



Community Redevelopment Authority (CRA)

**Wednesday, April 10, 2013
Regular Meeting Packet**

Board Members:

Michelle Fitzke

Tom Gdowski

Barry Sandstrom

Sue Pirnie

Glen Murray

**4:00 PM
City Hall
100 E First St**

Call to Order

Roll Call

A - SUBMITTAL OF REQUESTS FOR FUTURE ITEMS

Individuals who have appropriate items for City Council consideration should complete the Request for Future Agenda Items form located at the Information Booth. If the issue can be handled administratively without Council action, notification will be provided. If the item is scheduled for a meeting or study session, notification of the date will be given.

B - RESERVE TIME TO SPEAK ON AGENDA ITEMS

This is an opportunity for individuals wishing to provide input on any of tonight's agenda items to reserve time to speak. Please come forward, state your name and address, and the Agenda topic on which you will be speaking.

DIRECTOR COMMUNICATION

This is an opportunity for the Director to comment on current events, activities, and issues of interest to the commission.



Community Redevelopment Authority (CRA)

Wednesday, April 10, 2013
Regular Meeting

Item A1

Agenda

Staff Contact: Chad Nabity

AGENDA
Wednesday, April 10, 2013
1:00 p.m.
Grand Island City Hall

Open Meetings Notifications

1. Call to Order.
This is a public meeting subject to the open meetings laws of the State of Nebraska. The requirements for an open meeting are posted on the wall in this room and anyone that wants to find out what those are is welcome to read through them.
2. Approval of Minutes of March 13, 2013 Meeting.
3. Approval of Financial Reports.
4. Approval of Bills.
5. Review of Committed Projects and CRA Properties.
6. Discussion concerning Purchase/Sale of Real Estate of property.
7. Approve Resolution or Resolutions to Purchase/Sell Real Estate.
8. Directors Report
9. Adjournment

Next Meeting May 8, 2013

The CRA may go into closed session for any agenda item as allowed by state law.



Community Redevelopment Authority (CRA)

Wednesday, April 10, 2013
Regular Meeting

Item B1

Meeting Minutes

Staff Contact: Chad Nabity

OFFICIAL PROCEEDINGS

MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF April 10, 2013

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 April 10, 2013 at City Hall 100 E First Street. Notice of the meeting was given in the April 6, 2013 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: Sue Pirnie, Tom Gdowski and Glen Murray. Also present were; Director, Chad Nabity; Secretary, Rose Rhoads; Senior Account, Mike Kezeor.

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 Minutes for the March 13, 2013 meeting was made by Gdowski and seconded by Murray. Upon roll call vote all present voted aye. Motion carried unanimously.

Sue joined the meeting at 1:03 p.m.

3. APPROVAL OF FINANCIAL REPORTS. Kezeor reviewed the financial reports for the period of March 1, 2013 through March 31, 2013. Motion was made by Murray 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 Murray to approve the bills in the amount of \$150,886.08. Upon roll call vote all present voted aye. Motion carried unanimously to approve the payment of bills totaling \$150,886.08.
5. REVIEW OF COMMITTED PROJECTS & CRA PROPERTY. Nabity reviewed the Committed Projects.
6. ADJOURN TO EXECUTICE SESSION TO DISCUSS NEGOTIATIONS.
7. APPROVE RESOLUTION OR RESOLUTIONS TO PURCHASE/SELL PROPERTY.

8. DIRECTORS REPORT.

Nabity stated a TIF application had been received from Pridon and will be on the Agenda for May as will a TIF application from Copper Creek (Ray O'Connor).

9. ADJOURNMENT.

Murray adjourned the meeting at 1:23 p.m.

The next meeting is scheduled for May ?, 2013 at 4:00 p.m.

Respectfully submitted

Chad Nabity

Director



Community Redevelopment Authority (CRA)

Wednesday, April 10, 2013
Regular Meeting

Item C1

Financial Reports

Staff Contact: Chad Nabity

COMMITTED PROJECTS	TOTAL AMOUNT	2013 FISCAL YR	2014 FISCAL YR	2015 FISCAL YR	ESTIMATED COMP
Downtown BID					
Historic Lighting Projects	\$ 30,000.00	\$ 30,000.00	\$ -		
Fonner Park **	\$ 96,311.50	\$ 96,311.50			Complete Final payment Spring
2014 Wayside Horns (Custer/ Blaine)	\$ 100,000.00		\$ 100,000.00	\$ -	Winter 2014
The Grand Façade \$300,000 (\$100 over 3 fiscal yrs)	\$ 100,000.00	\$ 100,000.00	\$ -		Complete Final Payment Spring 2013
	\$ -				
Total Committed	\$ 326,311.50	\$ 226,311.50	\$ 100,000.00	\$ -	

Façade Budget \$ Remaining	\$ 300,951.00
Other Projects	\$ 50,000.00
Land	\$ 20,000.00
 subtotal	\$ 370,951.00
Less committed	\$ (226,311.50)
Balance remaining	<u>\$ 144,639.50</u>

CRA PROPERTIES

Address	Purchase Price	Purchase Date	Demo Cost	Status
408 E 2 nd St	\$4,869	11/11/2005	\$7,500	Surplus
3235 S Locust	\$450,000	4/2/2010	\$39,764	Surplus

March 31, 2013



Community Redevelopment Authority (CRA)

Wednesday, April 10, 2013
Regular Meeting

Item D1

Bills

Staff Contact: Chad Nabity

10-Apr-13

TO: Community Redevelopment Authority Board Members
FROM: Chad Nabity, Planning Department Director
RE: Bills Submitted for Payment

The following bills have been submitted to the Community Redevelopment Authority Treasurer for preparation of payment.

City of Grand Island

Administration Fees	Feb. & March
Accounting	
Officenet Inc.	
Postage	

Lawnscape

Grand Island Independent	monthly notices
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JEO Consulting	Lincoln Pool
Hausmann Construction, INC	Lincoln Pool

TIF Pass Through	
Platte Valley State Bank	Token TIF 213/215 N Ruby
Wilmar Realty, LLC	Skagway TIF 320 N State

Mayer, Burns, Koenig & Janulewicz Legal Services

Total:

\$ 5,890.51
\$ 375.00

\$ 19.13

\$ 32.00

\$ 16.01

\$ 1,140.50
\$ 142,445.00

\$ 45.99
\$ 653.94

\$ 300.00

\$ 150,918.08



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Wednesday, April 10, 2013
Regular Meeting

Item E1

Committed Projects

Staff Contact: Chad Nabity

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March 31, 2013