



Community Redevelopment Authority (CRA)

Wednesday, July 8, 2015
Regular Meeting

Item B1

Meeting Minutes

Staff Contact: Chad Nabity

OFFICIAL PROCEEDINGS

MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF June 10, 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 June 10, 2015 at City Hall 100 E First Street. Notice of the meeting was given in the June 3, 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, 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, Tom Ziller, Christi DePoorter and Amos Anson.

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 May 13, 2015 meeting was made by Wilson and seconded by Gdowski. 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 May 1, 2015 through May 31, 2015. Motion was made by Pirnie 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 Murrery and seconded by Pirnie to approve the bills in the amount of \$60,929.36. Upon roll call vote all present voted aye. Motion carried unanimously to approve the payment of bills totaling \$60,929.36.
5. REVIEW OF COMMITTED PROJECTS & CRA PROPERTY. Nabity reviewed the Committed Projects. J. Elizabeth LLC is moving forward with their façade, Amos thought completion would be in August. Ryan Waind should be nearing completion this summer. Downtown Kaufman-Cummings Plaza is moving forward with the utility work beginning 6/11/2015.

6. CONSIDERATION OF A PARTIAL DEED OF RECONVEYANCE.
Nabity reviewed the partial deed of reconveyance to the Grand Island Christian School, which is selling a portion of the northeast corner of its lot at Five Points to Supermarket Developers. The land will be used to realign Waugh Street slightly to the south to match a driveway across the street that will enter in to a new Super Saver grocery store. A motion was made by Gdowski to approve the partial deed of reconveyance to Grand Island Christian School and was seconded by Pirnie. Upon roll call all present voted aye. Motion carried unanimously to approve the partial deed of reconveyance.
7. CONSIDERATION OF FAÇADE REQUEST FOR 2603 S LOCUST.
Marv Webb and Gene McCloud reviewed the request for façade for 2603 S Locust. The façade grant request was granted for new siding and new LED lighting to be installed. Murray and Pirnie had reviewed the Façade application and both recommend approval of the project. A motion was made by Pirnie to approve the façade request in the amount of \$94,490 and was seconded by Murray. Upon roll call vote all present voted aye. Motion carried.
8. CONSIDERATION OF RESOLUTION 196.
Consideration of a Resolution to forward a Site Specific redevelopment plan to the Hall County Regional Planning Commission for 116 & 118 W 3rd 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 116 & 118 W 3rd St., with FAmos Construction that included the redevelopment of the current property; approval of Resolution 196 would forward the Redevelopment Plan to the Hall County Planning Commission. A motion to approve Resolution 196 was made by Wilson and seconded by Murray. Upon roll call all present voted aye. Motion carried.
9. CONSIDERATION OF RESOLUTION 197.
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 116 & 118 W 3rd St. Nabity explained this was a request to enter into a TIF contract for 116 & 118 W 3rd St., with FAmos Construction that included the redevelopment of the current property; approval of Resolution 197 would forward the TIF contract request to the City Council. A motion to approve Resolution 197 was made by Murray and seconded by Pirnie. Upon roll call all members present voted aye. Motion carried.
10. DISSCUSSION CONCERNING PURCHASE/SALE OF REAL ESTATE.
Nabity explained the purchase of 604 W 3rd Street, this lot was the former auto shop that destroyed by a fire last July. Nabity also explained the need

for repair of sidewalks out front with the additional cost of up to \$10,000. A motion was made by Pirnie to approve Resolution 198 to purchase property located at 604 W 3rd Street and was seconded by Murray for the amount of \$80,000 plus closing costs. Upon roll call vote all members present voted aye. Motion carried.

11. DIRECTORS REPORT.

Nabity explained there were two pending Blighted Areas that would be coming forward. There will also be a request for a grant for an office remodel for Downtown Development.

12. ADJOURNMENT. Sandstrom adjourned the meeting at 4:49 p.m.

The next meeting is scheduled for July 8, 2015.

Respectfully submitted
Chad Nabity
Director