



# Community Redevelopment Authority (CRA)

**Wednesday, September 10, 2014  
Regular Meeting**

## **Item B1**

### **Meeting Minutes**

Staff Contact: Chad Nabity

## OFFICIAL PROCEEDINGS

### MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF August 13, 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 August 13, 2014 at City Hall 100 E First Street. Notice of the meeting was given in the August 6, 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: Tom Gdowski and Glen Murray. Also present were; Director, Chad Nabity; Secretary, Rose Rhoads; Legal Counsel, Duane Burns; Council Liaison, Vaughn Minton, Senior Accountant, Billy Clingman; Finance Director, Jaye Monter; Ray O'Connor, Tim Lowe, Maxwell Gansline, Amos Anson, Jacqueline Bowen and Brad Kissler.

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 July 9, 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. Clingman reviewed the financial reports for the period of July 1, 2014 through July 31, 2014. Motion was made by Murray and seconded by Gdowski 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 Gdowski to approve the bills in the amount of \$52,044.68. Upon roll call vote all present voted aye. Motion carried unanimously to approve the payment of bills totaling \$52,044.68.
5. REVIEW OF COMMITTED PROJECTS & CRA PROPERTY. Nabity reviewed the Committed Projects. Historic lighting was paid off this month and will now come off the Committed Projects list.

6. FAÇADE REQUEST – Jacqueline Bowen submitted a request for 305 W 3<sup>rd</sup> Street under the façade development program, to assist with façade improvements at this location. The anticipated cost of the façade project is \$232,190; the developer equity to the building is \$126,750. The façade request is for \$69,440. Kissler, Anson and Bowen spoke about the request. A motion was made by Murray to approve the façade request in the amount of \$69,440. Upon roll call vote all present voted aye.
  
7. Declaration – Request for an Enhanced Employment Area at 2228 N Webb Rd. Nability, explained this is tax to recapture the cost of the infrastructure and improvements to this area. The cost to redevelop this area is 15 million. The current TIF request is for 6.4 million. This tax would help cover the shortage of 8.6 million. Lowe, Gansline reviewed the proposed redevelopment area.  
  
Sandstrom looked to legal counsel for advice with a Home Federal ATM located on this property. According to Burns there would be no conflict of interest as the ATM would not be taxed or collecting taxes. A motion was made by Murray and seconded by Gdowski to approve Resolution 180. Upon roll call vote all present voted aye.
  
8. BUDGET – Budget approval for the 2014-2015 fiscal year. Nability and Clingman reviewed the 2014-2015 budget. A motion was made by Gdowski and seconded by Murray to approve the 2014-2015 budget Resolution 181.
  
9. DISCUSSION CONCERNING PURCHASE/SALE OF REAL ESTATE OF PROPERTY. None
  
10. APPROVE RESOLUTION OR RESOLUTIONS TO PURCHASE/SELL REAL ESTATE. None
  
11. DIRECTIORS REPORT. Council approved Area 13R as Blighted and Substandard. Phil Ramsel may be bringing a new project forward.
  
12. ADJORNMENT. Sandstrom adjourned the meeting at 6:25 p.m.

The next meeting is scheduled for September 10, 2014 at 4:00 p.m.

Respectfully submitted  
Chad Nability  
Director