



Community Redevelopment Authority (CRA)

Wednesday, July 14, 2021 Regular Meeting Packet

Board Members:

Tom Gdowski - Chairman

Glen Murray – Vice Chairman

Sue Pirnie

Glenn Wilson

Krae Dutoit

4:00 PM

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, July 14, 2021
Regular Meeting**

Item A1

Agenda 7/14/21

Staff Contact:



AGENDA
Wednesday, July 14, 2021
4 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 June 9, 2021, Meeting.
3. Review of Financials.
4. Approval of Bills. (Move to the end of the meeting)
5. Review of Committed Projects and CRA Properties
6. Other Grants Request
 - a. Hall County Hero Flight Association, request for \$50,000 from other projects to support the development of a state Veteran's Cemetery at Capital Avenue and Webb Road.
7. Other Grants Request
 - a. Jay Vavricek with 40 North Tap and Grille is requesting up to \$5,000 for building improvements to the 40 North building for installation of No Touch apparatus on the patio door at 40 North.
8. Consideration of Approval of Contract Amendment 2 with H.E.L.P Foundation to amend the reimbursement section of the contract for the Veteran's Home Project relative to the release of funds provided by the State of Nebraska

9. Director's Report

Review of 2020-21 Budget and 2021-22 Discussions

10. Adjournment

Next Meeting August 11, 2021

COMMUNITY REDEVELOPMENT AUTHORITY
AGENDA MEMORANDUM
4 p.m. Wednesday, July 14, 2021

2. APPROVAL OF MINUTES. The minutes of the Community Redevelopment Authority meeting June 9, 2021 are submitted for approval. A MOTION is in order.
3. APPROVAL OF FINANCIAL REPORTS. Financial reports for the period of June 1 through June 30, 2021 are submitted for approval. A MOTION is in order.
4. APPROVAL OF BILLS. Payment of bills in the amount of \$460,172.85 is submitted for approval. It is possible that a new schedule of bill will be sent out prior to the meeting. A MOTION is in order.
5. REVIEW OF COMMITTED PROJECTS AND CRA PROPERTIES.
6. OTHER GRANTS REQUEST The Hall County Hero Flight Association, has requested for \$50,000 from other projects to support the development of a state Veteran's Cemetery at Capital Avenue and Webb Road. This money will be used as part of the 10% match for the 7.5 million dollar project. Hopefully with development along the west side of this property and development at the veteran's home site by White Lotus Group we will see some interest in development of the piece in the middle.
7. OTHER GRANTS REQUEST Jay Vavricek with 40 North Tap and Grille is requesting up to \$5,000 for building improvements to the 40 North building for installation of No Touch apparatus on the patio door at 40 North. This is not a typical grant but the CRA has granted funds to the YMCA for the fence around their playground and to St. Stephen's annex for an elevator.
8. CONSIDERATION OF APPROVAL OF CONTRACT AMENDMENT 2 WITH H.E.L.P FOUNDATION to amend the reimbursement section of the contract for the Veteran's Home Project relative to the release of funds provided by the State of Nebraska. We are currently holding the balance of fund
9. DIRECTOR'S REPORT.

Budget Discussion: The proposed budget shows the expected starting cash if we pay out all of the committed projects except the three life safety projects along with the grants under consideration today. The building improvements line item is reserved for committed projects within the other projects, façade improvements and life safety grants that have not yet been paid out. There are three main areas that encompass most of our program spending: Land Purchases, Façade Improvements and Other Projects. Those three areas are in red on the proposed

budget and the numbers there can be changed to reflect the priorities of the board.
The current numbers are suggestions based on past experience.

10. ADJOURNMENT

Chad Nabity
Director



Community Redevelopment Authority (CRA)

Wednesday, July 14, 2021
Regular Meeting

Item B1

Meeting Minutes 6/9/21

Staff Contact:

OFFICIAL PROCEEDINGS

MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF June 9, 2021

Pursuant to due call and notice thereof, a Meeting of the Community Redevelopment Authority of the City of Grand Island, Nebraska was conducted on June 9, 2021 at City Hall, 100 E. First Street. Notice of the meeting was given in the June 2, 2021 Grand Island Independent.

1. CALL TO ORDER.

Chairman Gdowski called the meeting to order at 4:00 p.m. The following members were present: Tom Gdowski, Bart Qualsett, Sue Pirnie, Krae Dutoit and Jim Truell. Also present were: Director Chad Nabity, Planning Administrative Assistant Norma Hernandez, City Administrator Jerry Janulewicz, Finance Director Patrick Brown and Assistant Finance Director Brian Schultz and Councilman Vaughn Minton.

2. APPROVAL OF MINUTES.

A motion for approval of the Minutes for the May 12, 2021 was made by Truell and seconded by Dutoit. Upon roll call vote, all present voted aye. Motion carried 5-0

3. APPROVAL OF FINANCIAL REPORTS.

Brian Shultz reviewed the financial reports. A motion was made by Dutoit and seconded by Truell to approve the financials from May 1– May 31, 2021. Upon roll call vote, all present voted aye. Motion carried 5-0.

4. APPROVAL OF BILLS.

A motion was made by Pirnie and second by Qualsett to approve the bills for \$1,794,277.32. Upon roll call vote, all present voted aye. Motion carried 5-0.

5. REVIEW OF COMMITTED PROJECTS & CRA PROPERTY.

The committed projects and CRA properties were reviewed by Nabity.

1868 Foundation – Request for proposals for on the State Fair masterplan went out June 1st and expecting to have them back by July 1st with a decision on a firm by August 1st.

Carnegie Library-

GI Veterans Home – \$110,000 expenses since last year.

Façade Projects –

South East Commons – is coming along

Rise Properties - will completed soon.

Carnegie Library

Life Safety Grants –

Hedde Building – Will update in August

Rawr Holdings – No update

6. Redevelopment Plan Amendment CRA Area 2 – Bosselman – 1607 S. Locust

- a. Consideration of Resolution 357 – Approve resolution and contract amendment for a project S. 1607 S. Locust Street, Lot One of Fonner Fourth Subdivision – Bosselman Real Estate LLC.

Nabity stated the redevelopment contract amendment is changing it per the redevelopment plan that council approved.

A motion was made by Truell and second by Dutoit to approve Resolution 357. Upon roll call vote all, voted aye. Motion carried 5-0

7. Redevelopment Contract CRA Area 6 – Ebc Obermiller LLC (Miller Tire) – 722 N. Eddy

- a. Consideration of Resolution 358 – Approve a resolution and contract for a project a 722 N. Eddy, Lots 1, 2 and 3 Block 14 of H.G. Clarks Addition to the City of Grand Island – Ebc Obermiller LLC.

A motion was made by Dutoit and second by Pirnie to approve Resolution 358. Upon roll call vote all, voted aye. Motion carried 5-0

8. Consideration of Approval of Sale of Kaufman Building from T&S Development L.L.C. (Tom and Sue Pirnie) to EBMT Properties L.L.C. (Jim Pirnie)

Nabity explained that Tom and Sue are transferring the Kaufman Building property to their son Jim and per the TIF contract the sale needs to be approved by the CRA.

A motion was made by Truel and second by Dutoit to approve the sale. Upon roll call vote all, Truell, Dutoit, Qualsett and Gdowski voted aye, Pirnie Abstained. Motion carried 4-0-1

9. Director's Report

Began discussion of budget. CRA members were in favor of leaving the levee at the same level as this year. More discussion will follow.

Adjournment at 4:36 P.M.

Next meeting 4:00 P.M July 14, 2021

Respectfully Submitted,
Norma Hernandez
Administrative Assistant



Community Redevelopment Authority (CRA)

**Wednesday, July 14, 2021
Regular Meeting**

Item C1

CRA June 2021 Financials

Staff Contact:

**COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF JUNE 2021**

	MONTH ENDED <u>June-21</u>	2020-2021 <u>YEAR TO DATE</u>	2021 <u>BUDGET</u>	REMAINING <u>BALANCE</u>	% OF BUDGET <u>USED</u>
CONSOLIDATED					
Beginning Cash	2,583,048		677,632		
REVENUE:					
Property Taxes - CRA	32,015	357,306	504,203	146,897	70.87%
Property Taxes - Lincoln Pool	10,693	120,089	195,805	75,716	61.33%
Property Taxes -TIF's	139,129	2,818,998	4,858,000	2,477,277	58.03%
Loan Income (Poplar Street Water Line)	-	-	20,000	20,000	0.00%
Interest Income - CRA	362	2,540	10,000	7,460	25.40%
Interest Income - TIF'S	-	-	-	-	
Land Sales	-	-	-	-	#DIV/0!
Other Revenue - CRA	9,682	12,599	200,000	187,401	6.30%
Other Revenue - TIF's	-	-	-	-	
TOTAL REVENUE	191,881	3,311,533	5,788,008	2,914,751	57.21%
TOTAL RESOURCES	2,774,929	3,311,533	6,465,640	2,914,751	
EXPENSES					
Auditing & Accounting	-	-	3,000	3,000	0.00%
Legal Services	16	16	3,000	2,984	0.54%
Consulting Services	-	-	5,000	5,000	0.00%
Contract Services	4,088	41,518	75,000	33,482	55.36%
Printing & Binding	-	-	1,000	1,000	0.00%
Other Professional Services	-	10,567	16,000	5,433	66.04%
General Liability Insurance	-	-	250	250	0.00%
Postage	-	-	200	200	0.00%
Legal Notices	-	79	500	421	15.89%
Travel & Training	-	-	4,000	4,000	0.00%
Other Expenditures	-	-	-	-	
Office Supplies	65	249	1,000	751	24.89%
Supplies	-	-	300	300	0.00%
Land	-	-	30,000	30,000	
Bond Principal - Lincoln Pool	-	185,000	185,000	-	100.00%
Bond Interest	4,478	10,805	10,805	-	100.00%
Fiscal Agent Fees/Bond Costs	-	525	-	-	
Husker Harvest Days	-	200,000	200,000	-	100.00%
Façade Improvement	-	-	200,000	200,000	0.00%
Building Improvement	-	15,736	670,000	654,264	2.35%
Other Projects	-	3,000	200,000	197,000	1.50%
Bond Principal-TIF's	1,784,949	2,678,167	4,857,800	2,179,633	55.13%
Bond Interest-TIF's	-	-	-	-	
Interest Expense	-	-	-	-	
TOTAL EXPENSES	1,793,595	3,145,662	6,462,855	3,317,718	48.67%
INCREASE(DECREASE) IN CASH	(1,601,714)	165,871	(674,847)		
ENDING CASH	981,334	165,871	2,785	-	
CRA CASH	744,536				
Lincoln Pool Tax Income Balance	88,654				
TIF CASH	148,143				
Total Cash	981,334				

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF JUNE 2021

	<u>MONTH ENDED</u> <u>June-21</u>	<u>2020-2021</u> <u>YEAR TO DATE</u>	<u>2021</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
GENERAL OPERATIONS:					
Property Taxes - CRA	32,015	357,306	504,203	146,897	70.87%
Property Taxes - Lincoln Pool	10,693	120,089	195,805	75,716	61.33%
Interest Income	362	2,540	10,000	7,460	25.40%
Loan Income (Poplar Street Water Line)		-	20,000	20,000	0.00%
Land Sales		-	-	-	#DIV/0!
Other Revenue & Motor Vehicle Tax	9,682	12,599	200,000	187,401	6.30%
TOTAL	52,753	492,535	930,008	437,473	52.96%
WALNUT HOUSING PROJECT					
Property Taxes		-		-	
Interest Income		-		-	
Other Revenue		-	-	-	
TOTAL	-	-	-	-	
GIRARD VET CLINIC					
Property Taxes	5,213	11,025		-	
TOTAL	5,213	11,025	-	-	
GEDDES ST APTS-PROCON					
Property Taxes		17,622		-	
TOTAL	-	17,622	-	-	
SOUTHEAST CROSSING					
Property Taxes	1,667	10,539		-	
TOTAL	1,667	10,539	-	-	
POPLAR STREET WATER					
Property Taxes	558	11,164		-	
TOTAL	558	11,164	-	-	
CASEY'S @ FIVE POINTS					
Property Taxes		7,629		-	
TOTAL	-	7,629	-	-	
SOUTH POINTE HOTEL PROJECT					
Property Taxes		47,537		-	
TOTAL	-	47,537	-	-	
TODD ENCK PROJECT					
Property Taxes		-		-	
TOTAL	-	-	-	-	
JOHN SCHULTE CONSTRUCTION					
Property Taxes	3,483	3,842		-	
TOTAL	3,483	3,842	-	-	
PHARMACY PROPERTIES INC					
Property Taxes	(500)	6,870		-	
TOTAL	(500)	6,870	-	-	
KEN-RAY LLC					
Property Taxes		-		-	
TOTAL	-	-	-	-	

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF JUNE 2021

	<u>MONTH ENDED</u> <u>June-21</u>	<u>2020-2021</u> <u>YEAR TO DATE</u>	<u>2021</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
TOKEN PROPERTIES RUBY					
Property Taxes		1,683		-	
TOTAL	-	1,683	-	-	
GORDMAN GRAND ISLAND					
Property Taxes		80,907		-	
TOTAL	-	80,907	-	-	
BAKER DEVELOPMENT INC					
Property Taxes		4,065		-	
TOTAL	-	4,065	-	-	
STRATFORD PLAZA INC					
Property Taxes		18,350		-	
TOTAL	-	18,350	-	-	
COPPER CREEK 2013 HOUSES					
Property Taxes	17,763	79,198		-	
TOTAL	17,763	79,198	-	-	
FUTURE TIF'S					
Property Taxes		-	4,858,000	4,858,000	
TOTAL	-	-	4,858,000	4,858,000	
CHIEF INDUSTRIES AURORA COOP					
Property Taxes	19,087	20,968		(20,968)	
TOTAL	19,087	20,968	-	(20,968)	
TOKEN PROPERTIES KIMBALL ST					
Property Taxes		1,592		(1,592)	
TOTAL	-	1,592	-	(1,592)	
GI HABITAT OF HUMANITY					
Property Taxes		3,118		(3,118)	
TOTAL	-	3,118	-	(3,118)	
AUTO ONE INC					
Property Taxes	7,429	8,162		(8,162)	
TOTAL	7,429	8,162	-	(8,162)	
EIG GRAND ISLAND					
Property Taxes		36,653		(36,653)	
TOTAL	-	36,653	-	(36,653)	
TOKEN PROPERTIES CARY ST					
Property Taxes		4,445		(4,445)	
TOTAL	-	4,445	-	(4,445)	

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF JUNE 2021

	MONTH ENDED <u>June-21</u>	2020-2021 <u>YEAR TO DATE</u>	2021 <u>BUDGET</u>	REMAINING <u>BALANCE</u>	% OF BUDGET <u>USED</u>
WENN HOUSING PROJECT					
Property Taxes		4,956		(4,956)	
TOTAL	-	4,956	-	(4,956)	
COPPER CREEK 2014 HOUSES					
Property Taxes	49,393	273,499		(273,499)	
TOTAL	49,393	273,499	-	(273,499)	
TC ENCK BUILDERS					
Property Taxes		1,959		(1,959)	
TOTAL	-	1,959	-	(1,959)	
SUPER MARKET DEVELOPERS					
Property Taxes		65,787		(65,787)	
TOTAL	-	65,787	-	(65,787)	
MAINSTAY SUITES					
Property Taxes		36,775		(36,775)	
TOTAL	-	36,775	-	(36,775)	
TOWER 217					
Property Taxes		1,240		(1,240)	
TOTAL	-	1,240	-	(1,240)	
COPPER CREEK 2015 HOUSES					
Property Taxes	24,972	190,776	-	(190,776)	
TOTAL	24,972	190,776	-	(190,776)	
NORTHWEST COMMONS					
Property Taxes		212,556	-	(212,556)	
TOTAL	-	212,556	-	(212,556)	
HABITAT - 8TH & SUPERIOR					
Property Taxes		6,301		(6,301)	
TOTAL	-	6,301	-	(6,301)	
KAUFMAN BUILDING					
Property Taxes		6,720		(6,720)	
TOTAL	-	6,720	-	(6,720)	
TALON APARTMENTS					
Property Taxes		100,154		(100,154)	
TOTAL	-	100,154	-	(100,154)	
VICTORY PLACE					
Property Taxes		4,965		(4,965)	
TOTAL	-	4,965	-	(4,965)	
THINK SMART					
Property Taxes		6,744		(6,744)	
TOTAL	-	6,744	-	(6,744)	

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF JUNE 2021

	<u>MONTH ENDED</u> <u>June-21</u>	<u>2020-2021</u> <u>YEAR TO DATE</u>	<u>2021</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
BOSELMAN HQ					
Property Taxes		81,653		(81,653)	
TOTAL	-	81,653	-	(81,653)	
TALON APARTMENTS 2017					
Property Taxes		112,989		(112,989)	
TOTAL	-	112,989	-	(112,989)	
WEINRICH DEVELOPMENT					
Property Taxes		3,526		(3,526)	
TOTAL	-	3,526	-	(3,526)	
WING WILLIAMSONS					
Property Taxes		1,465		(1,465)	
TOTAL	-	1,465	-	(1,465)	
HATCHERY HOLDINGS					
Property Taxes		88,798		(88,798)	
TOTAL	-	88,798	-	(88,798)	
FEDERATION LABOR TEMPLE					
Property Taxes		7,319		(7,319)	
TOTAL	-	7,319	-	(7,319)	
MIDDLETON PROPERTIES II					
Property Taxes		7,914		(7,914)	
TOTAL	-	7,914	-	(7,914)	
COPPER CREEK 2016 HOUSES					
Property Taxes	10,064	125,179		(125,179)	
TOTAL	10,064	125,179	-	(125,179)	
MENDEZ ENTERPRISES LLC PHASE 1					
Property Taxes		306		(306)	
TOTAL	-	306	-	(306)	
EAST PARK ON STUHR					
Property Taxes		60,510		(60,510)	
TOTAL	-	60,510	-	(60,510)	
TAKE FLIGHT INVESTMENTS					
Property Taxes		5,957		(5,957)	
TOTAL	-	5,957	-	(5,957)	
PRATARIA VENTURES HOSPITAL					
Property Taxes		969,258		(969,258)	
TOTAL	-	969,258	-	(969,258)	
AMMUNITION PLANT					
Property Taxes		-		-	
TOTAL	-	-	-	-	
URBAN ISLAND LLC					
Property Taxes		1,949		(1,949)	
TOTAL	-	1,949	-	(1,949)	

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF JUNE 2021

	MONTH ENDED <u>June-21</u>	2020-2021 <u>YEAR TO DATE</u>	2021 <u>BUDGET</u>	REMAINING <u>BALANCE</u>	% OF BUDGET <u>USED</u>
PEACEFUL ROOT					
Property Taxes		5,240		(5,240)	
TOTAL	-	5,240	-	(5,240)	
TALON 2019 LOOKBACK					
Property Taxes		2,942		(2,942)	
TOTAL	-	2,942	-	(2,942)	
COPPER CREEK PH2 2019 LOOKBACK					
Property Taxes		3,837		(3,837)	
TOTAL	-	3,837	-	(3,837)	
GRAND ISLAND HOTEL					
Property Taxes		29,647		(29,647)	
TOTAL	-	29,647	-	(29,647)	
PARAMOUNT OLD SEARS					
Property Taxes		716		(716)	
TOTAL	-	716	-	(716)	
CENTRAL NE TRUCK WASH					
Property Taxes		21,993		(21,993)	
TOTAL	-	21,993	-	(21,993)	
TOTAL REVENUE	191,881	3,311,533	5,788,008	4,432,681	57.21%

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF JUNE 2021

	<u>MONTH ENDED</u> <u>June-21</u>	<u>2020-2021</u> <u>YEAR TO DATE</u>	<u>2021</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
EXPENSES					
CRA					
GENERAL OPERATIONS:					
Auditing & Accounting		-	3,000	3,000	0.00%
Legal Services	16	16	3,000	2,984	0.54%
Consulting Services		-	5,000	5,000	0.00%
Contract Services	4,088	41,518	75,000	33,482	55.36%
Printing & Binding		-	1,000	1,000	0.00%
Other Professional Services		10,567	16,000	5,433	66.04%
General Liability Insurance		-	250	250	0.00%
Postage		-	200	200	0.00%
Legal Notices		79	500	421	15.89%
Travel & Training		-	4,000	4,000	0.00%
Other Expenditures		-	-	-	
Office Supplies	65	249	1,000	751	24.89%
Supplies		-	300	300	0.00%
Land		-	30,000	30,000	
Bond Principal - Lincoln Pool		185,000	185,000	-	100.00%
Bond Interest - Lincoln Pool	4,478	10,805	10,805	-	100.00%
Fiscal Agent Fees/Bond Costs		525	-	-	#DIV/0!
PROJECTS					
Husker Harvest Days		200,000	200,000	-	100.00%
Façade Improvement		-	200,000	200,000	0.00%
Building Improvement		18,736	670,000	651,264	0.00%
Other Projects		-	200,000	200,000	0.00%
TOTAL CRA EXPENSES	8,647	467,496	1,605,055	1,138,084	29.13%
WALNUT HOUSING PROJECT					
Bond Principal		-	-	-	
Bond Interest		-	-	-	
TOTAL	-	-	-	-	
GIRARD VET CLINIC					
Bond Principal	514	5,812	-	-	
TOTAL	514	5,812	-	-	
GEDDES ST APTS - PROCON					
Bond Principal	17,622	17,622	-	-	
TOTAL	17,622	17,622	-	-	
SOUTHEAST CROSSINGS					
Bond Principal	3,180	8,872	-	-	
TOTAL	3,180	8,872	-	-	
POPLAR STREET WATER					
Bond Principal	9,682	10,606	-	-	
TOTAL	9,682	10,606	-	-	
CASEY'S @ FIVE POINTS					
Bond Principal	7,629	7,629	-	-	
TOTAL	7,629	7,629	-	-	

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF JUNE 2021

	MONTH ENDED <u>June-21</u>	2020-2021 <u>YEAR TO DATE</u>	2021 <u>BUDGET</u>	REMAINING <u>BALANCE</u>	% OF BUDGET <u>USED</u>
SOUTH POINTE HOTEL PROJECT					
Bond Principal	47,537	47,537	-	-	
TOTAL	47,537	47,537	-	-	
TODD ENCK PROJECT					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
JOHN SCHULTE CONSTRUCTION					
Bond Principal	198	198	-	-	
TOTAL	198	198	-	-	
PHARMACY PROPERTIES INC					
Bond Principal	6,870	6,870	-	-	
TOTAL	6,870	6,870	-	-	
KEN-RAY LLC					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
TOKEN PROPERTIES RUBY					
Bond Principal	1,683	1,683	-	-	
TOTAL	1,683	1,683	-	-	
GORDMAN GRAND ISLAND					
Bond Principal	45,193	80,907	-	-	
TOTAL	45,193	80,907	-	-	
BAKER DEVELOPMENT INC					
Bond Principal	2,159	4,065	-	-	
TOTAL	2,159	4,065	-	-	
STRATFORD PLAZA LLC					
Bond Principal	18,350	18,350	-	-	
TOTAL	18,350	18,350	-	-	
COPPER CREEK 2013 HOUSES					
Bond Principal	45,937	61,435	-	-	
TOTAL	45,937	61,435	-	-	
CHIEF INDUSTRIES AURORA COOP					
Bond Principal	1,881	1,881	-	-	
TOTAL	1,881	1,881	-	-	
TOKEN PROPERTIES KIMBALL STREET					
Bond Principal	1,592	1,592	-	-	
TOTAL	1,592	1,592	-	-	
GI HABITAT FOR HUMANITY					
Bond Principal	3,118	3,118	-	-	
TOTAL	3,118	3,118	-	-	

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF JUNE 2021

	MONTH ENDED <u>June-21</u>	2020-2021 <u>YEAR TO DATE</u>	2021 <u>BUDGET</u>	REMAINING <u>BALANCE</u>	% OF BUDGET <u>USED</u>
AUTO ONE INC					
Bond Principal	732	732	-	-	
TOTAL	732	732	-	-	
EIG GRAND ISLAND					
Bond Principal	36,653	36,653	-	-	
TOTAL	36,653	36,653	-	-	
TOKEN PROPERTIES CARY STREET					
Bond Principal	4,445	4,445	-	-	
TOTAL	4,445	4,445	-	-	
WENN HOUSING PROJECT					
Bond Principal	2,620	4,956	-	-	
TOTAL	2,620	4,956	-	-	
COPPER CREEK 2014 HOUSES					
Bond Principal	171,423	224,106	-	-	
TOTAL	171,423	224,106	-	-	
TC ENCK BUILDERS					
Bond Principal	1,959	1,959	-	-	
TOTAL	1,959	1,959	-	-	
SUPER MARKET DEVELOPERS					
Bond Principal	65,787	65,787	-	-	
TOTAL	65,787	65,787	-	-	
MAINSTAY SUITES					
Bond Principal	36,775	36,775	-	-	
TOTAL	36,775	36,775	-	-	
TOWER 217					
Bond Principal	1,240	1,240	-	-	
TOTAL	1,240	1,240	-	-	
COPPER CREEK 2015 HOUSES					
Bond Principal	129,680	165,804	-	-	
TOTAL	129,680	165,804	-	-	
NORTHWEST COMMONS					
Bond Principal	17,368	212,556	-	-	
TOTAL	17,368	212,556	-	-	
HABITAT - 8TH & SUPERIOR					
Bond Principal	6,301	6,301	-	-	
TOTAL	6,301	6,301	-	-	
KAUFMAN BUILDING					
Bond Principal	6,720	6,720	-	-	
TOTAL	6,720	6,720	-	-	

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF JUNE 2021

	MONTH ENDED <u>June-21</u>	2020-2021 <u>YEAR TO DATE</u>	2021 <u>BUDGET</u>	REMAINING <u>BALANCE</u>	% OF BUDGET <u>USED</u>
TALON APARTMENTS					
Bond Principal	4,885	100,154	-	-	
TOTAL	4,885	100,154		-	
VICTORY PLACE					
Bond Principal	4,965	7,764	-	-	
TOTAL	4,965	7,764		-	
FUTURE TIF'S					
Bond Principal		-	4,857,800	4,857,800	
TOTAL	-	-	4,857,800	4,857,800	
THINK SMART					
Bond Principal	317	6,744	-	-	
TOTAL	317	6,744		-	
BOSSELMAN HQ					
Bond Principal	1,917	81,653	-	-	
TOTAL	1,917	81,653		-	
TALON APARTMENTS 2017					
Bond Principal	2,929	113,133	-	-	
TOTAL	2,929	113,133		-	
WEINRICH DEVELOPMENT					
Bond Principal	3,526	3,526	-	-	
TOTAL	3,526	3,526		-	
WING WILLIAMSONS					
Bond Principal	1,465	1,465	-	-	
TOTAL	1,465	1,465		-	
HATCHERY HOLDINGS					
Bond Principal	88,798	88,798	-	-	
TOTAL	88,798	88,798		-	
FEDERATION LABOR TEMPLE					
Bond Principal	3,780	7,299	-	-	
TOTAL	3,780	7,299		-	
MIDDLETON PROPERTIES II					
Bond Principal	7,914	7,914	-	-	
TOTAL	7,914	7,914		-	
COPPER CREEK 2016 HOUSES					
Bond Principal	90,477	115,116	-	-	
TOTAL	90,477	115,116		-	
EAST PARK ON STUHR					
Bond Principal	60,510	60,510	-	-	
TOTAL	60,510	60,510		-	
TAKE FLIGHT INVESTMENTS					
Bond Principal	273	5,957	-	-	
TOTAL	273	5,957		-	

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF JUNE 2021

	MONTH ENDED <u>June-21</u>	2020-2021 <u>YEAR TO DATE</u>	2021 <u>BUDGET</u>	REMAINING <u>BALANCE</u>	% OF BUDGET <u>USED</u>
PRATARIA VENTURES HOSPITAL					
Bond Principal	760,678	969,258	-	-	
TOTAL	760,678	969,258		-	
AMMUNITION PLANT					
Bond Principal		-	-	-	
TOTAL	-	-		-	
URBAN ISLAND LLC					
Bond Principal	1,949	1,949	-	-	
TOTAL	1,949	1,949		-	
PEACEFUL ROOT					
Bond Principal	240	5,240	-	-	
TOTAL	240	5,240		-	
TALON 2019 LOOKBACK					
Bond Principal		-	-	-	
TOTAL	-	-		-	
COPPER CREEK PH2 2019 LOOKBACK					
Bond Principal	3,837	3,837	-	-	
TOTAL	3,837	3,837		-	
GRAND ISLAND HOTEL					
Bond Principal	29,647	29,647	-	-	
TOTAL	29,647	29,647		-	
PARAMOUNT OLD SEARS					
Bond Principal		-	-	-	
TOTAL	-	-		-	
CENTRAL NE TRUCK WASH					
Bond Principal	21,993	21,993	-	-	
TOTAL	21,993	21,993		-	
TOTAL EXPENSES	1,793,595	3,145,662	6,462,855	5,995,884	48.67%



Community Redevelopment Authority (CRA)

**Wednesday, July 14, 2021
Regular Meeting**

Item D1

Bills July 2021

Staff Contact:



14-Jul-21

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 for June 2021	\$	4,100.08
CRA Accounting Fee	April, May, June	\$	450.00
Girard Vet Clinic	TIF Pass Thru Check	\$	5,213.33
Copper Creek Phase 4	TIF Pass Thru Check	\$	10,063.65
Copper Creek Phase 3	TIF Pass Thru Check	\$	24,971.67
Copper Creek Phase 2	TIF Pass Thru Check	\$	49,393.35
Auto One Inc	TIF Pass Thru Check	\$	7,429.40
Chief Industries Aurora Coop	TIF Pass Thru Check	\$	19,086.78
Copper Creek	TIF Pass Thru Check	\$	17,763.03
Poplar Street Waterline	TIF Pass Thru Check	\$	557.70
Southeast Crossing	TIF Pass Thru Check	\$	1,666.86
Hall County Hero Flight Association	Other Grant	\$	50,000.00
Rise Properties 119 W 3rd	Façade	\$	59,477.00
H.E.L.P. Foundation of Nebraska	Veterans Home	\$	210,000.00
TOTAL		\$	460,172.85



Community Redevelopment Authority (CRA)

**Wednesday, July 14, 2021
Regular Meeting**

Item E1

Review of Committed Projects and CRA Properties

Staff Contact:

COMMITTED PROJECTS	REMAINING GRANT AMOUNT	2021 FISCAL YR	2022 FISCAL YR	2023 FISCAL YR	ESTIMATED COMP
1868 Foundation (3/10/21)	\$ 50,000.00	\$ 50,000.00			
Carnegie Library (4/14/21)	\$ 85,000.00	\$ 85,000.00			
GI Vets Home (Other Grants)	\$ 255,000.00	\$ 255,000.00			Spring 2021
Southeast Commons 1201 S Locust	\$ 100,000.00	\$ 100,000.00			Summer 2021
Rise Properties 119 W 3rd (12/9/20)	\$ 59,477.00	\$ 59,477.00			Summer 2021
Total Committed	\$ 549,477.00	\$ 549,477.00	\$ -	\$ -	
FIRE & LIFE SAFETY GRANT	TOTAL AMOUNT	2021 FISCAL YR	2022 FISCAL YR	2023 FISCAL YR	ESTIMATED COMP
201-203 W. 3rd St. Anson (8-24-16)	\$ 310,000.00	\$ 310,000.00			Spring 2022
Azure Investment Group (5-12-21)	\$ 70,000.00	\$ 70,000.00			Fall 2021
Rawr Holdings 110 W 2nd (12/12/18)	\$ 35,000.00	\$ 35,000.00			Winter 2022
Total Committed F&L Safety Grant	\$ 415,000.00	\$ 415,000.00	\$ -	\$ -	

	BUDGET	2021	2021 LEFT
Façade Budgeted 2021	\$ 200,000.00	\$ 199,977.00	\$ 23.00
Other Projects Budgeted 2021	\$ 200,000.00	\$ 111,500.00	\$ 88,500.00
Land - Budgeted 2021	\$ 30,000.00	\$ -	\$ 30,000.00
Land Sales Budgeted 2021	\$ -	\$ -	\$ -
subtotal		\$ 311,477.00	\$ 118,523.00
Balance		\$ 311,477.00	\$ 118,523.00

	BUDGET	PAID	LEFT
Building Improvements *	\$ 670,000.00	\$ 15,736.05	\$ 654,263.95

*Includes Life Safety, Façade, Other grants made in previous fiscal years

CRA PROPERTIES

Address	Purchase Price	Purchase Date	Demo Cost	Status
3235 S Locust (Desert Rose)	\$450,000	4/2/2010	\$39,764	Surplus

June 30, 2021



Community Redevelopment Authority (CRA)

**Wednesday, July 14, 2021
Regular Meeting**

Item G1

Hall County Hero Flight Association Request

Staff Contact:

Honoring Our Veterans

Hall County Hero Flight
131 S. Locust
Grand Island, NE 68803
308-385-5065

June 21-2021

Chad Nabity
Regional Planning Director
P.O. Box 1968
Grand Island, NE 68802-1968

Dear Chad,

Hall County Hero Flight Association was created as a not for Profit 501(c) 3 to honor veterans. For the first 10 years the organization raised money to fund trips to Washington, D.C. to tour war monuments and other points of interest. Each veteran was accompanied by an escort of their choice. Successful fundraising efforts raised over \$1,300,000 to pay for 10 flights carrying 1,400 veterans, escorts and support staff for the 3-day experience in our Nation's Capital. The 10th Hero Flight accommodated the last of the Hall County veterans who wished to make the trip. The Hall County Hero Flight Association then expanded its mission to honor veterans in other ways.

Our goal is to transform the current Nebraska Veterans Home Cemetery on Capital Avenue into a Nebraska State Veterans Cemetery. The original cemetery was established solely for burial of members of the Soldiers and Sailor Home, which later became the Grand Island Veterans Home. After 131 years the home moved to Kearney, Nebraska leaving behind the hallowed ground that is the final resting place of generations of veterans whose service dates back as far as the Civil War. The Hall County Hero Flight Association working with the Nebraska Department of Veterans Affairs Director testified before the Nebraska State Legislature Veterans committee, LB911 was advanced through the Legislature with unanimous approval for its creation and subsequently signed into law by Governor Ricketts. The next step was to seek funding from the U.S. Department of Veterans Affairs National Cemetery Administration to cover the cost of planning and construction of the expanded cemetery. Estimated cost is \$7.5 million with local community responsible for 10% or \$750,000. The Hall County Hero Flight Association has successfully raised \$300,000 thus far. Unfortunately, the Global Pandemic has hampered all fundraising efforts. The plan is have the money raised by August 1, 2021.

A comprehensive publicity and fund raising campaign will be rolled out as soon as initial site plan and conceptual images are released by our project partners, local, state and national foundations will be approached. Local fundraising efforts are in the planning stages with CDC guidelines with some restrictions being lifted. Local grant applications are being considered with the Community Redevelopment Authority and other county and city sources. The committee has developed a tiered donation appeal for fundraising (see appended document).

Additionally, our popular Hamburger Nights will resume June 2021 at the United Veterans Club. The Veterans Ball has been rescheduled for fall 2021. Local fundraising efforts have been successful with our original mission of sending our Hero's to Washington D.C. Our change in focus to the Nebraska Veterans Cemetery will profoundly impact many veterans and their family members residing within a 100-mile radius of Grand Island. In fact, any veteran can choose to be buried in the newly designated State Veterans Cemetery in Grand Island. Grand Island is perfectly situated to fill in the gap between the other two Veterans Cemeteries which will now enable veterans to

be interred closer to home and their loved ones so that their everlasting memorial can be more greatly appreciated.
"LEST WE FORGET"

Enclosed are the master plans with total cost of completion and dollars needed on the local level. **The Hall County Hero Flight Association is requesting \$50,000.00 from the Grand Island Community Redevelopment Authority prior to July 1st, 2021. This is also a request for an additional \$50,000.00 from their 2021-2022 budget year.** Thank you for your time and consideration, we appreciate your generous support of the Nebraska State Veterans Cemetery. Checks can be made to the Hall County Veterans Hero Flight, 100% of the donations will be used for the creation of the Nebraska State Veterans Cemetery in Central Nebraska. With your generous monetary donation we will create a beautiful and lasting memorial.

Respectfully,



Donald L. Shuda
Hall County Hero Flight Association
Board Chair

**Nebraska State Veteran's Cemetery Fundraising Goal:
\$750,000**

Target Date: August 1, 2021

The Hall County Hero Flight Association needs your help to fulfill the plan to expand and improve the existing Grand Island Veterans Cemetery to honor veterans throughout the greater Central Nebraska region. The funds will meet our matching 10% obligation, with the State and Federal Veterans Administrations covering the remaining cost of the \$7.5 million cemetery development. Please see conceptual design packet for more details of the project. Please give generously.



HERO

\$100,000

Hero level includes prominent donor wall placement, commemorative medallion, recognition in press releases and during public dedication ceremony.



VALOR

\$50,000

Valor level includes prominent placement on donor wall, commemorative medallion, recognition in press releases and during public dedication ceremony.



FREEDOM

\$25,000

Freedom level includes prominent placement on donor wall, commemorative medallion, recognition in press releases and during public dedication ceremony.



LIBERTY

\$10,000

Liberty level includes prominent placement on donor wall, commemorative medallion, recognition in press releases and during public dedication ceremony.



OLD GLORY

\$5,000

Old Glory level includes prominent placement on donor wall, commemorative medallion, recognition in press releases and during public dedication ceremony.



COURAGE

\$1,000

Courage level includes listing on donor wall, commemorative medallion, recognition during public dedication ceremony.

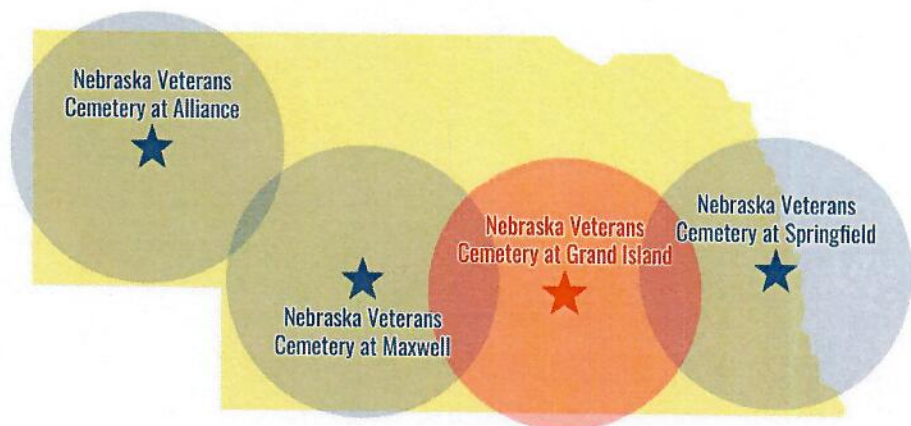


Conceptual Designs

as of March 31, 2021

The Nebraska Veterans Cemetery at Grand Island is the second state-administered veterans cemetery and fourth veterans cemetery in Nebraska.

- The cemetery, previously known as the Grand Island Veterans Memorial Cemetery, was added to the state cemetery system as a result of local veterans groups working with Senator Dan Quick to introduce Legislative Bill (LB) 911.
- LB 911 was passed unanimously by the Nebraska Legislature on July 31, 2020.
- The cemetery's anticipated geographic service area spans a 75-mile radius from Grand Island, but the cemetery will accept veterans from across Nebraska and the nation.



The Nebraska Department of Veterans' Affairs (NDVA) is working to develop a master plan and program statement, as well as prepare a federal grant application, for cemetery establishment and improvements.

A nine-member Community Advisory Committee was assembled to help ensure the planned improvements reflect the community's values while honoring the interred and their families.

MASTER PLAN: *Comprehensive long-term vision for cemetery, broken into phases for planning purposes*

PROGRAM STATEMENT: *Near-term implementation tool, focusing on Phase 1 (cemetery establishment and improvements)*

GRANT APPLICATION: *NDVA's formal request for grant funding for Phase 1*



Nebraska Veterans Cemetery at Grand Island

Project Funding

Grant Funding

As a state-sponsored cemetery, the Nebraska Veterans Cemetery at Grand Island is eligible to receive grants from the National Cemetery Administration (NCA) Veterans Cemetery Grants Program.

- The NCA Veterans Cemetery Grants Program provides up to 100% of the development cost for approved improvements.

Costs Eligible for NCA Grant Funding

- Buildings (administration, maintenance)
- Committal service shelter (open air)
- Flag assembly area
- Roadway
- Crypts (pre-buried and oversized)
- Cremains sites
- Columbariums
- Landscaping, irrigation
- Memorial walk
- Initial equipment allowance

Costs NOT Eligible for NCA Grant Funding

but can be funded with local dollars

- Operations, maintenance or repair costs
- Acquisition of land
- Additional buildings
- Additional maintenance equipment
- Carillon tower
- Photovoltaic panels
- Statuary/memorials
- Utility improvements off site

- NDVA plans to develop Phase 1 (cemetery establishment and improvements) to be 100% funded by the Veterans Cemetery Grants Program.
- The scope of the cemetery's master plan is not limited to grant-approved costs. It will include a comprehensive view of potential improvements, some of which will require other funding sources, like private donations, other grant programs, or local dollars.

Local Funding

While the NCA grant program covers 100% of approved improvements, it also requires a state match of 10% at the time of application.

- The 10% match relates to Phase 1 improvements, not the long-term Master Plan vision.
- The Grand Island and Hall County veterans community has committed to provide the 10% match.
- This 10% match needs to be State-certified funds at the time of application (pre-application: July 1, 2021; full application: August 1, 2021).
 - For NDVA to certify the funds, the funds must be deposited in a State-controlled fund.
 - Future pledges not in hand cannot be counted as certified funds.
 - Upon completion of Phase 1 improvements, the 10% match raised for the application may be used for other non-grant-funded improvements within the cemetery.



Nebraska Veterans Cemetery at Grand Island

Preliminary Building Design

The type and size of spaces within the committal shelter and administration/maintenance building(s) are limited to comply with the NCA's space planning guide for a medium-sized cemetery. In addition, the interior spaces are required to maintain specific adjacency and circulation layouts.

The architectural details and aesthetics are based on the previous Grand Island Central Nebraska Veterans Home (CNVH) buildings. The modern, classical, and maintenance characteristics of the former home's buildings have defined how the building will appear—without being a focus of the cemetery. Several details including the red brick, stone detailing and horizontal banding will be reflected in the buildings along with references to the six branches of the military.

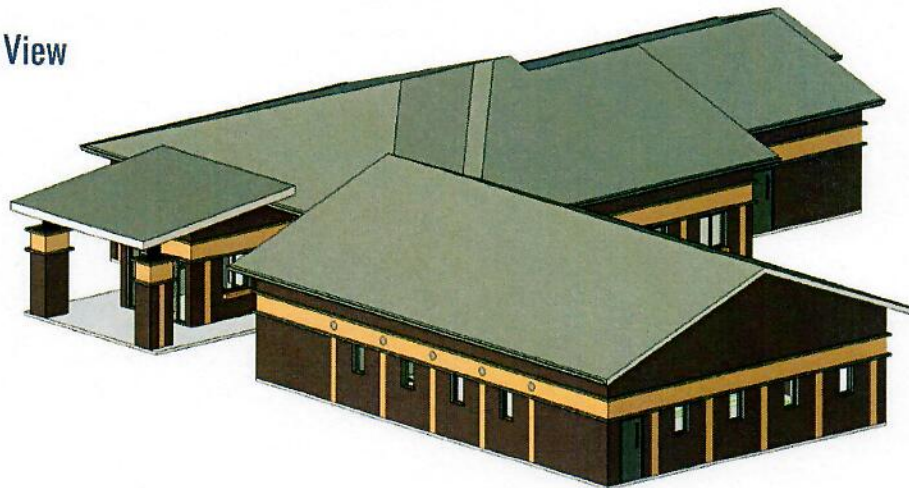
3-29-2021

NEBRASKA STATE VETERANS CEMETERY
ADMINISTRATION BUILDING

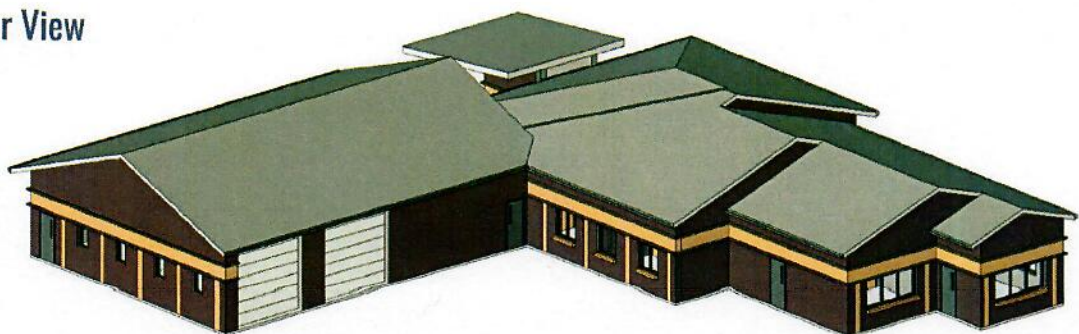
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SCHMMEER
Design with Purpose. Build with Confidence.

Front View



Rear View





Nebraska Veterans Cemetery at Grand Island

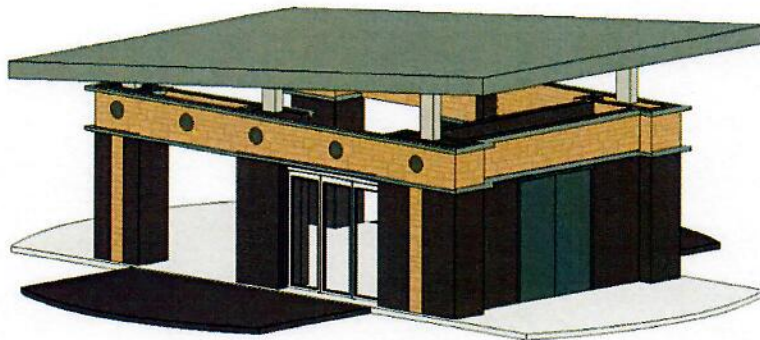
3-29-2021

NEBRASKA STATE VETERANS CEMETERY
COMMITTAL SHELTER

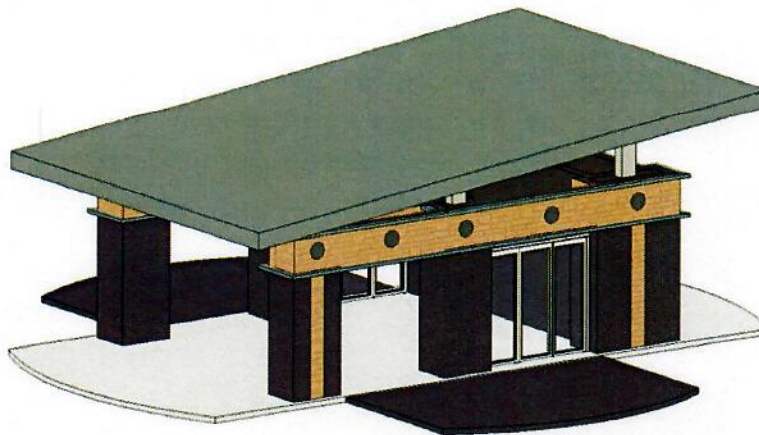
08125.001

SCHMMEER
Design with Purpose. Build with Confidence.

Side 1



Side 2





Cost Estimates

Securing the 10% match is critical to the future of this project.

- NDVA anticipates Phase 1 to be 100% approved (or fundable) by the NCA grants program.
- The 10% local match must be state-certified funds (i.e., cash in the bank) at the time of application submittal (pre-application: July 1, 2021, full application: August 1, 2021).

Conversations with NCA staff indicate a \$7M to \$7.5M project would be a reasonable and competitive project for the grant program. The required 10% local match would then be \$700k to \$750k.

Preliminary cost estimates were prepared for the two conceptual designs. While these estimates are subject to change, they are not anticipated to increase.

ENGINEER'S CONCEPTUAL OPINION OF PROBABLE COST

CONCEPT A

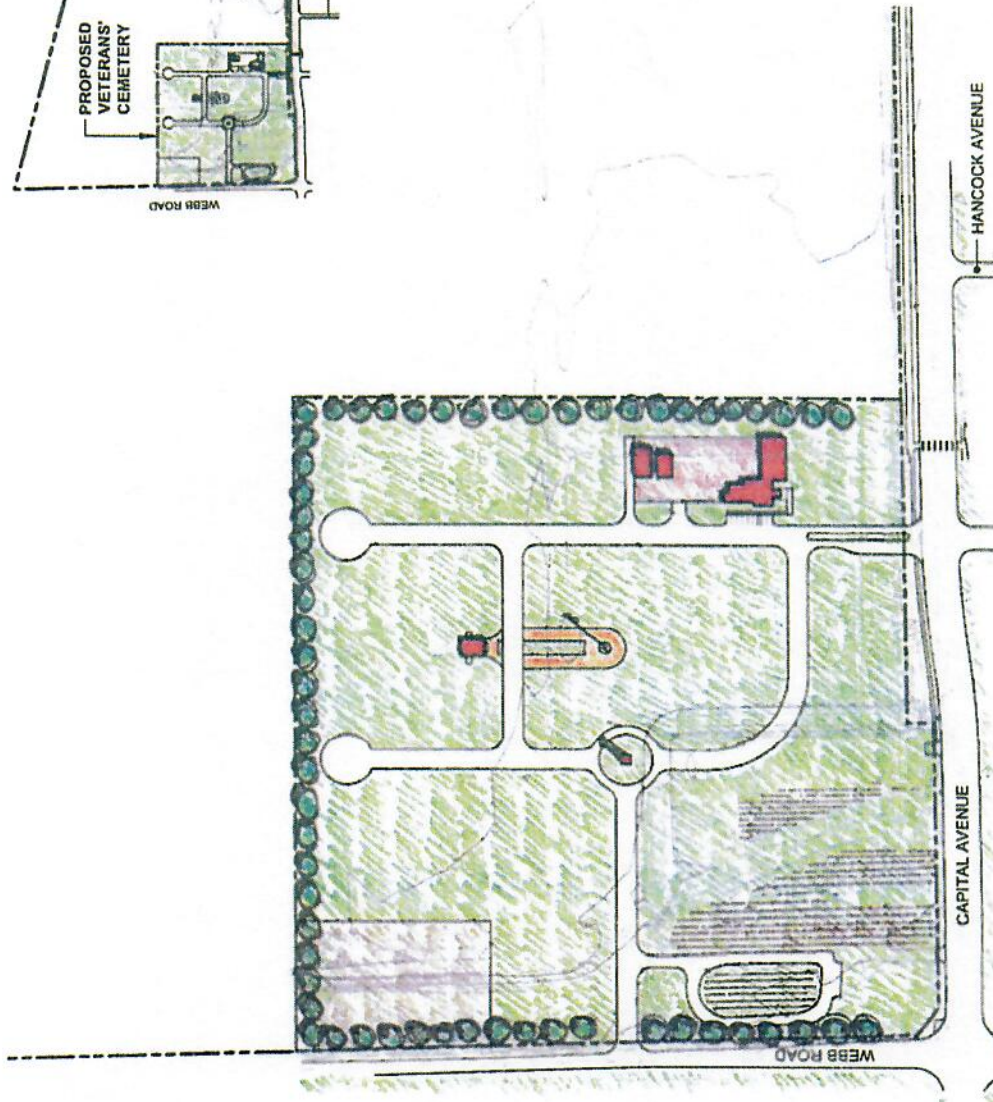
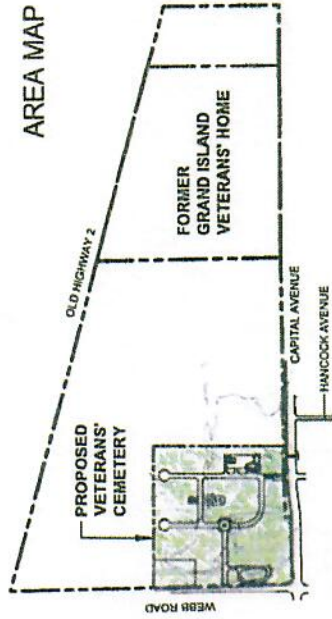
Opinion of Construction Cost	\$6,275,500
Design Services (Engineering, Survey, Architecture)	\$570,500
Construction Services (Engineering, Survey, Architecture)	\$342,300
Legal and Administrative Services	\$85,580
Total Opinion of Project Cost (Phase 1)	\$7,273,880

ENGINEER'S CONCEPTUAL OPINION OF PROBABLE COST

CONCEPT B

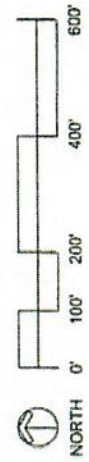
Opinion of Construction Cost	\$6,443,330
Design Services (Engineering, Survey, Architecture)	\$585,760
Construction Services (Engineering, Survey, Architecture)	\$351,450
Legal and Administrative Services	\$87,860
Total Opinion of Project Cost (Phase 1)	\$7,468,400

Based on these preliminary cost estimates, it is anticipated that the local community will need to raise \$730k to \$750k by August 1, 2021.



SITE CONCEPT - 27 ACRE CEMETERY NEBRASKA VETERANS CEMETERY AT GRAND ISLAND

DATE: May 10, 2021



P. O. BOX 2508
CINCINNATI, OH 45201

Date: OCT 06 2015

HALL COUNTRY HERO FLIGHT A
ASSOCIATION
131 SOUTH LOCUST
GRAND ISLAND, NE 68801

Employer Identification Number:
47-3865315

DLN:
17053160360025

Contact Person:
CASEY A SUTFIELD

Contact Telephone Number:
(877) 829-5500

ID# 31474

Accounting Period Ending:
December 31

Public Charity Status:
170(b)(1)(A)(vi)

Form 990/990-EZ/990-N Required:
Yes

Effective Date of Exemption:
March 1, 2015

Contribution Deductibility:
Yes

Addendum Applies:
No

Dear Applicant:

We're pleased to tell you we determined you're exempt from federal income tax under Internal Revenue Code (IRC) Section 501(c)(3). Donors can deduct contributions they make to you under IRC Section 170. You're also qualified to receive tax deductible bequests, devises, transfers or gifts under Section 2055, 2106, or 2522. This letter could help resolve questions on your exempt status. Please keep it for your records.

Organizations exempt under IRC Section 501(c)(3) are further classified as either public charities or private foundations. We determined you're a public charity under the IRC Section listed at the top of this letter.

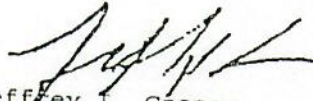
If we indicated at the top of this letter that you're required to file Form 990/990-EZ/990-N, our records show you're required to file an annual information return (Form 990 or Form 990-EZ) or electronic notice (Form 990-N, the e-Postcard). If you don't file a required return or notice for three consecutive years, your exempt status will be automatically revoked.

If we indicated at the top of this letter that an addendum applies, the enclosed addendum is an integral part of this letter.

For important information about your responsibilities as a tax-exempt organization, go to www.irs.gov/charities. Enter "4221-PC" in the search bar to view Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, which describes your recordkeeping, reporting, and disclosure requirements.

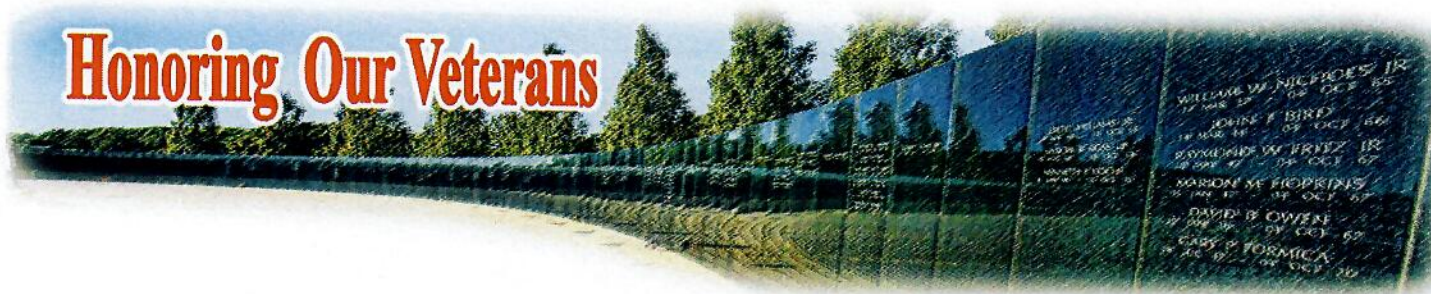
Letter 947

Sincerely,



Jeffrey I. Cooper
Director, Exempt Organizations
Rulings and Agreements

Letter 947



Hall County Hero Flight Association:

Chairman:

Don Shuda

Vice Chairman:

Don Smith

Secretary:

Judy Shuda

Treasurer:

Kim Wells

Board:

Mike Ponte

Dan Naranjo

Pam Lancaster

Joan Leisinger

Karen Schrader

Virjeanne Baker

Stan Bilslend

Justin Bstandig

Jay Vavricek



The Hall County Hero Flight Association was organized eleven years ago with a very specific purpose to honor veterans by using public funds to support trips to Washington, D.C. to visit war memorials, participate in the laying of the wreath at the Tomb of the Unknown Soldier, and partake in banquets and luncheons held in their honor and featuring military speakers of import.

With the flight program being completed for the time being, the association is now focused on raising funds to expand the existing Veterans Cemetery and elevate the status to Nebraska State Veterans Cemetery.

HOW TO DONATE:

Donor name: _____

Address: _____

Phone number: _____

Email: _____

Gift Amount: \$ _____

Please see donor designation levels page for more information

Payment Method:

Please write your check or money order to; **"Hall County Hero Flight Association"** 131 South Locust Street; Grand Island Ne 68801

Enter in the following information if you are using a credit card to make your donation.

Credit Card Number: _____

Expiration Date: _____



Community Redevelopment Authority (CRA)

**Wednesday, July 14, 2021
Regular Meeting**

Item G2

40 North Tap and Grille Request

Staff Contact:



Jay Vavricek <jvavricek@40northtapandgrille.com>

CRA amended request & a reply (40 North Tap + Grille)

1 message

Jay Vavricek <jvavricek@40northtapandgrille.com>
To: Chad Nabity <chadn@grand-island.com>

Tue, Jul 6, 2021 at 8:15 PM

Chad,

After thinking this through some more, it's probably best to remove my funding request for the additional greenspace improvements near 40 North Tap + Grille.

Those improvements are dependent upon a multi layer of approvals, yet undetermined and this request should probably reflect a more unified approach for all of Downtown.

So remove the funding request for the trees and streetscape. Any available taxpayer CRA funds may be better suited to other considerations.

As for the touchless door funding request, consider its merit as a facade improvement. The improvement would be installed in an existing door to the 40 North patio. The door itself will not be replaced. Only the apparatus for it to open from either side will be added.


I will provide the board with its overview as provided to me from Island Glass. Once installed, Middleton Electric will install the necessary means to operate it.

I was quoted \$4,000 from Island Glass for the additional no touch apparatus, the installation of wiring and electricity, I estimate would not exceed \$1,000... anything over that amount would be at my expense.

Please extend to the board's consideration this request... an investment not to exceed in a \$5,000 facade grant for this improvement. Subsequent validation of the expenses to follow upon completion.

Thank you,

Respectfully,



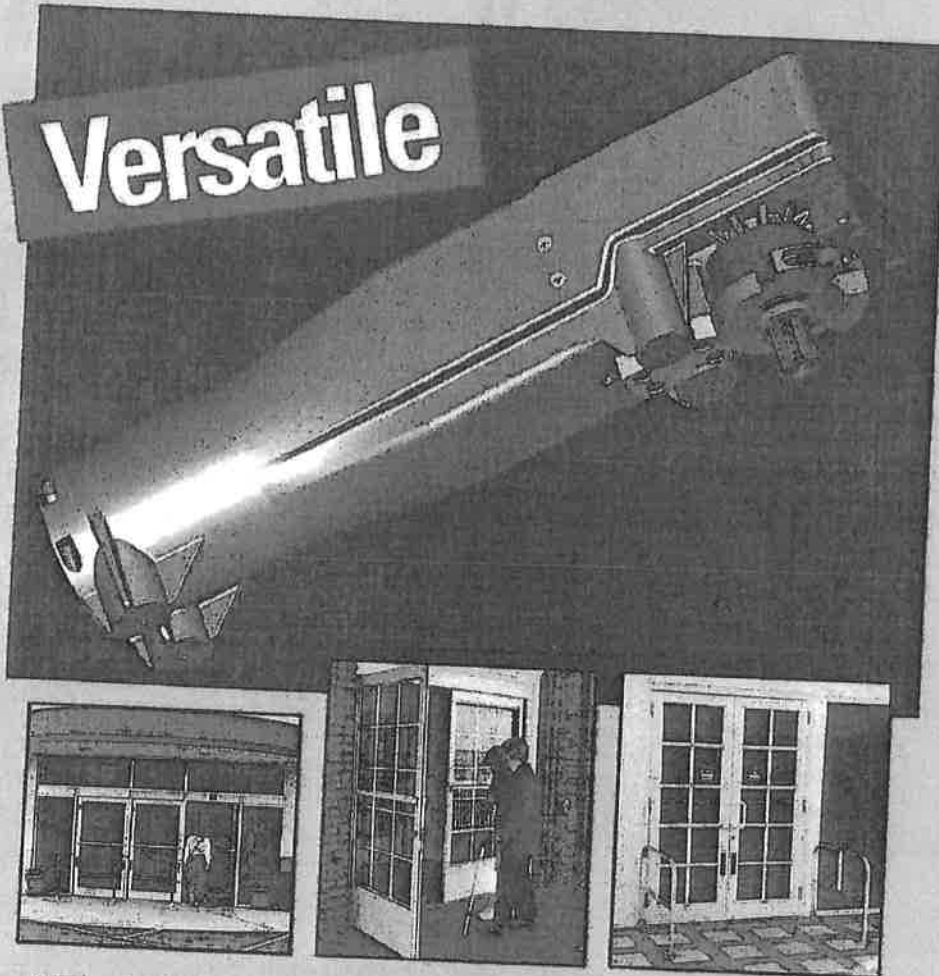
Jay Vavricek
40 North Tap + Grille
520 West 3rd Street
Grand Island, Nebraska 68801

308-380-4913

STANLEY®

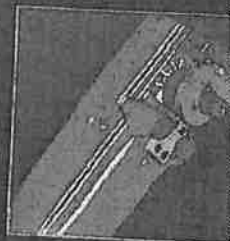
Magic-Force™ Operator

Versatile



Stanley's Magic-Force™ Operator works in both Full Energy and Low Energy applications. Meets the demands for use in Supermarkets, Department Stores, Hospitals, Airports, Office Buildings, Public Buildings, Schools, Universities and more!

- Adjustable force for Full Energy and Low Energy applications.
- Innovative design provides easy opening and positive closing.
- Door will act as a manual closer without power applied.
- The Magic-Force™ Operator is designed for impressively quiet performance.
- This versatile operator can be used for right-hand or left-hand doors.
- Simplified installation and service.



VERSATILE

- Non-handed
- In or Out Swing
- Concealed or Visible
- Full or Low Energy



ADJUSTABLE

- Variable Spring Force
- Adjustable Closing Speed
- Adjustable Open Stop



CONTROL

- Microprocessor Controlled
- Consistent Cycle
- Controlled Motion



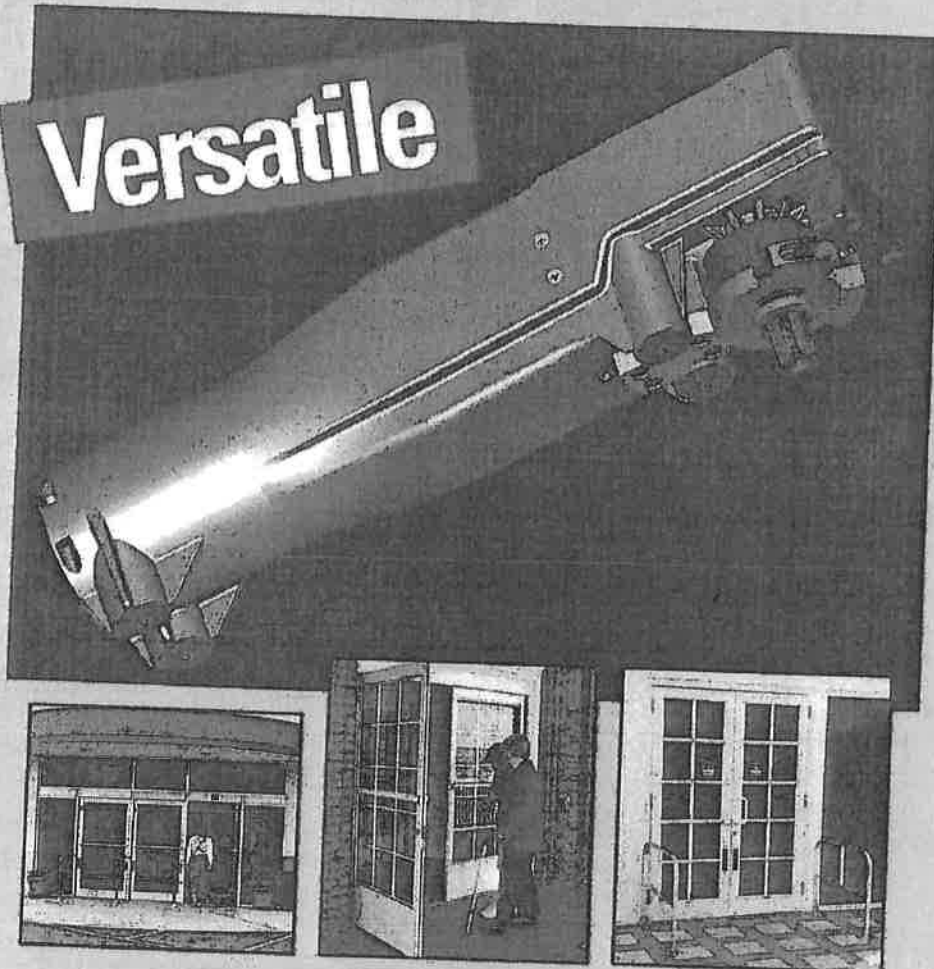
COMPACT POWER

- Innovative Gear System
- Heavy Duty
- Durable

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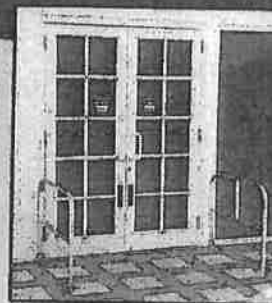
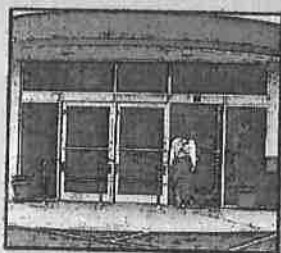
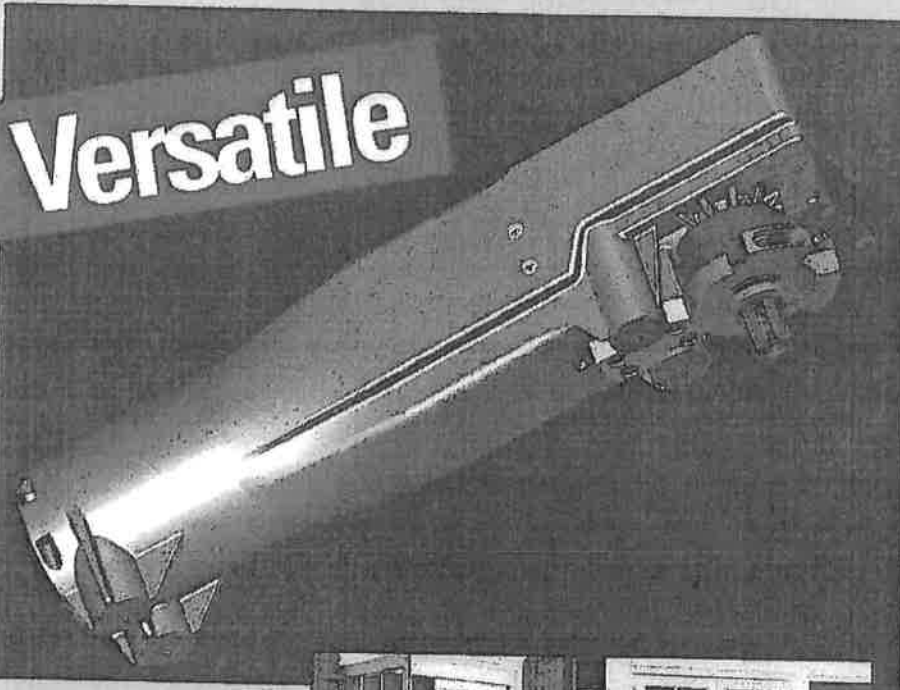
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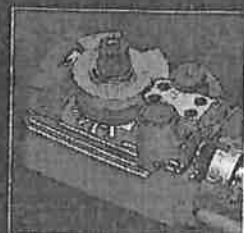
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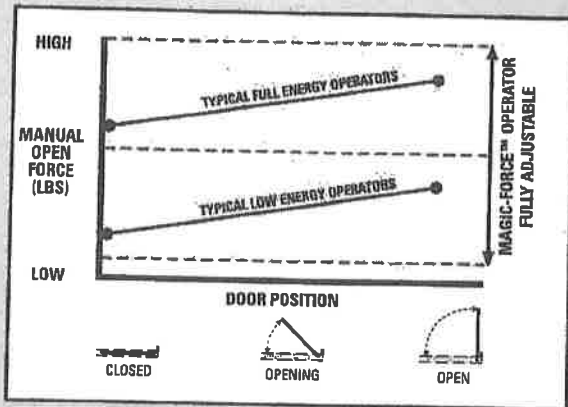


COMPACT POWER

- Innovative Gear System
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- Durable

STANLEY

Magic-Force™ Operator



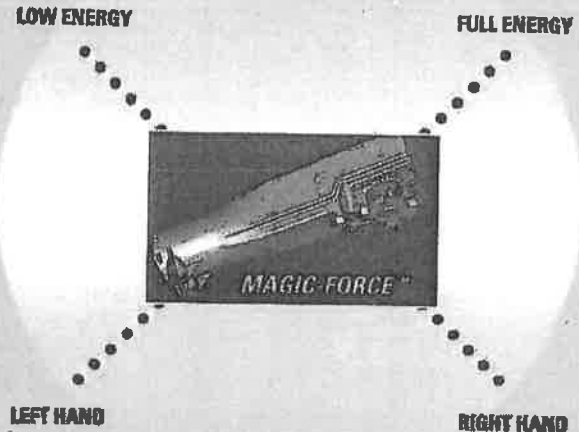
The Magic-Force™ delivers consistent opening force. Fully field adjustable to meet specific site conditions. Easy opening with a powerful close. Patent pending.

FEATURES & BENEFITS:

- **Full Energy/Low Energy Capable** — The Magic-Force™ Operator design accommodates both full energy and low energy code requirements.
- **Non-Handed Operator** — This versatile operator can be used for right hand or left hand doors with minimal field adjustments. Allows for easy installation. In addition fewer parts are needed for a broad range of applications.
- **Quiet Running Operation** — Low noise level is a must! The Magic-Force™ operator is designed for impressively quiet performance.
- **Consistent Cycle** — Stanley's innovative design provides easy opening and positive closing under diverse conditions.
- **Return From Breakout With Controlled Speed** — Door automatically resets after breakout. Manual reset not required. In addition, the door will not slam to the closed position after breakout.
- **Manual Operation** — Door will act as a manual closer without power applied. Important when used in ADA applications.



ALL-IN-ONE Retrofittable Package



- **Microprocessor Controlled** — The advanced control box is highly versatile.

- **Cycle Counter** — Counter is ideal for preventative maintenance program scheduling and can be used for warranty calculations.

Controls and Adjustments

Power Opening Force:

Torque adjustment able to accommodate the Full Energy/Low Energy ANSI code requirements.

Closing Force:

Field Adjustable Spring

Open Speed, Close Speed, Open Check Speed:

Potentiometer Adjustable

Manual Opening Force:

Field Adjustable Spring allows this operator to accommodate the Full Energy/Low Energy ANSI code requirements.

SPECIFICATIONS:

- **Size** — 4 5/8" (117.48mm) x 3 3/4" (95.25mm) x 18" (457.2mm)
- **Door Weight** — Up to 350 lbs (158.7kg)
- **Code Compliance** — tH, cUL, ANSI A158.19, ANSI A158.10, NFPA 101, BOCA

The Stanley Works
Access Technologies Product Group

Customer Care: 1-800-7-ACCESS (1-800-722-2377)
<http://www.stanleyworks.com>

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Community Redevelopment Authority (CRA)

**Wednesday, July 14, 2021
Regular Meeting**

Item I1

**Consideration of Redevelopment Contract Amendment 2 with
H.E.L.P. Foundation to amend the reimbursement section of the
contract**

Staff Contact:

SECOND REDEVELOPMENT CONTRACT AMENDMENT

This Second Redevelopment Contract Amendment is made and entered into as of the _____ day of _____, 2021, by and between the Community Redevelopment Authority of the City of Grand Island, Nebraska ("Authority"), and H.E.L.P. Foundation of Omaha, Inc., a Nebraska charitable corporation ("Redeveloper").

WITNESSETH:

WHEREAS, the Authority and Redeveloper entered into a Redevelopment Contract ("Redevelopment Contract") dated the 20th day of June, 2020, a copy of which is attached hereto as Exhibit "A" and is incorporated herein by this reference;

WHEREAS, the Authority and Redeveloper wish to amend provisions of the Redevelopment Contract to revise the date of Closing and to reduce the amount of funds provided by the state of Nebraska to the Authority and the amount of funds provided from the Authority to the Redeveloper;

NOW, THEREFORE, in consideration of the mutual covenants and agreements herein set forth, Authority and Redeveloper do hereby covenant, agree and bind themselves as follows:

Section 1.01 The Redevelopment Contract is incorporated herein.

Redevelopment Contract ("Redevelopment Contract") dated the 20th day of June, 2020, a copy of which is attached hereto as Exhibit "A" and is incorporated herein by this reference as though fully set forth.

Section 2.01 Revision of Section 3.02 of the Redevelopment Contract.

Section 3.02 of the Redevelopment Contract is revised to read as follows:

The parties recognize that the redevelopment project undertaken by the Redeveloper requires substantial capital investment. The Authority shall provide financial assistance to the Redeveloper in an amount, not to exceed \$360,000 for the following categories of expenditures to maintain the Redevelopment Area during the planning and predevelopment phase of the redevelopment project, to wit:

Property and liability insurance
Lawn mowing
Site management

Liberty Campus

At Closing, Authority shall advance the sum of \$105,000 (being a portion of the aforementioned \$ 360,000) which shall be allocated by the Redeveloper to the foregoing categories. Thereafter, Authority shall pay the Redeveloper on a quarterly basis for expenditures by the Redeveloper for such categories an amount not to exceed \$70,000 with a final payment to be made in September 2021. After the Authority has expended the full sum of \$360,000 for such reimbursement, all such costs thereafter shall be borne entirely by the Redeveloper.

Section 3.01 Reaffirmation of remaining terms of Redevelopment Contract.

The Authority and Redeveloper reaffirm and all terms and conditions of the Redevelopment Contract with the exception of the forgoing amendments.

ATTEST:

Secretary

COMMUNITY REDEVELOPMENT
AUTHORITY OF THE CITY OF
GRAND ISLAND, NEBRASKA

By:_____
Chairman

STATE OF NEBRASKA)
) SS
COUNTY OF HALL)

The foregoing instrument was acknowledged before me this _____ day of _____2021, by _____ and _____, Chairman and Secretary, respectively, of the Community Redevelopment Authority of the City of Grand Island, Nebraska, on behalf of the Authority.

Notary Public

Liberty Campus

H.E.L.P. Foundation of Omaha, Inc.

By: _____
President

STATE OF NEBRASKA)
) SS
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this _____ day of _____, 2021, by _____, President of H.E.L.P. Foundation of Omaha, Inc., on behalf of the corporation.

Notary Public

Liberty Campus

Exhibit "A"
Redevelopment Contract

Liberty Campus