



Community Redevelopment Authority (CRA)

Wednesday, June 18, 2014
Regular Meeting

Item B1

Meeting Minutes

Staff Contact: Chad Nabity

OFFICIAL PROCEEDINGS

MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF May 14, 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 May 14, 2014 at City Hall 100 E First Street. Notice of the meeting was given in the May 7, 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: Michelle Fitzke, Tom Gdowski and Glen Murray. Also present were; Director, Chad Nabity; Secretary, Rose Rhoads; Council Liaison, Vaughn Minton; Legal Counsel, Duane Burns; Senior Accountant, Billy Clingman; Cheyen Ngo and Ron Depue.

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 April 16, 2014 meeting was made by Fitzke and seconded by Murray. Upon roll call vote all present voted aye. Motion carried unanimously.
3. APPROVAL OF FINANCIAL REPORTS. Clingman reviewed the financial reports for the period of April 1, 2014 through April 30, 2014. Motion was made by Murray 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 Nabity. Motion made by Murray and seconded by Fitzke to approve the bills in the amount of \$129,739.82. Upon roll call vote all present voted aye. Motion carried unanimously to approve the payment of bills totaling \$129,739.82.
5. REVIEW OF COMMITTED PROJECTS & CRA PROPERTY. Nabity reviewed the Committed Projects.
6. DISCUSS, REVIEW AND APPROVAL. A request by Chuyen Ngo, manager of Stratford Plaza, LLC to sell the Howard Johnson Hotel property located at 3333 Ramada Road to Southeast Crossings, LLC owned by Ray O'Connor.

The CRA provided \$524,500 in tax increment financing to upgrade the restaurant, lounge and kitchen space at Howard Johnson Riverside Inn. With the approved sale of Howard Johnson the TIF benefit will remain with Ngo.

The new owner is planning on investing up to \$5 million into the renovation of the building. This should boost its value and will help repay the tax-increment financing for the property.

A motion was made by Gdowski to approve the request by Ngo acknowledging the sale from Stratford Plaza, LLC to Southeast Crossings, LLC, pursuant to the existing TIF agreement and seconded by Murray. Upon roll call vote all present voted aye. Motion carried.

7. CONTRACT AWARD FOR BLIGHT STUDY. The CRA review committee reviewed the proposals for the Blight Study area. The contract was awarded to Marvin Consultants to do a blighted and substandard study of the Grand Island Veterans Home property, as well as a relatively small area south of the veteran's home and some area to the west of Eagle Scout Lake. The CRA also agreed to forward the entire outline of the area to Council to let them make the final decision.

A motion was made by Gdowski to award the Blight and Substandard Study Contract to Marvin Planning Consultants and seconded by Fitzke. Upon roll call vote all present voted aye. Motion carried.

8. DISCUSSION CONCERNING PURCHASE/SALE OF REAL ESTATE OF PROPERTY. None
9. APPROVE RESOLUTION OR RESOLUTIONS TO PURCHASE/SELL REAL ESTATE. None
10. DIRECTIORS REPORT.
11. ADJORNMENT. Sandstrom adjourned the meeting at 4:46 p.m.

The next meeting is scheduled for June 11, 2014 at 4:00 p.m.

Respectfully submitted
Chad Naby
Director