

**Community Redevelopment Authority
Kearney, Nebraska
January 11, 2012
8:30 a.m.**

A meeting of the Community Redevelopment Authority of the City of Kearney, Nebraska, was convened in open and public session at 8:33 a.m. on January 11, 2012, in the Council Chambers at City Hall. Present were: Jon Abegglen, Chairman, Board Members Larry Butler, Randy DeFreece, Tim Mannlein, and Janice Wiebusch. Absent: None. Michael Morgan, City Manager; Wendell Wessels, Treasurer and City Finance Director; Suzanne Brodine, Assistant City Manager; Dan Lindstrom, CRA Attorney; and Julie Steffensmeier, Recording Secretary were also present. Others in attendance: Bobbi Pettit, Assistant Director of Development Services, Dick Reiter, Mark Benjamin, and Mike Kalb.

Notice of the meeting was given in advance thereof by publication in the Kearney Hub, the designated method for giving notice, a copy of the proof of publication being attached to these Minutes. Advance notice of the meeting was also given to the Board Members. Availability of the Agenda was communicated in the advance notice and in the notice to the Board Members. All proceedings hereafter shown were taken while the meeting was open to the attendance of the public.

Announcement

Chairman Abegglen announced that in accordance with Section 84-1412 of the Nebraska Revised Statutes, a current copy of the Open Meetings Act is available for review and is posted towards the back of the Council Chambers.

Approve Minutes of October 12, 2011 Meeting

Moved by Wiebusch and seconded by Mannlein to approve the Minutes of the October 12, 2011 meeting. Roll call resulted as follows. Aye: Abegglen, DeFreece, Mannlein, Wiebusch, Butler. Nay: None. Absent: None. Motion carried.

Approve Financial Report and Claims

Moved by Butler and seconded by DeFreece to approve the financial report and claims as submitted. Roll call resulted as follows. Aye: Abegglen, Mannlein, Wiebusch, Butler, DeFreece. Nay: None. Absent: None. Motion carried.

Consider Façade Grant Funding Request

Brodine explained that this is the seventh year of the Façade Grant Program. The Downtown Improvement Board is requesting \$40,000 from the CRA for this year. Brodine reviewed two potential projects and highlighted how the new design guidelines are intended to be used by the Main Street Manager and the property owner to develop a stronger application and project. Brodine stated that Dick Reiter with Main Street has

researched and assisted the business owners in developing a plan for their façade that meets the guidelines and will continue to do so for any applicants.

Morgan stated that he would like to see something displayed at each of the businesses that received a façade grant recognizing the CRA. Abegglen echoed Morgan's suggestion. Staff will look into this.

Moved by Butler and seconded by Wiebusch to approve the request for \$40,000 for the Façade Grant Program. Roll call resulted as follows. Aye: Abegglen, Mannlein, Wiebusch, Butler, DeFreece. Nay: None. Absent: None. Motion carried.

Brodine went over the Misko's building as the third façade project they have been working on. The building is actually two buildings and is one of the two left that have not had any restoration, yet they are eligible for the national historic registry and have never been put on. Staff has been working with Dick Reiter and the property owner to discuss renovations to help attract a new tenant. From an economic development standpoint, they would like to come back to the CRA in a few months to talk about something different for this building or a second round of grant funding in place of Year 8. Main Street and the Downtown Improvement Board have some concerns that if no funding is offered on this building that it could fall by the wayside. Morgan stated that possibly an emergency abatement or emergency assistance program could be set up. Their concern is that this building needs a lot of renovating and once this building is vacated, if something isn't done soon it could be left to deteriorate. Brodine brought this before the CRA so they could be aware that this project might be on the horizon and may be coming back to them. Abegglen stated that it is exciting to see unique buildings such as this being saved.

Consider Commissioning a Blight and Substandard Study to Examine Expanding Area #5

Mark Benjamin, representing Great Western Properties, provided an overview of their proposed project on the old Drive-In property. Benjamin stated that they have looked at developing this particular property many times over the years, but due to the trying economic times they held off. They are back at trying to develop this parcel of ground and have come up with a proposed project; however, they see a couple of issues which will contribute to high development costs such as retention cells, a large amount of green scape, additional fire mains, a significant amount of site modification, and large quantities of paving which are being required. Benjamin believes that the storage facility would serve as a great buffer between the railroad and the proposed commercial lots that would abut Avenue N. Benjamin stated that he believes that with the inclusion of this project and the utilization of TIF that they see this as a great opportunity to spur development in this high traffic area.

Butler inquired if it would be better to create a new district than to expand the existing Area #5 since there is a lot more area that might want to be included. Butler inquired if we expand the existing Area #5 if we would have to do a study on the existing Area #5. Lindstrom explained that we could just do a study on the new section only.

There was discussion on including some of the additional surrounding area in the expansion of the Blight and Substandard Area #5. It was decided to expand the Area to include the west side of Avenue N up to 30th Street and west to Avenue M.

Moved by Mannlein and seconded by Butler to approve commissioning a Blight and substandard Study to examine expanding Area #5 and to appropriate the funds necessary to pay for the study. Roll call resulted as follows. Aye: Abegglen, Butler, DeFreece, Mannlein, Wiebusch. Nay: None. Absent: None. Motion carried.

Discuss Potential Tax Increment Financing Housing Project for Area #5

Mike Kalb, representing Great Western Properties, briefly went over their proposed housing project to be located between 14th and 15th Avenues directly north of 22nd Street which would be south of the new strip mall that sits on 24th Street. They are looking at building approximately 20 two-bedroom units on the property. They are going through a detailed cost estimate, but with the significant costs to develop this property, they have found it is not feasible without some TIF financing.

Morgan stated that staff strongly supports this project and advised them to come before the CRA to get their thoughts and answer any questions before they invest a lot more effort into this project.

Abegglen stated that this looks like a good project and recommended that they come back when they have more details and costs.

Reports/Comments from Board Members or City Officials

Butler left the meeting at this time (9:28 a.m.)

Morgan provided an update on the Technology Park.

Adjourn

Moved by Wiebusch and seconded by DeFreece to adjourn the meeting at 9:38 a.m. Roll call resulted as follows. Aye: Abegglen, DeFreece, Mannlein, Wiebusch. Nay: None. Absent: Butler. Motion carried.

Jon Abegglen, Chairman

Tim Mannlein, Secretary