



Community Redevelopment Authority (CRA)

**Wednesday, August 12, 2020
Regular Meeting**

Item X1

Approval of Grant for Willow Street Sewer Project

Staff Contact:

August 5, 2020

From: Chad Nabity, AICP Director

To: CRA Board

Re: Willow Street Sewer and Starostka Fifth Street Project

In July of 2019 the CRA approved a contract with the Starostka Contracting for Tax Increment Financing for their project to build 20 houses between Congdon and Willow along an extended Fifth Street in northeast Grand Island.

During this same time frame the Grand Island Public Works Department and the Community Development Division for the City of Grand Island were working to extend sewer to serve this property and the surrounding neighborhood. Most of these properties have been part of the City of Grand Island since the 1880's and this area was not served with City sewer. A copy of the layout of the sewer is attached.

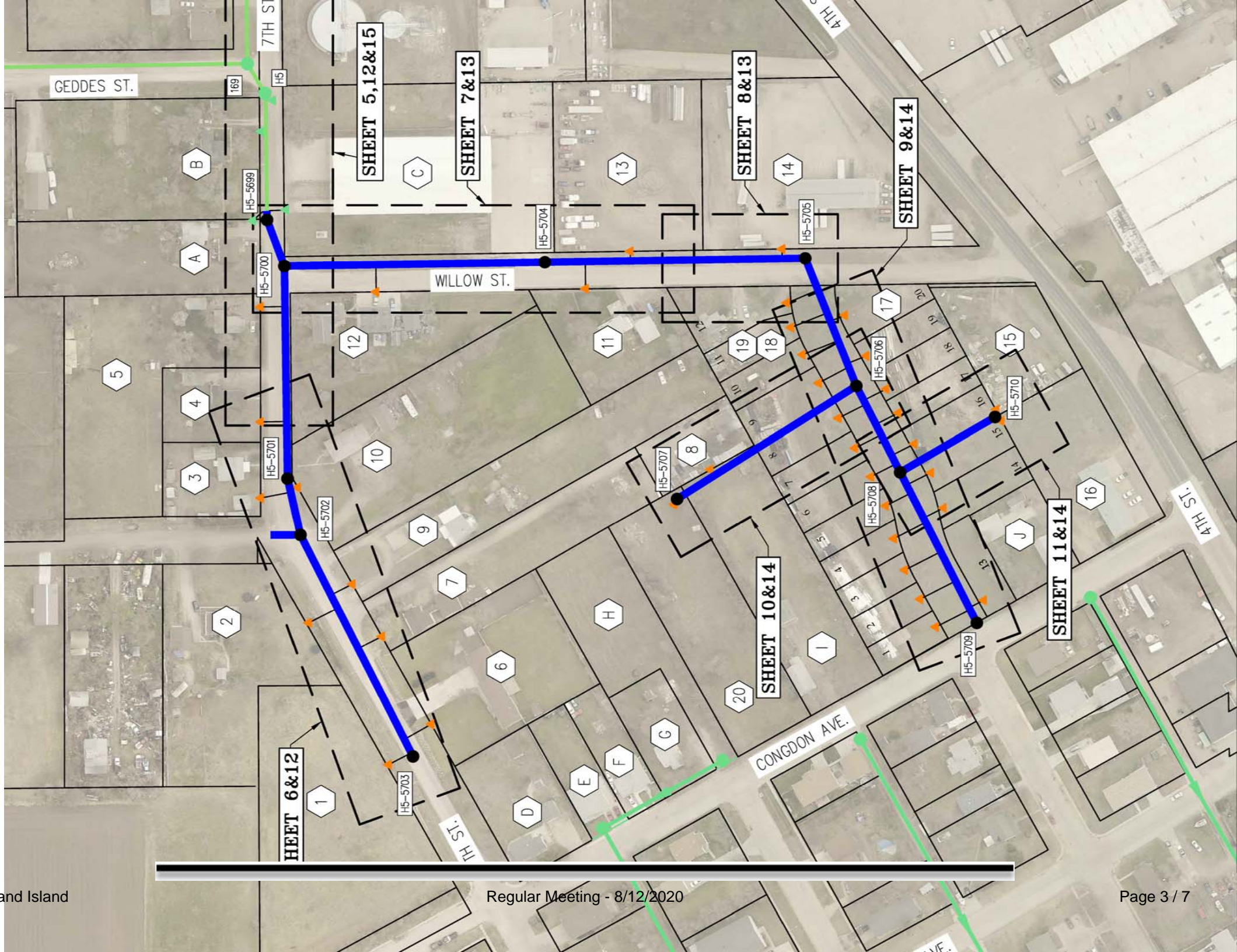
As part of the TIF project the CRA budgeted funds in the Other Projects category to purchase the first series of the TIF Bond for the Fifth Street project in the final amount of the assessments on 17 of the 20 lots to be developed. The sewer project is complete and assessments have been made. Council is expected to make a final decision on the assessments at their meeting on August 11, 2020.

Based on the assessments of \$6,551.24 per lot on lots 1-17 of the Fifth Street Subdivision, the CRA commitment for this project is \$111,371.08 slightly less than the anticipated \$120,000. The funds will be paid back to the CRA with the TIF revenues generated by the houses built on the property. Based on the contract the CRA Bond will be fully repaid before payments are made on the second bond.

This request is for formal approval of the final amount of bonds to be purchased to aid in this project.

Copies of the memo and resolution for Council have been included for your information.

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Council Agenda Memo

From: Keith Kurz PE, Assistant Public Works Director
Meeting: August 11, 2020
Subject: Consideration of Determining Benefits for Sanitary Sewer District No. 543; Willow Street
Presenter(s): John Collins PE, Public Works Director

Background

The Certificate of Final Completion for Sanitary Sewer District No. 543; Willow Street was approved by City Council on July 14, 2020, via Resolution No. 2020-158; with August 11, 2020 set as the date for Council to sit as the Board of Equalization. Starostka Group Unlimited, Inc. of Grand Island, Nebraska was hired to perform such work in the amount of \$402,798.85. Work was completed at a price of \$365,223.08; with additional costs of \$57,172.63, all detailed below.

Original Bid	\$ 402,798.85
Overruns	\$ (37,575.77)
Sub Total (Construction Price) =	\$ 365,223.08
Additional Costs:	
The Grand Island Independent – Advertising	\$ 266.42
Hall County Register of Deeds – Filing Fees	\$ 62.00
Grand Island Utilities- Pole Relocation & Hold	\$ 4,743.07
GSI Engineering, LLC- Soil Boring	\$ 3,130.00
JEO Consulting Group, Inc.- Locate Property Pins	\$ 3,325.00
Grand Island Public Works Engineering	\$ 45,646.14
Sub Total of Additional Costs =	\$ 57,172.63
TOTAL COST =	\$ 422,395.71

Total project cost is \$422,395.71, with an assessable amount of \$242,395.71. The remaining \$180,000.00 was covered by the Community Development Block Grant (CDBG) funds.

All work has been completed and special assessments have been calculated for the improvements.

Discussion

The costs for this project will be assessed to the benefitting properties. The payments are spread over ten (10) years at 7% simple interest. The first payment of principle only at 1/10th of the assessment is due 25 days after filing of the ordinance that levies the costs as approved at the Board of Equalization. The City has had multiple correspondences with the property owners and sent a reminder letter advising them that the BOE is scheduled for August 11, 2020 and the first payment will be due shortly after.

Alternatives

It appears that the Council has the following alternatives concerning the issue at hand. The Council may:

1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

Recommendation

City Administration recommends that the Council meet as the Board of Equalization to determine benefits and pass an ordinance to levy Special Assessments to the individual properties.

Sample Motion

(Sample Motion for the Board of Equalization)

Move to approve the resolution establishing benefits for Sanitary Sewer District No. 543; Willow Street.

(Sample Motion for the Resolution)

Move to approve the ordinance levying the assessments for Sanitary Sewer District No. 543; Willow Street.

RESOLUTION 2020

BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, sitting as a Board of Equalization for Sanitary Sewer District No. 543; Willow Street, after due notice having been given thereof, that we find and adjudge:

That total project cost is \$422,395.71, with benefits accruing to the real estate in such district to be the total sum of \$242,395.71; and

Such benefits are based on Sanitary Sewer District No. 543; Willow Street at the adjacent property and are equal and uniform; and

According to the area of the respective lots, tracts, and real estate within such Sanitary Sewer District No. 543; Willow Street, such benefits are the sums set opposite the description as follows:

Parcel No.	Property Owner	LEGAL	Assessment
400398214	ARMANDO'S CONSTRUCTION INC	LAMBERT'S FOURTH SUB LT 2	\$ 6,551.23
400059711	IRENE E AVERY LIFE ESTATE	LAMBERT'S SUB LT 4	\$ 6,551.23
400059843	BLENDER LLC	LAMBERT'S FOURTH SUB LT 1	\$ 6,551.23
400059738	ALICIA CANFIELD	LAMBERT'S SUB N 422' LT 5	\$ 6,551.23
400205890	EDWIN C CHAMBERLIN	MISCELLANEOUS TRACTS 10-11-9 PT E 1/2 SW 1/4 NE 1/4 .39 AC	\$ 6,551.23
400059789	MICHAEL & MARILYN J GALVAN	LAMBERT'S SUB LT 9	\$ 6,551.23
400145642	EDY O HERNANDEZ ORTIZ	SANCHEZ SUBDIVISION LOT 2	\$ 6,551.23
400059800	L & P INVESTMENTS LLC	FIFTH STREET SUB LT 1	\$ 6,551.24
400523080	L & P INVESTMENTS LLC	FIFTH STREET SUB LT 2	\$ 6,551.24
400523085	L & P INVESTMENTS LLC	FIFTH STREET SUB LT 3	\$ 6,551.24
400523090	L & P INVESTMENTS LLC	FIFTH STREET SUB LT 4	\$ 6,551.24
400523095	L & P INVESTMENTS LLC	FIFTH STREET SUB LT 5	\$ 6,551.24
400523100	L & P INVESTMENTS LLC	FIFTH STREET SUB LT 6	\$ 6,551.24
400523105	L & P INVESTMENTS LLC	FIFTH STREET SUB LT 7	\$ 6,551.24
400523110	L & P INVESTMENTS LLC	FIFTH STREET SUB LT 8	\$ 6,551.24
400523115	L & P INVESTMENTS LLC	FIFTH STREET SUB LT 9	\$ 6,551.24
400523120	L & P INVESTMENTS LLC	FIFTH STREET SUB LT 10	\$ 6,551.24
400523125	L & P INVESTMENTS LLC	FIFTH STREET SUB LT 11	\$ 6,551.24
400059819	L & P INVESTMENTS LLC	FIFTH STREET SUB LT 12	\$ 6,551.24
400059827	L & P INVESTMENTS LLC	FIFTH STREET SUB LT 20	\$ 6,551.24
400059835	L & P INVESTMENTS LLC	FIFTH STREET SUB LT 19	\$ 6,551.24
400523160	L & P INVESTMENTS LLC	FIFTH STREET SUB LT 18	\$ 6,551.24
400523155	L & P INVESTMENTS LLC	FIFTH STREET SUB LT 17	\$ 6,551.24
400523150	L & P INVESTMENTS LLC	FIFTH STREET SUB LT 16	\$ 6,551.24
400523145	L & P INVESTMENTS LLC	FIFTH STREET SUB LT 15	\$ 6,551.24
400523140	L & P INVESTMENTS LLC	FIFTH STREET SUB LT 14	\$ 6,551.24

Approved as to Form ☐ _____
August 5, 2020 ☐ City Attorney

400523135	L & P INVESTMENTS LLC	FIFTH STREET SUB LT 13	\$ 6,551.24
400205858	MIGUEL A & MARIA I MENDOZA	MISCELLANEOUS TRACTS 10-11-9 PT E 1/2 SW 1/4 NE 1/4 .39 AC	\$ 6,551.23
400059762	JENNIFER M JIMENEZ	LAMBERT'S THIRD SUB LT 2	\$ 6,551.23
400059703	MICHAEL C & NORMA I WAGNER	LAMBERT'S SIXTH SUB LOT 1	\$ 6,551.23
400205831	IRMA K FREGOSO OCHOA	SANCHEZ SUBDIVISION LOT 1	\$ 6,551.23
400038994	PATRICK RENTALS LLC	COTTAGE GROVE ADD PT 118 THRU 127 & PT VAC ST	\$ 6,551.23
400145723	PATRICK RENTALS LLC	MISCELLANEOUS TRACTS 10-11-9 PT NE 1/4 SE 1/4 1.47 AC	\$ 6,551.23
400059746	WAYNE W & IRENE C RADCLIFF	LAMBERT'S SUB S 141' LT 5	\$ 6,551.23
400205866	ANGEL CORDOVA SOTELO	MISCELLANEOUS TRACTS 10-11-9 PT E 1/2 SW 1/4 NE 1/4 1.38 AC	\$ 6,551.23
400059673	MICHAEL CARL & NORMA WAGNER	LAMBERT'S SIXTH SUB LT 3	\$ 6,551.23
400059681	MICHAEL CARL WAGNER	LAMBERT'S SIXTH SUB LT 2	\$ 6,551.23

TOTAL: \$242,395.71

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Adopted by the City Council of the City of Grand Island, Nebraska, August 11, 2020.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk