



Community Redevelopment Authority (CRA)

**Wednesday, May 10, 2006
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, May 10, 2006
Regular Meeting

Item A1

Agenda

Staff Contact: Chad Nabity

AGENDA
Wednesday, May 10, 2006
4:00 p.m.
City Hall

1. Call to Order Lee Elliot
2. Approval of Minutes of April 12, 2006 Meeting.
3. Approval of Financial Reports
4. Approval of Bills
5. Discussion of 2006-07 Budget
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 June 14, 2006 4:00



Community Redevelopment Authority (CRA)

Wednesday, May 10, 2006
Regular Meeting

Item B1

Meeting Minutes

Staff Contact: Chad Nabity

OFFICIAL PROCEEDINGS

MINUTES OF

COMMUNITY REDEVELOPMENT AUTHORITY
MEETING OF
APRIL 12, 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 April 12, 2006, at Fonner Park 700 E Stolley Park Road. Notice of the meeting was given in the April 5, 2006 Grand Island Independent.

TOUR OF HEARTLAND EVENTS CENTER: The meeting was not called to order prior to the tour as a quorum was not present when the tour began. Hugh Minor from Fonner Park led a tour of the Heartland Events Center for the CRA Board and members of the public and press in attendance. Tom Gdowski joined the tour while it was in progress.

1. CALL TO ORDER Chair Barry Sandstrom called the meeting to order at 4:11 p.m. The following members were present: Glen Murray, Barry Sandstrom, Tom Gdowski, Sue Pirnie. Also present were, Director Chad Nabity, Legal Counsel Duane Burns, City Finance Director David Springer
2. APPROVAL OF MINUTES. Motion by Murray, second by Gdowski to approve the minutes of the Community Redevelopment Authority meeting of March 16, 2006. 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 March 1 through March 31, 2006. He noted total ending cash is \$1,026,035 and that \$1,000 of miscellaneous income was from Ann Bruns to pay for TIF legal fees for her project. Motion by Pirnie, 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 Murray, second by Pirnie to approve the bills in the amount of \$2,596.46. Upon roll call vote, all present voted aye. Motion carried unanimously to approve the payment of bills

5. FAÇADE IMPROVEMENT APPLICATION FROM JEO CONSULTING RE: KAUFMAN BUILDING AT 308 AND 312 W. THIRD STREET The façade committee members Sandstrom and Murray expressed support for this application. Nabity commented that in conversations with Vic Aufdemberge, the architect on the façade review committee, had some reservations about the estimated amounts for the façade improvements. Nabity suggested that if this is approved that it be approved for a maximum of \$117,000 as requested with the actual amount to be paid to be proportional to either the \$230,000 façade improvement estimate or the \$390,000 total improvement amount. Gdowski questioned whether money for these projects was available. The approved budget included \$150,000 for façade improvements. Springer answered that there is over \$500,000 in other projects. Gdowski noted that fact and said that he just wanted to make the point that approval of these façade applications would impact other projects that could be funded. Motion by Gdowski, second by Murray to approve the façade improvement application with a maximum payment to be no greater than \$117,000 or 50.8% of the total façade improvement costs whichever is less. Motion carried unanimously.
6. FAÇADE IMPROVEMENT APPLICATION FROM CRISTO CORDERO DI DIOS 2ND AND VINE: Al Knoepful, representing, Cristo Cordero di Dios, explained the proposed project. They are seeking to upgrade the façade and lighting of the church and church grounds. The proposed façade restoration costs are \$42,000 with an additional \$53,000 of maintenance and repair costs associated with the façade improvements. The funding request for this project is \$35,000. Sandstrom commented that he heard concerns over the separation of church and state with CRA funding for the Cathedral Square project. Murray commented that he did not see this as an issue in this case since it is a façade improvement application. Nabity stated that façade projects benefit the neighborhood and the community in general. Burns stated that this project is not advocating one religion over another so would separation should not be an issue. Vic Aufdemberge commented that this is a key corner in Grand Island as an entrance to Downtown on Highway 30. Motion by Gdowski, second by Pirnie to approve the façade improvement application for \$35,000. This project will be considered complete when the façade portions of the application items 1-7 are complete. Motion carried unanimously.

7. FAÇADE IMPROVEMENT APPLICATION FROM MAUDIE WALTERS RE: MAUDIES STAINED GLASS AT 3RD AND WHEELER: Carl Mayhew presented the application from Maudie's Stained Glass. The requested funding is \$92,300 according to the application under consideration. A previous application requesting \$137,000 was considered by the CRA in October of 2005. The applicant has revised the scope of the façade improvements, removing some elements including 2nd floor windows from the proposed plan. This plan would not recreate many of the elements of the original building in detail the way the original plan would. Sandstrom asked if this project would fix the building. Mayhew stated that this would correct the structural issues and fix the building. Mayhew also stated that not supporting this project would leave a hole in the downtown given the location of this building and its proximity to the Gazebo park and other projects including the JEO building that have been funded by the CRA. Vic Audemberge, acting as the CRA architect reviewing this project, stated that this project is a very efficient use of funds for the CRA. This will make a big impact in the appearance of downtown. Gdowski wondered why this application did not include the purchase cost of the building and if including that on the application would help the ratios of investment by the applicant. Nability explained that this would help but that the investment was made 10 years ago and may not accurately represent the investment. Similar to the Bartenbach building the investment in the property was made many years ago. Mayhew asked the CRA to consider funding the original application amount of \$137,000. A motion was made by Gdowski and seconded by Murray to approve the application for the \$92,300 requested in the current application. Motion carried unanimously.

8. REVIEW OF BLIGHTED AND SUBSTANDARD AREA BOUNDARIES AND GENERALIZED REDEVELOPMENT PLAN FOR CRA AREA 2: Nability explained that this is being done at the request of Bond Attorney for the Lodging Tax revenue bonds. The CRA needs to forward the information in the packet confirming that the Heartland Events Center is in a blighted and substandard area and that the development of the Events Center is supported by the Generalized Redevelopment Plan for the area. A motion was made by Murray and seconded by Gdowski to forward this information to the Grand Island City Council for presentation at the public hearing on May 25, 2006. Motion carried unanimously.

9. APPROVE REQUEST FOR PROPOSALS FOR BLIGHT AND SUBSTANDARD STUDY AND GENERAL REDEVELOPMENT PLAN:

Nabity explained that this would be sent out and advertised. The RFP is based on one used by the City of Lincoln for a similar project there. The boundaries for the proposed area were modified as suggested by the CRA board at their meeting in February 2006. A motion was made by Gdowski and Seconded by Pirnie to approve the RFP as presented. Motion carried unanimously.

10. REVIEW OF COMMITTED PROJECTS: Nabity stated that 408 E Second Street was demolished. Fire school would be using the Star Motel in May and it would be cleaned up after that. Sandstrom noted that he had received a call from the person interested in the house at the Star Motel indicating that that person was no longer interested in the house. Nabity said that it would also be turned over to the fire department.

11. ADJOURN TO EXECUTIVE SESSION TO DISCUSS NEGOTIATIONS. Motion by Gdowski, second by Pirnie to adjourn to Executive Session at 5:15 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 Murray, second by Gdowski to return to Regular Session at 5:27 p.m. Upon roll call vote, all present voted aye. Motion was adopted unanimously.

12. APPROVE RESOLUTION OR RESOLUTIONS TO PURCHASE/SELL PROPERTY: No action was taken.

13. DIRECTORS REPORT: Nabity will send out email notices for the next CRA meeting it will likely be the third week of May.

14. ADJOURNMENT Chairman Sandstrom adjourned the meeting at 5:30.

Respectfully submitted,
Chad Nabity
Director



Community Redevelopment Authority (CRA)

Wednesday, May 10, 2006
Regular Meeting

Item D1

Bills

Staff Contact: Chad Nabity

DATE: May 4, 2006
TO: Community Redevelopment Authority Board Members
FROM: Chad Nabity, Planning Department Director
RE: Bills Submitted for Payment at May 10, 2006 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	
Grand Island Independent	
Monthly & Redevelopment Plan Notices	\$ 21.01
Mayer, Burns, Ahlschwede & Koenig	
	\$ 212.50
RDG	
Grand Island Gazebo Park	\$ 950.00
Third Party Environmental	
Asbestos Inspection 2707-2709 S Locust	\$ 825.00
Galvan Construction	
Demolition 408 E 2nd per contract	\$ 7,500.00
Total:	
	<hr/> \$ 10,758.51 <hr/>



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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
JEO Building	\$117,000	April 2007
Cristo Cordero	\$35,000	January 2007
Maudies Stained Glass	\$92,300	January 2007
Total Committed	\$990,030	

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		Demo Pending

May 4, 2006