



# **Hall County Regional Planning Commission**

**Wednesday, November 5, 2014  
Regular Meeting**

## **Item E1**

### **Meeting Minutes**

**Staff Contact: Chad Nabity**



THE REGIONAL PLANNING COMMISSION OF HALL COUNTY, GRAND ISLAND,  
WOOD RIVER AND THE VILLAGES OF ALDA, CAIRO, AND DONIPHAN,  
NEBRASKA

Minutes  
for  
October 1, 2014

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The meeting of the Regional Planning Commission was held Wednesday, October 1, 2014, in the Community Meeting Room - City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" September 20, 2014.

Present: Pat O'Neill	Jerry Huismann
Karen Bredthauer	Dean Kjar
Les Ruge	Richard Heckman
Deb Reynolds	Bill Hayes
Mark Haskins	Dennis McCarty
Terry Connick	

Absent: Julie Connelly

Other:

Staff: Chad Nabity, Rose Rhoads

Press:

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**1. Call to order.**

Chairman O'Neill called the meeting to order at 6:00 p.m.

O'Neill stated that this was a public meeting subject to the open meetings laws of the State of Nebraska. He noted that the requirements for an open meeting are posted on the wall in the room and easily accessible to anyone who may be interested in reading them.

**2. Minutes of September 3, 2014 meeting.**

A motion was made by Ruge and seconded by Hayes to approve the Minutes of the September 3, 2014 meeting.

The motion carried with 10 members present and 7 voting in favor (O'Neill, Ruge, Huisman, Hayes, Heckman, Bredthauer and Reynolds) and 3 members abstaining (McCarty, Connick and Haskins).

### **3. Request Time to Speak.**

Dean Kjar joined the meeting at 6:03.

### **4. Public Hearing -** Concerning an amendment to the redevelopment plan for CRA Area 9, for a Site Specific Redevelopment Plan for 2228 N Webb Rd., in Grand Island Nebraska also known as: Northwest Commons. Resolution No. 2015-01. (C-20-2014GI)

O'Neill opened the Public Hearing.

Nabity reviewed the amendment to the redevelopment plan for Area 9. This plan was previously recommended for approval by the Regional Planning Commission and approved by the Grand Island City Council permitting the use of Tax Increment Financing for this project. The supplemental plan would also allow the use of an occupation tax to supplement the redevelopment expenditures for this project. The area has been approved by both the CRA and the Grand Island City Council as an Enhanced Employment Area (EEA). The designation as and EEA allows the CRA to issue revenue bonds to cover a portion of the redevelopment costs. This is in addition to the TIF. Since the plan has been amended to include the EEA and a potential occupation tax confirmation that the plan is still consistent with the Grand Island Comprehensive Development Plan is required.

O'Neill closed the Public Hearing.

A motion was made by Bredthauer and seconded by Reynolds to approve the amendment to the redevelopment plan for Area 9 and Resolution 2015-01.

The motion carried with 11 members present and all voting in favor (McCarty, Connick, Haskins, Kjar, Reynolds, Bredthauer, O'Neill, Heckman, Ruge, Huisman, and Hayes) and no member present voting against.

### **11. Next Meeting November 5, 2014.**

### **12. Planning Director's Report**

### **13. Adjourn**

Chairman Pat O'Neill adjourned the meeting at 6:36 p.m.

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Leslie Ruge, Secretary  
By Rose Rhoads