



# Community Redevelopment Authority (CRA)

**Wednesday, June 10, 2015**  
**Regular Meeting**

## **Item B1**

### **Meeting Minutes**

Staff Contact: Chad Nabity

## OFFICIAL PROCEEDINGS

### MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF May 13, 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: Glen Murray, and Glenn Wilson. Also present were; Director, Chad Nabity; Planning Secretary, Rose Rhoads; City Administrator, Marlan Ferguson; Sr. Accountant, Billy Clingman, Tom Ziller, Christi DePoorter and Tom Pirnie.

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 April 8, 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 April 1, 2015 through April 30, 2015. Motion was made by Wilson and seconded by Murray 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 Wilson to approve the bills in the amount of \$774,787.64. Upon roll call vote all present voted aye. Motion carried unanimously to approve the payment of bills totaling \$774,787.64.
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. 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 194.

Consideration of a Resolution to forward a Site Specific redevelopment plan to the Hall County Regional Planning Commission for 312 W 3<sup>rd</sup> St. 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. Nabity explained this was a request to enter into a TIF contract for 312 W 3<sup>rd</sup> St, with T & S Land Development, LLC that included the redevelopment of the current property; approval of Resolution 194 would forward the Redevelopment Plan to the Hall County Planning Commission. A motion to approve Resolution 194 was made by Wilson and seconded by Murray. Upon roll call all present voted aye. Motion carried.

7. CONSIDERATION OF RESOLUTION 195.

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 312 W 3<sup>rd</sup> St. Nabity explained this was a request to enter into a TIF contract for 312 W 3<sup>rd</sup> with T & S Land Development, LLC that included the redevelopment of the current property; approval of Resolution 195 would forward the TIF contract request to the City Council. A motion to approve Resolution 195 was made by Wilson and seconded by Murray. Upon roll call all members present voted aye. Motion carried.

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 Murray and seconded by Wilson to enter into executive session at 4:19 pm. Upon roll call all present voted aye. Motion carried. A motion was made by Murray to leave executive session and seconded by Wilson at 4:44 p.m. Upon roll call all present voted aye.

10. DIRECTORS REPORT.

11. ADJOURNMENT. Gdowski adjourned the meeting at 4:55 p.m.

The next meeting is scheduled for June 10, 2015.

Respectfully submitted  
Chad Nabity  
Director