



Community Redevelopment Authority (CRA)

**Wednesday, April 12, 2006
Regular Meeting Packet**

Board Members:

Lee Elliott

Tom Gdowski

Barry Sandstrom

Sue Pirnie

Glen Murray

**3:30 PM
Fonner Park
700 E Fonner Park**

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, April 12, 2006
Regular Meeting

Item A1

Agenda

Staff Contact: Chad Nabity

AGENDA
Thursday, March 16, 2006
9 a.m.
City Hall

1. Call to Order Barry Sandstrom
 2. Approval of Minutes of March 1, 2006 Meeting.
 3. Approval of Financial Reports
 4. Approval of Bills
 5. Approval of Contracts to Demolish Buildings Located at 408 E. Second Street
 6. Review of Committed Projects and CRA Properties
 7. ADJOURN TO EXECUTIVE SESSION TO DISCUSS NEGOTIATIONS
- RETURN TO REGULAR SESSION
8. Approve Resolution or Resolutions to Purchase/Sell Property
 9. Directors Report
 10. Adjournment

Next Meeting April 12, 2006 4:00



Community Redevelopment Authority (CRA)

**Wednesday, April 12, 2006
Regular Meeting**

Item B1

Meeting Minutes

Staff Contact: Chad Nabity

OFFICIAL PROCEEDINGS

MINUTES OF

COMMUNITY REDEVELOPMENT AUTHORITY

MEETING OF

March 16, 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 March 16, 2006, at City Hall 100 E First Street. Notice of the meeting was given in the March 13, 2006 Grand Island Independent.

1. CALL TO ORDER Chair Barry Sandstrom called the meeting to order at 9:03 a.m. The following members were present: Glen Murray, Barry Sandstrom, Tom Gdowski, Sue Pernie. Also present were, Director Chad Nabity, Legal Counsel Duane Burns, Secretary Karla Collinson, City Attorney Doug Walker.
2. APPROVAL OF MINUTES. Motion by Gdowski, second by Pernie to approve the minutes of the Community Redevelopment Authority meeting of March 1, 2006. Upon roll call vote, all present voted aye. Motion carried unanimously.
3. APPROVAL OF FINANCIAL REPORTS. Nabity reviewed the financial reports for the period of February 1 through February 28, 2006. He noted total ending cash is \$1017,594. 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 Pernie, second by Murray to approve the bills in the amount of \$5,175.58. Upon roll call vote, all present voted aye. Motion carried unanimously to approve the payment of bills
5. APPROVAL OF CONTRACT TO DEMOLISH BUILDINGS LOCATED AT 408 E SECOND STREET. The committee reviewed a contract from Galvan Construction in the amount of \$7,500.00 to demolish the structures at 408 E 2nd Street and bring the lot to a buildable condition and a contract from Third Party Environmental, Inc in the amount of \$850.00 to remove the asbestos at 408 E 2nd Street. Nabity asked the members to approve the contract with approval

for the Chairman to hold off on signing the contract until the release of the CDBG funds next week. Motion by Murray, second by Gdowski to approve the two contracts and authorize the Chairman to sign the contracts after the release of the CDBG funds. Motion carried unanimously.

6. REVIEW OF COMMITTED PROJECTS.

Motion by Gdowski, second by Pernie to approve the director to sent out RFP for the removal of the house at Star Motel location. Motion carried unanimously.

7. ADJOURN TO EXECUTIVE SESSION TO DUSCUSS NEGOTIATIONS.

The CRA did not adjourn to executive session

8. Approve Resolution or Resolutions to Purchase Property.

No actions were taken on property acquisition or disposition.

9. DIRECTORS REPORT

Nabity said he is working on RFP for the Blight & Substandard areas and will be sending them out.

10. ADJOURNMENT Chairman Sandstrom adjourned the meeting at 9:27.

Respectfully submitted,
Chad Nabity
Director



Community Redevelopment Authority (CRA)

**Wednesday, April 12, 2006
Regular Meeting**

Item C1

Financial Reports

Staff Contact: Chad Nabity

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF FEBRUARY 2006

CONSOLIDATED	MONTH ENDED FEBRUARY 2006	2005 - 2006 YEAR TO DATE	2006 BUDGET	REMAINING BALANCE
Beginning Cash	1,001,971	1,139,804	1,139,804	
REVENUE:				
Property Taxes	21,849	188,223	640,864	452,641
Loan Proceeds	-	-		
Interest Income	323	4,761	9,000	4,239
Land Sales	-	-	50,000	
Other Revenue	-	174	-	(174)
TOTAL REVENUE	22,171	193,158	699,864	456,706
TOTAL RESOURCES	1,024,142	1,332,963	1,839,668	456,706
EXPENSES				
Auditing & Accounting	3,300	5,300	8,000	2,700
Legal Services	388	1,974	10,000	8,026
Consulting Services	-	-	15,000	15,000
Contract Services	2,850	8,850	50,000	41,150
Printing & Binding	-	-	1,500	1,500
Other Professional Services	-	-	5,000	5,000
General Liability Insurance	-	-	-	-
Matching Grant	-	-	-	-
Legal Notices	11	56	1,000	944
Licenses & Fees	-	-	-	-
Travel & Training	-	-	1,500	1,500
Other Expenditures	-	(50)	500	550
Office Supplies	-	49	750	701
Supplies	-	-	500	500
Land	-	160,608	200,000	39,392
Façade Improvement	-	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	-	-	-	-
TOTAL EXPENSES	6,548	315,369	1,238,417	923,048
INCREASE(DECREASE) IN CASH	15,623	(122,211)	(538,553)	(466,342)
ENDING CASH	1,017,594	1,017,594	601,251	(466,342)
LESS COMMITMENTS	745,730			
AVAILABLE CASH	271,864	1,017,594	601,251	(466,342)
CHECKING	333,781			
PETTY CASH	50			
INVESTMENTS	683,763			
Total Cash	1,017,594			

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF FEBRUARY 2006

	<u>MONTH ENDED</u> <u>FEBRUARY 2006</u>	<u>2005 - 2006</u> <u>YEAR TO DATE</u>	<u>2006</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>
CRA				
GENERAL OPERATIONS:				
Property Taxes	21,849	125,177	492,540	367,363
Interest Income	299	4,541	9,000	4,459
Land Sales		-	50,000	
Other Revenue & Motor Vehicle Tax		174		(174)
TOTAL	22,147	129,892	551,540	371,648
GILI TRUST				
Property Taxes		31,855	65,780	33,925
Interest Income		-		-
Other Revenue		-		-
TOTAL	-	31,855	65,780	33,925
CHERRY PARK LTD II				
Property Taxes		30,096	59,180	29,084
Interest Income	16	118	-	(118)
Other Revenue		-	-	-
TOTAL	16	30,214	59,180	28,966
GENTLE DENTAL				
Property Taxes		-	4,202	4,202
Interest Income	0	3	-	(3)
Other Revenue		-	-	-
TOTAL	0	3	4,202	4,199
PROCON TIF				
Property Taxes		-	19,162	19,162
Interest Income	3	71	-	(71)
Other Revenue		-	-	-
TOTAL	3	71	19,162	19,091
WALNUT HOUSING PROJECT				
Property Taxes		1,096	-	(1,096)
Interest Income	5	28	-	(28)
Other Revenue		-	-	-
TOTAL	5	1,124	-	(1,124)
TOTAL REVENUE	22,171	193,158	699,864	456,706

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF FEBRUARY 2006

EXPENSES	MONTH ENDED FEBRUARY 2006	2005 - 2006 YEAR TO DATE	2006 BUDGET	REMAINING BALANCE
CRA				
GENERAL OPERATIONS:				
Auditing & Accounting	3,300	5,300	8,000	2,700
Legal Services	388	1,974	10,000	8,026
Consulting Services		-	15,000	15,000
Contract Services	2,850	8,850	50,000	41,150
Printing & Binding		-	1,500	1,500
Other Professional Services		-	5,000	5,000
General Liability Insurance		-	-	-
Matching Grant		-	-	-
Legal Notices	11	56	1,000	944
Licenses & Fees		-	-	-
Travel & Training		-	1,500	1,500
Other Expenditures		(50)	500	550
Office Supplies		49	750	701
Supplies		-	500	500
Land		<u>160,608</u>	200,000	39,392
PROJECTS				
Façade Improvement		60,520	150,000	89,480
South Locust		3,900	150,000	146,100
Alleyway Improvement		-	-	-
Other Projects		-	500,000	500,000
TOTAL CRA EXPENSES	<u>6,548</u>	<u>241,207</u>	<u>1,093,750</u>	<u>852,543</u>
GILI TRUST				
Bond Principal		19,764	37,279	17,515
Bond Interest		13,126	28,501	15,375
TOTAL GILI EXPENSES	<u>-</u>	<u>32,890</u>	<u>65,780</u>	<u>32,890</u>
CHERRY PARK LTD II				
Bond Principal		15,517	29,322	13,805
Bond Interest		14,073	29,858	15,785
TOTAL CHERRY PARK EXPENSES	<u>-</u>	<u>29,590</u>	<u>59,180</u>	<u>29,590</u>
GENTLE DENTAL				
Legal Services		-	-	-
Bond Principal		891	1,735	-
Bond Interest		1,210	2,467	1,257
TOTAL GENTLE DENTAL	<u>-</u>	<u>2,101</u>	<u>4,202</u>	<u>1,257</u>
PROCON TIF				
Legal Services		-	-	-
Interest Expense		-	-	-
Licenses & Fees		-	-	-
Other Expenditures		-	-	-
Bond Principal		4,046	3,657	(389)
Bond Interest		5,535	11,848	6,313
TOTAL PROCON TIF	<u>-</u>	<u>9,581</u>	<u>15,505</u>	<u>5,924</u>
TOTAL EXPENSES	<u>6,548</u>	<u>315,369</u>	<u>1,238,417</u>	<u>922,204</u>



Community Redevelopment Authority (CRA)

Wednesday, April 12, 2006
Regular Meeting

Item D1

Bills

Staff Contact: Chad Nabity

DATE: March 13, 2006
TO: Community Redevelopment Authority Board Members
FROM: Chad Nabity, Planning Department Director
RE: Bills Submitted for Payment at March 16, 2006 CRA Meeting

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

City of Grand Island Administration February & March Accounting	\$ 2,500.00
Grand Island Independent Monthly & Redevelopment Plan Notices	\$ 125.58
Meyer, Burns, Ahlschwede & Keonig	\$ 850.00
RDG Grand Island Gazebo Park	\$ 950.00
Third Party Environmental Asbestos Inspection 408 E 2nd Street	\$ 250.00
Rembolt Ludtke Procon draft documents	\$ 500.00
Total:	<hr/> \$ 5,175.58 <hr/>



Community Redevelopment Authority (CRA)

**Wednesday, April 12, 2006
Regular Meeting**

Item E1

Committed Projects

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 st St.	\$68,627	10-09-02	\$23,300	Surplus
217 E 1 st St	\$17,000	03-20-03	\$6,500	Surplus
408 E 2 nd St	\$6,000	11-11-05	\$7,500	Demo Complete?
2707 and 2709 S. Locust	\$155,740	12-30-05		Needs Demo

April 5, 2006



Community Redevelopment Authority (CRA)

Wednesday, April 12, 2006
Regular Meeting

Item F1

Facade Request

Staff Contact: Chad Nabity

April 13, 2006

Rob Brigham
JEO Building Company
P.O. Box 207
Wahoo, NE 68066

Dear Rob:

As you know, the Community Redevelopment Authority, at their meeting of April 12, 2006, voted to approve your request for façade improvement program funds. The Authority voted to award a grant in the amount not to exceed \$117,000 or 50.8% of the façade improvement costs. We are excited about the proposed improvements to this very important and historic downtown building.

Barry Sandstrom
Chair

Lee Elliott

Tom Gdowski

Glen Murray

Sue Pirnie

Chad Nabity
Director

Please keep records of expenses associated with this façade improvement project. Also, it is always interesting to see photographs of the work as it progresses. Upon completion, please submit a request to the CRA for payment, including documentation of your expenses. I will arrange for a "walk through" of the building to ensure the work done was in accordance with the CRA's expectations. I can then process a request for payment of the CRA grant.

Rob, if you have any questions, please feel free to call me at 385-5240. Thank you for your interest in improving your property and contributing to the positive redevelopment efforts in the downtown area.

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

Cc: Dale Saul

April 13, 2006

Al Knoepfel
Cristo Cordero di Dios
512 E 2nd Street
Grand Island, NE 68801

Dear Al:

As you know, the Community Redevelopment Authority, at their meeting of April 12, 2006, voted to approve your request for façade improvement program funds. The Authority voted to award a grant in the amount of \$35,000 for façade improvement costs. We are excited about the proposed improvements to this very important and historic downtown building.

Barry Sandstrom
Chair

Lee Elliott

Tom Gdowski

Glen Murray

Sue Pirnie

Chad Nabity
Director

Please keep records of expenses associated with this façade improvement project. Also, it is always interesting to see photographs of the work as it progresses. Upon completion, please submit a request to the CRA for payment, including documentation of your expenses. I will arrange for a "walk through" of the building to ensure the work done was in accordance with the CRA's expectations. I can then process a request for payment of the CRA grant.

Al, if you have any questions, please feel free to call me at 385-5240. Thank you for your interest in improving your property and contributing to the positive redevelopment efforts in the downtown area.

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

Cc: Dale Saul

April 13, 2006

Maudie Walters
Maudie's Stained Glass
301 West Third Street
Grand Island, NE 68801

Dear Maudie:

As you know, the Community Redevelopment Authority, at their meeting of April 12, 2006, voted to approve your request for façade improvement program funds. The Authority voted to award a grant in the amount of \$92,300. We are excited about the proposed improvements to this very important and historic downtown building.

Barry Sandstrom
Chair

Lee Elliott

Tom Gdowski

Glen Murray

Sue Pirnie

Chad Nabity
Director

Please keep records of expenses associated with this façade improvement project. Also, it is always interesting to see photographs of the work as it progresses. Upon completion, please submit a request to the CRA for payment, including documentation of your expenses. I will arrange for a "walk through" of the building to ensure the work done was in accordance with the CRA's expectations. I can then process a request for payment of the CRA grant.

Maudie, if you have any questions, please feel free to call me at 385-5240. Thank you for your interest in improving your property and contributing to the positive redevelopment efforts in the downtown area.

Sincerely,

Chad Nabity, AICP
Director

Cc: Carl Mayhew

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)

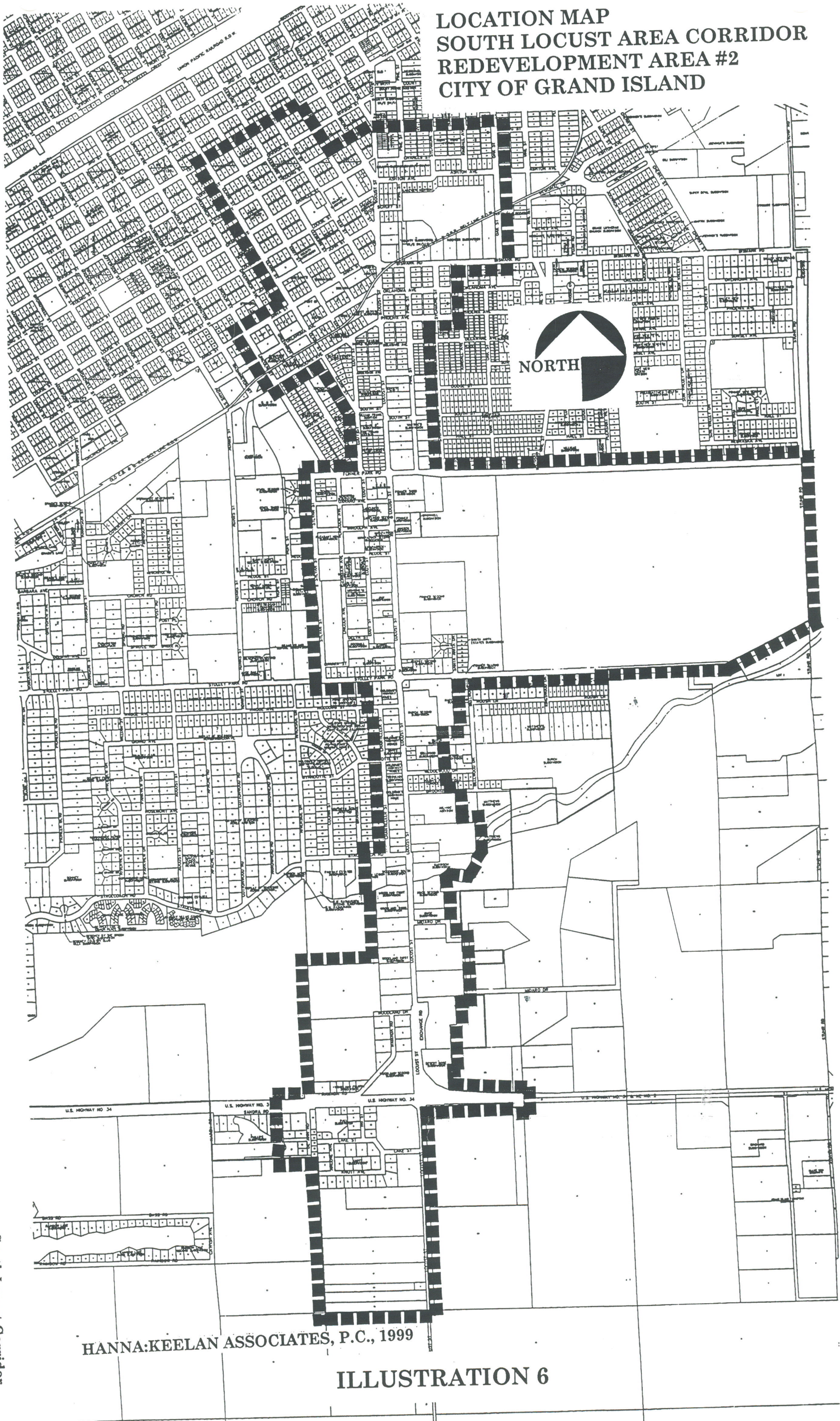
Wednesday, April 12, 2006
Regular Meeting

Item X1

Review of Blight Area 2

Staff Contact: Chad Nabity

LOCATION MAP
SOUTH LOCUST AREA CORRIDOR
REDEVELOPMENT AREA #2
CITY OF GRAND ISLAND



HANNA:KEELAN ASSOCIATES, P.C., 1999

ILLUSTRATION 6

South Locust Corridor
Redevelopment Area #2
Redevelopment Plan

Industrial uses are only present in the area generally located along Oklahoma Avenue, between Lincoln and Elm Streets. The abandoned Burlington Northern and Santa Fe railroad, which is planned for a new hiker/biker trail, originally facilitated industrial uses at this location. Existing businesses are primarily "light industrial" in nature such as warehouses, electrical and plumbing supply companies, print shops and offices. Commercial uses are used to buffer multifamily uses to the south, while multifamily uses are adjacent to the north.

Public uses are recommended as the primary land use type throughout the Fonner Park multi-use area. Parks and open space are used at the west entrance to Fonner Park at Hedde Street and South Locust Street, as well as an existing ball park on the north side of Stolley Park Road at Bellwood Drive. Large vacant areas identified in the Existing Land Use Map, **Illustration 3**, within the Fonner Park grounds will facilitate a variety of public facilities in the future. Expanded recreation areas, exhibition and convention facilities would be ideally suited for these public use areas.

Infill development in conformance with the associated future land use and zoning criteria are advocated throughout Redevelopment Area #2 for numerous individual vacant parcels. These lots, or parcels, are cost effective to develop as all required infrastructure is present.

2. Future Zoning Districts

A future zoning plan for Redevelopment Area #2 is identified in **Illustration 8**. The plan illustrates the future zoning classifications in conformance with the City's Comprehensive Plan and current zoning classifications.

The future zoning recommendations for Redevelopment Area #2 are to remain in nearly the same configuration as the existing zoning map. Areas formally zoned 'TA' Transitional Agricultural, located south of Highway 34, are recommended for 'B-2' commercial uses along the South Locust Street frontage, with 'R-3' Multifamily Residential areas to the west. An area of 'RD' Residential Development, was recently re-zoned, north of Highway 34 and west of the Ramada Road to replace a former 'TA' Transitional Agricultural zone.

All remaining portions of Redevelopment Area #2 are recommended to maintain the current zoning classifications.

South Locust Corridor
Redevelopment Area #2
Redevelopment Plan

Request for Proposals

The Grand Island Community Redevelopment Authority is soliciting proposals for a Blight and Substandard Area Study and General Redevelopment Plan for CRA Area #6 in the City of Grand Island. A map of the proposed study area and requirements for the plan are available from Chad Nability at P.O. Box 1968, Grand Island, Nebraska 68802 (308) 385-5240. The proposals are due on or before 4:00 PM May 26, 2006 at the Hall County Regional Planning Department 100 E. 1st Street, Grand Island, NE 68801.

Please publish one time on Sunday April 16th

Bill to:

The Grand Island CRA
Chad Nability
P.O. Box 1968
Grand Island, NE 68802