



# **Community Redevelopment Authority (CRA)**

**Thursday, July 20, 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)

**Thursday, July 20, 2006**  
**Regular Meeting**

## **Item A1**

### **Agenda**

Staff Contact: Chad Nabity

**AGENDA**  
**Thursday, July 20, 2006**  
**4:00 p.m.**  
**City Hall**

Open Meetings Notifications (Posters on Wall)

1. Call to Order Barry Sandstrom
2. Approval of Minutes of June 14, 2006 Meeting.
3. Approval of Financial Reports
4. Approval of Bills
5. Resolution to approve request from Hall County Board for partial funding to remove a building located at 233-235 South Locust Street.
6. Resolution to approve preliminary budget and levy request for the 2006-07 Budget
7. Report from sub-committee reviewing consultant qualifications for CRA Area #6 and make selection of firm to negotiate with for a contract for services.
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 August 9, 2006 4:00



# Community Redevelopment Authority (CRA)

**Thursday, July 20, 2006  
Regular Meeting**

## **Item B1**

### **Minutes**

Staff Contact: Chad Nabity

OFFICIAL PROCEEDINGS

MINUTES OF

COMMUNITY REDEVELOPMENT AUTHORITY

MEETING OF

June 14, 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 June 14, 2006, at City Hall 100 E First Street. Notice of the meeting was given in the June 7, 2006 Grand Island Independent.

1. CALL TO ORDER Chair Barry Sandstrom called the meeting to order at 4:03 p.m. The following members were present: Lee Elliott, Glen Murray, Sue Pirnie, Barry Sandstrom, Tom Gdowski. Also present were; Director, Chad Nability; Legal Counsel, Duane Burns; Secretary, Barb Quandt; City Finance Director, Dave Springer; County Board Chair, Pam Lancaster; Cindy Johnson, Christa Bootsma, Tracy Overstreet.

2. APPROVAL OF MINUTES. Motion by Pirnie, second by Gdowski 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. Springer reviewed the financial reports for the period of May 1, 2006 through May 31, 2006. He noted total ending cash is \$1,127.759. Motion by Elliott, 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 \$8,646.55. Upon roll call vote, all present voted aye. Motion carried unanimously to approve the payment of bills in the amount of \$8,646.55.

5. CONSIDERATION OF A GRANT REQUEST FROM THE HALL COUNTY BOARD OF SUPERVISORS. Pam Lancaster was present to answer questions regarding the Grant request. The County is asking for assistance with the demolition and associated costs to tear down a duplex immediately adjacent to the Beltzer Building, which houses the County Attorney's Offices. She explained that the County was asking for approximately 50% of the costs for the project. Lancaster explained that the building was unsightly and would be considered to be a blighted and substandard area. She also explained that the County Attorney's Office serves the needs of the citizens of Grand Island. In addition to removing the unsightly building, this project would allow for the addition of much needed parking spaces. Lancaster stated that this project would be completed within the next 12 months if the CRA partners with the County. A motion to approve \$37,500 to assist with project was made by Gdowski and seconded by Pirnie. Upon roll call vote, all present voted aye. Motion carried unanimously.
  
6. DISCUSSION OF 2006-07 BUDGET. Discussion concerning next budget cycle reiterated desire for \$200,000 line item for façade improvement. Discussion regarding a letter received from the Downtown BID to the Mayor and Council asking for assistance with projects in the downtown area. Priority 3 of the letter proposed to facilitate a plan to address the parking issues associated with marketing the Masonic Temple building by removing the Bartenbach Hotel and GI Music Building and creating parking lots. Also, included in the discussion was Priority 4 of the letter which addressed historical building restoration and upper level housing. Cindy Johnson and Christa Bootsma were present to address these issues and to facilitate the discussion. Johnson stated that the BID is looking to the CRA as a potential partner with them. Sandstrom suggested speaking with any interested developer regarding block TIF. After much discussion, Authority members asked Johnson to carry the message back to BID that the CRA would be interested in partnering with them on downtown projects if a developer could come up with a plan that makes economic sense.

At the last meeting of the CRA, Council Member Hornady asked Authority members to look into the possibility of setting aside funds to help pay for maintenance of the South Locust landscaping. It has been determined that in order to participate in this activity, it would be necessary to amend the general redevelopment plan for CRA area #2.

Nabity suggested that in order to accomplish getting the budget to the Council in an appropriate time frame we would need to hold a budget hearing at the next meeting. Nabity will prepare a proposed budget, listing committed projects etc., and mail to members well in advance of the next scheduled meeting for their review.

APPOINT SUB-COMMITTEE TO REVIEW QUALIFICATIONS FOR CRA AREA #6. Statements of Qualifications were received from six Nebraska firms. A sub-committee needs to be appointed to review and evaluate the Qualifications and proposed Scope of Services prior to selecting a firm with which to begin negotiations for services. Sandstrom asked Gdowski and Murray to serve with him to form a sub-committee to review these firms. They will meet prior to the next CRA meeting and bring their recommendations before the full group.

8. REVIEW OF REQUEST FOR DEVELOPMENT PROPOSALS. The former Grand Island Star Motel property was discussed. Nabity reported that the buildings have been cleared and he will arrange for a property appraisal. He reported that Mike Galvan will clean up and level property to make a nice product to sell. It was suggested that obtaining large generic signage, which could be used to later advertise other property, possibly could be purchased and placed on the former Star Motel property. Nabity will research costs.
9. REVIEW OF COMMITTED PROJECTS. Nabity reported on current committed projects. The question of whether any of the CRA properties could be used for Habitat For Humanity houses was a possibility for this purpose. It was suggested that the property located at 408 E. 2<sup>nd</sup> was a possibility for this purpose. Nabity stated that it is anticipated that the Martin Building project will soon be completed.



10. ADJOURN TO EXECUTIVE SESSION. Motion by Gdowski second by Pirnie adjourn to executive session at 5:08 p.m . Upon roll call vote, all present voted aye. Motion carried unanimously. The purpose of the Executive Session was to discuss thoughts/ideas of the CRA members on the job performance of the CRA Director for the last year. Motion by Gdowski seconded by Murray to return to regular session at 5:40 p.m. Upon roll call vote, all present voted aye. Motion carried unanimously.

11. APPROVE RESOLUTION OR RESOLUTIONS TO PURCHASE/SELL PROPERTY.

12. DIRECTOR'S REPORT. Nability had no further information to report.

13. ADJOURNMENT. Chairman Sandstrom adjourned the meeting at 5:42 p.m.

Respectfully submitted,

Chad Nability  
Director



# Community Redevelopment Authority (CRA)

**Thursday, July 20, 2006**  
**Regular Meeting**

## **Item C1**

### **Financial Reports**

Staff Contact: Chad Nabity

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF JUNE 2006

<b>CONSOLIDATED</b>	<b>MONTH ENDED</b> <b>JUNE 2006</b>	<b>2005 - 2006</b> <b>YEAR TO DATE</b>	<b>2006</b> <b>BUDGET</b>	<b>REMAINING</b> <b>BALANCE</b>
Beginning Cash	1,127,759	1,139,804	1,139,804	
<b>REVENUE:</b>				
Property Taxes	180,317	483,500	640,864	157,364
Loan Proceeds	8,785	8,785		
Interest Income	5,205	21,938	9,000	(12,938)
Land Sales	-	-	50,000	
Other Revenue	-	1,938	-	(1,938)
<b>TOTAL REVENUE</b>	<b>194,307</b>	<b>516,161</b>	<b>699,864</b>	<b>142,488</b>
<b>TOTAL RESOURCES</b>	<b>1,322,065</b>	<b>1,655,965</b>	<b>1,839,668</b>	<b>142,488</b>
<b>EXPENSES</b>				
Auditing & Accounting	-	5,888	8,000	2,113
Legal Services	75	2,999	10,000	7,001
Consulting Services	-	-	15,000	15,000
Contract Services	8,549	34,224	50,000	15,776
Printing & Binding	-	-	1,500	1,500
Other Professional Services	-	-	5,000	5,000
General Liability Insurance	-	-	-	-
Matching Grant	-	-	-	-
Legal Notices	22	247	1,000	753
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	41,803	82,022	71,993	(10,029)
Bond Interest	32,359	66,302	72,674	6,372
Interest Expense	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>82,809</b>	<b>416,708</b>	<b>1,238,417</b>	<b>821,709</b>
<b>INCREASE(DECREASE) IN CASH</b>	<b>111,498</b>	<b>99,452</b>	<b>(538,553)</b>	<b>(679,221)</b>
<b>ENDING CASH</b>	<b>1,239,257</b>	<b>1,239,257</b>	<b>601,251</b>	<b>(679,221)</b>
<b>LESS COMMITMENTS</b>	<b>942,630</b>			
<b>AVAILABLE CASH</b>	<b>296,627</b>	<b>1,239,257</b>	<b>601,251</b>	<b>(679,221)</b>
<b>CHECKING</b>	<b>541,042</b>			
<b>PETTY CASH</b>	<b>50</b>			
<b>INVESTMENTS</b>	<b>698,165</b>			
<b>Total Cash</b>	<b>1,239,257</b>			

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF JUNE 2006

	<b>MONTH ENDED</b> <b><u>JUNE 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	117,630	354,460	492,540	138,080
Interest Income	5,175	21,619	9,000	(12,619)
Land Sales		-	50,000	
Other Revenue & Motor Vehicle Tax		1,938		(1,938)
<b>TOTAL</b>	<b>122,805</b>	<b>378,017</b>	<b>551,540</b>	<b>123,523</b>
<b>GILI TRUST</b>				
Property Taxes	32,233	64,088	65,780	1,692
Interest Income		-		-
Other Revenue		-		-
<b>TOTAL</b>	<b>32,233</b>	<b>64,088</b>	<b>65,780</b>	<b>1,692</b>
<b>CHERRY PARK LTD II</b>				
Property Taxes	30,453	60,549	59,180	(1,369)
Interest Income	21	189	-	(189)
Other Revenue		-	-	-
<b>TOTAL</b>	<b>30,474</b>	<b>60,738</b>	<b>59,180</b>	<b>(1,558)</b>
<b>GENTLE DENTAL</b>				
Property Taxes		3,307	4,202	895
Interest Income	1	4	-	(4)
Other Revenue		-	-	-
<b>TOTAL</b>	<b>1</b>	<b>3,311</b>	<b>4,202</b>	<b>891</b>
<b>PROCON TIF</b>				
Property Taxes	8,785	8,785	19,162	10,377
Interest Income	3	83	-	(83)
Other Revenue		-	-	-
<b>TOTAL</b>	<b>8,788</b>	<b>8,867</b>	<b>19,162</b>	<b>10,295</b>
<b>WALNUT HOUSING PROJECT</b>				
Property Taxes		1,096	-	(1,096)
Interest Income	5	44	-	(44)
Other Revenue		-	-	-
<b>TOTAL</b>	<b>5</b>	<b>1,139</b>	<b>-</b>	<b>(1,139)</b>
<b>TOTAL REVENUE</b>	<b>194,307</b>	<b>516,161</b>	<b>699,864</b>	<b>133,703</b>

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF JUNE 2006

EXPENSES	<u>MONTH ENDED</u> <u>JUNE 2006</u>	<u>2005 - 2006</u> <u>YEAR TO DATE</u>	<u>2006</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>
<b>CRA</b>				
<b>GENERAL OPERATIONS:</b>				
Auditing & Accounting		5,888	8,000	2,113
Legal Services	75	2,999	10,000	7,001
Consulting Services		-	15,000	15,000
Contract Services	8,549	34,224	50,000	15,776
Printing & Binding		-	1,500	1,500
Other Professional Services		-	5,000	5,000
General Liability Insurance		-	-	-
Matching Grant		-	-	-
Legal Notices	22	247	1,000	753
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
<b>PROJECTS</b>				
Façade Improvement		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>8,647</b>	<b>268,384</b>	<b>1,093,750</b>	<b>825,366</b>
<b>GILI TRUST</b>				
Bond Principal	20,554	40,318	37,279	(3,039)
Bond Interest	12,336	25,462	28,501	3,039
<b>TOTAL GILI EXPENSES</b>	<b>32,890</b>	<b>65,780</b>	<b>65,780</b>	<b>-</b>
<b>CHERRY PARK LTD II</b>				
Bond Principal	16,118	31,635	29,322	(2,313)
Bond Interest	13,472	27,545	29,858	2,313
<b>TOTAL CHERRY PARK EXPENSES</b>	<b>29,590</b>	<b>59,180</b>	<b>59,180</b>	<b>-</b>
<b>GENTLE DENTAL</b>				
Legal Services		-	-	-
Bond Principal	929	1,820	1,735	-
Bond Interest	1,172	2,382	2,467	85
<b>TOTAL GENTLE DENTAL</b>	<b>2,101</b>	<b>4,202</b>	<b>4,202</b>	<b>85</b>
<b>PROCON TIF</b>				
Legal Services		-	-	-
Interest Expense		-	-	-
Licenses & Fees		-	-	-
Other Expenditures		-	-	-
Bond Principal	4,203	8,249	3,657	(4,592)
Bond Interest	5,378	10,912	11,848	936
<b>TOTAL PROCON TIF</b>	<b>9,581</b>	<b>19,162</b>	<b>15,505</b>	<b>(3,657)</b>
<b>TOTAL EXPENSES</b>	<b>82,809</b>	<b>416,708</b>	<b>1,238,417</b>	<b>821,793</b>



# Community Redevelopment Authority (CRA)

**Thursday, July 20, 2006  
Regular Meeting**

## **Item D1**

### **Bills**

Staff Contact: Chad Nabity

July 20, 2006

TO: Community Redevelopment Authority Board Members  
FROM: Chad Nabity, Planning Department Director  
RE: Bills Submitted for Payment at July 20, 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	\$ 1,250.00
Accounting	\$ 375.00
Grand Island Independent	
Monthly & Redevelopment Plan Notices	
Mayer, Burns, Ahlschwede & Koenig	\$187.50
Galvan Construction Inc.	\$7,500.00
Quality Cut Shrub & Lawn Care Inc.	\$100.00

**Total:**

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**\$ 9,412.50**

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# Community Redevelopment Authority (CRA)

**Thursday, July 20, 2006  
Regular Meeting**

## **Item E1**

### **Committed Projects**

Staff Contact: Chad Nabity



COMMITTED PROJECTS	AMOUNT	ESTIMATED DUE DATE
Comprehensive Downtown Plan	\$2,080 Remaining	Partial Payments made March 2006-Contract Approved
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	\$942,630	

#### 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	\$7,500	Demo Complete
2707 and 2709 S. Locust	\$155,740	12-30-05		Demo In Process

June 30, 2006



# Community Redevelopment Authority (CRA)

**Thursday, July 20, 2006  
Regular Meeting**

## **Item G1**

### **Hall County Request**

Staff Contact: Chad Nabity

July 28, 2006

James M. Eriksen, Chairman  
Hall County Board of Supervisors  
121 S. Pine Street  
Grand Island, NE 68801

Re: Grand Request for 233-235 South Locust Demolition

Dear Jim:

Enclosed you will find a copy of CRA Resolution #70 passed by the Grand Island Community Redevelopment Authority. This resolution approves that a maximum of \$37,500 can be spent for the demolition and subsequent redevelopment of property located at 233 and 235 South Locust Street in Grand Island. The CRA has agreed to pay 50% of the costs of this project to a maximum of \$37,500.

The CRA will consider payment upon final completion of this project as approved by a certificate of final completion approved by the Hall County Board of Supervisors. Please submit this certificate and bills showing that at least the projected \$75,000 was spent in cash or kind on the project when requesting payment. The CRA Board meets monthly and considers payment of bills at each meeting. Bills must be submitted to the CRA Director at least one week before the scheduled meeting to be considered for payment.

Good luck on your project. It will make an improvement to the area and the CRA Board is excited about partnering with you on this project.

Sincerely,

Chad Nabity, AICP, Director  
Grand Island Community Redevelopment Authority

Enc. Resolution #70

COMMUNITY REDEVELOPMENT AUTHORITY  
OF THE CITY OF GRAND ISLAND, NEBRASKA  
RESOLUTION #70

A RESOLUTION APPROVING GRANT TO DEMOLISH AND REMOVE BUILDING  
DEBRIS - REDEVELOPMENT OF GOVERNMENT AREA

WHEREAS, the Community Redevelopment Authority of the City of Grand Island, Nebraska ("Authority), in furtherance of the purposes and pursuant to the provisions of Section 18-2101 to 18-2154, Reissue of Revised Statutes of Nebraska, 1997, as amended (the "Act") has recommended and the City of grand Island ("City") has adopted a Redevelopment Plan for a blighted and substandard area designated by the City as Redevelopment Area No. 1 (the "Redevelopment Area"); and

WHEREAS, pursuant to any furtherance of the act, the Authority has been requested by the Hall County Board of Supervisors to grant funds for the demolition of a two-story duplex located at 233-235 South Locust Street, Grand Island, Nebraska, remove asbestos, make wall improvements to adjoining building and pave the resultant parking lot to improve the government center; and

WHEREAS, the Authority has considered the Grant request at a public meeting on June 14, 2006 and found that such redevelopment project would be an improvement to the area in conformity with the plan and without requiring the an Amendment to the overall Redevelopment Plan.

NOW, THEREFORE, be it resolve by the Community Redevelopment Authority of the City of Grand Island, Nebraska as follows:

1. The Authority hereby determines that the cost estimates for the proposed redevelopment project 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

are fair and reasonable and that the project improvements would promote the harmonious development of the City and its environs and will promote the health, safety, order, convenience and the general welfare as well as efficiency and economy of development for, among other things, traffic, vehicular parking and safety from fire and other dangers in the redevelopment area.

2. Subject to the approval of the project by the Hall County Board of Supervisors, the Authority hereby approves a Grant in the amount of \$37,500.00 to be paid to the County of Hall upon completion of the project improvements after a Certificate of Completion is issued

certifying that the improvements were made and completed according to plans and specifications prepared by the County of Hall.

3. The Chair and the Secretary of the Authority are hereby authorized and directed to execute and deliver any documents contemplated or necessary in connection with this project.

IN WITNESS WHEREOF, the undersigned members of the Community Redevelopment Authority of the City of Grand Island, Nebraska, hereby pass and adopt this Resolution and is in force this 20th day of July, 2006.

COMMUNITY REDEVELOPMENT AUTHORITY  
OF THE CITY OF GRAND ISLAND, NEBRASKA

Chair \_\_\_\_\_

ATTEST:

Secretary \_\_\_\_\_



# Community Redevelopment Authority (CRA)

**Thursday, July 20, 2006  
Regular Meeting**

## **Item K1**

### **Budget**

Staff Contact: Chad Nabity

COMMUNITY REDEVELOPMENT AUTHORITY  
FY 2006 - 2007 BUDGET

	2004 Actual	2005 ACTUAL	2006 Revised Budget	2006 Projected	2007 Budget
<b>CONSOLIDATED</b>					
Beginning Cash	1,159,196	1,110,533	1,139,803	1,139,803	1,324,608
<b>REVENUE:</b>					
Property Taxes	576,254	590,228	640,864	678,100	715,336
Loan Proceeds	-				
Interest Income	14,416	15,926	9,000	17,320	10,000
Land Sales	-	13,434	50,000	-	100,000
Other Revenue	-	21,872	-	1,938	-
<b>TOTAL REVENUE</b>	<b>590,670</b>	<b>641,460</b>	<b>699,864</b>	<b>697,358</b>	<b>825,336</b>
<b>TOTAL RESOURCES</b>	<b>1,749,866</b>	<b>1,751,993</b>	<b>1,839,667</b>	<b>1,837,161</b>	<b>2,149,944</b>
<b>EXPENSES</b>					
Auditing & Accounting	12,750	4,700	8,000	7,000	8,000
Legal Services	7,599	5,907	10,000	6,000	10,000
Consulting Services	1,250	8,000	15,000	5,000	15,000
Contract Services	26,323	22,716	50,000	40,000	50,000
Printing & Binding	984	555	1,500	800	1,500
Other Professional Services	3,250	-	5,000	2,000	5,000
General Liability Insurance	-	-	-	-	-
Legal Notices	314	474	1,000	600	1,000
Licenses & Fees	62	-	-	-	-
Travel & Training	-	-	1,500	-	1,500
Other Expenditures	149,008	-	500	100	500
Office Supplies	292	246	750	250	750
Supplies	-	-	500	-	500
Land	-	17,521	200,000	165,000	115,000
Committed Façade Improvements					245,000
New Façade Improvement	221,655	195,699	150,000	100,000	100,000
South Locust	12,000	150,000	150,000	3,900	-
Alleyway Improvement	7,674	-	-	-	-
Other Projects	59,276	61,948	500,000	-	100,000
Committed Other Projects					725,000
Property Taxes BID Fees					4,000
Property Management					2,000
Bond Principal	62,450	72,009	71,993	86,707	118,906
Bond Interest	74,446	72,415	72,674	95,196	103,890
<b>TOTAL EXPENSES</b>	<b>639,333</b>	<b>612,190</b>	<b>1,238,417</b>	<b>512,553</b>	<b>1,607,546</b>
<b>INCREASE(DECREASE) IN CASH</b>	<b>(48,663)</b>	<b>29,270</b>	<b>(538,553)</b>	<b>184,805</b>	<b>(782,210)</b>
<b>ENDING CASH</b>	<b>1,110,533</b>	<b>1,139,803</b>	<b>601,250</b>	<b>1,324,608</b>	<b>542,398</b>
<b>LESS COMMITMENTS</b>			<b>-</b>	<b>-</b>	<b>-</b>
<b>AVAILABLE CASH</b>	<b>1,110,533</b>	<b>1,139,803</b>	<b>601,250</b>	<b>1,324,608</b>	<b>542,398</b>
<b>CHECKING</b>	<b>639,382</b>	<b>1,139,803</b>	<b>(78,750)</b>	<b>1,324,608</b>	<b>542,398</b>
<b>INVESTMENTS</b>	<b>471,151</b>	<b>-</b>	<b>680,000</b>	<b>-</b>	<b>-</b>
<b>Total Cash</b>	<b>1,110,533</b>	<b>1,139,803</b>	<b>601,250</b>	<b>1,324,608</b>	<b>542,398</b>

COMMUNITY REDEVELOPMENT AUTHORITY  
FY 2006 - 2007 BUDGET

	2004 Actual	2005 ACTUAL	2006 Revised Budget	2006 Projected	2007 Budget
<b>CRA</b>					
<b>GENERAL OPERATIONS:</b>					
Property Taxes	440,206	456,540	492,540	492,540	492,540
Interest Income	14,173	15,695	9,000	17,000	10,000
Land Sales	-	13,434	50,000	-	100,000
Other Revenue	-	975		1,938	
<b>TOTAL</b>	<b>454,379</b>	<b>486,644</b>	<b>551,540</b>	<b>511,478</b>	<b>602,540</b>
<b>GILI TRUST</b>					
Property Taxes	68,189	66,498	65,780	65,780	65,780
Interest Income	-		-		
Other Revenue	-				
<b>TOTAL</b>	<b>68,189</b>	<b>66,498</b>	<b>65,780</b>	<b>65,780</b>	<b>65,780</b>
<b>CHERRY PARK LTD II</b>					
Property Taxes	64,425	66,094	59,180	59,180	59,180
Interest Income	216	141		180	-
Other Revenue					
<b>TOTAL</b>	<b>64,641</b>	<b>66,235</b>	<b>59,180</b>	<b>59,360</b>	<b>59,180</b>
<b>GENTLE DENTAL</b>					
Property Taxes	3,433		4,202	4,202	4,202
Interest Income	28	13		5	-
Other Revenue		1,734			
<b>TOTAL</b>	<b>3,461</b>	<b>1,747</b>	<b>4,202</b>	<b>4,207</b>	<b>4,202</b>
<b>PROCON TIF</b>					
Property Taxes			19,162	19,162	19,162
Loan Proceeds	-			95	
Interest Income		72			
Other Revenue		19,162			
<b>TOTAL</b>	<b>-</b>	<b>19,234</b>	<b>19,162</b>	<b>19,257</b>	<b>19,162</b>
<b>WALNUT HOUSING PROJECT</b>					
Property Taxes		1,096		37,236	74,472
Loan Proceeds	-	6		40	
Interest Income					
Other Revenue					
<b>TOTAL</b>	<b>-</b>	<b>1,102</b>	<b>-</b>	<b>37,276</b>	<b>74,472</b>
<b>TOTAL REVENUE</b>	<b>590,670</b>	<b>641,460</b>	<b>699,864</b>	<b>697,358</b>	<b>825,336</b>



COMMUNITY REDEVELOPMENT AUTHORITY  
FY 2006 - 2007 BUDGET

	2004 Actual	2005 ACTUAL	2006 Revised Budget	2006 Projected	2007 Budget
<b>EXPENSES</b>					
<b>CRA</b>					
<b>GENERAL OPERATIONS:</b>					
Auditing & Accounting	12,750	4,700	8,000	7,000	8,000
Legal Services	2,599	5,907	10,000	6,000	10,000
Consulting Services	1,250	8,000	15,000	5,000	15,000
Contract Services	26,323	22,716	50,000	40,000	50,000
Printing & Binding	984	555	1,500	800	1,500
Other Professional Services	3,250	-	5,000	2,000	5,000
General Liability Insurance		-		-	250
Legal Notices	314	474	1,000	600	1,000
Licenses & Fees					
Travel & Training	-	-	1,500	-	1,500
Other Expenditures	25	-	500	100	500
Office Supplies	292	246	750	250	750
Supplies		-	500	-	500
Land		17,521	200,000	165,000	115,000
<b>PROJECTS</b>					
Façade Improvement	221,655	195,699	150,000	100,000	445,000
South Locust	12,000	150,000	150,000	3,900	-
Alleyway Improvement	7,674	-	0		
Other Projects	59,276	61,948	500,000	-	725,000
Property Taxes BID Fees					4,000
Property Management					2,000
<b>TOTAL CRA OPERATING EXPENSES</b>	<b>348,392</b>	<b>467,766</b>	<b>1,093,750</b>	<b>330,650</b>	<b>1,385,000</b>
<b>GILI TRUST</b>					
Bond Principal	34,470	37,279	37,279	37,279	37,279
Bond Interest	31,310	28,501	28,501	28,501	28,501
<b>TOTAL GILI EXPENSES</b>	<b>65,780</b>	<b>65,780</b>	<b>65,780</b>	<b>65,780</b>	<b>65,780</b>
<b>CHERRY PARK LTD II</b>					
Bond Principal	27,177	29,322	29,322	29,322	34,131
Bond Interest	32,003	29,858	29,858	29,858	25,049
<b>TOTAL CHERRY PARK EXPENSES</b>	<b>59,180</b>	<b>59,180</b>	<b>59,180</b>	<b>59,180</b>	<b>59,180</b>
<b>GENTLE DENTAL</b>					
Legal Services	-	-			
Bond Principal	803	1,735	1,735	1,735	1,987
Bond Interest	2,596	2,467	2,467	2,467	2,215
<b>TOTAL GENTLE DENTAL</b>	<b>3,399</b>	<b>4,202</b>	<b>4,202</b>	<b>4,202</b>	<b>4,202</b>
<b>PROCON TIF</b>					
Legal Services	5,000		-		
Licenses & Fees	61		-		
Other Expenditures	148,983		-		
Bond Principal		3,673	3,657	3,657	8,250
Bond Interest	8,538	11,589	11,848	11,848	10,912
<b>TOTAL PROCON TIF</b>	<b>162,582</b>	<b>15,262</b>	<b>15,505</b>	<b>15,505</b>	<b>19,162</b>
<b>WALNUT HOUSING PROJECT</b>					
Other Expenditures					
Bond Principal				14,714	30,934
Bond Interest				22,522	43,538
<b>TOTAL WALNUT HOUSING PROJECT</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>37,236</b>	<b>74,472</b>
<b>TOTAL EXPENSES</b>	<b>639,333</b>	<b>612,190</b>	<b>1,238,417</b>	<b>512,553</b>	<b>1,607,796</b>

COMMUNITY REDEVELOPMENT AUTHORITY  
GRAND ISLAND, NEBRASKA

RESOLUTION #71

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF GRAND ISLAND, NEBRASKA (the "Authority") RECOMMENDING A LEVY ALLOCATION BY THE CITY OF GRAND ISLAND TO THE AUTHORITY FOR ITS BUDGETARY PURPOSES IN FISCAL YEAR 2004-2005 AS AUTHORIZED BY NE. REV. STATUTES 77-3443, AS AMENDED.

WHEREAS, the Mayor and City Council of the City of Grand Island, Nebraska (the "City"), by its Ordinance passed and adopted June 27, 1994, created the Community Redevelopment Authority of the City of Grand Island, Nebraska, pursuant to Sections 18-2101 through 18-2153 of the Nebraska Community Development Law; Reissue Revised Statutes of Nebraska, as amended (the "Act");

WHEREAS, on July 20, 2006, the members of the Community Redevelopment Authority of the City of Grand Island considered its budget for fiscal year 2006-2007 and determined that a request for personal and real property tax in the amount of \$492,540 is necessary to accomplish the statutory purposes of the Authority in the upcoming fiscal year and that the accomplishment of these purposes is in the best interests of the City of Grand Island.

NOW, THEREFORE BE IT RESOLVED THAT, by copy of this Resolution delivered to the City of Grand Island on this date, the Authority hereby requests and recommends that the City of Grand Island, Nebraska, as a part of the City maximum levy of \$.45 per \$100 of taxable valuation of property, as authorized by the Revised Statutes of Nebraska, Section 77-3442, authorize a 2006-2007 levy allocation which will provide \$492,540 in personal and real property tax funds to the Community Redevelopment Authority of the City of Grand Island for the accomplishment of the purposes for which it was created.

Passed and approved by the Authority this 20<sup>th</sup> day of July, 2006.

COMMUNITY REDEVELOPMENT AUTHORITY OF  
THE CITY OF GRAND ISLAND, NEBRASKA

By: \_\_\_\_\_  
Chair

ATTEST:

\_\_\_\_\_  
Secretary



# Community Redevelopment Authority (CRA)

**Thursday, July 20, 2006**  
**Regular Meeting**

## **Item X1**

**CRA #6**

Staff Contact: Chad Nabity

What does it take to create a legally defensible Blight and Substandard Study?

Can a legally defensible study be completed without a complete inventory of the structures in the area?

What level of staff support will you expect from the CRA Staff? What types of information or support will you need them to provide?

Who from your firm will be conducting the study, writing the reports and attending meetings of the CRA, Regional Planning Commission and City Council?

Are you comfortable with modifying the suggested boundaries of the Blighted and Substandard areas based upon your observations in the field within the scope of this contract?

Explain your concept for creating the generalized redevelopment plan?

What types of activities need to be included in the generalized redevelopment plan?

Have you done some preliminary study of the area?

From your preliminary study of the area, have you identified any unique opportunities for redevelopment?