



# Community Redevelopment Authority (CRA)

**Monday, September 22, 2014  
Special Meeting**

**Item A - 1**

**Meeting Minutes**

Staff Contact: Chad Nabity

## OFFICIAL PROCEEDINGS

### MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF September 10, 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 September 10, 2014 at City Hall 100 E First Street. Notice of the meeting was given in the September 3, 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; Legal Counsel, Duane Burns; Council Liaison, Vaughn Minton, Senior Accountant, Billy Clingman; Joel Riggs.

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 August 13, 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 August 1, 2014 through August 31, 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. A motion was made by Murray noting Adam Miller's payment would be contingent upon his receiving his final inspections and the CRA receiving the receipts of the bills Miller has paid, the motion was seconded by Fitzke to approve the bills in the amount of \$90,472.59. Upon roll call vote all present voted aye. Motion carried unanimously to approve the payment of bills totaling \$90,472.59.
5. REVIEW OF COMMITTED PROJECTS & CRA PROPERTY. Nabity reviewed the Committed Projects. Nabity explained the Happy Brush façade had been added to the Committed Projects. With the completion of Miller Tire and the payment paid to Miller that would be removed from the Committed Projects. Ryan Waind's contractor has

submitted plans for his Façade, his project will be moving forward. The Housing Study is complete.

6. CONSIDERATION OF REDEVELOPMENT CONTRACT. Consideration of the redevelopment contract and Resolution 182 was considered for 620 W State Street. A motion was made by Gdowski and seconded by Fitzke to approve the TIF contract and Resolution 182. Sandstrom noted that with direction from Legal Counsel, Home Federal has a bank branch in the current Skagway building and its branch will be closing at the end of September 2014, he could vote and there would not be a conflict. Upon roll call all present voted aye. Motion carried unanimously to approve TIF contract and Resolution 182.
7. DISCUSSION CONCERNING PURCHASE/SALE OF REAL ESTATE OF PROPERTY. None
8. APPROVE RESOLUTION OR RESOLUTIONS TO PURCHASE/SELL REAL ESTATE. None
9. DIRECTIORS REPORT. Need to hold a special meeting at the end of September to approve an Amendment to the Redevelopment Plan for the Grand Island mall, Enhanced Employment Area.
10. ADJORNMENT. Sandstrom adjourned the meeting at 4:20 p.m.

The next meeting is scheduled for October 15, 2014 at 4:00 p.m.

Respectfully submitted  
Chad Nability  
Director