



# **Community Redevelopment Authority (CRA)**

**Wednesday, August 9, 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, August 9, 2006  
Regular Meeting**

## **Item -1**

### **Development Proposals**

Staff Contact: Chad Nabity

## **Request for Development Proposals Star Motel Property**

The Grand Island Community Redevelopment Authority (CRA) is seeking development proposals on property located at 2707 and 2709 S. Locust Street (former Star Motel). A legal description for the property is included in attachment A. This property is located within the CRA Area 2 in the City of Grand Island. CRA area 2 has been designated as Blighted and Substandard by the City of Grand Island and the CRA.

The CRA owns the property. This property has been cleared and is ready for redevelopment. Public sewer and water as well as electric and gas utilities are available to the property. Portions of this property are within a regulatory floodplain. The property is zoned B2-AC General Business with an Arterial Commercial Overlay. Redevelopment efforts on this property may be eligible for tax increment financing.

The CRA will consider all proposals for uses consistent with the B2-AC General Business Zone with an Arterial Commercial overlay designation. The developer will be required to provide landscaping and parking on-site consistent with the Grand Island Zoning Regulations.

A 20 foot easement for hike/bike trail access must be granted along the southern edge of the property as part of any development proposal submitted.

Proposals must include:

- Description of intended use of the property,
- Site plan for development including building location, proposed landscaping and parking,
- Elevation plan showing the proposed building, and
- Bid for the property

Proposals will be evaluated based on the completeness of the application using the following point scale: 25 points for intended use, 30 points for site plan, 30 points for elevation plan, and 15 points for bid.

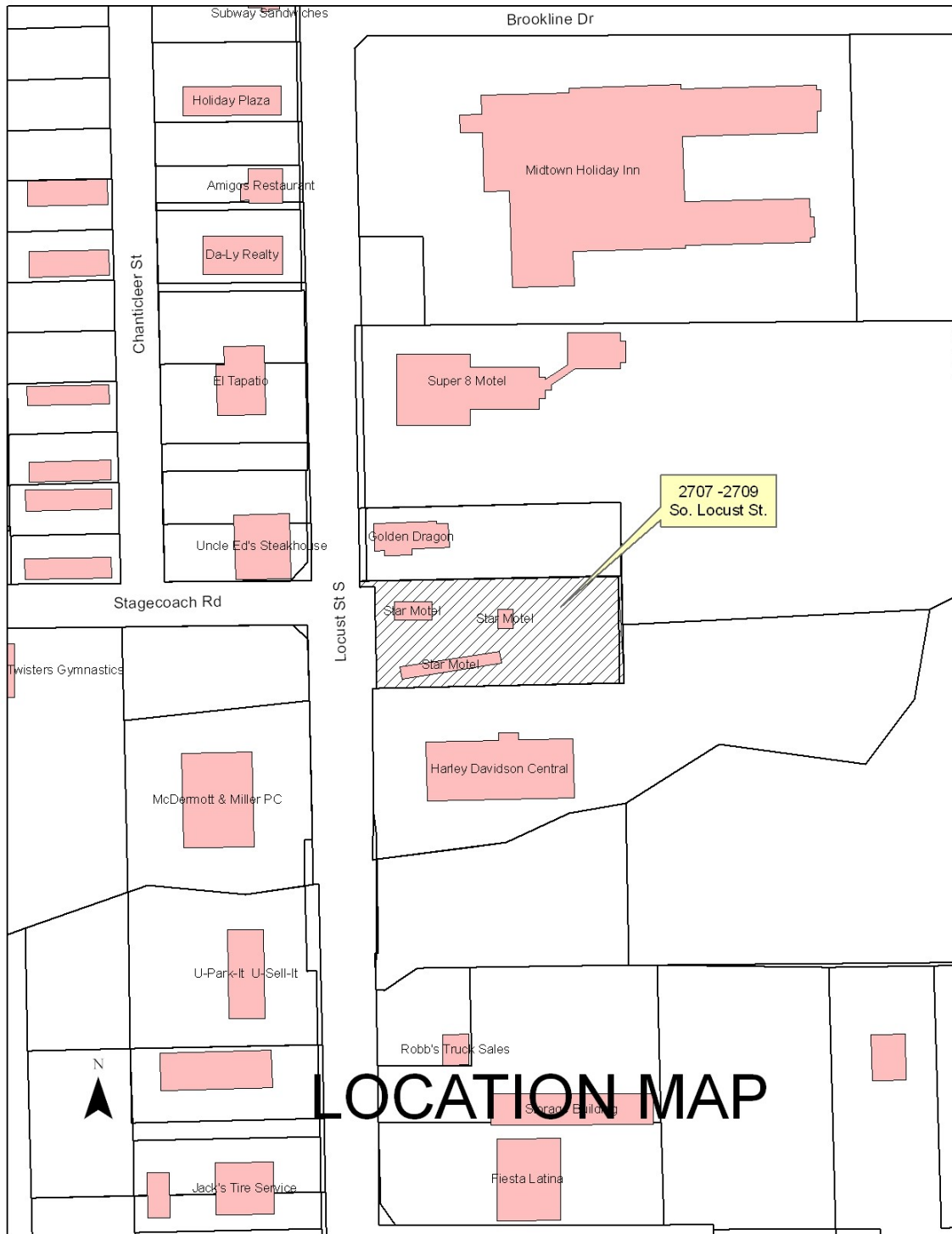
The CRA reserves the right to reject all proposals.

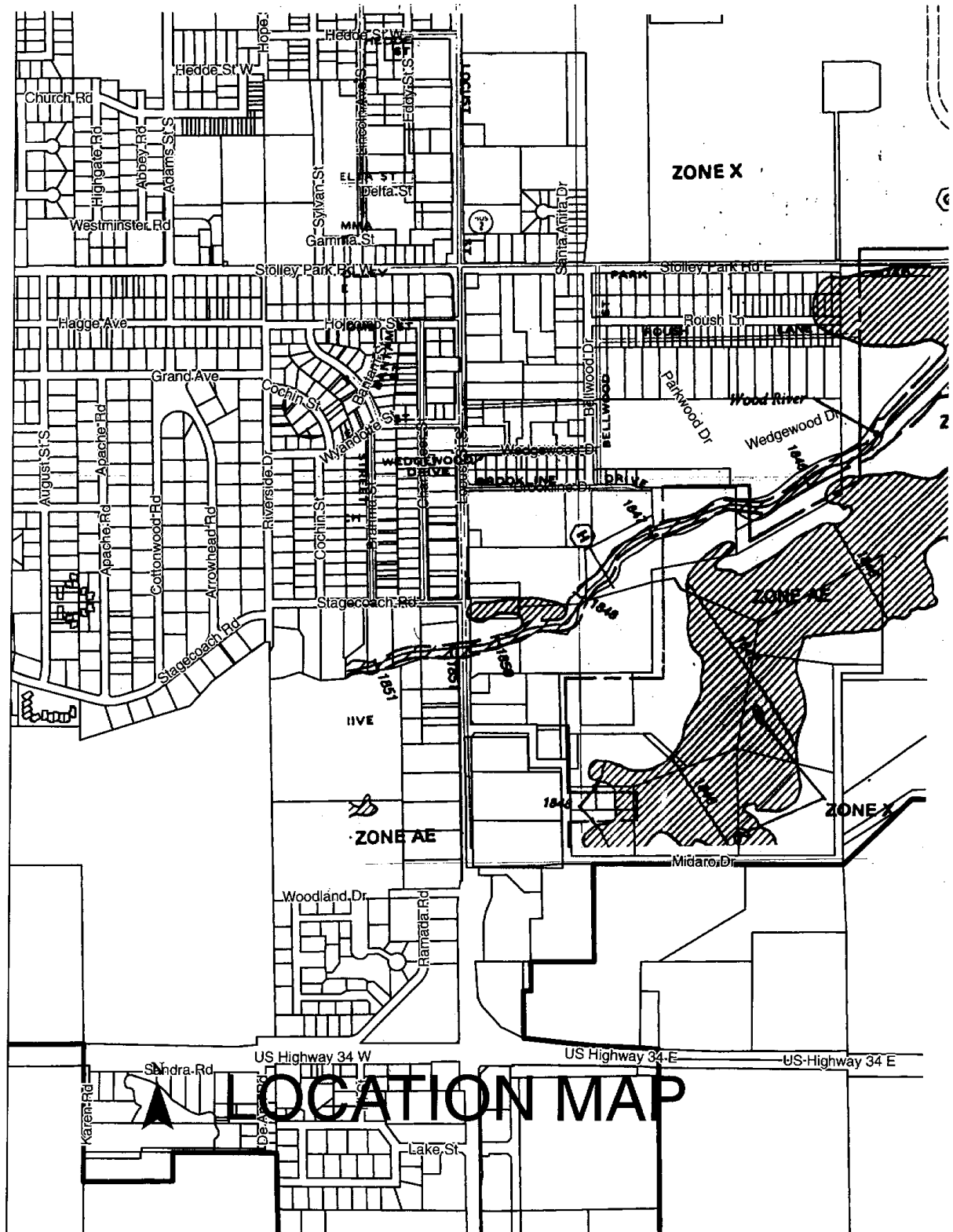
Complete proposals may be sent to the Grand Island CRA, Redevelopment Proposals, P.O. Box 1968, Grand Island, Nebraska or hand delivered to the Hall County Regional Planning Department at City Hall, 100 E 1<sup>st</sup> Street in Grand Island Nebraska.

## Attachment A

### Legal Description 2707 and 2709 South Locust Street in Grand Island, Nebraska

Beginning at a point 377.5 Feet North of and 33 Feet East of the Quarter Section corner between Sections Twenty-Seven (27) and Twenty-Eight (28), in Township Eleven (11) North, Range Nine (9) West of the 6th P.M. and running thence North, along a line parallel to and 33 Feet East of the Section line between said sections Twenty-Seven (27) and Twenty-Eight (28), a distance of 147.5 Feet thence Easterly, at right angles, a distance of 354.65 Feet thence Southerly at right angles, a distance of 1473 Feet; thence Westerly at right angles, a distance of 355.9 Feet to the place of beginning, and being a part of Lot One (1) Mainland in Section Twenty-Seven (27) in Township Eleven (11) North, Range Nine (9) West of the Sixth P.M., excepting therefrom, the property described in the Report of Appraisers recorded in Book T, Page 253, of the Miscellaneous Records in the Office of the Register of Deeds, Hall County, Nebraska.







# Community Redevelopment Authority (CRA)

**Wednesday, August 9, 2006**  
**Regular Meeting**

## **Item A1**

### **Agenda**

Staff Contact: Chad Nabity



**AGENDA**  
**Wednesday August 9, 2006**  
**4:00 p.m.**  
**City Hall**

Open Meetings Notifications (Posters on Wall)

1. Call to Order Barry Sandstrom  
This is a public meeting subject to the open meetings laws of the State of Nebraska.  
The requirements for an open meeting are posted on the wall in this room and anyone  
that wants to find out what those are is welcome to read through them.
2. Approval of Minutes of July 20, 2006 Meeting.
3. Approval of Financial Reports
4. Approval of Bills
5. Review and approve contract for services with RDG SWB, INC. for CRA Area #6.
6. Review Redevelopment Plan Amendment for CRA Area #2 and request for Tax Increment  
Financing on proposed improvements at 210 E. Stolley Park Road by Wile E. Investments,  
Dr. Melissa Girard.
7. Review of request for development proposals for Star Motel property.
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 24, 2006 8:00



# Community Redevelopment Authority (CRA)

**Wednesday, August 9, 2006**  
**Regular Meeting**

## **Item B1**

### **Meeting Minutes**

Staff Contact: Chad Nabity

# OFFICIAL PROCEEDINGS

## MINUTES OF

### COMMUNITY REDEVELOPMENT AUTHORITY

#### MEETING OF

August 9, 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 August 9, 2006, at City Hall 100 E First Street. Notice of the meeting was given in the August 2, 2006 Grand Island Independent.

1. CALL TO ORDER Chair Barry Sandstrom called the meeting to order at 4:02 p.m. The following members were present: Lee Elliott, Barry Sandstrom, Tom Gdowski, Sue Pirnie. Glen Murray was absent. Also present were; Director, Chad Nabity; Legal Counsel, Duane Burns; Secretary, Barb Quandt; Tracy Overstreet, Dr. Melissa Girard, Bruce Schreiner, Margaret Hornady, Dave Springer. Chairman Sandstrom stated this was a public meeting subject to the open meeting laws of the State of Nebraska. He noted that the requirements for an open meeting were posted on the wall easily accessible to anyone who would like to read through them.
2. APPROVAL OF MINUTES. Motion by Pirnie, second by Elliott to approve the minutes of the Community Redevelopment Authority meeting of July 20, 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 July 1, 2006 through July 31, 2006. He noted revenue in the amount of \$39,956 and expenses of \$42,459 for the month. The total ending cash was \$1,236,257. Motion by Gdowski, second by Pirnie, 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 Pirnie, second by Gdowski to approve the bills in the

amount of \$41,186.50. Upon roll call vote all present voted aye. Motion carried unanimously to approve the payment of bills in the amount of \$41,186.50.

5. REVIEW AND APPROVE CONTRACT FOR SERVICES WITH RDG SWB, INC. FOR CRA AREA #6. Nabity briefly discussed the contract noting that \$29,000 was the expected amount for the areas originally identified. A motion to approve the contract with RDG SWB, INC. was made by Elliott and seconded by Pirnie. Upon roll call vote, all present voted aye. Motion carried unanimously.
6. REVIEW REDEVELOPMENT PLAN AMENDMENT FOR CRA AREA #2 & REQUEST FOR TAX INCREMENT FINANCING ON PROPOSED IMPROVEMENTS AT 210 E. STOLLEY PARK ROAD BY WILE E. INVESTMENTS, DR. MELISSA GIRARD. Bruce Schreiner, C.P.A. from Schroeder & Schreiner representing Dr. Melissa Girard, was present to explain the financial plan and TIF request. He noted that the property would be owned by Wile E. Investments and leased to Dr. Girard for tax purposes. Total cost for the project is projected to be \$610,000. Dr. Girard presented her short, and long, term goals for her small animal clinic, as well as the proposed uses for each area of the new facility. Nabity suggested staying with the \$142,500 cap. Pirney made the motion to recommend the requested TIF as presented. The motion was seconded by Gdowski. Upon roll call vote, all present voted aye. Motion carried unanimously.
7. REVIEW OF REQUEST FOR DEVELOPMENT PROPOSALS FOR STAR MOTEL PROPERTY. Nabity reported that the appraisal for this property has been ordered. A short discussion was held regarding the purchase of a sign which advertises the sale of the property. Copies of two sign proposals were discussed. A motion was made by Elliott, and seconded by Gdowski, to purchase the V-Mount sign for \$360.00 from Mayhew Signs Incorporated. Upon roll call vote, all present voted aye. Motion carried unanimously.
8. REVIEW OF COMMITTED PROJECTS AND CRA PROPERTIES Nabity reported that there are no changes to the committed projects with the exception of the county project. Springer stated that the Heartland Events Center commitment will be paid out in the very near future. He inquired if there were any further large expenditures expected in the next few months that

would require the cashing of a certificate of deposit. There were none expected.

9. ADJOURN TO EXECUTIVE SESSION. There were no issues requiring an Executive Session.
10. APPROVE RESOLUTION OR RESOLUTIONS TO PURCHASE/SELL PROPERTY. No action was needed.
11. DIRECTOR'S REPORT. Nabity explained briefly the revised budget sheets.
12. ADJOURNMENT. The next meeting will be a special meeting, which will be held on August 24, 2006 at 8:00 a.m. Chairman Sandstrom adjourned the meeting at 4:40 p.m.

Respectfully submitted,

Chad Nabity  
Director



# Community Redevelopment Authority (CRA)

**Wednesday, August 9, 2006**  
**Regular Meeting**

## **Item D1**

### **Bills**

Staff Contact: Chad Nabity

21-Sep-06

TO: Community Redevelopment Authority Board Members

FROM: Chad Nabity, Planning Department Director

RE: Bills Submitted for Payment at September 21, 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	
Grand Island Independent	\$362.74
Monthly & Redevelopment Plan Notices	
Mayer, Burns, Ahlschwede & Koenig	\$287.50
Eakes Office Plus	\$64.63
Quality Cut Shrub & Lawn Care Inc.	
Mayhew Signs	\$630.00
RDG SWB	\$2,850.00
<b>Total:</b>	
	<hr/> <b>\$ 5,444.87</b> <hr/>



# Community Redevelopment Authority (CRA)

**Wednesday, August 9, 2006  
Regular Meeting**

## **Item E1**

### **Committed Projects**

Staff Contact: Chad Nabity



COMMITTED PROJECTS	AMOUNT	ESTIMATED DUE DATE
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
Hall County	\$37,500	Spring 2007
Total Committed	\$978,050	

#### 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	Surplus
2707 and 2709 S. Locust	\$155,740	12-30-05	\$15,339.23	Surplus

September 7, 2006



# Community Redevelopment Authority (CRA)

**Wednesday, August 9, 2006  
Regular Meeting**

## **Item I1**

**Redevelopment Plan 210 E Stolley Park Rd.**

Staff Contact: Chad Nabity



## **BACKGROUND INFORMATION RELATIVE TO TAX INCREMENT FINANCING REQUEST**

### **Project Redeveloper Information**

**Business Name:** Wile E. Investment Properties

Address: 210 E. Stolley Park Road, Grand Island, NE 68801

Telephone No.: 308-382-6330 Fax: 308-384-4874

Contact: Melissa R. Girard

### **Brief Description of Applicant's Business:**

Commercial real estate development and leasing.

### **Present Ownership Proposed Project Site:**

The proposed site for the clinic is 210 E. Stolley Park Road, approximately 20 feet north of the house currently on the lot. The house will then be moved and a concrete parking lot will be poured in its place.

**Proposed Project:** Building square footage: 4700 Square feet

Size of property: 20,000 Square feet

Description of buildings – materials:

The building is going to be wood framed, cement-based siding on three sides, and the front will be bricked. Walls will be constructed of wood studs except for the kennel area where the walls will be cement block. Chain link fence will surround the property in the rear. The parking lot will be constructed of concrete for longevity and positioned in the front of the property for easy access to the