



Community Redevelopment Authority (CRA)

Wednesday, October 14, 2015
Regular Meeting

Item B1

Meeting Minutes

Staff Contact: Chad Nabity

OFFICIAL PROCEEDINGS

MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF September 9, 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 September 9, 2015 at City Hall 100 E First Street. Notice of the meeting was given in the September 2, 2015 Grand Island Independent.

1. CALL TO ORDER. Chairman Sandstrom called the meeting to order at 4:01 p.m. The following members were present: Tom Gdowski, Glen Murray, and Glenn Wilson. Also present were; Director, Chad Nabity; Secretary Rose Rhoads; Interim Finance Director, Billy Clingman; City Administrator, Marlan Ferguson; Council Liaison, Vaughn Minton; Danny (Island Inn rep), Dean Pegg, Marv Webb, Dave Taylor, Amos Anson, Ken Alvarez, Zachary Zoul, Gus Patsios, Brandi Bosselman and Charlie Bosselman.

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 August 19, 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 August 1, 2015 through August 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 Gdowski to approve the bills in the amount of \$172,305.87. Upon roll call vote all present voted aye. Motion carried unanimously to approve the payment of bills totaling \$172,305.87.
5. REVIEW OF COMMITTED PROJECTS & CRA PROPERTY. Nabity reviewed the Committed Projects. J Elizabeth LLC, 2222 W 2nd St, Ryan Waind and the Downtown BID will be paid with the approval of these months' bills.

6. CONSIDERATION OF REDEVELOPMENT CONTRACT. Bosselman Real Estate, LLC, (the “Developer”) has proposed to redevelop an area within the city limits of the City of Grand Island at 1607 S Locust Street. The CRA passed resolution 202 notifying City Council of their intent to enter into a redevelopment contract at their meeting on August 19, 2015. The Hall County Regional Planning Commission met on September 2, 2015, and passed Resolution 2015-06 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 2015-248 at their meeting on September 8, 2015. Motion was made by Gdowski and seconded by Wilson to approve the Redevelopment contract. Upon roll call vote all present voted aye. Motion carried unanimously.

7. CONSIDERATION OF RESOLUTION 204.
Consideration of a Resolution to forward a Site Specific redevelopment plan to the Hall County Regional Planning Commission for Hatchery Holdings, located at S Locust Street. 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. Motion was made by Gdowski and seconded by Wilson to approve resolution 204. Upon roll call vote all present voted aye. Motion carried unanimously.

8. CONSIDERATION OF RESOLUTION 205.
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 Hatchery Holdings, LLC, located at S Locust Street. Motion was made by Gdowski and seconded by Wilson to approve resolution 205. Upon roll call vote all present voted aye. Motion carried unanimously.

9. FAÇADE REQUEST.
MMY Hospitality, LLC submitted a request for 2311 S Locust Street under the façade development program, to assist with façade improvements at this location. The anticipated cost of the façade project is \$98,225. The façade request is for \$56,900. Motion was made by Wilson and seconded by Gdowski for the façade request in the amount of \$56,900. Upon roll call vote all present voted aye. Motion carried unanimously.

10. FAÇADE REQUEST.
RIGI Hospitality, LLC submitted a request for 3021 S Locust Street under the façade development program, to assist with façade improvements at this location. The anticipated cost of the façade project is \$193,775. The façade request is for \$107,000. Motion was made by Wilson and seconded by Gdowski for the façade request in the amount of \$107,000. Upon roll call vote all present voted aye. Motion carried unanimously.

11. FAÇADE REQUEST.

Bosselman Real Estate, LLC submitted a request for 1607 S Locust Street under the façade development program, to assist with façade improvements at this location. The anticipated cost of the façade project is \$529,000. The façade request is for \$300,000. Motion was made by Gdowski and seconded by Murray for the façade request in the amount of \$300,000. Upon roll call vote all preset voted aye. Motion carried unanimously.

12. FAÇADE REQUEST

Wing Properties submitted a request for 116 E 3rd Street under the façade development program, to assist with façade improvements at this location. The anticipated cost of the façade project is \$223,132. The façade request is for \$68,132. A motion was made by Murray and seconded by Wilson for the façade request in the amount of \$68,132. Upon roll call vote Gdowski abstained and Wilson, Sandstrom and Murray voted aye. Motion carried.

13. FAÇADE REQUEST.

Wing Properties submitted a request for 110-114 E 3rd St Street under the façade development program, to assist with façade improvements at this location. The anticipated cost of the façade project is \$700,216. The façade request is for \$167,016. A motion was made by Murray and seconded by Wilson for the façade request in the amount of \$167,016. Upon roll call vote Gdowski abstained and Wilson, Sandstrom and Murray voted aye. Motion carried.

14. FAÇADE REQUEST.

Zoul Properties submitted a request for 1201 S Locust Street under the façade development program, to assist with façade improvements at this location. The anticipated cost of the façade project is \$300,000. The façade request is for \$90,000. Motion was made by Gdowski and seconded by Murray for the façade request in the amount of \$90,000. Upon roll call vote all preset voted aye. Motion carried unanimously.

15. REVIEW REQUEST FOR DEVELOPMENT PROPOSALS.

16. DIRECTORS REPORT.

17. ADJOURNMENT. Sandstrom adjourned the meeting at 5:12 p.m.

The next meeting is scheduled for October 14, 2015.

Respectfully submitted
Chad Nabity
Director