



Community Redevelopment Authority (CRA)

Wednesday, November 15, 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, November 15, 2006
Regular Meeting

Item A1

Agenda

Staff Contact: Chad Nabity

AGENDA
Wednesday November 15, 2006
4:00 p.m.
City Hall

Open Meetings Notifications (Posters on Wall)

1. Call to Order Lee Elliot
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 September 21, 2006 and October 11, 2006 Meetings.
3. Approval of Financial Reports
4. Approval of Bills
5. Review Contracts for TIF in CRA Area #2 and request for Tax Increment Financing on proposed improvements at 925, 935 and 939 S. Locust by Southeast Crossings LLC.
6. Review Façade Improvement application for Ty Romsa Real Estate Center at 640 S. Pine Street.
7. Update on Blight Study for Area 6
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 December 13, 2006



Community Redevelopment Authority (CRA)

Wednesday, November 15, 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. Naby 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.

Naby 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.

Naby 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

OFFICIAL PROCEEDINGS

MINUTES OF

COMMUNITY REDEVELOPMENT AUTHORITY

MEETING OF

October 11, 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 October 11, 2006, at City Hall 100 E First Street. Notice of the meeting was given in the October 4, 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: Barry Sandstrom, Tom Gdowski, Glen Murray, Sue Pirnie, Lee Elliott. Also present were; Director, Chad Nabity; Secretary, Barb Quandt; Finance Director, Dave Springer; Raymond O'Connor, Jim Nabor and Tracy Overstreet. 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. Approval of the Minutes for the September 21, 2006 CRA meeting was tabled until the November meeting.
3. APPROVAL OF FINANCIAL REPORTS. Dave Springer reviewed the financial reports for the period of September 1, 2006 through September 30, 2006. He noted revenue in the amount of \$102,237 and expenses of \$5,445 for the month. The total ending cash was \$1,306,485. 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 Gdowski to approve the bills in the

amount of \$2,936.56. Upon roll call vote all present voted aye. Motion carried unanimously to approve the payment of bills in the amount of \$2,936.56.

5. REVIEW REDEVELOPMENT PLAN FOR CRA AREA #2 AND REQUEST FOR TAX INCREMENT FINANCING ON PROPOSED IMPROVEMENTS AT 925, 935 AND 939 S. LOCUST BY O'CONNOR ENTERPRISES.

Raymond O'Connor and Jim Narbor were present to show and explain the proposed plan. Barry Sandstrom excused himself from discussion and action concerning this matter due to a conflict of interest. A letter documenting this conflict of interest has been made a part of the file. O'Connor and Narbor explained that this project would assist with the construction and redevelopment of a commercial facility at 939 South Locust Street. This project will refurbish the existing 1500 square feet building, as well as expanding it to the north and south to a total of 7,780 square feet of tenant space. As a part of this project the developer will be working with the City of Grand Island Public Works Department to create a left turn lane and cut in the median on the south bound South Locust Street at the intersection of Delaware Street and South Locust Street. The estimated project costs are \$811,353 including the cost of acquisition of the property and the changes to the intersection of South Locust and Delaware. It was noted that tax increment financing was an integral and essential component in the overall financing of the project development in order to create adequate economics in leasing the newly constructed structure with a competitive rent rate in the specific area of the community. Nabity explained that the total payout limit over fifteen years would be \$182,560. If approved by this Board at this meeting, this proposal will go before the Regional Planning Commission on November 1, 2006. It will then come back to CRA for approval of the final contract at the November meeting. The final contract, if approved by CRA, will then go to City Council for approval at the end of November.

Motion was made by Gdowski, seconded by Pirnie to approve this proposal as presented. Upon roll call vote, four voted aye. Sandstrom abstained. Motion carried.

6. UPDATE ON BLIGHT STUDY FOR AREA 6.

Nabity announced that the kick off meetings to discuss the blight study were held on October 3, 2006. Approximately fifty-five were in attendance for the informational meeting. Focus groups

are scheduled to follow the meeting with the first one being held on November 29, 2006. Plans will be drawn up to show some concepts of the redevelopment plan based on ideas from these focus groups.

7. REVIEW PROPOSED DEADLINES FOR SUBMISSIONS TO THE GRAND ISLAND COMMUNITY REDEVELOPMENT AUTHORITY.
Nabity presented recommended deadlines for submissions to the CRA based on the amount of work necessary to review applications and preparation of the items for the meeting. After discussion, it was determined that the adoption of these deadlines, with exception of changing the deadline for Façade Grants from 30 days to 45 days prior to the CRA Meeting. A motion was made by Elliott, seconded by Pirnie, to adopt the deadlines for submissions to the CRA as proposed with the exception of changing the Façade Grant submission from 30 days to 45 days. Upon roll call vote all present voted aye. Motion carried unanimously.

8. REVIEW OF COMMITTED PROJECTS AND CRA PROPERTIES.
Nabity reviewed the committed projects report. No proposals for the Star Motel property have been received. If proposals are received, a committee may need to be formed to discuss those proposals. Heartland Events Center remains incomplete. Maudie's Stained Glass has requested payment be made in two increments due to tax purposes with one half being paid in 2006 and the remaining one half in 2007.

9. ADJOURN TO EXECUTIVE SESSION TO DISCUSS NEGOTIATIONS.
There was no need for an Executive Session.

10. APPROVE RESOLUTION OR RESOLUTIONS TO PURCHASE/SELL PROPERTY.
No action needed.

11. DIRECTOR'S REPORT.
Nabity discussed briefly possible plans for the Masonic Temple building. He also reported that the Tax Increment Financing contract regarding Wiley Investments is now complete. Dr. Girard reimbursed the CRA for legal expenses.

12. ADJOURNMENT. The next meeting will be held on November 15, 2006 at 4:00 p.m. Chairman Sandstrom adjourned the meeting at 4:55 p.m.

Respectfully submitted,

Chad Nability
Director



Community Redevelopment Authority (CRA)

Wednesday, November 15, 2006
Regular Meeting

Item D1

Bills

Staff Contact: Chad Nabity

15-Nov.-2006

TO: Community Redevelopment Authority Board Members

FROM: Chad Nabity, Planning Department Director

RE: Bills Submitted for Payment at November 15, 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	\$23.20
Mayer, Burns, Ahlschwede & Koenig	\$812.50

Total:

\$2,085.70



Community Redevelopment Authority (CRA)

Wednesday, November 15, 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

November 3, 2006