



# **Community Redevelopment Authority (CRA)**

**Wednesday, August 10, 2005  
Regular Meeting Packet**

---

## **Board Members:**

**Lee Elliott**

**Tom Gdowski**

**Barry Sandstrom**

**Sue Pirnie**

**Glen Murray**

---

**4:00 PM  
Conference Room 1, Grand Island City Hall  
100 E 1st St**

---

## **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, August 10, 2005**  
**Regular Meeting**

## **Item A1**

### **Agenda**

Staff Contact: Chad Nabity

**AGENDA**  
**Wednesday, August 10, 2005**  
**4 p.m.**  
**Conference Room 1 Grand Island City Hall**  
**100 E. 1<sup>st</sup> Street**

1. Call to Order
2. Approval of Minutes of July 13, 2005 Meeting
3. Approval of Financial Reports for July 2005
4. Approval of Bills
5. Agreement with RDG Planning and Design for the Kaufmann-Cumming (Gazebo) Park
6. Façade Improvement Application from Bill Ziller re: Martin Building at 3<sup>rd</sup> and Walnut
7. Dana Jelinek with Habitat for Humanity re: partnering to clean up lots in CRA areas for use by Habitat
8. Set Agenda for Retreat scheduled for August 16, 2005  
Tax Increment Financing Process
9. ADJOURN TO EXECUTIVE SESSION TO DISCUSS NEGOTIATIONS  
  
RETURN TO REGULAR SESSION
10. Adjournment



# Community Redevelopment Authority (CRA)

**Wednesday, August 10, 2005**  
**Regular Meeting**

## **Item B1**

### **Meeting Minutes**

Staff Contact: Chad Nabity

# OFFICIAL PROCEEDINGS

## MINUTES OF

### COMMUNITY REDEVELOPMENT AUTHORITY

#### MEETING OF

August 16, 2005

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 August 16, 2005, at City Hall 100 E First Street. Notice of the meeting was given in the August 12, 2005 Grand Island Independent.

1. Chair Barry Sandstrom called the meeting to order at 2:35 p.m. The following members were present: Glen Murray, Tom Gdowski, Sue Purnie, Lee Elliott, Barry Sandstrom. Also present were Council liaison Margaret Hornady, Director Chad Nabity, legal counsel Duane Burns, Karla Collinson.

2. APPROVAL OF MINUTES. Motion by Elliott, second by Murray to approve the minutes of the Community Redevelopment Authority meeting of July 13, 2005. Upon roll call vote, all present voted aye. Motion carried unanimously.

3. APPROVAL OF FINANCIAL REPORTS. Sandstrom reviewed the financial reports for the period of July 1, 2005 through July 31, 2005. He noted that there has been a large change in land sales, contract services there was 15,000 budgeted with 7,000 remaining, total ending cash is 1,079,931. Motion by Murray, second by Gdowski, to approve the financial reports. Upon roll call vote, all present voted aye. Motion carried unanimously.

Sue Pirnie joined the meeting.

4. APPROVAL OF BILLS. The bills were reviewed by the Authority. Sandstrom said this includes 2,875 administration fees, 225 for legal fees and 11.60 for legal notices. Motion by Elliott, second by Pirnie to approve. Upon roll call vote, all present voted aye. Motion carried unanimously to approve the payment of bills in the amount of \$3,111.60.

5. AGREEMENT WITH RDG PLANNING AND DESIGN FOR THE KAUFMANN-CUMMING (GAZEBO) PARK Diana Kellogg said they would like to make the park useable for many events downtown. Tom Ziller said they would like to look at programming it to make sure it gets used and brings people downtown. Motion by Gdowski, second by Elliott to approve the contract and eventual payment of \$9,980.00 for the Downtown Improvement Board to hire RDG of Omaha to redesign the gazebo part at Third and Wheeler. Upon roll call vote, all present voted aye. Motion was adopted unanimously.

6. FAÇADE IMPROVEMENT APPLICATION FROM BILL ZILLER RE: MARTIN BUILDING AT 3<sup>RD</sup> AND WALNUT Tom Ziller told the members they would like to utilize the facade improvement program the CRA has to redevelop the Martin Building at 3<sup>rd</sup> and Walnut Streets. Ziller said the building is in need of roof and window replacement signage and awning updates. Pirnie said the committee that looked at this project feels it is a great idea, and suggested they need to replace the block windows to help improve the building. Gdowski agreed with Pirnie and said he also feels the block windows are outdated and need to be taken out, he feels it's a great project with the owner putting in their own money as well. The CRA members asked Ziller to set a completion date, it was set for March 31, 2006. A motion was made by Gdowski, Second by Murray to approve 39,500.00 in façade improvement funding for the exterior of the Martin building with a completion date set for March 31, 2006. Upon roll call vote, all present voted aye. Motion was adopted unanimously.

7. DANA JELINEK WITH HABITAT FOR HUMANITY RE: PARTNERING TO CLEAN UP LOTS IN CRA AREAS FOR USE BY HABITAT Dana Jelinek told the CRA that Habitat may be gifted a property in the Blight and Substandard area, that will need to have a house removed, before Habitat can build a new one. Jelinek said as gifts can not be foreseen, the cleanup costs on them which typically cost \$5,000 - \$6,000 can not be budgeted for. Jelinek asked if the CRA would be interested in partnering with Habitat to help cover cleanup costs for properties in the Blight & Substandard area. All the CRA members present felt it would be beneficial to both the CRA and Habitat to form a partnership if it were possible. The CRA members expressed that it would be great to get rid of run down homes, have new ones built on the lot and only have to pay the cleanup costs. It was agreed upon by the CRA members to have some legal research done in this to see if it is possible to form such a partnership with Habitat, and bring it back to the next regular meeting.

8. SET AGENDA FOR RETREAT The following ideas were given by the CRA members for the Retreat agenda: Look at Budget, Timeline for TIF, Financial Review, look at objectives from last year, look at progress in B & S areas, new things for the CRA to help with, or partnerships that could be formed, update brochures.

9. MOTION TO ADJOURN TO EXECUTIVE SESSION. Motion by Pirnie, second by Gdowski to adjourn to Executive Session at 3:34 p.m. to discuss land negotiations. Upon roll call vote, all present voted aye. Motion was adopted unanimously.

MOTION TO RETURN TO REGULAR SESSION. Motion by Pirnie, second by Elliott to return to Regular Session at 4:18 p.m. Upon roll call vote, all present voted aye. Motion was adopted unanimously.

10. ADJOURNMENT. The meeting was adjourned at 4:20 p.m.

Respectfully submitted,

Chad Nabity  
Director





# Community Redevelopment Authority (CRA)

**Wednesday, August 10, 2005**  
**Regular Meeting**

## **Item C1**

### **Financial Reports**

Staff Contact: Chad Nabity

**COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF JULY 2005**

<b>CONSOLIDATED</b>	<b>MONTH ENDED JULY 2005</b>	<b>2004 - 2005 YEAR TO DATE</b>	<b>2005 - 2005 BUDGET</b>	<b>REMAINING BALANCE</b>
Beginning Cash	1,096,968	1,110,533	1,110,533	
<b>REVENUE:</b>				
Property Taxes	8,478	480,422	586,536	106,114
Loan Proceeds	-	-		
Interest Income	237	11,497	10,000	(1,497)
Land Sales	-	13,434	200,000	
Other Revenue	19,162	21,872	-	(21,872)
<b>TOTAL REVENUE</b>	<b>27,877</b>	<b>527,226</b>	<b>796,536</b>	<b>82,744</b>
<b>TOTAL RESOURCES</b>	<b>1,124,844</b>	<b>1,637,759</b>	<b>1,907,069</b>	<b>82,744</b>
<b>EXPENSES</b>				
Auditing & Accounting	-	4,325	12,000	7,675
Legal Services	163	5,682	5,000	(682)
Consulting Services	-	8,000	15,000	7,000
Contract Services	41	18,966	100,000	81,034
Printing & Binding	-	555	1,500	945
Other Professional Services	-	-	5,000	5,000
General Liability Insurance	-	-	4,000	4,000
Matching Grant	-	-	-	-
Legal Notices	11	463	500	37
Licenses & Fees	-	-	-	-
Travel & Training	-	-	1,500	1,500
Other Expenditures	-	-	500	500
Office Supplies	-	246	1,500	1,254
Supplies	-	-	500	500
Land	-	17,521	250,000	232,479
Façade Improvement	44,699	145,699	300,000	154,301
South Locust	-	150,000	150,000	-
Alleyway Improvement	-	-	-	-
Other Projects	-	61,948	200,000	138,052
Bond Principal	-	72,009	71,993	(16)
Bond Interest	-	72,415	72,674	259
Interest Expense	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>44,913</b>	<b>557,828</b>	<b>1,191,667</b>	<b>633,839</b>
<b>INCREASE(DECREASE) IN CASH</b>	<b>(17,037)</b>	<b>(30,602)</b>	<b>(395,131)</b>	<b>(551,095)</b>
<b>ENDING CASH</b>	<b>1,079,931</b>	<b>1,079,931</b>	<b>715,402</b>	<b>(551,095)</b>
<b>LESS COMMITMENTS</b>	<b>525,000</b>			
<b>AVAILABLE CASH</b>	<b>554,931</b>	<b>1,079,931</b>	<b>715,402</b>	<b>(551,095)</b>
<b>CHECKING</b>	<b>401,926</b>			
<b>INVESTMENTS</b>	<b>678,005</b>			
<b>Total Cash</b>	<b>1,079,931</b>			

**COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF JULY 2005**

	<b>MONTH ENDED JULY 2005</b>	<b>2004 - 2005 YEAR TO DATE</b>	<b>2005 - 2005 BUDGET</b>	<b>REMAINING BALANCE</b>
<b>CRA</b>				
<b>GENERAL OPERATIONS:</b>				
Property Taxes	8,478	346,734	457,391	110,657
Interest Income	226	11,327	10,000	(1,327)
Land Sales		13,434	200,000	
Other Revenue	9,581	10,557		(10,557)
<b>TOTAL</b>	<b>18,285</b>	<b>382,053</b>	<b>667,391</b>	<b>98,772</b>
<b>GILI TRUST</b>				
Property Taxes		66,498	65,761	(737)
Interest Income		-		-
Other Revenue		-		-
<b>TOTAL</b>	<b>-</b>	<b>66,498</b>	<b>65,761</b>	<b>(737)</b>
<b>CHERRY PARK LTD II</b>				
Property Taxes		66,094	59,181	(6,913)
Interest Income	8	124	-	(124)
Other Revenue		-	-	-
<b>TOTAL</b>	<b>8</b>	<b>66,219</b>	<b>59,181</b>	<b>(7,038)</b>
<b>GENTLE DENTAL</b>				
Property Taxes		-	4,203	4,203
Interest Income	1	11	-	(11)
Other Revenue		1,734	-	(1,734)
<b>TOTAL</b>	<b>1</b>	<b>1,745</b>	<b>4,203</b>	<b>2,458</b>
<b>PROCON TIF</b>				
Loan Proceeds		-	-	-
Interest Income		33	-	(33)
Other Revenue	9,581	9,581	-	(9,581)
<b>TOTAL</b>	<b>9,581</b>	<b>9,614</b>	<b>-</b>	<b>(9,614)</b>
<b>WALNUT HOUSING PROJECT</b>				
Property Taxes		1,096	-	(1,096)
Interest Income	2	2	-	(2)
Other Revenue		-	-	-
<b>TOTAL</b>	<b>2</b>	<b>1,097</b>	<b>-</b>	<b>(1,097)</b>
<b>TOTAL REVENUE</b>	<b>27,877</b>	<b>527,226</b>	<b>796,536</b>	<b>82,744</b>

**COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF JULY 2005**

	<b>MONTH ENDED JULY 2005</b>	<b>2004 - 2005 YEAR TO DATE</b>	<b>2005 - 2005 BUDGET</b>	<b>REMAINING BALANCE</b>
<b>EXPENSES</b>				
<b>CRA</b>				
<b>GENERAL OPERATIONS:</b>				
Auditing & Accounting		4,325	12,000	7,675
Legal Services	163	5,682	5,000	(682)
Consulting Services		8,000	15,000	7,000
Contract Services	41	18,966	100,000	81,034
Printing & Binding		555	1,500	945
Other Professional Services		-	5,000	5,000
General Liability Insurance		-	4,000	4,000
Matching Grant		-		-
Legal Notices	11	463	500	37
Licenses & Fees		-	-	-
Travel & Training		-	1,500	1,500
Other Expenditures		-	500	500
Office Supplies		246	1,500	1,254
Supplies		-	500	500
Land		17,521	250,000	232,479
<b>PROJECTS</b>				
Façade Improvement	44,699	145,699	300,000	154,301
South Locust		150,000	150,000	-
Alleyway Improvement		-	-	-
Other Projects		61,948	200,000	138,052
<b>TOTAL CRA EXPENSES</b>	<b>44,913</b>	<b>413,404</b>	<b>1,047,000</b>	<b>633,596</b>
<b>GILI TRUST</b>				
Bond Principal		37,279	37,279	(0)
Bond Interest		28,501	28,501	0
<b>TOTAL GILI EXPENSES</b>	<b>-</b>	<b>65,780</b>	<b>65,780</b>	<b>0</b>
<b>CHERRY PARK LTD II</b>				
Bond Principal		29,322	29,322	0
Bond Interest		29,858	29,858	(0)
<b>TOTAL CHERRY PARK EXPENSES</b>	<b>-</b>	<b>59,180</b>	<b>59,180</b>	<b>-</b>
<b>GENTLE DENTAL</b>				
Legal Services		-		-
Bond Principal		1,735	1,735	
Bond Interest		2,467	2,467	0
<b>TOTAL GENTLE DENTAL</b>	<b>-</b>	<b>4,202</b>	<b>4,202</b>	<b>0</b>
<b>PROCON TIF</b>				
Legal Services		-	-	-
Interest Expense		-	-	-
Licenses & Fees		-	-	-
Other Expenditures		-	-	-
Bond Principal		3,673	3,657	(16)
Bond Interest		11,589	11,848	259
<b>TOTAL PROCON TIF</b>	<b>-</b>	<b>15,262</b>	<b>15,505</b>	<b>243</b>
<b>TOTAL EXPENSES</b>	<b>44,913</b>	<b>557,828</b>	<b>1,191,667</b>	<b>633,839</b>



# Community Redevelopment Authority (CRA)

**Wednesday, August 10, 2005**  
**Regular Meeting**

## **Item D1**

### **August Bills**

Staff Contact: Chad Nabity

DATE: August 9, 2005

TO: Community Redevelopment Authority Board Members

FROM: Chad Nabity, Planning Department Director

RE: Bills Submitted for Payment at August 10, 2005 CRA Meeting

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

---

City of Grand Island		2,875.00
	Administration	
	July and August	2,500.00
	Accounting	
	July August Sept.	375.00
Mayer, Burns, Ahlschwede, Koenig		225.00
Grand Island Independent	Meeting Notice	11.16

<b>Total:</b>	<b><u>3,111.16</u></b>
---------------	------------------------



# Community Redevelopment Authority (CRA)

**Wednesday, August 10, 2005**  
**Regular Meeting**

## **Item F1**

**Martin Building Facade - Bill Ziller**

Staff Contact: Chad Nabity

August 18, 2005

Bill Ziller  
1611 St. Paul Road  
Grand Island, NE 68801

Dear Bill,

I am pleased to be able to inform you that the CRA approved your request for a \$39,500 façade improvement grant for the Martin Building in downtown Grand Island.

*Barry Sandstrom*  
*Chair*  
*Lee Elliott*  
*Tom Gdowski*  
*Glen Murray*

This grant is to be used for new awnings, historical lighting, new signage, replacing the glass block windows, improvements to the entrance to the 2<sup>nd</sup> floor, improvements to the north side of the building and \$1,000 for architects fees. The CRA will pay the grant upon completion of the project including non-façade related improvement to the roof and the replacement of windows on the 2<sup>nd</sup> floor. The CRA board expects that these improvements will be made and payment will be requested prior to March 31, 2006.

*Sue Pirnie*

Good luck on your project and let me know if you have any questions.

*Chad Nabity*  
*Director*

Sincerely,

Chad Nabity, AICP  
Director

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





# Community Redevelopment Authority (CRA)

**Wednesday, August 10, 2005**  
**Regular Meeting**

## **Item X1**

### **Agreement with RDG**

Staff Contact: Chad Nabity

## **GRAND ISLAND GAZEBO PARK PLAN**

### **Scope of Work and Proposal**

#### **Deliverable:**

Schematic design of Gazebo Park, preliminary cost estimates, and a character sketch for illustration and fund-raising purposes.

#### **Process Steps:**

Step One: Develop base conditions plan. This will utilize any construction information available from the city, aerial photography, and field verification. The city or CRA must provide a completed survey in preparation for developing construction documents.

Step Two: Stakeholder meeting. This will include a programming meeting in Grand Island with stakeholders to develop objectives for the site and discuss concepts and features.

Step Three: Two-day design charrette. This charrette will be conducted by Marty Shukert and Dolores Silkworth of RDG. It includes specific public participation periods and an outbriefing at the end of the studio for review.

Step Four: Design refinement and graphics.

Step Five: Preparation of a statement of probable cost.

#### **Proposed Fee:**

The fee for this phase of the work is \$9,980.

#### **Proposed Schedule:**

The programming, schematic design, and cost estimating phase of the project will be complete within 90 days of a notice to proceed.

Accepted:

---

For the Grand Island Community Redevelopment Authority (Date)

Accepted:

---

For RDG Planning & Design (Date)

August 18, 2005

Grand Island BID #5  
Cindy Johnson  
PO Box 1486  
Grand Island, NE 68802-1486

Dear Cindy,

I am pleased to be able to inform you and the board of BID #5 that the CRA approved your request for funding to create a plan for the Gazebo Park in Downtown Grand Island.

*Barry Sandstrom*  
*Chair*

*Lee Elliott*

*Tom Gdowski*

*Glen Murray*

*Sue Pirnie*

*Chad Nabity*  
*Director*

Enclosed you will find two original copies of the Scope of Work and Proposal submitted by RDG Planning and Design. Please forward these along with a notice to proceed to Mr. Shukert. Please make sure that one of these original copies is returned to the CRA for our permanent records along with a copy of the notice to proceed. I have put a tentative completion date on this project of March 31, 2006.

The CRA board would like to see the plan when it is complete and I will be happy to schedule you on their agenda at that time.

Good luck on your project and let me know if you have any questions.

Sincerely,

Chad Nabity, AICP  
Director

Cc: Marty Shukert, FAICP RDG Planning and Design

Post Office Box 1968  
Grand Island, Nebraska 68802-1968  
Phone: 308 385-5240  
Fax: 308 385-5423  
Email: [cnabity@gran-island.com](mailto:cnabity@gran-island.com)



# Community Redevelopment Authority (CRA)

**Wednesday, August 10, 2005**  
**Regular Meeting**

## **Item X2**

### **Tax Increment Financing Process**

Staff Contact: Chad Nabity

