



Community Redevelopment Authority (CRA)

Wednesday, January 9, 2013
Regular Meeting

Item B1

Meeting Minutes

Staff Contact: Chad Nabity

OFFICIAL PROCEEDINGS

MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF December 19, 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 December 19, 2012 at City Hall 100 E First Street. Notice of the meeting was given in the December 12, 2012 Grand Island Independent.

1. CALL TO ORDER. Chairman Barry Sandstrom called the meeting to order at 4:16 p.m. The following members were present: Tom Gdowski, Sue Pirnie, Glen Murray joined the meeting at 4:30. Also present were; Director, Chad Nabity; Secretary, Rose Rhoads; Senior Accountant, Mike Kezeor and Legal Counsel, Duane Burns (Member Michelle Fitzke 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 November 14, 2012 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. Sandstrom reviewed the financial reports for the period of November 1, 2012 through November 30, 2012. Motion was made by Gdowski 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 Gdowski to approve the bills in the amount of \$423,154.14. Upon roll call vote all present voted aye. Motion carried unanimously to approve the payment of bills totaling \$423,154.14.
5. REVIEW OF COMMITTED PROJECTS & CRA PROPERTY. Nabity 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; this is included in this month's bills. Personal Automotive Façade is complete as well this is included in this month's bills and will be removed from the Committed Projects.

6. CONSIDERATION OF REDEVELOPMENT CONTRACT. Consideration to approve Resolution 155 Token Properties, LLC, (the "Developer") has proposed to redevelop an area within the city limits of the City of Grand Island at 809-811 S Kimball Street. The CRA passed resolution 152 notifying City Council of their intent to enter into a redevelopment contract at their meeting on October 10, 2012. The Hall County Regional Planning Commission met on November 7, 2012, and passed Resolution 2013-03 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 2012-343 at their meeting on November 27, 2012.

A motion to approve Resolution 155 and enter into a Redevelopment contract with Token Properties, LLC, was made by Gdowski and seconded by Pirnie. Upon roll call vote all present voted aye. Motion carried unanimously.

7. ADJOURN TO EXECUTICE SESSION TO DISCUSS NEGOTIATIONS.
8. APPROVE RESOLUTION OR RESOLUTIONS TO PURCHASE/SELL PROPERTY.
9. DIRECTORS REPORT.
Nabity proposed a trial period for the TIF process allowing five (5) years with Council's approval for a single redevelopment plan area. A motion for support was made by Pirnie and seconded by Gdowski. Upon roll call vote all present voted aye. Motion carried unanimously.
10. ADJOURNMENT.
Sandstrom adjourned the meeting at 4:50 p.m.

The next meeting is scheduled for January 9, 2013 at 4:00 p.m.

Respectfully submitted
Chad Nabity
Director