TIF process for the Masonic Temple, he also asked Murray and Gdowski to make up the committee.

9. ADJOURN TO EXECUTICE SESSION TO DISCUSS NEGOTIATIONS.

10. APPROVE RESOLUTION OR RESOLUTIONS TO PURCHASE/SELL
PROPERTY.

11. DIRECTORS REPORT.

12. ADJOURNMENT.

Sandstrom adjourned the meeting at 5:10 p.m.

The next meeting is scheduled for December 12, 2012 at 4:00 p.m.

Respectfully submitted
Chad Nabity
Director