



Community Redevelopment Authority (CRA)

Wednesday, June 26, 2013
Regular Meeting

Item B1

Meeting Minutes

Staff Contact: Chad Nabity

OFFICIAL PROCEEDINGS

MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF May 29, 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 May 29, 2013 at City Hall 100 E First Street. Notice of the meeting was given in the May 22, 2013 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 Glen Murray. Also present were; Director, Chad Nabity; Secretary, Rose Rhoads; Council Liaison, Vaughn Minton; Legal Counsel, Duane Burns; Todd Enck, Ray O'Connor, Sean O'Connor, Ron DuPue and Denise McGovern-Gallagher .

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 April 10, 2013 meeting was made by Pirnie and seconded by Murray. Upon roll call vote all present voted aye. Motion carried unanimously.
3. APPROVAL OF FINANCIAL REPORTS. Sandstrom reviewed the financial reports for the period of April 1, 2013 through April 30, 2013. Motion was made by Murray and seconded by Pirnie 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 \$339,013.68. Upon roll call vote all present voted aye. Motion carried unanimously to approve the payment of bills totaling \$339,013.68.
5. REVIEW OF COMMITTED PROJECTS & CRA PROPERTY. Nabity reviewed the Committed Projects.

Item #11 was moved up on the agenda per Todd Enck's request.

6. CONSIDERATION OF RESOLUTION 163. 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 Token Properties, LLC. A MOTION to approve Resolution No. 163. Motion was made by Murray and seconded by Pirnie to approve the Resolution No. 163. Upon roll call vote all present voted aye. Motion carried unanimously.

7. CONSIDERATION OF REDEVELOPMENT CONTRACT. Chief Industries, LLC, (the "Developer") has proposed to redevelop an area within the city limits of the City of Grand Island at 1119 S Adams. The CRA passed resolution 157 notifying City Council of their intent to enter into a redevelopment contract at their meeting on March 13, 2013. The Hall County Regional Planning Commission met on April 3, 2013, and passed Resolution 2013-04 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 2013-124 at their meeting on April 9, 2013. A MOTION to approve the attached resolution is in order No 158. Motion was made by Pirnie and seconded by Murray to approve the Resolution 158. Upon roll call vote all present voted aye. Motion carried unanimously.
8. CONSIDERATION OF RESOLUTION 159.
Consideration of a Resolution to forward a Site Specific redevelopment plan to the Hall County Regional Planning Commission for 2422 N Wheeler Ave. 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. 159. Motion was made by Murray and seconded by Pirnie to approve the Resolution 159. Upon roll call vote all present voted aye. Motion carried unanimously.
9. CONSIDERATION OF RESOLUTION 160.
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 2422 N Wheeler Ave. A MOTION to approve Resolution No. 160. Motion was made by Murray and seconded by Pirnie to approve the Resolution 160. Upon roll call vote all present voted aye. Motion carried unanimously.
10. CONSIDERATION OF RESOLUTION 161.
Consideration of a Resolution to forward a Site Specific redevelopment plan to the Hall County Regional Planning Commission for Copper Creek Estates. 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. 161. Motion was made by Murray and seconded by Pirnie to approve the Resolution 161. Upon roll call vote all present voted aye. Motion carried unanimously.

11. CONSIDERATION OF RESOLUTION 162.
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 Copper Creek Estates. A MOTION to approve Resolution No. 162. Motion was made by Pirnie and seconded by Murray to approve the Resolution 162. Upon roll call vote all present voted aye. Motion carried unanimously.
12. 2013 HOUSING STUDY
Consideration of a grant request for the 2013 Grand Island housing study. Motion was made by Murray to approve the grant for \$10,000 and was seconded by Pirnie to approve the grant request for \$10,000. Upon roll call vote all present voted aye. Motion carried unanimously.
13. ADJOURN TO EXECUTICE SESSION TO DISCUSS NEGOTIATIONS.
14. APPROVE RESOLUTION OR RESOLUTIONS TO PURCHASE/SELL PROPERTY.
15. DIRECTORS REPORT.
16. ADJOURNMENT.
Sandstrom adjourned the meeting at 5:20 p.m.

The next meeting is scheduled for June (a date yet to be decided) 2013 at 4:00 p.m.

Respectfully submitted
Chad Nabity
Director