



# Community Redevelopment Authority (CRA)

**Wednesday, March 16, 2016**  
**Regular Meeting Packet**

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## **Board Members:**

**Tom Gdowski**

**Glen Murray**

**Sue Pirnie**

**Glenn Wilson**

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**4:00 PM**

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## **Call to Order**

## **Roll Call**

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### **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.

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### **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.

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### **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, March 16, 2016  
Regular Meeting**

## **Item A1**

### **Agenda**

Staff Contact: Chad Nabity

**AGENDA**  
**Wednesday, March 16, 2016**  
**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.

The CRA may vote to go into Closed Session on any Agenda Item as allowed by State Law.

2. Approval of Minutes of February 10, 2016 Meeting.
3. Approval of Financial Reports.
4. Approval of Bills.
5. Review of Committed Projects and CRA Properties.
6. Discussion on Desert Rose property and access.
7. Election of Officers.
8. Discussion on Duane Burns research regarding executive session and property.
9. Approve Resolution to Purchase/Sell Real Estate.
10. Directors Report.
11. Adjournment

Next Meeting April 13, 2016

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



# Community Redevelopment Authority (CRA)

**Wednesday, March 16, 2016  
Regular Meeting**

## **Item B1**

### **Meeting Minutes**

Staff Contact: Chad Nabity

## OFFICIAL PROCEEDINGS

### MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF February 10, 2016

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 February 10, 2016 at City Hall 100 E First Street. Notice of the meeting was given in the February 3, 2016 Grand Island Independent.

1. CALL TO ORDER. Tom Gdowski called the meeting to order at 4:00 p.m. The following members were present: Sue Pirnie, Glenn Wilson and Glen Murray. Also present were; Director, Chad Nabity; Secretary, Rose Rhoads; Assistant Finance Director, Billy Clingman; Finance Director, Ranae Griffiths; Accountant, Brian Schultz; City Administrator, Marlan Ferguson; Legal Counsel, Duane Burns Dean Pegg, Amos Anson and Gus Pastios.

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 January 13, 2016 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 January 1, 2016 through January 31, 2016. Motion was made by Wilson 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. A motion was made by Wilson and seconded by Pirnie to approve the bills in the amount of \$3737.13. Upon roll call vote all present voted aye. Motion carried unanimously to approve the payment of bills totaling \$3737.13.
5. REVIEW OF COMMITTED PROJECTS & CRA PROPERTY. Nabity reviewed the Committed Projects.
6. CONSIDERATION OF RESOLUTION 207. Consideration of a Resolution to forward a Site Specific redevelopment plan to the Hall County Regional Planning Commission for Pump & Pantry Inc., located at 106 S Webb Rd., Grand Island, NE. 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, NE. A motion to approve Resolution 207 was made by Murray and seconded by Pirnie. Upon roll call vote all present voted aye. Motion carried unanimously.

7. CONSIDERATION OF RESOLUTION 208.  
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 Pump & Pantry Inc., 106 S Webb Rd., Grand Island, NE. A motion to approve Resolution 20 was made by Murray and seconded by Pirnie. Upon roll call vote all present voted aye. Motion carried unanimously.
8. CONSIDERATION OF FIRE AND LIFE SAFETY GRANT. Dean Pegg, submitted an application for a fire and life safety grant for 110 E 3<sup>rd</sup> St. A motion to approve the Fire and Life Safety Grant was made by Wilson and seconded by Pirnie. Upon roll call vote Murray, Pirnie and Wilson voted aye. Gdowski abstained. Motion carried.
9. CONSIDERATION OF RESOLUTION 209.  
Consideration of a Resolution to forward a Site Specific redevelopment plan to the Hall County Regional Planning Commission for Wing Properties, located at 110 E 3<sup>rd</sup> St., Grand Island, NE. 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, NE. A motion to approve Resolution 209 was made by Pirnie and seconded by Wilson. Upon roll call vote Murray, Pirnie and Wilson voted aye. Gdowski abstained. Motion carried.
10. CONSIDERATION OF RESOLUTION 210.  
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 Wing Properties, 110 E 3<sup>rd</sup> St., Grand Island, NE. A motion to approve Resolution 210 was made by Murray and seconded by Wilson. Upon roll call vote Murray, Pirnie and Wilson voted aye. Gdowski abstained. Motion carried.
11. DISCUSSION ON CRA CREDIT CARD.  
Discussion giving direction on credit card purchases by the CRA staff and limits to be approved by the CRA board for future purchases. A motion was made by Wilson to approve CRA staff to have authorization to make purchases with the credit card, motion was seconded by Murray. Upon roll call vote all present voted aye. Motion carried unanimously.
12. DIRECTORS REPORT.

The next meeting is scheduled for March 16, 2016.

Respectfully submitted  
Chad Nabity  
Director



# Community Redevelopment Authority (CRA)

**Wednesday, March 16, 2016  
Regular Meeting**

## **Item C1**

### **Financial Reports**

Staff Contact: Chad Nabity

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF FEBRUARY 2016

CONSOLIDATED	MONTH ENDED	2015-2016	2016	REMAINING	% OF BUDGET
	<u>February-16</u>	<u>YEAR TO DATE</u>	<u>BUDGET</u>	<u>BALANCE</u>	<u>USED</u>
Beginning Cash	597,885		841,354		
<b>REVENUE:</b>					
Property Taxes - CRA	29,066	109,421	534,000	424,579	20.49%
Property Taxes - Lincoln Pool	5,670	34,743	198,050	163,307	17.54%
Property Taxes -TIF's	20,088	53,252	2,041,892	1,994,810	2.61%
Interest Income - CRA	15	85	300	215	28.37%
Interest Income - TIF'S	1	7	-	-	
Land Sales	-	-	100,000	100,000	0.00%
Other Revenue - CRA	-	12,176	130,000	117,824	9.37%
Other Revenue - TIF's	-	-	-	-	
<b>TOTAL REVENUE</b>	<b>54,840</b>	<b>209,684</b>	<b>3,004,242</b>	<b>2,800,735</b>	<b>6.98%</b>
<b>TOTAL RESOURCES</b>	<b>652,725</b>	<b>209,684</b>	<b>3,845,596</b>	<b>2,800,735</b>	
<b>EXPENSES</b>					
Auditing & Accounting	-	-	5,000	5,000	0.00%
Legal Services	-	480	3,000	2,520	16.00%
Consulting Services	-	-	5,000	5,000	0.00%
Contract Services	3,713	36,421	65,000	28,579	56.03%
Printing & Binding	-	-	1,000	1,000	0.00%
Other Professional Services	-	8,698	16,000	7,302	54.36%
General Liability Insurance	-	-	250	250	0.00%
Postage	8	37	350	313	10.58%
Life Safety	-	-	285,000	285,000	
Legal Notices	16	80	2,000	1,920	4.00%
Licenses & Fees	-	-	-	-	
Travel & Training	-	-	1,000	1,000	0.00%
Other Expenditures	-	-	-	-	
Office Supplies	-	870	400	-	217.50%
Supplies	-	-	300	300	0.00%
Land	-	-	200,000	200,000	0.00%
Bond Principal - Lincoln Pool	-	-	-	-	#DIV/0!
Bond Interest	-	-	-	-	
Façade Improvement	-	-	350,000	350,000	0.00%
Building Improvement	-	94,977	368,972	273,995	25.74%
Blank Project	-	-	-	-	
Other Projects	-	186,831	450,000	263,169	41.52%
Bond Principal-TIF's	-	61,696	1,290,022	1,230,125	4.78%
Bond Interest-TIF's	-	11,960	31,070	19,412	
Interest Expense	-	-	-	-	
<b>TOTAL EXPENSES</b>	<b>3,737</b>	<b>402,050</b>	<b>3,074,364</b>	<b>2,674,885</b>	<b>13.08%</b>
<b>INCREASE(DECREASE) IN CASH</b>	<b>51,103</b>	<b>(192,366)</b>	<b>(70,122)</b>		
<b>ENDING CASH</b>	<b>648,988</b>	<b>(192,366)</b>	<b>771,232</b>	<b>-</b>	
<b>CRA CASH</b>	<b>339,904</b>				
<b>Lincoln Pool Tax Income Balance</b>	<b>283,776</b>				
<b>TIF CASH</b>	<b>25,308</b>				
<b>Total Cash</b>	<b>648,988</b>				

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF FEBRUARY 2016

	<u>MONTH ENDED</u> <u>February-16</u>	<u>2015-2016</u> <u>YEAR TO DATE</u>	<u>2016</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
<b>CRA</b>					
<b>GENERAL OPERATIONS:</b>					
Property Taxes - CRA	29,066	109,421	534,000	424,579	20.49%
Property Taxes - Lincoln Pool	5,670	34,743	198,050	163,307	17.54%
Interest Income	15	85	300	215	28.37%
Land Sales	-	-	100,000	100,000	0.00%
Other Revenue & Motor Vehicle Tax	-	12,176	130,000	117,824	9.37%
<b>TOTAL</b>	<b>34,751</b>	<b>156,425</b>	<b>962,350</b>	<b>805,925</b>	<b>16.25%</b>
<b>GENTLE DENTAL</b>					
Property Taxes	108	108	-	-	
Interest Income	0	1	-	-	
<b>TOTAL</b>	<b>108</b>	<b>109</b>	<b>-</b>	<b>-</b>	
<b>PROCON TIF</b>					
Property Taxes	607	8,757	19,162	10,405	45.70%
Interest Income	0	2	-	-	
<b>TOTAL</b>	<b>607</b>	<b>8,760</b>	<b>19,162</b>	<b>10,405</b>	<b>45.71%</b>
<b>WALNUT HOUSING PROJECT</b>					
Property Taxes	1,428	1,428	74,472	73,044	1.92%
Interest Income	1	4	-	-	
Other Revenue	-	-	-	-	
<b>TOTAL</b>	<b>1,429</b>	<b>1,432</b>	<b>74,472</b>	<b>73,044</b>	<b>1.92%</b>
<b>BRUNS PET GROOMING</b>					
Property Taxes	289	7,027	13,500	6,473	52.05%
<b>TOTAL</b>	<b>289</b>	<b>7,027</b>	<b>13,500</b>	<b>6,473</b>	<b>52.05%</b>
<b>GIRARD VET CLINIC</b>					
Property Taxes	209	209	14,500	14,291	1.44%
<b>TOTAL</b>	<b>209</b>	<b>209</b>	<b>14,500</b>	<b>14,291</b>	<b>1.44%</b>
<b>GEDDES ST APTS-PROCON</b>					
Property Taxes	593	14,418	30,000	15,582	48.06%
<b>TOTAL</b>	<b>593</b>	<b>14,418</b>	<b>30,000</b>	<b>15,582</b>	<b>48.06%</b>
<b>SOUTHEAST CROSSING</b>					
Property Taxes	304	2,227	15,000	12,773	14.85%
<b>TOTAL</b>	<b>304</b>	<b>2,227</b>	<b>15,000</b>	<b>12,773</b>	<b>14.85%</b>
<b>POPLAR STREET WATER</b>					
Property Taxes	164	216	6,000	5,784	3.59%
<b>TOTAL</b>	<b>164</b>	<b>216</b>	<b>6,000</b>	<b>5,784</b>	<b>3.59%</b>
<b>CASEY'S @ FIVE POINTS</b>					
Property Taxes	190	190	10,000	9,810	1.90%
<b>TOTAL</b>	<b>190</b>	<b>190</b>	<b>10,000</b>	<b>9,810</b>	<b>1.90%</b>

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF FEBRUARY 2016

	<u>MONTH ENDED</u> <u>February-16</u>	<u>2015-2016</u> <u>YEAR TO DATE</u>	<u>2016</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
<b>SOUTH POINTE HOTEL PROJECT</b>					
Property Taxes	1,840	1,840	90,000	88,160	2.04%
<b>TOTAL</b>	<b>1,840</b>	<b>1,840</b>	<b>90,000</b>	<b>88,160</b>	<b>2.04%</b>
<b>TODD ENCK PROJECT</b>					
Property Taxes	139	139	6,000	5,861	2.32%
<b>TOTAL</b>	<b>139</b>	<b>139</b>	<b>6,000</b>	<b>5,861</b>	<b>2.32%</b>
<b>SKAGWAY</b>					
Property Taxes	-	-	750,000	750,000	0.00%
Interest Income	-	-	-	-	
Other Revenue	-	-	-	-	
<b>TOTAL</b>	<b>-</b>	<b>-</b>	<b>750,000</b>	<b>750,000</b>	<b>0.00%</b>
<b>JOHN SCHULTE CONSTRUCTION</b>					
Property Taxes	107	107	6,000	5,893	1.79%
<b>TOTAL</b>	<b>107</b>	<b>107</b>	<b>6,000</b>	<b>5,893</b>	<b>1.79%</b>
<b>PHARMACY PROPERTIES INC</b>					
Property Taxes	245	245	11,000	10,755	2.23%
<b>TOTAL</b>	<b>245</b>	<b>245</b>	<b>11,000</b>	<b>10,755</b>	<b>2.23%</b>
<b>KEN-RAY LLC</b>					
Property Taxes	900	900	34,000	33,100	2.65%
<b>TOTAL</b>	<b>900</b>	<b>900</b>	<b>34,000</b>	<b>33,100</b>	<b>2.65%</b>
<b>COUNTY FUND 8598</b>					
Property Taxes	64	64	1,458	1,394	4.37%
<b>TOTAL</b>	<b>64</b>	<b>64</b>	<b>1,458</b>	<b>1,394</b>	<b>4.37%</b>
<b>GORDMAN GRAND ISLAND</b>					
Property Taxes	399	399	40,000	39,601	1.00%
<b>TOTAL</b>	<b>399</b>	<b>399</b>	<b>40,000</b>	<b>39,601</b>	<b>1.00%</b>
<b>BAKER DEVELOPMENT INC</b>					
Property Taxes	75	1,742	3,000	1,258	58.07%
<b>TOTAL</b>	<b>75</b>	<b>1,742</b>	<b>3,000</b>	<b>1,258</b>	<b>58.07%</b>
<b>STRATFORD PLAZA INC</b>					
Property Taxes	509	509	35,000	34,491	1.45%
<b>TOTAL</b>	<b>509</b>	<b>509</b>	<b>35,000</b>	<b>34,491</b>	<b>1.45%</b>
<b>COPPER CREEK</b>					
Property Taxes	5,507	5,507	-	-	0.00%
<b>TOTAL</b>	<b>5,507</b>	<b>5,507</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF FEBRUARY 2016

	<u>MONTH ENDED</u> <u>February-16</u>	<u>2015-2016</u> <u>YEAR TO DATE</u>	<u>2016</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
<b>FUTURE TIF'S</b>					
Property Taxes	-	-	882,800	882,800	0.00%
<b>TOTAL</b>	<b>-</b>	<b>-</b>	<b>882,800</b>	<b>882,800</b>	
<b>CHIEF INDUSTRIES AURORA COOP</b>					
Property Taxes	806	806	-	(806)	
<b>TOTAL</b>	<b>806</b>	<b>806</b>	<b>-</b>	<b>(806)</b>	
<b>TOKEN PROPERTIES KIMBALL ST</b>					
Property Taxes	56	56	-	(56)	
<b>TOTAL</b>	<b>56</b>	<b>56</b>	<b>-</b>	<b>(56)</b>	
<b>GI HABITAT OF HUMANITY</b>					
Property Taxes	89	89	-	(89)	
<b>TOTAL</b>	<b>89</b>	<b>89</b>	<b>-</b>	<b>(89)</b>	
<b>AUTO ONE INC</b>					
Property Taxes	245	245	-	(245)	
<b>TOTAL</b>	<b>245</b>	<b>245</b>	<b>-</b>	<b>(245)</b>	
<b>EIG GRAND ISLAND</b>					
Property Taxes	1,084	1,084	-	(1,084)	
<b>TOTAL</b>	<b>1,084</b>	<b>1,084</b>	<b>-</b>	<b>(1,084)</b>	
<b>TOKEN PROPERTIES CARY ST</b>					
Property Taxes	162	162	-	(162)	
<b>TOTAL</b>	<b>162</b>	<b>162</b>	<b>-</b>	<b>(162)</b>	
<b>WENN HOUSING PROJECT</b>					
Property Taxes	89	89	-	(89)	
<b>TOTAL</b>	<b>89</b>	<b>89</b>	<b>-</b>	<b>(89)</b>	
<b>COPPER CREEK PHASE II</b>					
Property Taxes	3,325	4,134	-	(4,134)	
<b>TOTAL</b>	<b>3,325</b>	<b>4,134</b>	<b>-</b>	<b>(4,134)</b>	
<b>TC ENCK BUILDERS</b>					
Property Taxes	-	-	-	-	
<b>TOTAL</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>SUPER MARKET DEVELOPERS</b>					
Property Taxes	-	-	-	-	
<b>TOTAL</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>MAINSTAY SUITES</b>					
Property Taxes	529	529	-	(529)	
<b>TOTAL</b>	<b>529</b>	<b>529</b>	<b>-</b>	<b>(529)</b>	

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF FEBRUARY 2016

	<u>MONTH ENDED</u> <u>February-16</u>	<u>2015-2016</u> <u>YEAR TO DATE</u>	<u>2016</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
<b>TOWER 217</b>					
Property Taxes	25	25		(25)	
<b>TOTAL</b>	<b>25</b>	<b>25</b>	-	<b>(25)</b>	
<b>TOTAL REVENUE</b>	<b>54,840</b>	<b>209,684</b>	<b>3,004,242</b>	<b>2,766,244</b>	<b>6.98%</b>

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF FEBRUARY 2016

EXPENSES	MONTH ENDED	2015-2016	2016	REMAINING	% OF BUDGET
	<u>February-16</u>	<u>YEAR TO DATE</u>	<u>BUDGET</u>	<u>BALANCE</u>	<u>USED</u>
<b>CRA</b>					
<b>GENERAL OPERATIONS:</b>					
Auditing & Accounting	-	-	5,000	5,000	0.00%
Legal Services	-	480	3,000	2,520	16.00%
Consulting Services	-	-	5,000	5,000	0.00%
Contract Services	3,713	36,421	65,000	28,579	56.03%
Printing & Binding	-	-	1,000	1,000	0.00%
Other Professional Services	-	8,698	16,000	7,302	54.36%
General Liability Insurance	-	-	250	250	0.00%
Postage	8	37	350	313	10.58%
Lifesafety Grant	-	-	285,000	285,000	0.00%
Legal Notices	16	80	2,000	1,920	4.00%
Travel & Training	-	-	1,000	1,000	0.00%
Office Supplies	-	870	400	-	
Supplies	-	-	300	300	0.00%
Land	-	-	200,000	200,000	0.00%
<b>PROJECTS</b>					
Façade Improvement	-	-	350,000	350,000	0.00%
Building Improvement	-	94,977	368,972	273,995	0.00%
Other Projects	-	186,831	450,000	263,169	41.52%
<b>TOTAL CRA EXPENSES</b>	<b>3,737</b>	<b>328,394</b>	<b>1,753,272</b>	<b>1,425,348</b>	<b>18.73%</b>
<b>GENTLE DENTAL</b>					
Bond Principal	-	1,799	-	-	
Bond Interest	-	302	-	-	
<b>TOTAL GENTLE DENTAL</b>	<b>-</b>	<b>2,101</b>	<b>-</b>	<b>-</b>	
<b>PROCON TIF</b>					
Bond Principal	-	7,531	13,355	5,824	56.39%
Bond Interest	-	2,050	5,807	3,757	35.31%
<b>TOTAL PROCON TIF</b>	<b>-</b>	<b>9,581</b>	<b>19,162</b>	<b>9,581</b>	<b>50.00%</b>
<b>WALNUT HOUSING PROJECT</b>					
Bond Principal	-	27,628	49,209	21,581	56.14%
Bond Interest	-	9,608	25,263	15,655	38.03%
<b>TOTAL WALNUT HOUSING</b>	<b>-</b>	<b>37,236</b>	<b>74,472</b>	<b>37,236</b>	<b>50.00%</b>
<b>BRUNS PET GROOMING</b>					
Bond Principal	-	6,738	13,500	6,762	49.91%
<b>TOTAL BRUNS PET GROOMING</b>	<b>-</b>	<b>6,738</b>	<b>13,500</b>	<b>6,762</b>	<b>49.91%</b>
<b>GIRARD VET CLINIC</b>					
Bond Principal	-	-	14,500	14,500	0.00%
<b>TOTAL GIRARD VET CLINIC</b>	<b>-</b>	<b>-</b>	<b>14,500</b>	<b>14,500</b>	<b>0.00%</b>
<b>GEDDES ST APTS - PROCON</b>					
Bond Principal	-	13,825	30,000	16,175	46.08%
<b>TOTAL GEDDES ST APTS - PROCON</b>	<b>-</b>	<b>13,825</b>	<b>30,000</b>	<b>16,175</b>	<b>46.08%</b>
<b>SOUTHEAST CROSSINGS</b>					
Bond Principal	-	-	15,000	15,000	0.00%
<b>TOTAL SOUTHEAST CROSSINGS</b>	<b>-</b>	<b>-</b>	<b>15,000</b>	<b>15,000</b>	<b>0.00%</b>

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF FEBRUARY 2016

	<u>MONTH ENDED</u> <u>February-16</u>	<u>2015-2016</u> <u>YEAR TO DATE</u>	<u>2016</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
<b>POPLAR STREET WATER</b>					
Bond Principal	-	-	6,000	6,000	0.00%
<b>TOTAL POPLAR STREET WATER</b>	<b>-</b>	<b>-</b>	<b>6,000</b>	<b>6,000</b>	<b>0.00%</b>
<b>CASEY'S @ FIVE POINTS</b>					
Bond Principal	-	-	10,000	10,000	0.00%
<b>TOTAL CASEY'S @ FIVE POINTS</b>	<b>-</b>	<b>-</b>	<b>10,000</b>	<b>10,000</b>	<b>0.00%</b>
<b>SOUTH POINTE HOTEL PROJECT</b>					
Bond Principal	-	-	90,000	90,000	0.00%
<b>TOTAL SOUTH POINTE HOTEL PROJECT</b>	<b>-</b>	<b>-</b>	<b>90,000</b>	<b>90,000</b>	<b>0.00%</b>
<b>TODD ENCK PROJECT</b>					
Bond Principal	-	-	6,000	6,000	0.00%
<b>TOTAL TODD ENCK PROJECT</b>	<b>-</b>	<b>-</b>	<b>6,000</b>	<b>6,000</b>	<b>0.00%</b>
<b>SKAGWAY</b>					
Bond Principal	-	-	750,000	750,000	0.00%
<b>TOTAL SKAGWAY</b>	<b>-</b>	<b>-</b>	<b>750,000</b>	<b>750,000</b>	<b>0.00%</b>
<b>JOHN SCHULTE CONSTRUCTION</b>					
Bond Principal	-	2,508	6,000	3,492	41.80%
<b>TOTAL JOHN SCHULTE CONSTRUCTION</b>	<b>-</b>	<b>2,508</b>	<b>6,000</b>	<b>3,492</b>	<b>41.80%</b>
<b>PHARMACY PROPERTIES INC</b>					
Bond Principal	-	-	11,000	11,000	0.00%
<b>TOTAL PHARMACH PROPERTIES INC</b>	<b>-</b>	<b>-</b>	<b>11,000</b>	<b>11,000</b>	<b>0.00%</b>
<b>KEN-RAY LLC</b>					
Bond Principal	-	-	34,000	34,000	0.00%
<b>TOTAL KEN-RAY LLC</b>	<b>-</b>	<b>-</b>	<b>34,000</b>	<b>34,000</b>	<b>0.00%</b>
<b>COUNTY FUND #8598</b>					
Bond Principal	-	-	1,458	1,458	
<b>TOTAL COUNTY FUND #8598</b>	<b>-</b>	<b>-</b>	<b>1,458</b>	<b>1,458</b>	
<b>GORDMAN GRAND ISLAND</b>					
Bond Principal	-	-	40,000	40,000	
<b>TOTAL GORDMAN GRAND ISLAND</b>	<b>-</b>	<b>-</b>	<b>40,000</b>	<b>40,000</b>	
<b>BAKER DEVELOPMENT INC</b>					
Bond Principal	-	1,667	3,000	1,333	
<b>TOTAL BAKER DEVELOPMENT INC</b>	<b>-</b>	<b>1,667</b>	<b>3,000</b>	<b>1,333</b>	
<b>STRATFORD PLAZA LLC</b>					
Bond Principal	-	-	35,000	35,000	
<b>TOTAL STRATFORD PLAZA LLC</b>	<b>-</b>	<b>-</b>	<b>35,000</b>	<b>35,000</b>	
<b>COPPER CREEK</b>					
Bond Principal	-	-	-	-	
<b>TOTAL COPPER CREEK</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>CHIEF INDUSTRIES AURORA COOP</b>					
Bond Principal	-	-	-	-	
<b>TOTAL CHIEF IND AURORA COOP</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF FEBRUARY 2016

	<u>MONTH ENDED</u> <u>February-16</u>	<u>2015-2016</u> <u>YEAR TO DATE</u>	<u>2016</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
<b>TOKEN PROPERTIES KIMBALL STREET</b>					
Bond Principal	-	-		-	
<b>TOTAL TOKEN PROPERTIES KIMBALL ST</b>	-	-		-	
<b>GI HABITAT FOR HUMANITY</b>					
Bond Principal	-	-		-	
<b>TOTAL BLANK</b>	-	-		-	
<b>AUTO ONE INC</b>					
Bond Principal	-	-		-	
<b>TOTAL AUTO ONE INC</b>	-	-		-	
<b>EIG GRAND ISLAND</b>					
Bond Principal	-	-		-	
<b>TOTAL BLANK</b>	-	-		-	
<b>TOKEN PROPERTIES CARY STREET</b>					
Bond Principal	-	-		-	
<b>TOTAL TOKEN PROPERTIES CARY ST</b>	-	-		-	
<b>WENN HOUSING PROJECT</b>					
Bond Principal	-	-		-	
<b>TOTAL WENN HOUSING PROJECT</b>	-	-		-	
<b>COPPER CREEK PHASE II</b>					
Bond Principal	-	-		-	
<b>TOTAL COPPER CREEK PHASE II</b>	-	-		-	
<b>TC ENCK BUILDERS</b>					
Bond Principal	-	-		-	
<b>TOTAL TC ENCK BUILDERS</b>	-	-		-	
<b>SUPER MARKET DEVELOPERS</b>					
Bond Principal	-	-		-	
<b>TOTAL SUPER MARKET DEVELOPERS</b>	-	-		-	
<b>FUTURE TIF'S</b>					
Bond Principal	-	-	162,000	162,000	
Bond Interest	-	-		-	
Auditing & Accounting	-	-		-	
<b>TOTAL FUTURE TIF'S</b>	-	-	162,000	162,000	
<b>TOTAL EXPENSES</b>	3,737	402,050	3,074,364	2,674,885	



# Community Redevelopment Authority (CRA)

**Wednesday, March 16, 2016**  
**Regular Meeting**

## **Item C2**

### **Balance Sheet**

Staff Contact: Chad Nabity

FUND: 900 COMMUNITY REDEVELOPMENT AUTHOR			NET CHANGE FOR PERIOD	ACCOUNT BALANCE
<b>ASSETS</b>				
900	11110	OPERATING CASH	51,101.71	648,985.61
900	11120	COUNTY TREASURER CASH	.00	87,328.23
900	11305	PROPERTY TAXES RECEIVABLE	.00	74,663.00
900	14100	NOTES RECEIVABLE	.00	449,518.20
900	14700	LAND	.00	575,369.33
TOTAL ASSETS			51,101.71	1,835,864.37
<b>LIABILITIES</b>				
900	22100	LONG TERM DEBT	.00	-356,842.00
900	22200	ACCOUNTS PAYABLE	.00	-9,225.31
900	22400	OTHER LONG TERM DEBT	.00	-1,455,000.00
900	22900	ACCRUED INTEREST PAYABLE	.00	-6,289.06
900	25315	DEFERRED REVENUE-PROPERTY TAX	.00	-80,687.00
900	25316	DEFERRED REVENUE-YR END ADJ	.00	58,671.86
TOTAL LIABILITIES			.00	-1,849,371.51
<b>FUND BALANCE</b>				
900	39107	BUDGETARY FUND BAL - UNRESERVD	.00	70,122.00
900	39110	INVESTMENT IN FIXED ASSETS	.00	-575,369.33
900	39112	FUND BALANCE-BONDS	.00	1,425,994.94
900	39120	UNRESTRICTED FUND BALANCE	.00	-1,029,485.90
900	39130	ESTIMATED REVENUES	.00	3,004,242.00
900	39140	ESTIMATED EXPENSES	.00	-3,074,364.00
900	39500	REVENUE CONTROL	-54,838.84	-209,682.51
900	39600	EXPENDITURE CONTROL	3,737.13	402,049.94
TOTAL FUND BALANCE			-51,101.71	13,507.14
TOTAL LIABILITIES + FUND BALANCE			-51,101.71	-1,835,864.37

\*\* END OF REPORT - Generated by Brian Schultz \*\*



# Community Redevelopment Authority (CRA)

**Wednesday, March 16, 2016  
Regular Meeting**

## **Item D1**

### **Bills**

Staff Contact: Chad Nabity

10-Feb-16

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		\$ 3,575.44
Administration Fees		
Accounting		
Officenet Inc.		
Postage		\$ 5.05
Lawnscape	snow removal	\$ 100.00
Grand Island Independent		\$ 16.01
RIGI Hospitality LLC	3021 S Locust	\$107,000.00
MMY Hospitality LLC	2311 S Locust	\$54,388.00
Mayer, Burns, Koenig & Janulewicz Legal Services		\$ 225.00
<b>Total:</b>		<hr/> <b>\$ 165,309.50</b> <hr/>



# Community Redevelopment Authority (CRA)

**Wednesday, March 16, 2016  
Regular Meeting**

## **Item E1**

### **Committed Projects**

Staff Contact: Chad Nabity

COMMITTED PROJECTS	REMAINING GRANT AMOUNT	2016 FISCAL YR	2017 FISCAL YR	2018 FISCAL YR	ESTIMATED COMP
Gene McCloud - 2603 S Locust	\$94,490.00	\$94,490.00			2016
Federation of Labor - Ziller	\$ 60,000.00	\$ 60,000.00			2016
MMY Hospitality, LLC - 2311 S Locust St	\$ 56,900.00	\$ 56,900.00			2016
RIGI Hospitality, LLC - 3021 S Locust St	\$ 107,000.00	\$ 107,000.00			2016
Wing Properties - 116 E 3rd St	\$ 68,132.00	\$ 68,132.00			2016
Wing Properties - 110-114 E 3rd St	\$ 167,016.00		\$ 167,016.00		2017
Bosselman Real Estate	\$ 300,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	2018
Zoul Properties - 1201 S Locust Street	\$ 90,000.00	\$ 90,000.00			2016
Tower 217 (Amos Investment)	\$ 104,075.73		\$ 104,075.73		2017
	\$ -				
<b>Total Committed</b>	<b>\$1,047,613.73</b>	<b>\$ 576,522.00</b>	<b>\$ 371,091.73</b>	<b>\$ 100,000.00</b>	

FIRE & LIFE SAFETY GRANT	TOTAL AMOUNT	2016 FISCAL YR	2017 FISCAL YR	2018 FISCAL YR	ESTIMATED COMP
Federation of Labor - Tom Ziller	\$115,000	\$ 115,000.00			2016
<b>Total Committed F&amp;L Safety Grant</b>	<b>\$230,000</b>	<b>\$ 115,000.00</b>	<b>\$ 115,000.00</b>		

Life Safety Budget \$ Remaining **\$ 285,000.00**

Façade Budget \$ Remaining **\$ 350,000.00**

Other Projects **\$ 537,163.36**

Land - Budget \$ Remaining **\$ 200,000.00**

Land Sales

**(\$100,000.00)**

subtotal **\$ 1,272,163.36**

Less committed **\$ (576,522.00) \$ (371,091.73)**

Balance remaining **\$695,641.36 \$ 371,091.73**

CRA PROPERTIES					
Address	Purchase Price	Purchase Date	Demo Cost		Status
408 E 2 <sup>nd</sup> St	\$4,869	11/11/2005	\$7,500		Surplus
3235 S Locust	\$450,000	4/2/2010	\$39,764		Surplus
604-612 W 3rd	\$80,000	6/10/2015			Surplus

February 29, 2016



# Community Redevelopment Authority (CRA)

**Wednesday, March 16, 2016  
Regular Meeting**

## **Item X1**

**Discussion on Desert Rose property**

Staff Contact: Chad Nabity

March 8, 2016

From: Chad Nabity, AICP Director

To: CRA Board

Re: Potential Adjustment of Access Easement and Street Access for property owned by the CRA at 3235 South Locust (Desert Rose Property)

When the CRA purchased this property in April of 2010 a blanket access easement was attached to the property that allowed the adjoining property owner to the east, Wayne Vanosdall and/or any guest or future owners of the property to drive from the end of Exchange Road in front of the Roadway Inn at the northwest corner of the Desert Rose property across to the Vanosdall property. This easement did not limit where people could drive across the property it just allowed the access across the entire property. Upon purchase of the property the CRA and Mr. Vanosdall worked out a forty foot wide access easement that allows access along the west and south sides of the property extending Exchange Road along the property line parallel to South Locust and the free right from U.S. Highway 34 west bound to South Locust.

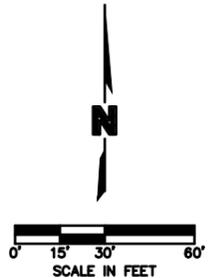
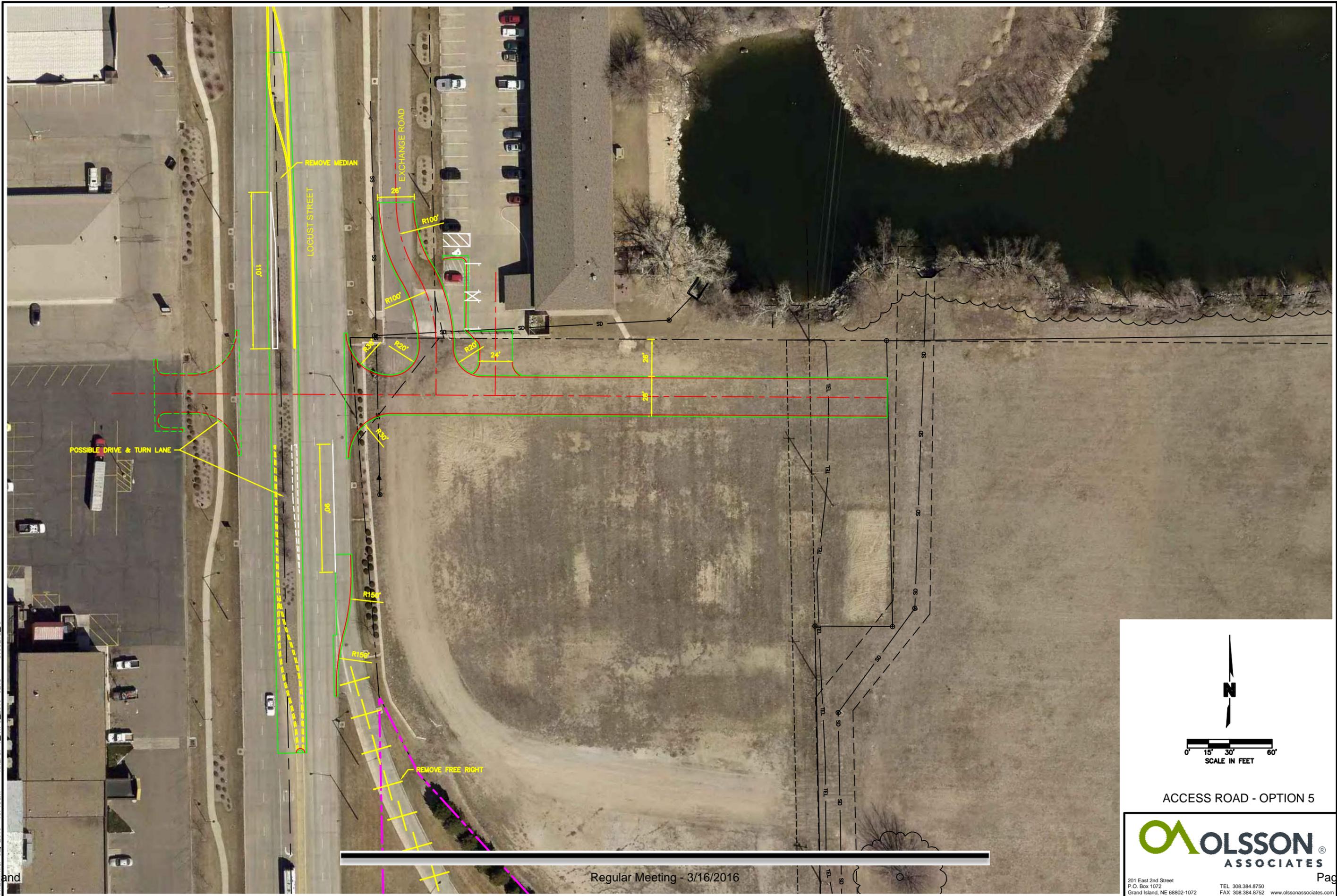
The Grand Island City Council has declared the Vanosdall property to be blighted and substandard and a developer has interest in building apartments on the Vanosdall property. As part of that development they are weighing their options for access to and from the property. Their preferred option is shown on the attached drawing. This would involve changing the access easement for the Vanosdall property from the west and south sides of the Desert Rose property to the north side of the property adjacent to the Roadway Inn. In addition to changing the access easement, the engineers are suggesting that it would be possible to remove the free right from U.S. Highway 34 west bound to South Locust and get a full access intersection onto South Locust at the northwest corner of the Desert Rose property.

The Nebraska Department of Roads is phasing out and removing free right turn lanes across the state. At some point this free right turn lane will be eliminated. If we work with them to eliminate it now it would allow the CRA property to have full access to the street.

Today the developer of the property to the east is requesting that the CRA consider directing staff to draft and prepare for execution the necessary paperwork to relocate the access easement for the Vanosdall Property. They are also asking the CRA to consider directing staff to prepare and send a request to NDOR to close the free right from U.S.

Highway 34 west bound to South Locust and allow a full access intersection onto South Locust at the northwest corner of the Desert Rose property.

The full access intersection to the Desert Rose property would be 600 feet from the intersection of U.S. Highway 34 and South Locust. The engineers are comfortable that this is sufficient distance from the highway and signalized intersection to prevent traffic issues.



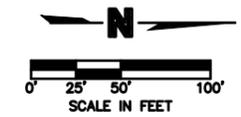
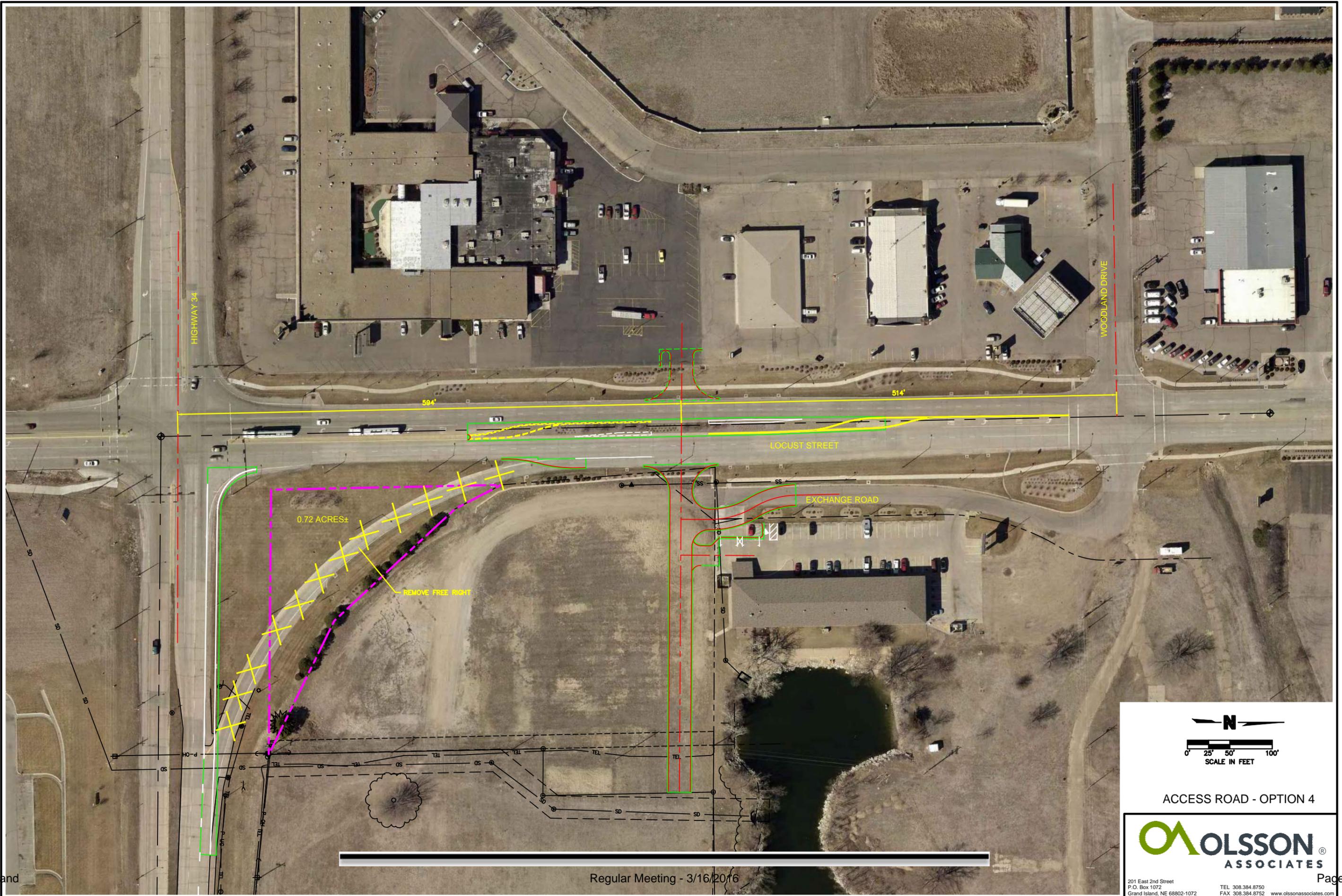
ACCESS ROAD - OPTION 5



201 East 2nd Street  
P.O. Box 1072  
Grand Island, NE 68802-1072  
TEL 308.384.8750  
FAX 308.384.8752  
www.olssonassociates.com

DWG: F:\2016\0001-0500\016-0218\40-Design\AutoCAD\Final Plans\Xref\0160218\_Rdwy-5.dwg USER: zloomis  
DATE: Mar 02, 2016 10:45am XREFS: V\_XTP0\_2016-0218\_0160218.AP

Grand Island



ACCESS ROAD - OPTION 4

**OLSSON**  
ASSOCIATES

201 East 2nd Street  
P.O. Box 1072  
Grand Island, NE 68802-1072

TEL 308.384.8750  
FAX 308.384.8752 www.olssonassociates.com

Regular Meeting - 3/16/2016



# Community Redevelopment Authority (CRA)

**Wednesday, March 16, 2016  
Regular Meeting**

## **Item X2**

**Discussion on executive session and property**

Staff Contact: Chad Nabity

DUANE A. BURNS  
SUSAN KOENIG  
JEROM E. JANULEWICZ

LAW OFFICES OF  
**Mayer, Burns, Koenig & Janulewicz**

308 NORTH LOCUST STREET, SUITE 306  
P.O. BOX 2300  
GRAND ISLAND, NEBRASKA  
68802-2300  
TELEPHONE 308-384-1120 FAX 308-384-3526

A.C. MAYER  
(1920-2004)  
EARL D. AHLSCHEDE  
(1940-2004)

February 4, 2016

Chad Nability and Members of the  
Community Redevelopment Authority  
P. O. Box 1968  
Grand Island, NE 68802

Dear Lady and Gentlemen:

You asked for guidance regarding action that may be taken by Members of the CRA when reconvening in open session after meeting in a closed session. This involves the statutory and case law provisions of the Nebraska Public Meetings Law.

Section 84-1410(2) R.R.S. 2014 provides in part as follows: "The public body holding such a closed session shall restrict its consideration of matters during the closed portions to only those purposes set forth in the motion to close as the reason for the closed session. The meeting shall be reconvened in open session before any formal action may be taken. For purposes of this section, formal action shall mean a collective decision or a collective commitment or promise to make a decision on any question, motion, proposal, resolution, order, or ordinance or formation of a position or policy but shall not include negotiating guidance given by members of the public body to legal counsel or other negotiators in closed sessions authorized under subdivision (1)(a) of this section." Subdivision (1)(a) refers to "Strategy sessions with respect to collective bargaining, real estate purchases, pending litigation..."

In a case from the Nebraska Supreme Court in 1979 involving the City of Schuyler purchase of land for use in its wastewater treatment facility, the Court stated "the purpose of the open meetings law is to ensure that public policy is formulated at open meetings of the bodies to which the law is applicable. There is nothing in the law that requires negotiations for the purchase of land to be conducted at open meetings, but deliberations of the council as to whether an offer to purchase should be made is action that should be taken at an open meeting. "Pokorny vs. City of Schuyler 202 Neb. 334 at Page 339.

In a 1984 case from the Nebraska Supreme Court, the Court said "the prohibition against decisions or formal action in a closed session also proscribes 'crystallization of secret decisions to a point just short of ceremonial acceptance,' and rubberstamping or reenacting by a pro forma vote any decision reached during a closed session." Grein vs. Board of Education of the School District of Fremont 216 Neb. 158 at Page 168.

Chad Nabity and Members of the  
Community Redevelopment Authority  
February 4, 2016  
Page Two

From the above language, it is clear that members of the public body can give advice to legal counsel or other negotiators in closed session without requiring the contents of that advice to be disclosed after reconvening in open session.

In my opinion, after reconvening to open session after a closed session on a specific subject, the public body has three options:

1. Declare that no action will be taken and adjourn the meeting;
2. Move to put the subject on the Agenda for the next meeting; or
3. Discuss in open meeting the proposal to purchase/sell real estate assuming that the Agenda has an action item on it pertaining to the subject.

Very truly yours,



Duane A. Burns

DAB:ljr