



Community Redevelopment Authority (CRA)

**Wednesday, December 13, 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, December 13, 2006
Regular Meeting

Item A1

Agenda

Staff Contact: Chad Nabity

AGENDA
Wednesday December 13, 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 November 15, 2006 Meetings.
3. Approval of Financial Reports
4. Approval of Bills
5. Review Façade Improvement application for Quality Sew 'n Vac Building 224 W. 3rd Street in
Downtown Grand Island.
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

Resolution 75 Purchase of 516 E 1st Street

Resolution 76 Purchase of 1321 N. Cherry Street
10. Directors Report
11. Adjournment

Next Meeting January 10, 2007



Community Redevelopment Authority (CRA)

Wednesday, December 13, 2006
Regular Meeting

Item B1

Meeting Minutes

Staff Contact: Chad Nabity

OFFICIAL PROCEEDINGS

MINUTES OF

COMMUNITY REDEVELOPMENT AUTHORITY

MEETING OF

December 13, 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 December 13, 2006, at City Hall 100 E First Street. Notice of the meeting was given in the December 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, Tom Gdowski, Glen Murray, Barry Sandstrom. Also present were; Director, Chad Nabity; Secretary, Barb Quandt; Finance Director, Dave Springer; Legal Counsel, Duane Burns; Carl Mayhew; Tracy Overstreet; Crista Bootsma. Chair Barry 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. A motion for approval of the Minutes for the November 15, 2006 CRA meeting was made by Gdowski and seconded by Murray. 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 November 1, 2006 through November 30, 2006. He noted revenue in the amount of \$41,296 and expenses of \$2,086 for the month. The total ending cash was \$1,497,461. Motion by Murray, second by Elliott, to approve the financial reports. Upon roll call vote, all present voted aye. Motion carried unanimously.

Sue Pirnie joined the meeting.
4. APPROVAL OF BILLS. The bills were reviewed by the Authority.

Motion by Elliott, second by Pirnie to approve the bills in the amount of \$490,250.96. Upon roll call vote all present voted aye. Motion carried unanimously to approve the payment of bills in the amount of \$490,250.96.

Nabity discussed the request for an additional \$18,680 for paving the parking lot at the Heartland Events Center. It was noted that the additional expense was incurred due to the rise in the cost of oil. It was determined that it was an approximate 4% increase above the original estimate for the paving request presented three years ago. Since this project is a benefit to the community, and does not profit any individual, the decision was made to grant the additional funds. Gdowski made the motion, and Elliott seconded the motion, to fund the additional \$18,680 for the paving at the Heartland Events Center. Upon roll call vote, Gdowski, Elliott, Murray and Pirnie voted aye. Sandstrom abstained due to a conflict in interest.

5. REVIEW FAÇADE IMPROVEMENT APPLICATION FOR QUALITY SEW 'N VAC BUILDING – 224 W. 3RD STREET IN DOWNTOWN GRAND ISLAND.

Carl Mayhew presented his restoration plans for the former Quality Sew 'n Vac building located at 224 W. 3rd Street. The motion was made by Elliott to approve the façade grant request in the amount of \$64,982 with an additional grant of up to \$3500 for window restoration. It was seconded by Murray. Upon roll call vote all present voted aye. Motion carried unanimously.

6. UPDATE ON BLIGHT STUDY FOR AREA 6.

Nabity reported that six focus group meetings, held at various times on November 29, 2006, were considered successful. Attendance ranged from ten present to one person presenting for the evening meeting. The suggestion was made that a personal phone call to those in Area 6 may be more effective for the area design meetings scheduled for January.

7. REVIEW OF COMMITTED PROJECTS AND CRA PROPERTIES.

Nabity reviewed the committed projects report. Heartland Events Center funding was processed, as well as Maudie's Stained Glass request for the first increment of payment.

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.

A motion was made by Gdowski to approve Resolution 75 to purchase 516 E. 1st Street for \$1500.00, with the correction to remove the word "hereby" in item 2 in the line following the legal address, and Resolution 76 to purchase 1321 N. Cherry Street for \$14,000.00. The motion was seconded by Murray. Upon roll call vote all present voted aye. Motion carried unanimously.

10. DIRECTOR'S REPORT.

Nabity reported that the Nebraska Planning & Zoning Association Conference will be held in Grand Island on February 20-22, 2007. He noted that conference fees could be covered with CRA funds budgeted for training. All members are encouraged to attend if schedules allow.

11. ADJOURNMENT. The next meeting will be held on January 10, 2007 at 4:00 p.m. Chair Sandstrom adjourned the meeting at 5:00 p.m.

Respectfully submitted,

Chad Nabity
Director



Community Redevelopment Authority (CRA)

Wednesday, December 13, 2006
Regular Meeting

Item D1

Bills

Staff Contact: Chad Nabity

13-Dec.-2006

TO: Community Redevelopment Authority Board Members

FROM: Chad Nabity, Planning Department Director

RE: Bills Submitted for Payment at December 13, 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	
Mayer, Burns, Ahlschwede & Koenig	\$325.00
RDG Planning & Design	\$2,900.00
J.I.L. Asphalt Paving Co.	\$430,000.00
Mayhew Signs & Awnings, Inc.	\$46,195.00
(Maudie's Stained Glass Façade)	
Home Federal - Pro Con Loan Payment	\$9,580.96
Total:	
	<hr/> \$490,250.96 <hr/>



Community Redevelopment Authority (CRA)

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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
Romsa Real Estate Center	\$75,000	Spring 2007
Total Committed	\$1,053,050	

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

December 3, 2006



Community Redevelopment Authority (CRA)

Wednesday, December 13, 2006
Regular Meeting

Item F1

Facade

Staff Contact: Chad Nabity

May 9, 2007

Carl Mayhew
507 Plum Road
Grand Island, NE 68801

Dear Carl:

As you know, the Community Redevelopment Authority, at their meeting of December 13, 2006 voted to approve your request for façade improvement program funds. The Authority voted to award a grant in the amount of \$64,982 for the façade improvements and an additional \$3,500 for the second story window improvements for a total of \$68,482. We are excited about the proposed improvements to this very important corner in the downtown area.

Please keep records of expenses associated with this façade improvement project. Also, it is always interesting to see photographs of the work as it progresses. Upon completion, please submit a request to the CRA for payment, including documentation of your expenses. I will arrange for a "walk through" of the building to ensure the work done was in accordance with the CRA's expectations. I can then process a request for payment of the CRA grant.

Carl, if you have any questions, please feel free to call me at 385-5240. Thank you for your interest in improving your property and contributing to the positive redevelopment efforts in the downtown and South Locust Street areas.

Sincerely,

Chad Nabity, AICP
Director

Post Office Box 1968
Grand Island, Nebraska 68802-1968
Phone: 308 385-5240
Fax: 308 385-5423
Email: cnabity@grand-island.com



Community Redevelopment Authority (CRA)

Wednesday, December 13, 2006
Regular Meeting

Item J1

Resolutons

Staff Contact: Chad Nabity

**COMMUNITY REDEVELOPMENT AUTHORITY
CITY OF GRAND ISLAND, NEBRASKA**

RESOLUTION NO. 75

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF GRAND ISLAND, NEBRASKA, PERTAINING TO THE PURCHASE OF REAL ESTATE AND TO PROVIDE THE TERMS THEREOF.

WHEREAS, the CRA has identified a property to be acquired that conforms to its redevelopment plan for Redevelopment Area No. 1; and

WHEREAS, negotiations have taken place with the owner and his agent for the purchase of the property for an amount acceptable to the CRA; namely \$1,500.00.

NOW THEREFORE BE IT RESOLVED BY THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF GRAND ISLAND, NEBRASKA that:

1. The members of the Authority find and determine that the purchase of the real estate described below falls within the redevelopment area and is suitable for redevelopment.

2. The offer of William B. Werner and Tamara J. Andrews, to sell the tract of real estate described as follows:

West One Half (W½) of Lot Seven (7), Block Seventy-Four (74)
of Original Town of Grand Island, Hall County, Nebraska (516
East 1st Street, Grand Island, Nebraska)

to the CRA for the amount of \$1,500.00 should be and hereby is hereby accepted, subject to receiving assurance of marketable title. The CRA will pay the closing costs and the 2006 real estate taxes.

3. The chairperson and director are hereby authorized to proceed with negotiations and execution of all documents necessary for the purchase of the above described real estate, subject to receiving assurance of marketable title.

PASSED AND APPROVED this 13th day of December, 2006.

COMMUNITY REDEVELOPMENT AUTHORITY
OF THE CITY OF GRAND ISLAND, NEBRASKA

By _____
Chair

ATTEST:

Director

**COMMUNITY REDEVELOPMENT AUTHORITY
CITY OF GRAND ISLAND, NEBRASKA**

RESOLUTION NO. 76

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF GRAND ISLAND, NEBRASKA, PERTAINING TO THE PURCHASE OF REAL ESTATE AND TO PROVIDE THE TERMS THEREOF.

WHEREAS, the CRA has identified a property to be acquired that conforms to its redevelopment plan for Redevelopment Area No. 1; and

WHEREAS, negotiations have taken place with the owner and his agent for the purchase of the property for an amount acceptable to the CRA; namely \$14,000.00.

NOW THEREFORE BE IT RESOLVED BY THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF GRAND ISLAND, NEBRASKA that:

1. The members of the Authority find and determine that the purchase of the real estate described below falls within the redevelopment area and is suitable for redevelopment.

2. The offer of April A. Cupples, a single person, to sell the tract of real estate described as follows:

Lot Four (4), Block Seven (7), George Loan's Subdivision,
Grand Island, Hall County, Nebraska (1321 North Cherry Street,
Grand Island, Nebraska)

to the CRA for the amount of \$14,000.00 less 2006 real estate taxes prorated to the date of closing, is hereby accepted, subject to receiving assurance of marketable title. The CRA will pay the customary closing costs.

3. The chairperson and director are hereby authorized to proceed with negotiations and execution of all documents necessary for the purchase of the above described real estate, subject to receiving assurance of marketable title.

PASSED AND APPROVED this 13th day of December, 2006.

COMMUNITY REDEVELOPMENT AUTHORITY
OF THE CITY OF GRAND ISLAND, NEBRASKA

By _____
Chair

ATTEST:

Director