



# **Community Redevelopment Authority (CRA)**

**Wednesday, February 8, 2006  
Regular Meeting Packet**

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## **Board Members:**

**Lee Elliott**

**Tom Gdowski**

**Barry Sandstrom**

**Sue Pirnie**

**Glen Murray**

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**4:00 PM  
Grand Island City Hall  
100 E 1st Street**

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## **Call to Order**

## **Roll Call**

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### **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.

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### **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.

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### **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, February 8, 2006  
Regular Meeting**

## **Item A1**

### **Agenda**

Staff Contact: Chad Nabity

**AGENDA**  
**Wednesday, February 8, 2006**  
**4 p.m.**  
**City Hall**

1. Call to Order Barry Sandstrom
  2. Approval of Minutes of January 11, 2006 Meeting and January 19<sup>th</sup>, 2006 Retreat.
  3. Approval of Financial Reports
  4. Approval of Bills
  5. Presentation of Audit Report for Fiscal Year 10-1-2004 to 9-30-2005 Terry Galloway, Shonsey and Associates
  6. Review of Potential Redevelopment Areas (Five Points, Eddy, Broadwell, and Second Street West)
  7. Report on Housing Efforts with Community Revitalization Grant in CRA Area #1-Marsha Kaslon
  8. Review of Committed Projects and CRA Properties
  9. ADJOURN TO EXECUTIVE SESSION TO DISCUSS NEGOTIATIONS
- RETURN TO REGULAR SESSION
10. Approve Resolution or Resolutions to Purchase/Sell Property
  11. Directors Report
  12. Adjournment

Next Meeting March 8, 2006 4:00



# Community Redevelopment Authority (CRA)

**Wednesday, February 8, 2006**  
**Regular Meeting**

## **Item B1**

### **Meeting Minutes**

Staff Contact: Chad Nabity

# OFFICIAL PROCEEDINGS

## MINUTES OF

### COMMUNITY REDEVELOPMENT AUTHORITY

#### MEETING OF

January 11, 2006

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 January 11, 2006, at City Hall 100 E First Street. Notice of the meeting was given in the January 4, 2006 Grand Island Independent.

1. CALL TO ORDER Chair Barry Sandstrom called the meeting to order at 4:07 p.m. The following members were present: Lee Elliott, Glen Murray, Sue Pernie, Barry Sandstrom, Tom Gdowski. Also present were, Director Chad Nabity, Legal Counsel Duane Burns, Secretary Karla Collinson, City Attorney Doug Walker, Treasurer Dave Springer, Council Liaison Margaret Hornady.

2. APPROVAL OF MINUTES. Motion by Elliott, second by Gdowski to approve the minutes of the Community Redevelopment Authority meeting of November 09, 2005. Upon roll call vote, all present voted aye. Motion carried unanimously. Motion by Pernie, second by Gdowski to approve the minutes of the Community Redevelopment Authority meeting of December 13, 2005. Upon roll call vote, all present voted aye. Motion carried unanimously

3. APPROVAL OF FINANCIAL REPORTS. Springer reviewed the financial reports for the period of December 1 through December 31, 2005. He noted total ending cash is \$975,220. Motion by Gdowski, second by Pernie, to approve the financial reports. Upon roll call vote, all present voted aye. Motion carried unanimously.

Glen Murray joined the meeting.

4. APPROVAL OF BILLS. The bills were reviewed by the Authority. Motion by Elliott, second by Pernie to approve the bills in the amount of \$158,775.99 and tabling the bill to Hansen Employment for \$1,000 to the February meeting so more information on this can be obtained. Upon roll call vote, all present voted aye. Motion

carried unanimously to approve the payment of bills in the amount of \$158,775.99.

5. TAX INCREMENT FINANCING PROJECT BY ANN BRUNS IN CRA AREA 5 ON PROPERTY ADJACENT TO THE CENTRAL NEBRASKA HUMANE SOCIETY. Ann Bruns said she is looking to make an improvement to her land and to the area with her business. She has applied for a commercial loan, and would be able to get the loan if she can get TIF financing. A motion by Pernie second to Murray to approve TIF up to \$133,553.12 or 100% for 15 years. Upon roll call vote, all present voted aye. Motion carried unanimously.
6. CONSIDERATION OF REQUEST OF THE CITY OF GRAND ISLAND RELATIVE TO FUNDING FOR A HOUSING STUDY. Joni Kuzma explained the housing study the city will be doing. She said they partnered with the CRA in 2000 for a \$5,000 cash match on a housing study that will expire in 2006, and they are planning to update the study and asking for matching funds from the CRA in the amount of \$8,250. Motion by Gdowski second by Elliott to approve payment of \$8,250 for the housing study. Upon roll call vote, all present voted aye. Motion carried unanimously
7. REVIEW OF TOPICS FOR DISCUSSION AT THE CRA RETREAT. Item the members would like to discuss are TIF application, criteria and timeline, set priorities and look at the priorities set at last years retreat, clear up the façade improvement process and set clear guidelines, possible new blight & substandard areas.
8. REVIEW OF COMMITTED PROJECTS.
9. ADJOURN TO EXECUTIVE SESSION TO DISCUSS NEGOTIATIONS. Motion Murray second Gdowski adjourn to executive session at 5:02. Upon roll call vote, all present voted aye. Motion carried unanimously. Motion Gdowski second Pernie to return to regular session at 5:13. Upon roll call vote, all present voted aye. Motion carried unanimously
10. Approve Resolution or Resolutions to Purchase Property.
11. DIRECTORS REPORT

12.ADJOURNMENT Chairman Sandstrom adjourned the meeting at  
5:18

Respectfully submitted,

Chad Nabity  
Director





# Community Redevelopment Authority (CRA)

**Wednesday, February 8, 2006  
Regular Meeting**

## **Item C1**

### **Financial Reports**

Staff Contact: Chad Nabity

**COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF JANUARY 2006**

<b>CONSOLIDATED</b>	<b>MONTH ENDED JANUARY 2006</b>	<b>2005 - 2006 YEAR TO DATE</b>	<b>2006 BUDGET</b>	<b>REMAINING BALANCE</b>
Beginning Cash	975,220	1,139,804	1,139,804	
<b>REVENUE:</b>				
Property Taxes	30,085	166,374	640,864	474,490
Loan Proceeds	-	-		
Interest Income	652	4,438	9,000	4,562
Land Sales	-	-	50,000	
Other Revenue	-	174	-	(174)
<b>TOTAL REVENUE</b>	<b>30,737</b>	<b>170,987</b>	<b>699,864</b>	<b>478,877</b>
<b>TOTAL RESOURCES</b>	<b>1,005,957</b>	<b>1,310,792</b>	<b>1,839,668</b>	<b>478,877</b>
<b>EXPENSES</b>				
Auditing & Accounting	1,625	2,000	8,000	6,000
Legal Services	150	1,586	10,000	8,414
Consulting Services	-	-	15,000	15,000
Contract Services	1,250	6,000	50,000	44,000
Printing & Binding	-	-	1,500	1,500
Other Professional Services	-	-	5,000	5,000
General Liability Insurance	-	-	-	-
Matching Grant	-	-	-	-
Legal Notices	11	46	1,000	954
Licenses & Fees	-	-	-	-
Travel & Training	-	-	1,500	1,500
Other Expenditures	(50)	(50)	500	550
Office Supplies	-	49	750	701
Supplies	-	-	500	500
Land	-	160,608	200,000	39,392
Façade Improvement	1,000	60,520	150,000	89,480
South Locust	-	3,900	150,000	146,100
Alleyway Improvement	-	-	-	-
Other Projects	-	-	500,000	500,000
Bond Principal	-	40,219	71,993	31,774
Bond Interest	-	33,943	72,674	38,731
Interest Expense	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>3,986</b>	<b>308,821</b>	<b>1,238,417</b>	<b>929,596</b>
<b>INCREASE(DECREASE) IN CASH</b>	<b>26,751</b>	<b>(137,834)</b>	<b>(538,553)</b>	<b>(450,719)</b>
<b>ENDING CASH</b>	<b>1,001,971</b>	<b>1,001,971</b>	<b>601,251</b>	<b>(450,719)</b>
<b>LESS COMMITMENTS</b>	<b>745,730</b>			
<b>AVAILABLE CASH</b>	<b>256,241</b>	<b>1,001,971</b>	<b>601,251</b>	<b>(450,719)</b>
<b>CHECKING</b>	<b>318,158</b>			
<b>PETTY CASH</b>	<b>50</b>			
<b>INVESTMENTS</b>	<b>683,763</b>			
<b>Total Cash</b>	<b>1,001,971</b>			

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF JANUARY 2006

	<b>MONTH ENDED</b> <b><u>JANUARY 2006</u></b>	<b>2005 - 2006</b> <b><u>YEAR TO DATE</u></b>	<b>2006</b> <b><u>BUDGET</u></b>	<b>REMAINING</b> <b><u>BALANCE</u></b>
<b>CRA</b>				
<b>GENERAL OPERATIONS:</b>				
Property Taxes	30,085	103,328	492,540	389,212
Interest Income	608	4,242	9,000	4,758
Land Sales		-	50,000	
Other Revenue & Motor Vehicle Tax		174		(174)
<b>TOTAL</b>	<b>30,693</b>	<b>107,745</b>	<b>551,540</b>	<b>393,795</b>
<b>GILI TRUST</b>				
Property Taxes	-	31,855	65,780	33,925
Interest Income	-	-		-
Other Revenue	-	-		-
<b>TOTAL</b>	<b>-</b>	<b>31,855</b>	<b>65,780</b>	<b>33,925</b>
<b>CHERRY PARK LTD II</b>				
Property Taxes		30,096	59,180	29,084
Interest Income	23	102	-	(102)
Other Revenue	-	-	-	-
<b>TOTAL</b>	<b>23</b>	<b>30,198</b>	<b>59,180</b>	<b>28,982</b>
<b>GENTLE DENTAL</b>				
Property Taxes		-	4,202	4,202
Interest Income	0	3	-	(3)
Other Revenue		-	-	-
<b>TOTAL</b>	<b>0</b>	<b>3</b>	<b>4,202</b>	<b>4,199</b>
<b>PROCON TIF</b>				
Property Taxes		-	19,162	19,162
Interest Income	8	68	-	(68)
Other Revenue		-	-	-
<b>TOTAL</b>	<b>8</b>	<b>68</b>	<b>19,162</b>	<b>19,094</b>
<b>WALNUT HOUSING PROJECT</b>				
Property Taxes		1,096	-	(1,096)
Interest Income	13	23	-	(23)
Other Revenue		-	-	-
<b>TOTAL</b>	<b>13</b>	<b>1,119</b>	<b>-</b>	<b>(1,119)</b>
<b>TOTAL REVENUE</b>	<b>30,737</b>	<b>170,987</b>	<b>699,864</b>	<b>478,877</b>

**COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF JANUARY 2006**

	<b><u>MONTH ENDED</u></b> <b><u>JANUARY 2006</u></b>	<b><u>2005 - 2006</u></b> <b><u>YEAR TO DATE</u></b>	<b><u>2006</u></b> <b><u>BUDGET</u></b>	<b><u>REMAINING</u></b> <b><u>BALANCE</u></b>
<b>EXPENSES</b>				
<b>CRA</b>				
<b>GENERAL OPERATIONS:</b>				
Auditing & Accounting	1,625	2,000	8,000	6,000
Legal Services	150	1,586	10,000	8,414
Consulting Services		-	15,000	15,000
Contract Services	1,250	6,000	50,000	44,000
Printing & Binding		-	1,500	1,500
Other Professional Services		-	5,000	5,000
General Liability Insurance		-	-	-
Matching Grant		-	-	-
Legal Notices	11	46	1,000	954
Licenses & Fees		-	-	-
Travel & Training		-	1,500	1,500
Other Expenditures	(50)	(50)	500	550
Office Supplies		49	750	701
Supplies		-	500	500
Land		160,608	200,000	39,392
<b>PROJECTS</b>				
Façade Improvement	1,000	60,520	150,000	89,480
South Locust		3,900	150,000	146,100
Alleyway Improvement		-	-	-
Other Projects		-	500,000	500,000
<b>TOTAL CRA EXPENSES</b>	<b>3,986</b>	<b>234,659</b>	<b>1,093,750</b>	<b>859,091</b>
<b>GILI TRUST</b>				
Bond Principal		19,764	37,279	17,515
Bond Interest		13,126	28,501	15,375
<b>TOTAL GILI EXPENSES</b>	<b>-</b>	<b>32,890</b>	<b>65,780</b>	<b>32,890</b>
<b>CHERRY PARK LTD II</b>				
Bond Principal		15,517	29,322	13,805
Bond Interest		14,073	29,858	15,785
<b>TOTAL CHERRY PARK EXPENSES</b>	<b>-</b>	<b>29,590</b>	<b>59,180</b>	<b>29,590</b>
<b>GENTLE DENTAL</b>				
Legal Services		-	-	-
Bond Principal		891	1,735	
Bond Interest		1,210	2,467	1,257
<b>TOTAL GENTLE DENTAL</b>	<b>-</b>	<b>2,101</b>	<b>4,202</b>	<b>1,257</b>
<b>PROCON TIF</b>				
Legal Services		-	-	-
Interest Expense		-	-	-
Licenses & Fees		-	-	-
Other Expenditures		-	-	-
Bond Principal		4,046	3,657	(389)
Bond Interest		5,535	11,848	6,313
<b>TOTAL PROCON TIF</b>	<b>-</b>	<b>9,581</b>	<b>15,505</b>	<b>5,924</b>
<b>TOTAL EXPENSES</b>	<b>3,986</b>	<b>308,821</b>	<b>1,238,417</b>	<b>928,752</b>



# Community Redevelopment Authority (CRA)

**Wednesday, February 8, 2006  
Regular Meeting**

## **Item D1**

### **Bills**

Staff Contact: Chad Nabity

DATE: February 2, 2006

TO: Community Redevelopment Authority Board Members

FROM: Chad Nabity, Planning Department Director

RE: Bills Submitted for Payment at February 8, 2006 CRA Meeting

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

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City of Grand Island  
Administration December  
Accounting

Grand Island Independent	\$ 10.73
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Meyer, Burns, Ahlschwede & Keonig	\$ 387.50
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RDG	
Grand Island Gazebo Park	\$ 2,850.00

Shonsey & Associates	
Preparation of Audit	\$ 3,300.00

<b>Hansen Employment Service</b>	
Tabled from January 11, 2006 meeting	\$ 1,000.00

<b>Total:</b>	<b>\$ 7,548.23</b>
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# Community Redevelopment Authority (CRA)

**Wednesday, February 8, 2006  
Regular Meeting**

## **Item E1**

### **Committed Projects and CRA Properties**

Staff Contact: Chad Nabity

COMMITTED PROJECTS	AMOUNT	ESTIMATED DUE DATE
Comprehensive Downtown Plan	\$9,980	Partial Payments made March 2006-Contract Approved
Martin Building Bill Ziller	\$39,500	March 31, 2006
Heartland Events Ctr	\$430,000	September 2006
Central NE Human Soc.	\$258,000	Spring 2007
Housing Study	\$8,250	December 2007
Total Committed	\$745,730	

#### CRA PROPERTIES

Address	Purchase Price	Purchase Date	Demo Cost	Status
203 E 1 <sup>st</sup> St.	\$68,627	10-09-02	\$23,300	Surplus
217 E 1 <sup>st</sup> St	\$17,000	03-20-03	\$6,500	Surplus
408 E 2 <sup>nd</sup> St	\$6,000	11-11-05		Needs Demo
2707 and 2709 S. Locust	\$155,740	12-30-05		Needs Demo

January 30, 2006





# Community Redevelopment Authority (CRA)

**Wednesday, February 8, 2006  
Regular Meeting**

## **Item X1**

### **Audit Report**

Staff Contact: Chad Nabity

April 18, 2006

Deann Haeffner  
State of Nebraska  
Auditor of Public Accounts  
P.O. Box 98917  
Lincoln, NE 68509

Dear Ms. Haeffner:

*Barry Sandstrom*  
*Chair*

*Lee Elliott*

*Tom Gdowski*

*Glen Murray*

*Sue Pirnie*

*Chad Nabity*  
*Director*

Enclosed you will find an audit report for the Community Redevelopment Authority of Grand Island, Nebraska. The audit was performed by Shonsey & Associates, certified public accountants for the fiscal year September 1, 2004 to September 30, 2005.

I am submitting this to comply with State Statute 84-304 and the Nebraska Administrative Code –Title 41, Chapter 1, paragraphs 002 and 003.

Thank you for the letter notifying me that this needed to be attended to. Please change your contact information for the Grand Island CRA from Cindy Johnson, P.O. Box 1486, Grand Island to Chad Nabity, P.O. Box 1968, Grand Island.

If you have any questions or need more information please contact me at (308) 385-5240.

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



# Community Redevelopment Authority (CRA)

**Wednesday, February 8, 2006  
Regular Meeting**

## **Item X2**

### **Potential Redevelopment Area**

Staff Contact: Chad Nabity

February 3, 2006

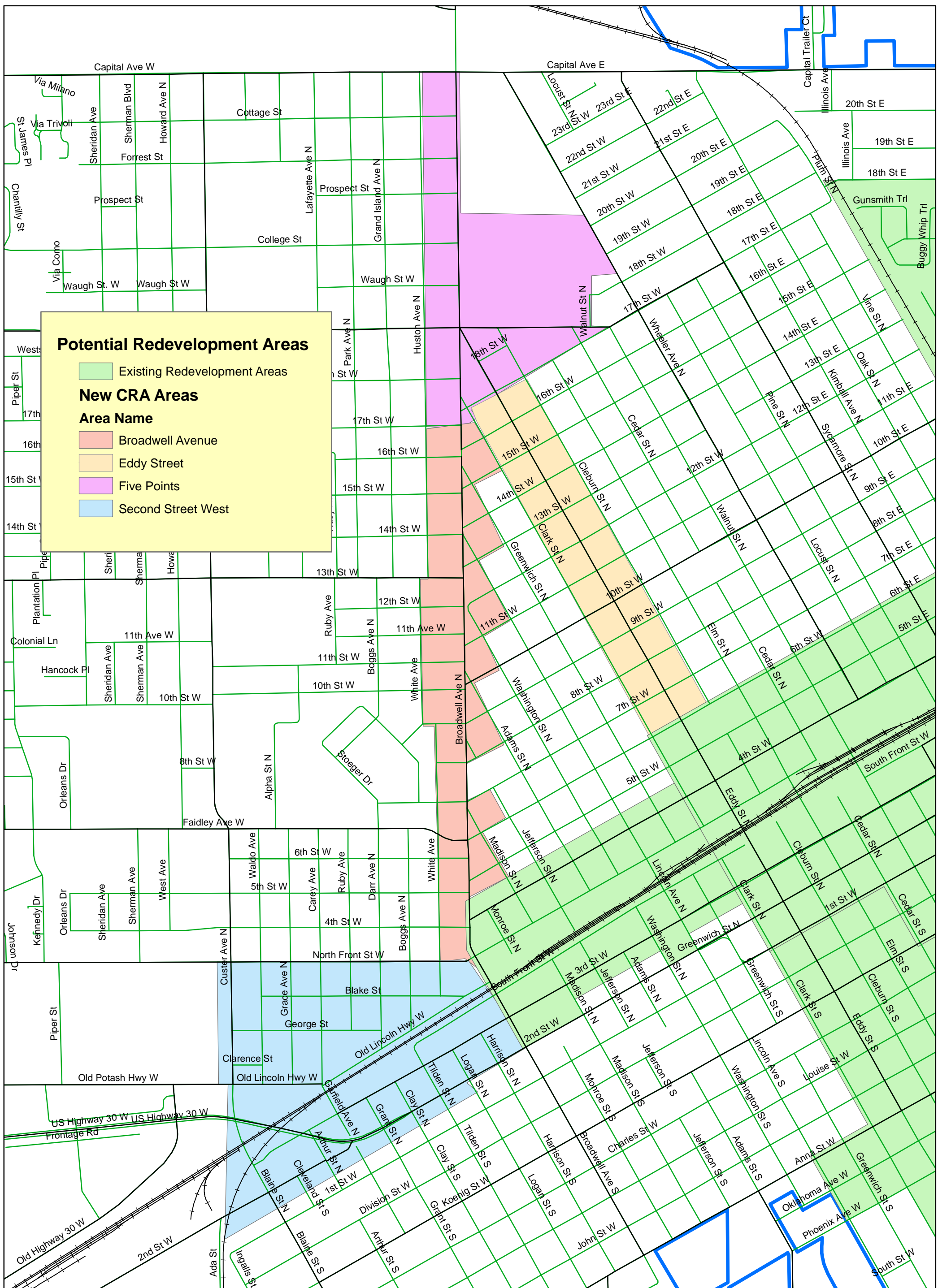
To: Community Redevelopment Authority Members  
From: Chad Nabity, Director  
Re Proposal for New Redevelopment Areas

Enclosed you will find a map of some proposed new redevelopment areas. These areas include the Five Points, Eddy Street, Broadwell Avenue and Second Street West Areas. These were prepared based on direction received from the CRA Board and City Council at their respective retreats. The proposed boundaries are suggestions and can be amended prior to or during a blighted and substandard study or studies on these areas.

The chart below shows the current area and percentage of the City of Grand Island that is declared blighted and substandard and how declaring these areas, as identified, would impact those numbers.

This item is presented to the CRA Board for discussion purposes.

City Area in Square Feet, February 2, 2006	590520541.9
CRA Areas in Square Feet	
Area 1	44329682
Area 2	37118724
Area 3	388554
Area 4	4148484
Area 5	5725158
Total Square Feet in Redevelopment Areas	91710602
Percentage of City in Redevelopment Areas	15.53%
Proposed Areas in Square Feet	
Five Points	3818619
Eddy Street	2662202
Broadwell Avenue	3371861
Second Street West	5996512
Total Square Feet in Proposed Redevelopment Areas	15849194
Percentage of City in Proposed and Existing Redevelopment Areas	18.21%





# Community Redevelopment Authority (CRA)

**Wednesday, February 8, 2006  
Regular Meeting**

## **Item X3**

### **Housing Efforts Report**

Staff Contact: Chad Nabity

February 3, 2006

To: Community Redevelopment Authority Members

From: Chad Nabity, Director

Re: Partnering with the Community Development Division regarding housing issues

The Community Development Division of the Hall County Regional Planning Department has been involved in housing and housing issues in Grand Island for over 30 years. They have participated in demolishing, building, buying, and rehabilitating housing.

The Community Development Division will continue to facilitate housing programs and address community housing issues well into the future. Based on the interest of the CRA board in housing issues, Community Development would be a good partner in carrying out the purposes and programs of the CRA. Considering the expertise and experience available in the Community Development Division and the commitment of the CRA to housing, it makes sense to explore the possibilities of partnerships between the two groups.

Marsha Kaslon, Community Development Administrator, will be at the meeting on February 8<sup>th</sup>, to explain the Community Development Block Grant (CDBG) Community Revitalization Program. The City of Grand Island expects to receive almost \$300,000 a year for at least the next 3 years from this program. Most of that money will be targeted to housing and housing issues in the CRA Area #1. This may be exactly the type of partnership for housing that the CRA Board wishes to pursue.

Excerpted from the proposal to offer services to the CRA submitted to the City of Grand Island from the Hall County Regional Planning Department in May 2005

The City of Grand Island was empowered by Community Development Law to create the Community Redevelopment Authority to aid in the prevention or elimination of slums and/or blight in the City Of Grand Island. *The Law specifically identifies community development and elimination of blighted and substandard areas within the community as important components of the CRA.*

The Community Development mission is “To enhance the quality of life in Grand Island by building partnerships with citizens to consistently provide services that meet the growing needs of the community.”

The Community Development Division would be a good partner with Regional Planning in carrying out the purposes and programs of the CRA. The incorporation of the CRA would allow the Community Development Division to appropriately identify and address building issues and needs, address improvements to land, buildings, streets, utilities, parks, sidewalks, lighting, skywalks and many other public-related areas, and to provide Tax Increment Financing to selected, eligible redevelopment projects.

Community Development has been a strong past partner with the CRA in collaboration on the following projects:

- Upper Level Development Downtown  
219 W. 3<sup>rd</sup> St. \$5,000 grant and interest buy-down on \$17,000
- Single Family Housing Development  
Lincolnview Estates, 9<sup>th</sup> and Lambert \$100,000
- Multifamily Housing Development  
415 S Cherry St. (120 Units) TIF
- Other complementing projects include:
  - Contribution of \$26,500 to Senior Center for infrastructure
  - Demolition of Bill's Trading Post, 7<sup>th</sup> & Plum; 419 N. Vine; 805 E. 9<sup>th</sup> and other substandard structures in the CDBG project area
  - Demolition of substandard housing, which was replaced by new and Down payment provided by Community Development for first time home buyer
  - Cited matching funds from the CRA in Community Development Block Grant application for demolition and acquisition grant project
  - \$5,000 match provided by CRA for Community Development, 2000 Housing Study Planning Grant



Working to establish a housing advocate position to work as liaison between renters/landlords and landlords/renters

Community Development acts as grant administrator for Economic Development grants, which are often co-funded through TIF or with infrastructure and/or façade improvement.

In addition, portions of several CRA redevelopment areas overlap with the existing CDBG Project Area and will overlap with the area that will be designated in the Community Revitalization study.

The Community Development Division is already familiar with obtaining and securing affordable housing for the residents of Grand Island in the CDBG Project area in northeast Grand Island. In May, the Division was awarded a Comprehensive Revitalization grant through the Nebraska Department of Economic Development to “develop viable urban communities by providing decent housing and a suitable living environment, particularly for low and moderate-income persons.” This grant encompasses the following possible activities

- Infrastructure revitalization coordinated with potential projects of the City of Grand Island Public Works and Utilities Departments. These may include improvements, replacements and repairs to streets, electrical lines, water/storm sewer/sanitary sewer distribution lines, drainage improvements and sidewalk installation or repair.
- Housing revitalization which may include funding for first-time homebuyers through down payment assistance, owner-occupied rehabilitation; lead-based paint inspections; purchase of MUD homes for resale to low-to-moderate income homebuyers; and acquisition or demolition of substandard housing.
- Public facilities revitalization, which may include updates to existing community meeting facilities or construction of tornado-safe shelters

The Community Development Division has the capacity from past experience and training to assist with tasks of the CRA and benefit the City of Grand Island to reduce duplication of services and to serve the citizens of Grand Island. Community Development is a fully funded division of Regional Planning and is capable of facilitating the programs of the CRA as a function of the City using property tax dollars.

Submitted by Marsha Kaslon and Joni Kuzma

May 20, 2005