



# Community Redevelopment Authority (CRA)

**Wednesday, May 14, 2014**  
**Regular Meeting**

## **Item B1**

### **Meeting Minutes**

Staff Contact: Chad Nabity

## OFFICIAL PROCEEDINGS

### MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF April 16, 2014

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 April 16, 2014 at City Hall 100 E First Street. Notice of the meeting was given in the April 9, 2014 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: Sue Pirnie, Michelle Fitzke, Tom Gdowski and Glen Murray. Also present were; Director, Chad Nability; Secretary, Rose Rhoads; Council Liaison, Vaughn Minton; Legal Counsel Duane Burns. Marv Webb and Adam Miller.

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 March 12, 2014 meeting was made by Gdowski and seconded by Murray. Upon roll call vote all present voted aye. Motion carried unanimously.
3. APPROVAL OF FINANCIAL REPORTS. Nability reviewed the financial reports for the period of March 1, 2014 through March 31, 2014. 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 Murray and seconded by Fitzke to approve the bills in the amount of \$7564.71. Upon roll call vote all present voted aye. Motion carried unanimously to approve the payment of bills totaling \$7564.71
5. REVIEW OF COMMITTED PROJECTS & CRA PROPERTY. Nability reviewed the Committed Projects.
6. CONSIDERATION OF REDEVELOPMENT CONTRACT. The Grand Island Area Habitat for Humanity, (the "Developer") has proposed to redevelop an area within the city limits of the City of Grand Island at 8<sup>th</sup> & Superior Street. The CRA passed resolution 168 notifying City Council of

their intent to enter into a redevelopment contract at their meeting on February 12, 2014. The Hall County Regional Planning Commission met on March 5, 2014, and passed Resolution 2014-04 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 2014-68 at their meeting on March 25, 2014. Naby explained to the board the contract with Habitat for Humanity. A motion was made by Pirnie and seconded by Murray to approve the contract and Resolution 171. Upon roll call vote all present voted aye. Motion carried.

7. CONSIDERATION OF REDEVELOPMENT CONTRACT. Heritage Hospitality Inc., (the “Developer”) has proposed to redevelop an area within the city limits of the City of Grand Island at 3051 S Locust. The CRA passed resolution 170 notifying City Council of their intent to enter into a redevelopment contract at their meeting on February 12, 2014. The Hall County Regional Planning Commission met on March 5, 2014, and passed Resolution 2014-05 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 2014-69 at their meeting on March 25, 2014. Naby reviewed the contract with the board. A motion to approve the contract and Resolution 172 was made by Fitzke and seconded by Pirnie. Upon roll call vote, Murray, Fitzke and Pirnie voted aye and Sandstrom and Gdowski abstained due to potential conflicts of interest. Motion carried.
8. CONSIDERATION OF RESOLUTION 173. Consideration of a Resolution to forward a Site Specific redevelopment plan to the Hall County Regional Planning Commission for 217 N Locust. 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. Naby explained this was a request to enter into a TIF contract for Tower 217 that included the redevelopment of the current property; approval of Resolution 173 would forward the Redevelopment Plan to the Hall County Planning Commission. A motion to approve Resolution 173 was made by Murray and seconded by Gdowski. Upon roll call all present voted aye. Motion carried.
9. CONSIDERATION OF RESOLUTION 174. 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 217 N Locust. Naby explained this was a request to enter into a TIF contract for Tower 217 that included the redevelopment of the current property; approval of Resolution 174 would forward the TIF contract request to the City Council. A motion to approve Resolution 174 was made by Murray and seconded by Gdowski. Upon roll call all present voted aye. Motion carried.

10. FAÇADE REQUEST.  
Adam Miller and Jama Obermiller have requested funding under the façade development program to assist with façade improvements at 707 N Eddy St. The anticipated cost of the façade project is \$83,766 with a total cost of \$281,277 including \$63,000 of developer investment to the building. Marv Webb spoke in favor of the façade funding from the Tire store located at 707 N Eddy. The board discussed reducing the amount of the façade grant to \$55,620. With further thought and discussion the board agreed to fund the façade project in the amount of \$81,012. A motion was made by Gdowski to approve the requested amount of \$81,012 and seconded by Pirnie. Upon roll call all present voted aye. Motion carried.
11. DISCUSSION CONCERNING PURCHASE/SALE OF REAL ESTATE OF PROPERTY. None
12. APPROVE RESOLUTION OR RESOLUTIONS TO PURCHASE/SELL REAL ESTATE. None
13. DIRECTIORS REPORT.
14. ADJORNMENT. Sandstrom adjourned the meeting at 4:50 p.m.

The next meeting is scheduled for May 14, 2014 at 4:00 p.m.

Respectfully submitted  
Chad Nabity  
Director