



Community Redevelopment Authority (CRA)

**Wednesday, November 9, 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 Street**

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, November 9, 2005
Regular Meeting

Item A1

Agenda

Staff Contact: Chad Nabity

AGENDA
Wednesday, November 9, 2005
4 p.m.
City Hall

1. Call to Order Barry Sandstrom
 2. Approval of Minutes of October 24, 2005 Meeting
 3. Approval of Financial Reports
 4. Approval of Bills
 5. Façade Improvement Application from Maudie Walters re: Grand Island Banking Company Building at 3rd and Wheeler
 6. Discussion of CRA attendance at the November 17th meeting of the Downtown Business Improvement Board
 7. Review of Committed Projects
 8. ADJOURN TO EXECUTIVE SESSION TO DISCUSS NEGOTIATIONS
- RETURN TO REGULAR SESSION
9. Approve Resolution or Resolutions to Purchase Property
 10. Directors Report
 11. Adjournment

Next Meeting December 14, 2005



Community Redevelopment Authority (CRA)

Wednesday, November 9, 2005
Regular Meeting

Item B1

Meeting Minutes

Staff Contact: Chad Nabity

OFFICIAL PROCEEDINGS

MINUTES OF

COMMUNITY REDEVELOPMENT AUTHORITY
MEETING OF
October 24, 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 October 24, 2005, at City Hall 100 E First Street. Notice of the meeting was given in the October 17, 2005 Grand Island Independent.

1. Chair Barry Sandstrom called the meeting to order at 4:05 p.m. The following members were present: Glen Murray, Tom Gdowski, Sue Pernie, Barry Sandstrom. Also present were, Director Chad Nabity, legal counsel Duane Burns, Secretary Karla Collinson, City Attorney Doug Walker.

2. APPROVAL OF MINUTES. Motion by Pirnie, second by Murray to approve the minutes of the Community Redevelopment Authority meeting of September 14, 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 September 1, 2005 through September 30, 2005. He noted total ending cash is \$1,139,803.00. Motion by Murray, second by Gdowski, to approve the financial reports. Upon roll call vote, all present voted aye. Motion carried unanimously.

4. APPROVAL OF BILLS. The bills were reviewed by the Authority. Motion by Gdowski, 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 \$933.24.

5. APPROVAL OF FUNDING REQUEST (DEVELOPMENT CONTRACT) WITH HABITAT FOR HUMANITY RE: REIMBURSEMENT FOR DEMOLITION AT 1216 ST PAUL ROAD The members reviewed the contract. Burns said it grants forgivable loan to Habitat for Humanity in the amount of \$3,900.00 to be used for the demolition of the existing house and to clean up of the lot. The loan is forgivable by the

CRA if Habitat rebuilds a house on this property within 5 years. If the lot is not used to rebuild a house the money must be paid back. Motion by Murray, second by Pirnie to approve. Upon roll call vote, all present voted aye. Motion carried unanimously to approve the contract with Habitat for Humanity and have the Chairman sign the contract for the CRA.

6. FAÇADE IMPROVEMENT APPLICATION FROM JACK HANSEN RE: HANSEN EMPLOYMENT OFFICE AT 2ND AND ELM Naby said the original application was for \$42,575.00. This amount did not include the improvements to the windows and doors. The application did specify that these were part of the improvements. The façade committee recommended that the removal of the rooftop units be stricken from the application. CRA members discussed the difference between the original request for \$42,575.00 and the subsequent request for \$59,520.00. Members questioned the timing of this application as the work is almost done. Naby explained that this does not follow the same constraints as a TIF application as there is no but/for clause included in the façade program. Cindy Johnson spoke in favor of this application on behalf of the downtown, she said it looks great and is a big improvement to the area. A motion was made by Murray to approve paying \$59,520.00 Second by Pirnie. Upon roll call vote, all present voted aye. Motion carried unanimously to approve the payment of \$59,520.00 to Hansen Employment for Façade Improvement.

7. FAÇADE IMPROVEMENT APPLICATION FROM MAUDIE WALTERS RE: MARTIN BUILDING AT 3RD AND WHEELER Naby said this application is for \$137,000.00 for façade improvement to the building at 301 W 3rd Street. He said the total projected cost was \$158,500.00 with \$21,500.00 being her share. This application would restore the building back to the look it had in 1885. The CRA members agreed it looks like a great project but were concerned with leveraging CRA dollars. Walters said she has already put a large amount of money into the building since she has purchased it including: a new roof, windows, and stucco on the outside that did not stick and is now falling off and causing damage the needs to be fixed. She did not have the figures with her on the amount of money she has put into the building, but said she could get them. The members decided they need more information on this project and asked Walters to bring her figures to the next meeting. The members also asked that the director go back through the façade applications to try to determine the percentage that the CRA has paid of façade improvements. A motion was made by Murray Second by Gdowski to table this application to the

November 9, 2005 meeting. Upon roll call vote all members present voted aye and the motion passed unanimously.

8. REVIEW OF COMMITTED PROJECTS The Rasmussen project was removed due to completion of it.

9. ADJOURN TO EXECUTIVE SESSION TO DUSCUSS NEGOTIATIONS. Motion by Gdowski, second by Murray to adjourn to Executive Session at 5:16 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 Gdowski to return to Regular Session at 5:31 p.m. Upon roll call vote, all present voted aye. Motion was adopted unanimously.

10. Approve Resolution or Resolutions to Purchase Property.

11. DIRECTORS REPORT Next meeting was set for November 9, 2005 at 4:00.

12. ADJOURNMENT Chairman Sandstrom adjourned the meeting at 5:45

Respectfully submitted,

Chad Nabity
Director



Community Redevelopment Authority (CRA)

Wednesday, November 9, 2005
Regular Meeting

Item D1

Bills

Staff Contact: Chad Nabity

DATE: November 3, 2005

TO: Community Redevelopment Authority Board Members

FROM: Chad Naby, Planning Department Director

RE: Bills Submitted for Payment at November 9, 2005 CRA Meeting

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

City of Grand Island	Administration	1,250.00
	Accounting	375.00
Leggott Appraisals		300.00
Appraisal on 207 E 1st Street	\$150.00	
Appraisal on 217 E 1st Street	\$150.00	
Smolinski Closing Costs (Paid out 11-8-05)		
Larry Smolinski & Ralph Bradley		480.77
Hall County Treasurer		4,082.76
Grand Island Abstract - Recording Fee & Title Insurance		120.00
City Treasurer - Weed Assessment		185.00
RDG - GRAND ISLAND GAZEBO PARK		674.50
Total:		<u>7,468.03</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
Martin Building Bill Ziller	\$39,500	March 31, 2006
Hanson Employment	\$59,520	Dec. 31, 2006
Habitat for Humanity	\$3,900	Dec. 31, 2006
Heartland Events Ctr	\$430,000	
Total Committed	\$547,900	

October 2005