



Community Redevelopment Authority (CRA)

**Wednesday, April 11, 2012
Regular Meeting Packet**

Board Members:

Michelle Fitzke

Tom Gdowski

Barry Sandstrom

Sue Pirnie

Glen Murray

**3:00 PM
CMR, City Hall
100 E 1st St, Grand Island**

Call to Order

Roll Call

A - SUBMITTAL OF REQUESTS FOR FUTURE ITEMS

Individuals who have appropriate items for City Council consideration should complete the Request for Future Agenda Items form located at the Information Booth. If the issue can be handled administratively without Council action, notification will be provided. If the item is scheduled for a meeting or study session, notification of the date will be given.

B - RESERVE TIME TO SPEAK ON AGENDA ITEMS

This is an opportunity for individuals wishing to provide input on any of tonight's agenda items to reserve time to speak. Please come forward, state your name and address, and the Agenda topic on which you will be speaking.

DIRECTOR COMMUNICATION

This is an opportunity for the Director to comment on current events, activities, and issues of interest to the commission.



Community Redevelopment Authority (CRA)

Wednesday, April 11, 2012
Regular Meeting

Item A1

Agenda

Staff Contact: Chad Nabity

AGENDA
Wednesday April 4, 2012
4:00 p.m.
Grand Island City Hall

Open Meetings Notifications

1. Call to Order.
This is a public meeting subject to the open meetings laws of the State of Nebraska.
The requirements for an open meeting are posted on the wall in this room and anyone that wants to find out what those are is welcome to read through them.
2. Approval of Minutes of March 14, 2012 Meeting.
3. Approval of Financial Reports. (Delayed until May meeting).
4. Approval of Bills.
5. Consideration of Grant Request from Chief Industries per Roger Bullington Vice President of Development.
6. Consideration of a Façade Request from Sharena & Amos Anson, 116 W 3rd St., for The Chocolate Bar, Grand Island.
7. Consideration of a Grant Request from Larry Fowle, for a micro blight study for 809 S Kimball.
8. Review of Committed Projects and CRA Properties.
9. ADJOURN TO EXECUTIVE SESSION TO DISCUSS NEGOTIATIONS.

RETURN TO REGULAR SESSION

10. Approve Resolution or Resolutions to Purchase/Sell Property.
11. Directors Report
12. Adjournment

Next Meeting May 9, 2012

The CRA may go into closed session for any agenda item as allowed by state law.



Community Redevelopment Authority (CRA)

Wednesday, April 11, 2012
Regular Meeting

Item B1

Meeting Minutes

Staff Contact: Chad Nabity

OFFICIAL PROCEEDINGS

MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF March 14, 2012

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 March 14, 2012 at City Hall 100 E First Street. Notice of the meeting was given in the March 9, 2012 Grand Island Independent.

1. CALL TO ORDER. Barry Sandstrom called the meeting to order at 4:00 p.m. The following members were present: Glen Murray, Sue Pirnie and Tom Gdowski. Also present were; Director, Chad Nabity; Secretary, Rose Woods, Marlan Ferguson; City Administrator, Mary Lou Brown; Finance Director, Jaye Monter; Tom Ziller, Marv Webb, Jay Palu, Council Liaison Randy Gard and Community Development Administrator Marco Floriani.

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 the Minutes for the February 28, 2012 meeting was made by Pirnie and seconded by Gdowski. Upon roll call vote all present voted aye. Motion carried unanimously.
3. APPROVAL OF FINANCIAL REPORTS. Monter reviewed the financial reports for the period of February 1, 2012 through February 29, 2012. Motion was made by Murray 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 by Sandstrom. Motion made by Pirnie and seconded by Murray to approve the bills in the amount of \$9,710.12. Upon roll call vote all present voted aye. Motion carried unanimously to approve the payment of bills totaling \$9,710.12.
5. PRESENTATION OF DOWNTOWN HOUSING DEVELOPMENT STUDY. Jay Palu from Alley Poyner-Macchietto Architecture, Marv Webb from Webb & Company Architects and Tom Ziller from BID 8 presented the study to the board.

Low cost, ample-sized buildings; a need for housing; and a stable local economy are setting Grand Island up in a perfect storm for downtown

redevelopment. "They are ripe for rebuild," Omaha architect Palu said of Grand Island's downtown buildings. Palu, who works for Alley-Poyner Macchietto Architecture, was part of a team that prepared a 100-page downtown housing and development study.

The study was requested by the downtown business improvement board and paid for by the Grand Island Community Redevelopment Authority. The CRA discussed the study with Palu during a Wednesday afternoon meeting at Grand Island City Hall.

The study looked at eight downtown buildings and found that 85 apartments could be created on the upper floors of those buildings to add to downtown revitalization. The buildings studied were the Elks Building, 205 W. First St.; Wolbach Building, 103 W. Third St.; Kallos Building, 106 E. Third; Roeser Building, 115 and 117 W. Third St.; Labor Temple Building, 210 N. Walnut St.; Hedde Building, 201 and 203 W. Third; Empire Building, 116 W. Third St.; and the Pathfinder Building, 223 W. Second St.

Palu said the buildings are structurally sound and nearly all lend themselves well to a mixed use of commercial space on the first floor and housing up above. The study outlined floor plans for the buildings and looked at possible rents. Palu noted housing can be vital in covering the expenses of downtown buildings, especially at a time when renting out first-floor commercial space is highly competitive. With Grand Island's high demand for rental housing, putting in downtown apartments not only generates a cash flow for the building, but it also provides a population and clientele for downtown shops and restaurants.

Palu said there are numerous funding sources to use in restoring old buildings, historic project tax credits, federal incentives and local incentives that could be offered to aid developers.

Ziller suggested the CRA may want to look at revamping the incentives it offers. The CRA has been providing facade grants to assist with updates to downtown building fronts. That's nice, Ziller said, but after a while it leads to a "decorated coffin" where the building exterior is pretty, but the upper floors are still vacant and not generating an income. Providing help

to fix up the upper floors can be the catalyst for restoring an entire building and in turn, the whole downtown, he said.

On the parking issue, Palu said there's quite a bit of downtown parking already. By having a good mix of businesses and housing, the parking can be utilized around the clock. The primary business use is during the day and the primary residential use is after 5 p.m. when people get off work and return home.

What the city and downtown shouldn't do is tear down any downtown buildings to provide parking for remaining buildings. It reduces the density of a downtown, which people expect, and takes away from the character of the neighborhood. Virtually nothing built new will ever compare to the detail, architecture and mass of an original downtown building, he said.

"Pay careful attention to protecting those existing buildings," Palu told the CRA. But do understand that the buildings are ready for something new such as an old bank building in Omaha being converted into 180 housing units or upper-levels in downtown Hastings being turned into condos.

"These buildings are in transition from a previous use," Palu said of Grand Island's downtown.

6. DIRECTORS REPORT.

Nabity talked briefly about the Council and the creating of micro-blighted and substandard areas

7. ADJOURNMENT.

Sandstrom adjourned the meeting at 5:45 p.m.

The next meeting is scheduled for April 4, 2012 at 4:00 p.m.

Respectfully submitted
Chad Nabity
Director



Community Redevelopment Authority (CRA)

**Wednesday, April 11, 2012
Regular Meeting**

Item C1

Financial Reports

Staff Contact: Chad Nabity

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF MARCH 2012

CONSOLIDATED	MONTH ENDED MARCH 2012	2011-2012 YEAR TO DATE	2012 BUDGET	REMAINING BALANCE
Beginning Cash	582,028	923,823	923,823	
REVENUE:				
Property Taxes-CRA	17,239	150,087	639,405	658,782
Property Taxes-TIF's	-	148,943	318,406	3,059
Loan Proceeds	-	-	-	-
Interest Income	3,957	4,941	8,000	3,059
Land Sales	-	-	70,000	63,646
Other Revenue	-	13,111	11,000	(2,111)
TOTAL REVENUE	21,196	317,082	1,046,811	726,434
TOTAL RESOURCES	603,224	1,240,905	1,970,634	726,434
EXPENSES				
Auditing & Accounting	-	4,025	5,000	975
Legal Services	225	896	10,000	9,105
Consulting Services	-	4,210	10,000	5,790
Contract Services	9,439	23,636	55,000	31,364
Printing & Binding	-	-	1,000	1,000
Other Professional Services	-	7,599	5,000	(2,599)
General Liability Insurance	-	-	250	250
Postage	31	130	200	70
Matching Grant	-	-	-	-
Legal Notices	15	968	800	(168)
Licenses & Fees	-	-	-	-
Travel & Training	-	161	1,000	839
Other Expenditures	-	-	500	500
Office Supplies	-	-	500	500
Supplies	-	-	300	300
Land	-	-	100,000	100,000
Bond Principal - Lincoln Pool	-	-	201,787	201,787
Façade Improvement	-	448,935	987,500	538,565
South Locust	-	-	-	-
Alleyway Improvement	-	-	-	-
Other Projects	-	-	111,000	111,000
Bond Principal	-	129,488	266,659	121,171
Bond Interest	-	27,088	50,747	23,659
Interest Expense	-	-	-	-
TOTAL EXPENSES	9,710	647,136	1,807,243	1,144,107
INCREASE(DECREASE) IN CASH	11,486	(330,054)	(760,432)	
ENDING CASH	593,514	593,769	163,391	
LESS COMMITMENTS	667,071	667,071		
AVAILABLE CASH	(73,558)	(73,302)	163,391	-
CHECKING	228,272			
INVESTMENTS	365,241			
Total Cash	593,514			

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF MARCH 2012

	MONTH ENDED MARCH 2012	2011-2012 YEAR TO DATE	2012 BUDGET	REMAINING BALANCE
CRA				
GENERAL OPERATIONS:				
Property Taxes	17,239	150,087	639,405	489,318
Interest Income	3,947	4,334	8,000	3,666
Land Sales	-	-	70,000	70,000
Other Revenue & Motor Vehicle Tax	-	6,524	10,000	3,476
TOTAL	21,186	160,945	727,405	566,460
GILI TRUST				
Property Taxes	-	32,019	32,890	871
Interest Income	-	511	-	(511)
Other Revenue	-	-	-	-
TOTAL	-	32,530	32,890	360
CHERRY PARK LTD II				
Property Taxes	-	31,776	59,180	27,404
Interest Income	10	89	-	(89)
Other Revenue	-	-	-	-
TOTAL	10	31,865	59,180	27,315
GENTLE DENTAL				
Property Taxes	-	80	4,202	4,122
Interest Income	0	1	-	(1)
Other Revenue	-	-	-	-
TOTAL	0	81	4,202	4,121
PROCON TIF				
Property Taxes	-	9,109	19,162	10,053
Interest Income	0	2	-	(2)
Other Revenue	-	233	-	(233)
TOTAL	0	9,344	19,162	9,818
WALNUT HOUSING PROJECT				
Property Taxes	-	32,025	74,472	42,447
Interest Income	0	5	-	(5)
Other Revenue	-	6,354	-	(6,354)
TOTAL	0	38,384	74,472	36,088
BRUNS PET GROOMING				
Property Taxes	-	6,474	11,000	4,526
Interest Income	-	-	-	-
Other Revenue	-	-	-	-
TOTAL	-	6,474	11,000	4,526
GIRARD VET CLINIC				
Property Taxes	-	167	14,000	13,833
Interest Income	-	-	-	-
Other Revenue	-	-	-	-
TOTAL	-	167	14,000	13,833
GEDDES ST APTS-PROCON				
Property Taxes	-	23,881	30,000	6,119
Interest Income	-	-	-	-
Other Revenue	-	-	-	-

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF MARCH 2012

	<u>MONTH ENDED</u> <u>MARCH 2012</u>	<u>2011-2012</u> <u>YEAR TO DATE</u>	<u>2012</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>
TOTAL	-	23,881	30,000	6,119
SOUTHEAST CROSSING				
Property Taxes	-	7,255	14,000	6,745
Interest Income	-	-	-	-
Other Revenue	-	-	-	-
TOTAL	-	7,255	14,000	6,745
Poplar Street Water				
Property Taxes	-	61	1,000	939
Interest Income	-	-	-	-
Other Revenue	-	-	1,000	1,000
TOTAL	-	61	2,000	1,939
CASEY'S @ FIVE POINTS				
Property Taxes	-	4,262	15,000	10,738
Interest Income	-	-	-	-
Other Revenue	-	-	-	-
TOTAL	-	4,262	15,000	10,738
SOUTH POINTE HOTEL PROJECT				
Property Taxes	-	1,473	22,000	20,527
Interest Income	-	-	-	-
Other Revenue	-	-	-	-
TOTAL	-	1,473	22,000	20,527
TODD ENCK PROJECT				
Property Taxes	-	104	5,500	5,396
Interest Income	-	-	-	-
Other Revenue	-	-	-	-
TOTAL	-	104	5,500	5,396
JOHN SCHULTE CONSTRUCTION				
Property Taxes	-	77	3,000	2,923
Interest Income	-	-	-	-
Other Revenue	-	-	-	-
TOTAL	-	77	3,000	2,923
PHARMACY PROPERTIES INC				
Property Taxes	-	178	8,000	7,822
Interest Income	-	-	-	-
Other Revenue	-	-	-	-
TOTAL	-	178	8,000	7,822
KEN-RAY LLC				
Property Taxes	-	-	5,000	5,000
Interest Income	-	-	-	-
Other Revenue	-	-	-	-
TOTAL	-	-	5,000	5,000
SKAGWAY				
Property Taxes	-	-	-	-
Interest Income	-	-	-	-
Other Revenue	-	-	-	-

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF MARCH 2012

	<u>MONTH ENDED</u> <u>MARCH 2012</u>	<u>2011-2012</u> <u>YEAR TO DATE</u>	<u>2012</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>
TOTAL	-	-	-	-
TOTAL REVENUE	21,196	317,082	1,046,811	729,729

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF MARCH 2012

	MONTH ENDED <u>MARCH 2012</u>	2011-2012 <u>YEAR TO DATE</u>	2012 <u>BUDGET</u>	REMAINING <u>BALANCE</u>
EXPENSES				
CRA				
GENERAL OPERATIONS:				
Auditing & Accounting	-	4,025	5,000	975
Legal Services	225	896	10,000	9,105
Consulting Services	-	4,210	10,000	5,790
Contract Services	9,439	23,636	55,000	31,364
Printing & Binding	-	-	1,000	1,000
Other Professional Services	-	7,599	5,000	(2,599)
General Liability Insurance	-	-	250	250
Postage	31	130	200	70
Matching Grant	-	-	-	-
Legal Notices	15	968	800	(168)
Licenses & Fees	-	-	-	-
Travel & Training	-	161	1,000	839
Other Expenditures	-	-	500	500
Office Supplies	-	-	500	500
Supplies	-	-	300	300
Land	-	-	100,000	100,000
Bond Principal - Lincoln Pool	-	-	201,787	201,787
PROJECTS				
Façade Improvement	-	448,935	987,500	538,565
South Locust	-	-	-	-
Alleyway Improvement	-	-	-	-
Other Projects	-	-	111,000	111,000
TOTAL CRA EXPENSES	9,710	490,560	1,489,837	999,277
GILI TRUST				
Bond Principal	-	33,066	31,627	(1,439)
Bond Interest	-	1,325	1,263	(62)
Other Expenditures	-	-	-	-
TOTAL GILI EXPENSES	-	34,390	32,890	(1,500)
CHERRY PARK LTD II				
Bond Principal	-	24,473	49,894	25,421
Bond Interest	-	5,117	9,286	4,169
TOTAL CHERRY PARK EXPENSES	-	29,590	59,180	29,590
GENTLE DENTAL				
Bond Principal	-	1,349	2,760	1,411
Bond Interest	-	752	1,442	690
TOTAL GENTLE DENTAL	-	2,101	4,202	2,101
PROCON TIF				
Bond Principal	-	5,731	11,782	6,051
Bond Interest	-	3,850	7,380	3,530
TOTAL PROCON TIF	-	9,581	19,162	9,581
WALNUT HOUSING PROJECT				
Bond Principal	-	21,191	43,096	21,905
Bond Interest	-	16,045	31,376	15,331
TOTAL WALNUT HOUSING	-	37,236	74,472	37,236

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF MARCH 2012

	MONTH ENDED MARCH 2012	2011-2012 YEAR TO DATE	2012 BUDGET	REMAINING BALANCE
BRUNS PET GROOMING				
Bond Principal	-	6,474	11,000	4,526
Bond Interest	-	-	-	-
TOTAL BRUNS PET GROOMING	-	6,474	11,000	4,526
GIRARD VET CLINIC				
Bond Principal	-	9,196	14,000	4,804
Bond Interest	-	-	-	-
TOTAL GIRARD VET CLINIC	-	9,196	14,000	4,804
GEDDES ST APTS - PROCON				
Bond Principal	-	14,852	30,000	15,148
Bond Interest	-	-	-	-
TOTAL GEDDES ST APTS - PROCON	-	14,852	30,000	15,148
SOUTHEAST CROSSINGS				
Bond Principal	-	7,255	14,000	6,745
Bond Interest	-	-	-	-
TOTAL SOUTHEAST CROSSINGS	-	7,255	14,000	6,745
POPLAR STREET WATER				
Bond Principal	-	61	-	(61)
Bond Interest	-	-	-	-
Auditing & Accounting	-	-	-	-
Contract Services	-	-	-	-
TOTAL POPLAR STREET WATER	-	61	-	(61)
CASEY'S @ FIVE POINTS				
Bond Principal	-	4,262	15,000	10,738
Bond Interest	-	-	-	-
TOTAL CASEY'S @ FIVE POINTS	-	4,262	15,000	10,738
SOUTH POINTE HOTEL PROJECT				
Bond Principal	-	1,473	22,000	20,527
Bond Interest	-	-	-	-
TOTAL SOUTH POINTE HOTEL PROJECT	-	1,473	22,000	20,527
TODD ENCK PROJECT				
Bond Principal	-	104	5,500	5,396
Bond Interest	-	-	-	-
TOTAL TODD ENCK PROJECT	-	104	5,500	5,396
JOHN SCHULTE CONSTRUCTION				
Bond Principal	-	77	3,000	2,923
Bond Interest	-	-	-	-
Auditing & Accounting	-	-	-	-
TOTAL JOHN SCHULTE CONSTRUCTION	-	77	3,000	2,923
PHARMACY PROPERTIES INC				
Bond Principal	-	178	8,000	7,822
Bond Interest	-	-	-	-
Auditing & Accounting	-	-	-	-

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF MARCH 2012

	<u>MONTH ENDED</u> <u>MARCH 2012</u>	<u>2011-2012</u> <u>YEAR TO DATE</u>	<u>2012</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>
TOTAL PHARMACH PROPERTIES INC	-	178	8,000	7,822
KEN-RAY LLC				
Bond Principal	-	-	5,000	5,000
Bond Interest	-	-	-	-
Auditing & Accounting	-	-	-	-
TOTAL KEN-RAY LLC	-	-	5,000	5,000
SKAGWAY				
Bond Principal	-	-	-	-
Bond Interest	-	-	-	-
Auditing & Accounting	-	-	-	-
TOTAL SKAGWAY	-	-	-	-
TOTAL EXPENSES	9,710	647,391	1,807,243	1,159,852



Community Redevelopment Authority (CRA)

Wednesday, April 11, 2012
Regular Meeting

Item D1

Bills

Staff Contact: Chad Nabity

11-Apr-12

TO: Community Redevelopment Authority Board Members
FROM: Chad Nabity, Planning Department Director
RE: Bills Submitted for Payment

The following bills have been submitted to the Community Redevelopment Authority Treasurer for preparation of payment.

City of Grand Island		
Administration Fees		\$ 2,740.14
Accounting	Apr, May June	\$ 375.00
Officenet Inc.		
Postage		\$ 42.32

Lawnscape

Primitive Touch Antique Warehouse	\$ 70,443.00
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Grand Island Independent	
Monthly & Redevelopment Plan Notices	\$ 771.91

Mayer, Burns, Koenig & Janulewicz Legal Services

Total:

\$ 74,372.37



Community Redevelopment Authority (CRA)

**Wednesday, April 11, 2012
Regular Meeting**

Item E1

Committed Projects

Staff Contact: Chad Nabity

COMMITTED PROJECTS	TOTAL AMOUNT	2012 FISCAL YR	2013 FISCAL YR	ESTIMATED COMP
Downtown BID				
Grand Generation/YMCA		\$ 7,500.00		
Indv. Building Evaluations		\$ 14,816.62		
Historic Lighting Projects		\$ 30,000.00		
Total Downtown BID **	\$ 97,500.00			Fall 2012
3333 Ramada Rd - Howard Johnson	\$ 100,000.00	\$ 100,000.00		Fall 2012
Fonner Park	\$ 192,623.00	\$ 96,311.50	\$ 96,311.50	
YMCA	\$ 48,000.00	\$ 48,000.00		
2014 Wayside Horns (Custer/Blaine)	\$ 100,000.00	\$ 100,000.00		Winter 2014
Primitive Touch Antique Warehouse	\$ 70,443.00	\$ 70,443.00		Fall 2012
The Grand Façade \$300,000 (\$100 over 3 fiscal yrs)	\$ 300,000.00	\$ 200,000.00	\$ 100,000.00	Spring 2012
Wilmar Realty LLC \$300,000 (\$100k over 3 fiscal yrs) *	\$ 100,000.00		\$ 100,000.00	Fall 2012
Total Committed	\$ 1,008,566.00	\$ 667,071.12	\$ 296,311.50	

CRA PROPERTIES

Address	Purchase Price	Purchase Date	Demo Cost	Status
408 E 2 nd St	\$4,869	11/11/2005	\$7,500	Surplus
3235 S Locust	\$450,000	4/2/2010	\$39,764	Surplus

March 31, 2012

* Wilmar has been paid \$200,000 for their Façade grant (they have \$100,000 remaining)

** Downtown BID 8 has been paid for the POW Marker and for a part of the building evaluations.



Community Redevelopment Authority (CRA)

**Wednesday, April 11, 2012
Regular Meeting**

Item F1

Facade Request

Staff Contact: Chad Nabity



Facade Improvement Program Application

Project Redeveloper Information

I. Applicant Name: The Chocolate Bar
Address: 116 W 3rd
Telephone No.: 308-675-0664
Contact: Sharena Arriola Anson

II. Legal Street Address of Project Site: 118 W 3rd

III. Zoning of Project Site: Commercial

IV. Current and Contemplated Use of Project: Restaurant

V. Present Ownership of Project Site: F Amos Const

VI. Proposed Project: Describe in detail; attach plans and specifications:

See Attached "Proposed Project"

VII. Estimated Project Costs

Acquisition Costs:

A. Land \$ _____
B. Building \$ _____

Construction Costs:

A. Renovation or Building Costs Attributable

to Façade Improvements (attach detail):

\$ 116,535.66

B. Other Construction Costs:

\$ _____

VIII. Source of Financing:

A. Developer Equity:

\$ 370,000

B. Commercial Bank Loan:

\$ 116,535.66

C. Historic Tax Credits:

\$ _____

D. Tax Increment Assistance:

\$ _____

E. Other (Describe _____)

\$ _____

IX. Name & Address of Architect, Engineer and General Contractor:

Webb and Company Architects
387 North Walnut st.
Grand Island, NE 68801
(308) 381-8613

X. Project Construction Schedule:

A. Construction Start Date: 45 days from Feb 24th, 2012

B. Construction Completion Date: 6 months

Financing Request Information

I. Describe Amount and Purpose for Which Façade Improvement Program Funds are Requested:

See Attached "Financial request & information"

II. Statement Identifying Financial Gap and Necessity for use of Façade Improvement Program Funds or Proposed Project: _____

See attached "Financial request & information"

III. Application of Grant Funds:

☒ _____ Grant to Redeveloper; or
☐ _____ Interest Rate Buy-Down

Post Office Box 1968
Grand Island, Nebraska 68802-1968
Phone: 308 385-5240
Fax: 308 385-5423
Email: cnabity@grand-island.com

Proposed Project:

118 w 3rd's street level façade will be removed in its entirety. Four columns will be placed to hold two 5' x 12' panes of glass. Below each pane of glass will be a portion of wall framing. A sign board will be placed on top of the columns for a new "The Chocolate Bar" sign. The pavers and handrail will be extended to the west to match the east side minus the ramp. In order to keep costs down, the stucco will be repaired. We would have liked to go back to the 1920's façade but that would have entirely to cost prohibitive, that is why we decided to embrace the 1940's-1950's look of the stucco. We also like the idea of keeping the "EMPIRE" lettering as a throw back to that era.

Financing request and information...

As \$370,000 has already been invested into 116 W 3rd we are looking to CRA funds to help expand The Chocolate Bar. There has been a demand for additional meeting space and therefore expansion is needed.

The goal as it stands today is to build-out the first 48' of 118 W 3rd to accommodate larger groups. With an improved façade it will be possible to acquire more funds from a lending institution to complete the expansion.

CRA Application

Previous investment by owner:

Money spent on The Chocolate Bar	\$ 270,000.00
Equity in The Chocolate Bar	\$ 100,000.00
Money & Equity spent YTD:	\$ 370,000.00

Construction costs:

Carpentry	\$ 13,219.00
Demo	\$ 1,700.00
Architect	\$ 1,500.00
Electrical	\$ 2,000.00
Materials	\$ 14,350.82
Patio	\$ 10,492.00
Glass	\$ 9,000.00
Interest, permits, rentals	\$ 7,300.00
Painting	\$ 1,983.00
Masonry	\$ 11,850.00
Sign and columns	\$ 16,248.00
Contractor	\$ 26,892.85
Total	\$116,535.66

**Taxes paid from 11-28-11 to 2-23-12 (almost 3 months) To
the City Of Grand Island**

2011 tax value	\$ 63,426.00
2012 tax value	\$ 118,222.00

2011 taxes paid	\$ 1,402.92
2012 taxes to be paid	\$ 2,614.96

Property tax increase:	\$ 1,212.04
Sales Tax:	\$ 5,807.22
Occupation Tax:	\$ 1,175.15
Payroll Tax:	

One years estimate	\$ 29,141.52
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Full time jobs created:	7
Part time jobs created:	7

Current façade



Improvements to date: Since the last façade request we have completely remodeled the basement and main floor to make The Chocolate Bar a reality.







Community Redevelopment Authority (CRA)

**Wednesday, April 11, 2012
Regular Meeting**

Item G1

Grant Request

Staff Contact: Chad Nabity



3942 Old West Highway 30
P.O. Box 3078
Grand Island, Nebraska 68802-2078
Phone 309/339-7000 Fax 309/389-7221

February 17, 2012

Mr. Chad Nabity, Regional Planning Director
City Hall
100 E. 1st Street
Grand Island, NE 68801

RE: Chief Industries Request for CRA Funding

Dear Chad:

This letter is Chief Industries' formal request for financial assistance from the Community Redevelopment Authority for costs associated with the demolition and removal of structures at the former Aurora Coop facility. As you are aware, this site is one that is referenced extensively in the Blight and Substandard Study for the Redevelopment Area #8. To make these structures useful in a manufacturing/production/warehouse environment, it will require extensive modifications, code enhancements, and improvements that are cost prohibitive. In essence they have out-lived their original purpose. Subsequently, Chief is beginning to plan redevelopment opportunities for this site. The next obvious step would be to demolish and remove the structures to provide a clear site for new development.

Itemized below is some relevant information pertaining to our request for funding:

- Chief Industries acquired the site in December of 2010 from Aurora Coop. Aurora Coop relocated their facilities to a new location on east Highway 30. Chief acquired the parcel to eliminate the possibility of Chief Fabrication becoming land-locked and not have the ability to expand the manufacturing plant in the future.
- On September 29th, 2011, Chief submitted a petition to Hall County to remove the real estate from the "County Industrial Area". Historically, this property had not been located in the corporate limits of Grand Island.
- On October 20th, 2011, Chief submitted a petition for voluntary annexation in the City of Grand Island to the City Clerk. The Grand Island City Council in December voted unanimously to approve such action.
- The address for this site is 1140 South Lincoln Avenue, Grand Island, Nebraska.
- The legal description is as follows:
 - A tract of land comprising a part of the South Half of the Northeast Quarter (S½NE¼) of Section Twenty-one (21), Township Eleven (11) North, Range Nine (9) West of the 6th P.M., in Hall County, Nebraska, more particularly described as follows:
 - Beginning at the intersection of the centerline of Lincoln Avenue and the centerline of Fonner Park Road (also being the South line of said Northeast Quarter (NE¼)); thence Northwesterly along the centerline of said Lincoln Avenue, a distance of Nine Hundred Seventy Six and Twenty-Five Hundredths (976.25) Feet; thence deflecting Left 89°48'30" and running Southwesterly parallel to the centerline of Phoenix Avenue, a distance of Four Hundred Eighty Two and Two Tenths (482.2) Feet, to the

centerline of Burlington Northern Track No. 33; thence deflecting Left 89°58' and running Southeasterly along said centerline of Track No. 33, a distance of Three Hundred Thirty Five and Twelve Hundredths (335.12) Feet, to a point of curvature; thence running Southwesterly along said centerline of Track No. 33, and on the arc of a curve whose radius is 763.95' (the long chord of which deflects 12°51' right from the last described course), a long chord distance of Three Hundred Forty Two and Eighteen Hundredths (342.18) feet, to the South line of said Northeast Quarter (NE¼); thence deflecting Left 74°10' from said long chord, and running Easterly along the South line of said Northeast Quarter (NE¼), also being the center line of said Fonner Park Road, a distance of Six Hundred Forty and Five Tenths (640.5) Feet to the Place of Beginning, excepting therefrom a tract of land more particularly described in Corporation Warranty Deed recorded in the Register of Deeds Office as Document #76-003924.

- Total cost for site preparation--\$204,800 (includes demolition and removal of all structures, concrete footings/foundations/pavement removal, removal of all underground storage tanks, permits, legal, surveying, project management and incidentals).
- Total request of financial assistance from CRA--\$100,000.
- If funding assistance is approved, the site could be entirely cleared in 60 to 90 days.
- Further Contact Information:

Roger Bullington, P.E.
VP of Development
Chief Industries, Inc.
P.O. Box 2078
Grand Island, NE. 68802
Phone: (308) 389-7288
Cell: (308) 380-2689
E-mail: roger.bullington@chiefind.com

In conclusion, Chief has taken the necessary steps to include this property in the city limits to allow for the possibility for the redevelopment of this old site. To accomplish this task, we ask for the CRA's support and financial assistance in making this happen. Thank you for your consideration and if you have any questions or concerns, please feel free to contact me at your earliest convenience.

Sincerely,

CHIEF INDUSTRIES, INC.



Roger Bullington, P.E.
VP of Development

Attachments







March 22, 2012

Community Re-Development Authority

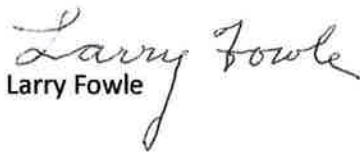
Attn: Chad Nabity

I am writing this letter asking for a grant not to exceed \$2,000 to pay for a microblight study at 809 S Kimball St and the surrounding area.

I invited Craig Lewis to look at the property and his recommendation was to demolish the property. This property is 1 block east of an existing re-development area.

I am willing to work with Chad on the property and wish to have a microblight study conducted. If a contract for TIF is eventually approved, I would expect to repay the grant for the microblight study.

Sincerely,


Larry Fowle

