



Community Redevelopment Authority (CRA)

Wednesday, August 13, 2014
Regular Meeting

Item B1

Meeting Minutes

Staff Contact: Chad Nabity

OFFICIAL PROCEEDINGS

MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF July 9, 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 July 9, 2014 at City Hall 100 E First Street. Notice of the meeting was given in the July 2, 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, Tom Gdowski and Glen Murray. Michelle Fitzke joined the meeting at 4:05 p.m. Also present were; Director, Chad Nabity; Secretary, Rose Rhoads; Legal Counsel, Duane Burns; Senior Accountant, Billy Clingman; Finance Director, Jaye Monter; Ray O'Connor, Tim Lowe, Maxwell Gansline, Matt Rief, Chamber of Commerce President, Cindy Johnson; Joel Riggs and Charles Renner.

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 June 18, 2014 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. Clingman reviewed the financial reports for the period of June 1, 2014 through June 30, 2014. Motion was made by Pirnie and seconded by Murray 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. A motion was made by Murray and seconded by Pirnie to approve the bills in the amount of \$8952.58. Upon roll call vote all present voted aye. Motion carried unanimously to approve the payment of bills totaling \$8952.58.
5. REVIEW OF COMMITTED PROJECTS & CRA PROPERTY. Nabity reviewed the Committed Projects.
6. CONSIDERATION OF RESOLUTION 176. Consideration of a Resolution to forward a Site Specific redevelopment plan to the Hall County Regional Planning Commission for 2228 N Webb

Rd. 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. Nability explained this was a request to enter into a TIF contract for 2228 N Webb Rd., Northwest Commons that included the redevelopment of the current property; approval of Resolution 176 would forward the Redevelopment Plan to the Hall County Planning Commission. Tim Lowe, vice president of leasing and development for the Staenberg Group, explained the new proposals for the former Grand Island Mall. A motion to approve Resolution 176 was made by Gdowski and seconded by Pirnie. Upon roll call Sandstrom recused himself and the remaining members present voted aye. Motion carried.

7. CONSIDERATION OF RESOLUTION 177.

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 2228 N Webb Rd., Northwest Commons. Nability explained this was a request to enter into a TIF contract with Grand Island Joint Ventures, LLC that included the redevelopment of the current property; approval of Resolution 177 would forward the TIF contract request to the City Council. A motion to approve Resolution 177 was made by Murray and seconded by Fitzke. Upon roll call Sandstrom recused himself and the remaining members present voted aye. Motion carried.

8. CONSIDERATION OF RESOLUTION 178.

Consideration of a Resolution to forward a Site Specific redevelopment plan to the Hall County Regional Planning Commission for 620 W State Street. 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. Nability explained this was a request to enter into a TIF contract for Super Market Developers, Inc. that included the redevelopment of the current property; approval of Resolution 178 would forward the Redevelopment Plan to the Hall County Planning Commission. Joel Riggs of Supermarket Developers explained the plans for the new Super Saver. A motion to approve Resolution 178 was made by Pirnie and seconded by Murray. Upon roll call Sandstrom recused himself and the remaining members present voted aye. Motion carried.

9. CONSIDERATION OF RESOLUTION 179.

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 620 W State Street. Nability explained this was a request to enter into a TIF contract with Super Market Developers, Inc. that included the redevelopment of the current property; approval of Resolution 179 would forward the TIF contract request to the City Council. A motion to

approve Resolution 179 was made by Murray and seconded by Pirnie. Upon roll call Sandstrom recused himself and the remaining members present voted aye. Motion carried.

10. BUGDET
Discussion about the CRA budget for the 2014-2015 fiscal year.
11. DISCUSSION CONCERNING PURCHASE/SALE OF REAL ESTATE OF PROPERTY. None
12. APPROVE RESOLUTION OR RESOLUTIONS TO PURCHASE/SELL REAL ESTATE. None
13. DIRECTIONS REPORT.
14. ADJORNMENT. Sandstrom adjourned the meeting at 5:25 p.m.

The next meeting is scheduled for August 13, 2014 at 4:00 p.m.

Respectfully submitted
Chad Naby
Director