



Community Redevelopment Authority (CRA)

**Thursday, September 21, 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)

**Thursday, September 21, 2006
Regular Meeting**

Item A1

Agenda

Staff Contact: Chad Nabity

AGENDA
Thursday September 21, 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 August 24, 2006 Meeting.
3. Approval of Financial Reports
4. Approval of Bills
5. 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. Consider passage of Resolution 73 to approve the amendment to the redevelopment plan and contract for tax increment financing.
6. Update on Blight Study for Area 6
7. Review of Committed Projects and CRA Properties
8. ADJOURN TO EXECUTIVE SESSION TO DISCUSS NEGOTIATIONS
RETURN TO REGULAR SESSION
9. Approve Resolution or Resolutions to Purchase/Sell Property
10. Directors Report
11. Adjournment

Next Meeting October 11, 2006 4:00 p.m.



Community Redevelopment Authority (CRA)

**Thursday, September 21, 2006
Regular Meeting**

Item B1

Meeting Minutes

Staff Contact: Chad Nabity

OFFICIAL PROCEEDINGS

MINUTES OF

COMMUNITY REDEVELOPMENT AUTHORITY

MEETING OF

September 21, 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 September 21, 2006, at City Hall 100 E First Street. Notice of the meeting was given in the September 15, 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: Barry Sandstrom, Tom Gdowski, Glen Murray, Sue Pirnie. Lee Elliott was absent. Also present were; Director, Chad Nability; Secretary, Barb Quandt; Finance Director, Dave Springer and Dr. Melissa Girard. 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 Gdowski, second by Murray to approve the minutes of the Community Redevelopment Authority meeting of August 24, 2006. Upon roll call vote, all present voted aye. Motion carried unanimously.
3. APPROVAL OF FINANCIAL REPORTS. Dave Springer reviewed the financial reports for the period of August 1, 2006 through August 31, 2006. He noted revenue in the amount of \$17,796 and expenses of \$41,857 for the month. The total ending cash was \$1,212,693. 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 Gdowski, second by Pirnie to approve the bills in the

amount of \$5,444.87. Upon roll call vote all present voted aye. Motion carried unanimously to approve the payment of bills in the amount of \$5,444.87.

5. REVIEW REDEVELOPMENT PLAN 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. CONSIDER PASSAGE OF RESOLUTION 73 TO APPROVE THE AMENDMENT TO THE REDEVELOPMENT PLAN AND CONTRACT FOR TAX INCREMENT FINANCING.

Dr. Melissa Girard was present to show and explain her site plan. Nabity explained that the total payout over fifteen years would be \$142,500. Pirnie made the motion to approve Resolution 73 to approve the amendment to the redevelopment plan and contract increment. It was seconded by Murray. Upon roll call vote all present voted aye. Motion carried unanimously to approve Resolution 73 to approve the amendment to the redevelopment plan and contract for tax increment financing.

6. UPDATE ON BLIGHT STUDY FOR AREA 6.

Nabity announced that the kick off meetings to discuss the blight study would be held on October 3, 2006. Property owners from the area will be invited to the informational meeting. Focus groups will be scheduled to follow the meetings in a couple of days. Plans will be drawn up to show some concepts of the redevelopment plan.

7. REVIEW OF COMMITTED PROJECTS AND CRA PROPERTIES.

Nabity reported that the committed projects had not changed. The downtown plan and the Martin Building have been removed from the list since they are complete. Proposals for the Star Motel property are due on September 29, 2006. If proposals are received, a committee may need to be formed to discuss those proposals.

8. ADJOURN TO EXECUTIVE SESSION TO DISCUSS NEGOTIATIONS.

There was no need for an Executive Session.

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

No action needed.

10. DIRECTOR'S REPORT.

Nabity announced that he will attend a meeting scheduled for September 22, 2006 to discuss proposed plans for the Masonic Temple building.

11. ADJOURNMENT. The next meeting will be held on October 11, 2006 at 4:00 p.m. Chairman Sandstrom adjourned the meeting at 4:45 p.m.

Respectfully submitted,

Chad Nabity
Director



Community Redevelopment Authority (CRA)

**Thursday, September 21, 2006
Regular Meeting**

Item C1

Financial Reports

Staff Contact: Chad Nabity

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF AUGUST 2006

CONSOLIDATED	MONTH ENDED AUGUST 2006	2005 - 2006 YEAR TO DATE	2006 BUDGET	REMAINING BALANCE
Beginning Cash	1,236,754	1,139,804	1,139,804	
REVENUE:				
Property Taxes	12,140	534,340	640,864	106,524
Loan Proceeds	-	8,785		
Interest Income	5,656	28,850	9,000	(19,850)
Land Sales	-	-	50,000	50,000
Other Revenue	-	1,938	-	(1,938)
TOTAL REVENUE	17,796	573,913	699,864	134,736
TOTAL RESOURCES	1,254,550	1,713,717	1,839,668	134,736
EXPENSES				
Auditing & Accounting	-	6,263	8,000	1,738
Legal Services	347	3,533	10,000	6,467
Consulting Services	-	-	15,000	15,000
Contract Services	2,000	45,074	50,000	4,926
Printing & Binding	-	-	1,500	1,500
Other Professional Services	-	-	5,000	5,000
General Liability Insurance	-	-	-	-
Matching Grant	-	-	-	-
Legal Notices	11	257	1,000	743
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	39,500	100,020	150,000	49,980
South Locust	-	3,900	150,000	146,100
Alleyway Improvement	-	-	-	-
Other Projects	-	-	500,000	500,000
Bond Principal	-	96,736	71,993	(24,743)
Bond Interest	-	84,634	72,674	(11,960)
Interest Expense	-	-	-	-
TOTAL EXPENSES	41,857	501,024	1,238,417	737,393
INCREASE(DECREASE) IN CASH	(24,061)	72,888	(538,553)	(602,657)
ENDING CASH	1,212,693	1,212,693	601,251	(602,657)
LESS COMMITMENTS	978,050	978,050		
AVAILABLE CASH	234,643	234,643	601,251	(602,657)
CHECKING	510,238			
PETTY CASH	50			
INVESTMENTS	702,405			
Total Cash	1,212,693			

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF AUGUST 2006

	<u>MONTH ENDED</u> <u>AUGUST 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	12,140	374,495	492,540	118,045
Interest Income	5,636	28,503	9,000	(19,503)
Land Sales		-	50,000	50,000
Other Revenue & Motor Vehicle Tax		1,938		(1,938)
TOTAL	17,776	404,936	551,540	146,604
GILI TRUST				
Property Taxes		64,088	65,780	1,692
Interest Income		-		-
Other Revenue		-		-
TOTAL	-	64,088	65,780	1,692
CHERRY PARK LTD II				
Property Taxes		60,549	59,180	(1,369)
Interest Income	18	207	-	(207)
Other Revenue		-	-	-
TOTAL	18	60,756	59,180	(1,576)
GENTLE DENTAL				
Property Taxes		3,307	4,202	895
Interest Income	1	6	-	(6)
Other Revenue		-	-	-
TOTAL	1	3,312	4,202	890
PROCON TIF				
Property Taxes		8,785	19,162	10,377
Interest Income	2	86	-	(86)
Other Revenue		-	-	-
TOTAL	2	8,870	19,162	10,292
WALNUT HOUSING PROJECT				
Property Taxes		31,901	-	(31,901)
Interest Income	0	49	-	(49)
Other Revenue		-	-	-
TOTAL	0	31,950	-	(31,950)
TOTAL REVENUE	17,796	573,913	699,864	125,951

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF AUGUST 2006

EXPENSES	<u>MONTH ENDED</u> <u>AUGUST 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		6,263	8,000	1,738
Legal Services	337	3,523	10,000	6,477
Consulting Services		-	15,000	15,000
Contract Services	2,000	45,074	50,000	4,926
Printing & Binding		-	1,500	1,500
Other Professional Services		-	5,000	5,000
General Liability Insurance		-	-	-
Matching Grant		-	-	-
Legal Notices	11	257	1,000	743
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	39,500	100,020	150,000	49,980
South Locust		3,900	150,000	146,100
Alleyway Improvement		-	-	-
Other Projects		-	500,000	500,000
TOTAL CRA EXPENSES	41,847	319,644	1,093,750	774,106
GILI TRUST				
Bond Principal		40,318	37,279	(3,039)
Bond Interest		25,462	28,501	3,039
TOTAL GILI EXPENSES	-	65,780	65,780	-
CHERRY PARK LTD II				
Bond Principal		31,635	29,322	(2,313)
Bond Interest		27,545	29,858	2,313
TOTAL CHERRY PARK EXPENSES	-	59,180	59,180	-
GENTLE DENTAL				
Legal Services		-	-	-
Bond Principal		1,820	1,735	(85)
Bond Interest		2,382	2,467	85
TOTAL GENTLE DENTAL	-	4,202	4,202	-
PROCON TIF				
Legal Services		-	-	-
Interest Expense		-	-	-
Licenses & Fees		-	-	-
Other Expenditures		-	-	-
Bond Principal		8,249	3,657	(4,592)
Bond Interest		10,912	11,848	936
TOTAL PROCON TIF	-	19,162	15,505	(3,657)
WALNUT HOUSING PROJECT				
Legal Services	10	10	-	(10)
Bond Principal		14,714	-	(14,714)
Bond Interest		18,332	-	(18,332)

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF AUGUST 2006

	<u>MONTH ENDED</u> <u>AUGUST 2006</u>	<u>2005 - 2006</u> <u>YEAR TO DATE</u>	<u>2006</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>
TOTAL WALNUT HOUSING	10	33,056	-	(33,056)
TOTAL EXPENSES	41,857	501,024	1,238,417	737,393



Community Redevelopment Authority (CRA)

**Thursday, September 21, 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.

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
Total:	
	<hr/> \$ 5,444.87 <hr/>



Community Redevelopment Authority (CRA)

**Thursday, September 21, 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 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	Surplus
2707 and 2709 S. Locust	\$155,740	12-30-05	\$15,339.23	Surplus

September 7, 2006



Community Redevelopment Authority (CRA)

**Thursday, September 21, 2006
Regular Meeting**

Item I1

Redevelopment Plan Contract

Staff Contact: Chad Nabity

ALLOCATION AGREEMENT AND NOTICE OF PLEGE OF TAXES

TO: County Assessor of Hall County, Nebraska
and County Treasurer of Hall County, Nebraska

The City of Grand Island, Nebraska and the Community Redevelopment Authority of the City of Grand Island, Nebraska, hereby agree and give notice as follows:

Pursuant to the provisions of Neb. Rev. Stat. § 18-2147 and § 18-2150, notice is hereby given that the Redevelopment Plan adopted by the Community Redevelopment Authority of the City of Grand Island, Nebraska, as amended on September 21, 2006, contained a provision that ad valorem tax levied upon real property described below be divided for a period of 15 years from the effective date of the provision as provided in Section 18-2147:

Part of the Southwest Quarter of the Southwest Quarter (SW ¼ SW ¼) of Section Twenty Two (22), in Township Eleven (11) North, Range Nine (9) West of the 6th P. M., Hall County, Nebraska more particularly described as follows: Beginning at a point which lies 425 feet East of a certain other point which lies 33 feet North of a certain other point which lies 33 feet East of the SW corner of said Section 22, running thence North parallel with the East side of the County Road, 207 feet, thence East parallel with the South line of said Section 22, 100 feet, thence South parallel with the West line of the tract hereby conveyed, 207 feet, thence West parallel with the South line of said Section 22, 100 feet, to the place of beginning, in the City of Grand Island, Hall County, Nebraska.

Notice is hereby given of the pledge of such taxes to the payment of indebtedness incurred by the Redeveloper pursuant to the Authority's Resolution dated September 21, 2006. Pursuant to Section 18-2147, ad valorem taxes levied on such real property in excess of taxes levied on the Redevelopment Project valuation shall be paid into a special fund of the Authority created pursuant to such Resolution. The effective date of this provision shall be

DATED: _____, 2006

CITY OF GRAND ISLAND, NEBRASKA

City Clerk

By: _____
Mayor

COMMUNITY REDEVELOPMENT
AUTHORITY OF THE CITY OF GRAND
ISLAND, NEBRASKA

Secretary

By: _____
Chair