



Community Redevelopment Authority (CRA)

Wednesday, November 13, 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, November 13, 2013
Regular Meeting

Item A1

Agenda

Staff Contact: Chad Nabity

AGENDA
Wednesday November 13, 2013
4:00 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 October 16, 2013 Meeting.
3. Approval of Financial Reports.
4. Approval of Bills.
5. Review of Committed Projects and CRA Properties.
6. Discussion pertaining to Façade grants.
7. Discussion concerning Purchase/Sale of Real Estate of property.
8. Approve Resolution or Resolutions to Purchase/Sell Real Estate.
9. Directors Report
10. Adjournment

Next Meeting December 11, 2013

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



Community Redevelopment Authority (CRA)

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Regular Meeting

Item B1

Meeting Minutes

Staff Contact: Chad Nabity

OFFICIAL PROCEEDINGS

MINUTES OF
COMMUNITY REDEVELOPMENT AUTHORITY
MEETING OF
October 16, 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 October 16, 2013 at City Hall 100 E First Street. Notice of the meeting was given in the October 9, 2013, 2013 Grand Island Independent.

1. CALL TO ORDER. Vice Chairman Murray called the meeting to order at 4:00 p.m. The following members were present: Glen Murray, Tom Gdowski, Michelle Fitzke and Sue Pirnie. Chairman Barry Sandstrom joined the meeting at 4:18 p.m. Also present were; Director, Chad Nability; Secretary, Rose Rhoads; Finance Director, Jaye Monter; Senior Accountant, Billy Clingman; Legal Counsel, Duane Burns; Kenneth Fredrick, Marv Webb, Todd Enck and Ryan Waind.

Murray 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 September 18, 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 September 1, 2013 through September 30, 2013. 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 Nability. Motion made by Pirnie and seconded by Fitzke to approve the bills in the amount of \$21,947.81. Upon roll call vote all present voted aye. Motion carried unanimously to approve the payment of bills totaling \$21,947.81.
5. REVIEW OF COMMITTED PROJECTS & CRA PROPERTY. Nability reviewed the Committed Projects.

6. CONSIDERATION OF FAÇADE IMPROVEMENTS.

Ryan Waind, owner of Choice Care Chiropractic, 2222 W 2nd, has requested funding under the façade development program to assist with façade improvements at this location. The anticipated cost of the façade project is \$126,335.50 option 1 or \$112,108.50 option 2 with a total cost of \$290,000 of developer investment to the building.

The board discussed at length the request made by Waind.

Sandstrom made the motion to approve the Façade grant in the amount of \$92,608 to be paid out in equal installments over two years with the removal of the window request and the maintenance of the north and east wall. This would include Option 2 of the proposal. After further discussion the motion was seconded by Pirnie. Upon roll call vote all present voted aye. Motion carried for the amount of the Façade grant \$92,608 to be paid out evenly over two years.

7. DIRECTORS REPORT.

8. ADJOURNMENT.

Murray adjourned the meeting at 5:34 p.m.

The next meeting is scheduled for November 13, 2013 at 4:00 p.m.

Respectfully submitted
Chad Nabity
Director



Community Redevelopment Authority (CRA)

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Item D1

Bills

Staff Contact: Chad Nabity

13-Nov-13

TO: Community Redevelopment Authority Board Members
FROM: Chad Nability, 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		
Accounting		
Officenet Inc.		
Postage		\$ 18.54
Lawnscape		\$ 64.00
Wells Fargo Principal + Interest	Lincoln Pool	\$ 182,083.75
Grand Island Independent	Legal Notice	
Mayer, Burns, Koenig & Janulewicz	Legal Services	\$ 135.00
TIF Pass Thrus		

Total:

\$ 182,301.29



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Item E1

Committed Projects

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		2014
Housing Study (EDC)	\$10,000		\$ 10,000.00		Fall 2013
2014 Wayside Horns (Custer/Blaine)	\$ 100,000.00			\$ 100,000.00	Winter 2016
	\$ -				
Total Committed	\$ 140,000.00	\$ -	\$ 40,000.00	\$ 100,000.00	

Facade Budget \$ Remaining	\$ 89,639.50
Other Projects	\$ 50,000.00
Land - Budget \$ Remaining	\$ 20,000.00
Land Sales	(\$100,000.00)
subtotal	<u>\$ 59,639.50</u>
Less committed	
Balance remaining	<u><u>\$ 59,639.50</u></u>

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

October 31, 2013