



# Community Redevelopment Authority (CRA)

**Wednesday, March 18, 2015**  
**Regular Meeting**

## **Item B1**

### **Meeting Minutes**

Staff Contact: Chad Nabity

## OFFICIAL PROCEEDINGS

### MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF February 11, 2015

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 February 11, 2015 at City Hall 100 E First Street. Notice of the meeting was given in the February 5, 2015 Grand Island Independent.

1. CALL TO ORDER. Vice Chairman Tom Gdowski called the meeting to order at 4:00 p.m. The following members were present: Glen Murray, and Glenn Wilson. Also present were; Director, Chad Naby; Planning Secretary, Rose Rhoads; City Administrator, Marlan Ferguson; Council Liaison, Vaughn Minton; Sr. Accountant, Billy Clingman, Todd Enck.

Gdowski 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 January 14, 2015 meeting was made by Wilson 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 January 1, 2015 through January 31, 2015. Motion was made by Murray and seconded by Wilson to approve the financial reports. Upon roll call vote all present voted aye. Motion carried unanimously.
4. APPROVAL OF BILLS. The bills were reviewed. A motion was made by Wilson and seconded by Murray to approve the bills in the amount of \$4861.86. Upon roll call vote all present voted aye. Motion carried unanimously to approve the payment of bills totaling \$4861.86.
5. REVIEW OF COMMITTED PROJECTS & CRA PROPERTY. Naby reviewed the Committed Projects. J. Elizabeth LLC is moving forward with their façade. Ryan Waind should be nearing completion this summer.
6. CONSIDERATION OF RESOLUTION 188. Consideration of a Resolution to forward a Site Specific redevelopment plan to the Hall County Regional Planning Commission for 1616 S Eddy.

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 1616 S Eddy, with Todd Enck (TC Enck Builders) that included the redevelopment of the current property; approval of Resolution 188 would forward the Redevelopment Plan to the Hall County Planning Commission. A motion to approve Resolution 188 was made by Wilson and seconded by Murray. Upon roll call all present voted aye. Motion carried.

7. CONSIDERATION OF RESOLUTION 189.  
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 1616 S Eddy. Nability explained this was a request to enter into a TIF contract for 1616 S Eddy with Todd Enck (TC Enck Builders) that included the redevelopment of the current property; approval of Resolution 189 would forward the TIF contract request to the City Council. A motion to approve Resolution 189 was made by Wilson and seconded by Murray. Upon roll call all members present voted aye. Motion carried.
8. DISSCUSSION. Discussion of Grand Island Housing Study.
9. DISCUSSION CONCERNING PURCHASE/SALE OF REAL ESTATE.  
None
10. APPROVE RESOLUTION OR RESOLUTIONS TO PURCHASE TO PRUCHASE/SELL REAL ESTATE. None
11. DIRECTORS REPORT.
12. ADJOURNMENT. Gdowski adjourned the meeting at 4:40 p.m.

The next meeting is scheduled for March 18, 2015.

Respectfully submitted  
Chad Nability  
Director