



# Community Redevelopment Authority (CRA)

**Wednesday, April 8, 2015**  
**Regular Meeting**

## **Item B1**

### **Meeting Minutes**

Staff Contact: Chad Nabity

## OFFICIAL PROCEEDINGS

### MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF March 18, 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 March 18, 2015 at City Hall 100 E First Street. Notice of the meeting was given in the March 11, 2015 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, Glen Murray, and Glenn Wilson. Also present were; Director, Chad Nabity; Planning Secretary, Rose Rhoads; City Administrator, Marlan Ferguson; Sr. Accountant, Billy Clingman, Ray O'Connor, Sean O'Connor and Willie Skala.

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 February 11, 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 February 1, 2015 through February 28, 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 Murray and seconded by Gdowski to approve the bills in the amount of \$42,956.91. Upon roll call vote all present voted aye. Motion carried unanimously to approve the payment of bills totaling \$42,956.91.
5. REVIEW OF COMMITTED PROJECTS & CRA PROPERTY. Nabity 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 190.

The Guarantee Group LLC gave an update on the Copper Creek Project. As part of the update they reviewed the financing, land, infrastructure and site preparation expenditures to date and planned for the first phase of development approximately 225 houses. The CRA issued a bond in the amount of \$4,000,000 at the beginning of this project and the developers are requesting a second bond as anticipated of \$4,000,000 to insure that the eligible TIF can be captured during the terms of the contract. A motion to approve Resolution 190 was made by Gdowski and seconded by Murray. Upon roll call all present voted aye. Motion carried.

7. REVIEW. Nability reviewed the application form for the Upper Story Residential Grant Program.
8. DISCUSSION CONCERNING PURCHASE/SALE OF REAL ESTATE.  
None
9. APPROVE RESOLUTION OR RESOLUTIONS TO PURCHASE TO PRUCHASE/SELL REAL ESTATE. A motion was made by Wilson and seconded by Gdowski to enter into executive session at 4:44 pm. Upon roll call all present voted aye. Motion carried. A motion was made by Murray to leave executive session and seconded by Gdowski at 5:03 p.m. Upon roll call all present voted aye.
10. DIRECTORS REPORT.
11. ADJOURNMENT. Sandstrom adjourned the meeting at 5:15 p.m.

The next meeting is scheduled for April 8, 2015.

Respectfully submitted  
Chad Nability  
Director