



Community Redevelopment Authority (CRA)

Wednesday, July 17, 2013
Regular Meeting

Item B1

Meeting Minutes

Staff Contact: Chad Nabity

OFFICIAL PROCEEDINGS

MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF June 26, 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 June 26, 2013 at City Hall 100 E First Street. Notice of the meeting was given in the June 19, 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: Tom Gdowski, Sue Pirnie and Glen Murray. Also present were; Director, Chad Nabity; Secretary, Rose Rhoads; Legal Counsel, Duane Burns; Finance Director, Jaye Monter; Todd Enck, Jayne Cole.

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 May 29, 2013 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 May 1, 2013 through May 31, 2013. Motion was made by Pirnie 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 \$344,126.14. Upon roll call vote all present voted aye. Motion carried unanimously to approve the payment of bills totaling \$344,126.14.
5. REVIEW OF COMMITTED PROJECTS & CRA PROPERTY. Nabity reviewed the Committed Projects.
6. CONSIDERATION OF REDEVELOPMENT CONTRACT MODIFICATION. Contract modification for 2018-2020 Blake St. & 233-235 Darr Ave for Todd Enck, Resolution No 164. This proposed modification will update the contract to our current contract format with the grant and note payable with

the TIF revenues. This format makes it easier for lending institutions to perfect their lien when making loans on these projects as the note can be assigned directly to the lender. This will also give the developer the opportunity to collect the full amount of the TIF that was anticipated at the beginning of this project of \$54,650. It is still anticipated that the full amount will be paid out in less than the 15 year term of the contract. The CRA passed resolution 163 notifying City Council of their intent to modify a redevelopment contract at their meeting on May 29, 2013. The Grand Island City Council passed Resolution 2013-189 at their meeting on June 25, 2013. A MOTION to approve the attached resolution is in order No 164. Motion was made by Gdowski and seconded by Murray to approve the Resolution 164. Upon roll call vote all present voted aye. Motion carried unanimously.

7. GRANT REQUEST.

Grant request from Jayne Cole for assistance installing a water line for required fire protection at 811 W 4th Street the former location of Gibby's Bar. The Coles are redeveloping this building into a family friendly pool hall and restaurant. Because of the nature of the improvements and investment they are making in the building they need to install fire sprinklers. They are asking for \$15,000 from the CRA to cover the cost of installing the fire sprinkler line between the water main and the building. Without this assistance it is unlikely that this redevelopment would occur.

Motion was made by Pirnie and seconded by Murray to approve the grant request of \$15,000. Upon roll call vote Gdowski, Pirnie and Murraray voted aye. Sandstrom abstained. Motion carried unanimously.

8. BUDGET 2013-2014

Review of the budget for 2013-2014.

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 5:00 p.m.

The next meeting is scheduled for July 10, 2013 at 4:00 p.m.

Respectfully submitted
Chad Nabity
Director