



Community Redevelopment Authority (CRA)

**Wednesday, June 14, 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 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, June 14, 2006
Regular Meeting

Item A1

Agenda

Staff Contact: Chad Nabity

AGENDA
Wednesday, June 14, 2006
4:00 p.m.
City Hall

1. Call to Order Barry Sandstrom
2. Approval of Minutes of May 10, 2006 Meeting.
3. Approval of Financial Reports
4. Approval of Bills
5. Request from Hall County Board for partial funding to remove a building located at 233-235 South Locust Street.
6. Discussion of 2006-07 Budget

 Letter from Downtown Improvement Board
 Landscaping for South Locust BID
7. Appoint sub-committee to review qualifications for CRA Area #6 and make recommendation to the board.
8. Review of request for development proposals for Star Motel property.
9. Review of Committed Projects and CRA Properties
10. ADJOURN TO EXECUTIVE SESSION FOR JOB PERFORMANCE REVIEW

 RETURN TO REGULAR SESSION
11. Approve Resolution or Resolutions to Purchase/Sell Property
12. Directors Report
13. Adjournment

Next Meeting July 12, 2006 4:00



Community Redevelopment Authority (CRA)

**Wednesday, June 14, 2006
Regular Meeting**

Item B1

Meeting Minutes

Staff Contact: Chad Nabity

OFFICIAL PROCEEDINGS

MINUTES OF

COMMUNITY REDEVELOPMENT AUTHORITY
MEETING OF
May 10, 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 May 10, 2006, at City Hall 100 E First Street. Notice of the meeting was given in the May 5, 2006 Grand Island Independent.

1. CALL TO ORDER Vice-Chair Lee Elliot called the meeting to order at 4:08 p.m. The following members were present: Lee Elliott, Glen Murray, Tom Gdowski, Sue Pirnie. Also present were, Director Chad Nabity, Legal Counsel Duane Burns, Secretary Barbara Quandt, City Liaison Margaret Hornady.
2. APPROVAL OF MINUTES. Motion by Gdowski, second by Murray to approve the minutes of the Community Redevelopment Authority meeting of May 10, 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 April 1 through April 30, 2006. He noted that the only expenditures for period were the approved bills. Total ending cash is \$1,049,970. Motion by Gdowski, second by Murray, 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 Gdowski to approve the bills in the amount of \$10,758.51. Upon roll call vote, all present voted aye. Motion carried unanimously to approve the payment of bills
5. DISCUSSION OF 2006-07 BUDGET. Discussion was opened on 2006-07 Budget. The value of façade improvement allocation was discussed. The Authority discussed various projects determining that the façade improvement should remain as a \$200,000.00 line item for next year. Hornady opened a discussion regarding the

possibility, as well as the legality, of the CRA allocating funds for maintenance of the South Locust project.

6. REVIEW OF COMMITTED PROJECTS. The Authority discussed the committed projects with Nabity noting that the additional commitments had been added for a total commitment of \$990,030.
7. ADJOURN TO EXECUTIVE SESSION TO DISCUSS NEGOTIATIONS. The CRA did not adjourn to executive session.
8. APPROVE RESOLUTION OR RESOLUTIONS TO PURCHASE/SELL PROPERTY. No actions were taken on property acquisition or disposition.
9. DIRECTOR'S REPORT.
Nabity noted that Marsha Kaslon will be soon returning from maternity leave; therefore, there are no housing issues to bring forward to the CRA at this time.
10. ADJOURNMENT Vice-Chairman Lee Elliot adjourned the meeting at 4:30 p.m.

Respectfully submitted,
Chad Nabity
Director



Community Redevelopment Authority (CRA)

Wednesday, June 14, 2006
Regular Meeting

Item C1

Financial Reports

Staff Contact: Chad Nabity

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF MAY 2006

CONSOLIDATED	MONTH ENDED MAY 2006	2005 - 2006 YEAR TO DATE	2006 BUDGET	REMAINING BALANCE
Beginning Cash	1,049,970	1,139,804	1,139,804	
REVENUE:				
Property Taxes	83,295	303,183	640,864	337,681
Loan Proceeds	-	-		
Interest Income	4,488	16,733	9,000	(7,733)
Land Sales	-	-	50,000	
Other Revenue	763	1,938	-	(1,938)
TOTAL REVENUE	88,547	321,854	699,864	328,010
TOTAL RESOURCES	1,138,517	1,461,658	1,839,668	328,010
EXPENSES				
Auditing & Accounting	213	5,888	8,000	2,113
Legal Services	-	2,924	10,000	7,076
Consulting Services	-	-	15,000	15,000
Contract Services	10,525	25,675	50,000	24,325
Printing & Binding	-	-	1,500	1,500
Other Professional Services	-	-	5,000	5,000
General Liability Insurance	-	-	-	-
Matching Grant	-	-	-	-
Legal Notices	21	224	1,000	776
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	10,759	333,900	1,238,417	904,517
INCREASE(DECREASE) IN CASH	77,788	(12,046)	(538,553)	(576,507)
ENDING CASH	1,127,759	1,127,759	601,251	(576,507)
LESS COMMITMENTS	990,030			
AVAILABLE CASH	137,729	1,127,759	601,251	(576,507)
CHECKING	433,761			
PETTY CASH	50			
INVESTMENTS	693,947			
Total Cash	1,127,759			

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF MAY 2006

	<u>MONTH ENDED</u> <u>MAY 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	79,988	236,830	492,540	255,710
Interest Income	4,463	16,444	9,000	(7,444)
Land Sales		-	50,000	
Other Revenue & Motor Vehicle Tax	763	1,938		(1,938)
TOTAL	85,215	255,212	551,540	246,328
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	17	168	-	(168)
Other Revenue		-	-	-
TOTAL	17	30,264	59,180	28,916
GENTLE DENTAL				
Property Taxes	3,307	3,307	4,202	895
Interest Income	0	3	-	(3)
Other Revenue		-	-	-
TOTAL	3,307	3,310	4,202	892
PROCON TIF				
Property Taxes		-	19,162	19,162
Interest Income	3	79	-	(79)
Other Revenue		-	-	-
TOTAL	3	79	19,162	19,083
WALNUT HOUSING PROJECT				
Property Taxes	-	1,096	-	(1,096)
Interest Income	5	38	-	(38)
Other Revenue	-	-	-	-
TOTAL	5	1,134	-	(1,134)
TOTAL REVENUE	88,547	321,854	699,864	328,010

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF MAY 2006

EXPENSES	<u>MONTH ENDED</u> <u>MAY 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:				
Auditing & Accounting	213	5,888	8,000	2,113
Legal Services		2,924	10,000	7,076
Consulting Services		-	15,000	15,000
Contract Services	10,525	25,675	50,000	24,325
Printing & Binding		-	1,500	1,500
Other Professional Services		-	5,000	5,000
General Liability Insurance		-	-	-
Matching Grant		-	-	-
Legal Notices	21	224	1,000	776
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
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	10,759	259,738	1,093,750	834,012
GILI TRUST				
Bond Principal		19,764	37,279	17,515
Bond Interest		13,126	28,501	15,375
TOTAL GILI EXPENSES	-	32,890	65,780	32,890
CHERRY PARK LTD II				
Bond Principal		15,517	29,322	13,805
Bond Interest		14,073	29,858	15,785
TOTAL CHERRY PARK EXPENSES	-	29,590	59,180	29,590
GENTLE DENTAL				
Legal Services		-	-	-
Bond Principal		891	1,735	-
Bond Interest		1,210	2,467	1,257
TOTAL GENTLE DENTAL	-	2,101	4,202	1,257
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	-	9,581	15,505	5,924
TOTAL EXPENSES	10,759	333,900	1,238,417	903,673



Community Redevelopment Authority (CRA)

Wednesday, June 14, 2006
Regular Meeting

Item D1

Bills

Staff Contact: Chad Nabity

DATE: June 14, 2006
TO: Community Redevelopment Authority Board Members
FROM: Chad Nabity, Planning Department Director
RE: Bills Submitted for Payment at June 14, 2006 CRA Meeting

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

City of Grand Island Administration Accounting	1250.00
Grand Island Independent Monthly & Redevelopment Plan Notices	\$22.32
Mayer, Burns, Ahlschwede & Koenig	\$75.00
Quality Cut Shrub @ Lawn Care Inc.	\$285.00
Husker Plumbing, Inc.	\$2,619.23
Third Party Environmental, Inc.	\$4,395.00
Total:	<hr/> \$ 8,646.55 <hr/>



Community Redevelopment Authority (CRA)

Wednesday, June 14, 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
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 In Process

June 8, 2006



Community Redevelopment Authority (CRA)

**Wednesday, June 14, 2006
Regular Meeting**

Item G1

Hall County Board Request

Staff Contact: Chad Nabity



Hall County Board of Supervisors

121 South Pine Street, Grand Island, NE 68801
Phone (308) 385-5093 Fax (308) 385-5094 TDD (800) 833-7352
Stacey Ruzicka, Board Administrative Assistant

June 2, 2006

Community Redevelopment Authority
Chad Nabity, Director
PO Box 1968
Grand Island, NE 68802

RE: CRA Grant Request

Dear CRA Members:

Seven years ago, Hall County became actively involved in the process of evaluating our government facilities. We hired RDG, an architectural consulting firm from Omaha, to assist us with future planning for our buildings as well as parking issues. The County realized that many of our facilities had become neglected over the last several decades and were in need of urgent attention. As a result of this planning, many offices were renovated or relocated.

Six years ago, the County purchased what was formerly known as the Beltzer Building and renovated it to house our County Attorney offices. Shortly after, the County purchased a duplex located at 233-235 South Locust Street which is directly south and shares a wall with our offices. The County plans to demolish this structure in order to create additional parking for our County Attorney offices.

Cost estimates for this project are as follows:

- Demolition costs - \$36,000
- Asbestos removal costs - \$4,995
- Shared wall repair costs to install new brick fill - \$20,000
- Paving materials (County Public Works will provide labor) - \$15,000

Supervisors

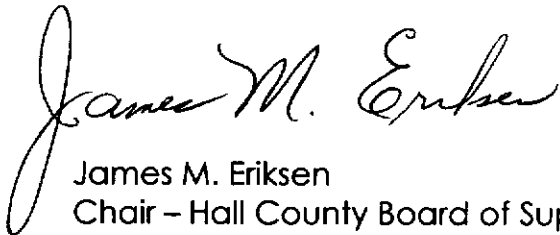
Jim Eriksen, Chair 381-0952 ♦ Scott Arnold 384-3905 ♦ Richard Hartman 384-6442 ♦ Robert Humiston Jr. 382-4343
William (Bud) Jeffries 382-8154 ♦ Pamela E. Lancaster 381-2754 ♦ Robert Rye 389-4781

Community Redevelopment Authority
May 19, 2006
Page 2

The County owned duplex is in very poor condition. Removal of this structure will make this area more visually attractive to folks entering the government center of the city via South Locust Street as well as adding needed parking in the area.

The County plans to spend over \$75,000 to complete this project. We respectfully request your consideration of a \$37,500 grant to partner with us in this project. Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script that reads "James M. Eriksen". The signature is written in black ink and is positioned above the printed name and title.

James M. Eriksen
Chair - Hall County Board of Supervisors

Enclosures

THIRD PARTY *Environmental INC.*

May 9, 2005

Mr. Chuck Kaufman
Hall County Buildings and Grounds
114 South Sycamore Street
Grand Island, NE 68801

RE: Demolition of the structure at 233-235 South Locust Street

Dear Mr. Kaufman:

This letter is in regard to the requested demolition estimate for the Grand Duplex located at the above address.

After reviewing the site and structural recommendations presented by Olsen and Associates I have formulated the following estimates as to demolition costs. Please note that this estimate does not include the cost to provide or install new fill brick for the south wall of the County Attorney's Office building.

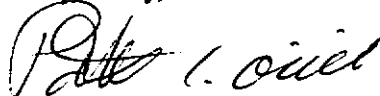
Supply and Install Ledger Angle	\$5,000.00
Demolition and Disposal of Existing Structure	\$22,500.00
Provide and Place fill (Minimal Compaction)	\$7,000.00
Preparation of Demolition Specifications	\$1,500.00
Total	\$36,000.00

Third Party Environmental, Inc. can prepare demolition specification for this project for the above listed fee. We have prepared specifications for the demolition of the Old Wasmer School, Old College Gym, First Sycamore Street ½ Block, and provided project management for many more.

The project should be designed to allow only qualified bidders with experience in "party wall" demolitions to be considered. I would not recommend the use of heavy equipment on the site due to size constraints and the relation between the two buildings. My project estimates are based upon the structural and support recommendations of Olsen and Associates and use of hand labor to dismantle the structure. I would agree with their recommendation to not remove the Grand Duplex foundation to an elevation any lower than is absolutely necessary and I would also require that the demolition contractor punch holes in the basement floor slab to allow for water drainage.

Please give me a call on my cell phone (308-380-6032) if you have any questions.

Respectfully,



Patrick C. O'Neill
President
Third Party Environmental, Inc.

Enclosures

cc: file

P.O. Box 2202 • Grand Island Nebraska • 68802-2202
Phone: (308) 381-9677 • Fax: (308) 381-7795
Email • pat@thirdpartyenvironmental.com

Third Party Environmental, Inc.

PO Box 2202
 1516 S Gunbarrel Road
 Grand Island, NE 68802-2202

Estimate

Date	Estimate #
5/5/2005	904

Name / Address
Hall County Attn: Mr. Chuck Kaufman 114 South Sycamore Street Grand Island, NE 68801

			Project
Description	Qty	Rate	Total
Removal of identified asbestos containing materials at 233-235 South Locust Street. Materials include roofing, flooring, and duct and boiler wrapping.	1	4,995.00	4,995.00
Thank you for your business.		Total	\$4,995.00



Community Redevelopment Authority (CRA)

**Wednesday, June 14, 2006
Regular Meeting**

Item G2

South Locust Request

Staff Contact: Chad Nabity

May 1, 2006

City Council
C/O City Administrator, Gary Greer
City of Grand Island
100 East 1st Street
PO Box 1968
Grand Island, NE 68802-1968

Dear Councilmembers:

The Downtown Business Improvement District has developed a plan to redevelop the area currently known as Kaufmann Cummings Park. A detailed rendering of this proposed plan has been distributed to BID #5 Board Members, City Administrator Gary Greer, and Mayor Jay Vavricek. The proposed park would be completed in phases.

Phase 1 - the completion of a “bump out” on the south side of the park.

This would add approximately 8 feet in width to the “square” area and extend the sidewalk area from Wells Fargo Bank to the Quality Sew & Vac Building.

The existing gazebo structure will be removed.

A grassy area with benches available for seating will be utilized for summer programs or presentations.

The BID Board will accept bids for the removal/purchase of the gazebo in May. The Board is hopeful that the City would include budgeting in the 2006-2007 Annual Budget for the creation of the bumpout area on the south side of the Kaufman Cummings Park. Secondly, the BID would like to discuss with City officials the potential for the grassy area to be cared for by the Parks and Recreation Department.

The redevelopment of Kaufmann Cummings Park is the top priority in relation to Downtown’s Four Step Action Plan presented to the City Council in the spring of 2005. Additional priorities are as follows:

Priority #2– The physical environment – streetscape project. In recent weeks, the City has agreed to repair/replace curbs that are in disrepair. This project will also include the replacement of brick inlay where the curb repairs are necessary and the bricks are adjacent to the curb. The BID would suggest that the City and BID work together to also repair the bricks where no curb repair is necessary. Those repairs would be the responsibility of the property owner, but doing all the repairs at one time could be more cost effective than several individual projects.

Priority #3– Parking solutions. In order to successfully market specific buildings in downtown for redevelopment, a parking solution needs to be reached. At this time, the BID would suggest the removal of the Bartenbach Hotel and GI Music buildings in order to make the Masonic Temple more appealing to investors.

While this is a bold request, the realities are the Masonic Temple and Walnut Street Center may not realize redevelopment unless a parking solution is found. Perhaps the removal of the buildings could be contingent upon submittal of an “option to purchase and redevelop” proposal being presented to the City. Knowing the City has an interest in redevelopment of these buildings and would be supportive of CRA’s negotiation/demolition of key strategically located buildings would greatly enhance the marketing potential for these buildings.

Priority #4– Historical building restoration/upper level housing. With the assistance of the CRA Façade Improvement Grants and the participation in the Nebraska Lied Main Street Program, historical building restoration education and assistance will be enhanced. This is an ongoing process as individual property

owners will always make the final decisions on restoration based on investment and capital. Current building codes can be a hindrance to those planning restoration or upper level housing projects. The BID board would welcome the opportunity to discuss how the City and BID could work together to make the redevelopment of downtown buildings possible.

If you have any questions, please feel free to contact Board Chair, K.C. Hehnke at 384-2881. Thank you.

Sincerely,

Cindy K. Johnson
For the Business Improvement Board