



# Community Redevelopment Authority (CRA)

**Wednesday, May 13, 2015**  
**Regular Meeting**

## **Item B1**

### **Meeting Minutes**

Staff Contact: Chad Nabity

## OFFICIAL PROCEEDINGS

### MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF April 8, 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 April 8, 2015 at City Hall 100 E First Street. Notice of the meeting was given in the April 1, 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: Sue Pirnie, Glen Murray, and Glenn Wilson. Also present were; Director, Chad Nabity; Planning Secretary, Rose Rhoads; City Administrator, Marlan Ferguson; Sr. Accountant, Billy Clingman, Todd Enck, and Joel Riggs.

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 March 18, 2015 meeting was made by Murray and seconded by Wilson. 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 March 1, 2015 through March 31, 2015. Motion was made by Wilson and seconded by Pirnie 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 Pirnie and seconded by Murray to approve the bills in the amount of \$3805.79. Upon roll call vote all present voted aye. Motion carried unanimously to approve the payment of bills totaling \$3805.79.
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. Todd Enck stated Waind is also going to update the parking lot. Downtown Kaufman-Cummings Plaza is delayed due to the Utility work on 3<sup>rd</sup> Street. Tower 217 has just signed a new tenant to their first floor.
6. CONSIDERATION OF RESOLUTION 191.

T.C. Enck Builders, Inc., (the “Developer”) has proposed to redevelop an area within the city limits of the City of Grand Island at 1616 S Eddy. The CRA passed resolution 189 notifying City Council of their intent to enter into a redevelopment contract at their meeting on February 11, 2015. The Hall County Regional Planning Commission met on March 4, 2015, and passed Resolution 2015-03 finding that this plan amendment is consistent with the comprehensive development plan for the City of Grand Island. The Grand Island City Council passed Resolution 2014-84 at their meeting on March 24, 2015. A motion to approve Resolution 191 was made by Pirnie and seconded by Wilson. Upon roll call all present voted aye. Motion carried.

7. CONSIDERATION OF RESOLUTION 192.

Pridon LLC, (the “Developer”) has proposed to redevelop an area within the city limits of the City of Grand Island at 2422 N Wheeler Ave. The CRA passed resolution 160 notifying City Council of their intent to enter into a redevelopment contract at their meeting on May 29<sup>th</sup>, 2013. The Hall County Regional Planning Commission met on June 6, 2013, and passed Resolution 2015-05 finding that this plan amendment is consistent with the comprehensive development plan for the City of Grand Island. The Grand Island City Council passed Resolution 2013-209 at their meeting on June 25, 2013. A motion to approve Resolution 192 was made by Murray and seconded by Wilson. Upon roll call all present voted aye. Motion carried.

8. CONSIDERATION OF RESOLUTION 193.

Super Market Developers, Inc., (the “Developer”) has proposed to redevelop an area within the city limits of the City of Grand Island at 620 W State Street. The CRA passed resolution 179 notifying City Council of their intent to enter into a redevelopment contract at their meeting on July 9, 2014. The Hall County Regional Planning Commission met on August 6, 2014, and passed Resolution 2014-08 finding that this plan amendment is consistent with the comprehensive development plan for the City of Grand Island. The Grand Island City Council passed Resolution 2014-253 at their meeting on August 26, 2014. A motion to approve Resolution 193 was made by Pirnie and seconded by Murray. Upon roll call all present voted aye. Motion carried.

10. DISCUSSION CONCERNING PURCHASE/SALE OF REAL ESTATE  
None

11. APPROVE RESOLUTION OR RESOLUTIONS TO PURCHASE TO PRUCHASE/SELL REAL ESTATE. A motion was made by Wilson and seconded by Pirnie to enter into executive session at 4:20 pm. Upon roll call all present voted aye. Motion carried. A motion was made by Pirnie to leave executive session and seconded by Murray at 4:27 p.m. Upon roll call all present voted aye.

12. DIRECTORS REPORT.

13. ADJOURNMENT. Gdowski adjourned the meeting at 4:37 p.m.

The next meeting is scheduled for May 13, 2015.

Respectfully submitted  
Chad Nabity  
Director