



Community Redevelopment Authority (CRA)

**Wednesday, September 14, 2005
Regular Meeting Packet**

Board Members:

Lee Elliott

Tom Gdowski

Barry Sandstrom

Sue Pirnie

Glen Murray

**4:00 PM
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, September 14, 2005
Regular Meeting

Item A1

Agenda

Staff Contact: Chad Nabity

AGENDA
Wednesday, September 14, 2005
4 p.m.
City Hall

1. Call to Order Barry Sandstrom
2. Approval of Minutes of August 16, 2005 Meeting
3. Approval of Financial Reports
4. Approval of Bills
5. Public Hearing on Property Tax Request for CRA FY 2005-2006 Annual Budget
6. Approve Resolution #66 - Certification of CRA FY 2005-2006 Property Tax Request
7. Discussion of Request for Assistance removing blighted houses for Habitat for Humanity
8. Review of Committed Projects
9. ADJOURN TO EXECUTIVE SESSION TO DISCUSS NEGOTIATIONS

RETURN TO REGULAR SESSION

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



Community Redevelopment Authority (CRA)

Wednesday, September 14, 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 3RD 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 3rd 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, September 14, 2005
Regular Meeting

Item D1

Bills

Staff Contact: Chad Nabity

DATE: September 2005

TO: Community Redevelopment Authority Board Members

FROM: Chad Nabity, Planning Department Director

RE: Bills Submitted for Payment at September 14, 2005 CRA Meeting

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

City of Grand Island		1,250.00
	Administration	
	September	1,250.00
	Accounting	
Mayer, Burns, Ahlschwede, Koenig		
Grand Island Independent	Meeting Notice	
Rasmussen & Associates Façade Improvement at 235 E 3rd		50,000.00

Total:	<u>51,250.00</u>
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Item E1

Committed Projects

Staff Contact: Chad Nabity

COMMITTED PROJECTS	AMOUNT	ESTIMATED DUE DATE
Comprehensive Downtown Plan	\$9,980	March 2006-Contract Approved
South Locust Street Identity & Design Plan	\$5,000	2004
Rasmussen & Assoc	\$50,000	September 14, 2005
Martin Building Bill Ziller	\$39,500	March 31, 2006
Heartland Events Ctr	\$430,000	
Total Committed	\$525,000	

August 2005