



# **Community Redevelopment Authority (CRA)**

**Wednesday, March 14, 2007  
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, March 14, 2007**  
**Regular Meeting**

## **Item A1**

### **Agenda**

Staff Contact: Chad Nabity

**AGENDA**  
**Wednesday March 14, 2007**  
**4:00 p.m.**  
**Grand Island City Hall**

Open Meetings Notifications

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 February 14, 2007 Meeting.
3. Approval of Financial Reports
4. ADJOURN TO EXECUTIVE SESSION TO DISCUSS NEGOTIATIONS

RETURN TO REGULAR SESSION

Property Negotiation Session Expected

5. Approve Resolution for Purchase of Property and Purchase Agreement
6. Approval of Bills
7. Review and Accept Proposal for the Sale of 1321 N. Cherry Street.
8. Review of Committed Projects and CRA Properties
9. Update on Blight Study for Area 6  
Charrettes Scheduled for February 27 and 28 and March 1 and 2 at the Skagway Banquet  
Center
10. Directors Report
11. Adjournment

Next Meeting April 4, 2007



# Community Redevelopment Authority (CRA)

**Wednesday, March 14, 2007**  
**Regular Meeting**

## **Item B1**

### **Meeting Minutes**

Staff Contact: Chad Nabity

## OFFICIAL PROCEEDINGS

### MINUTES OF

#### COMMUNITY REDEVELOPMENT AUTHORITY

#### MEETING OF

March 14, 2007

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 March 14, 2007 at City Hall, 100 E First Street. Notice of the meeting was given in the March 7, 2007 Grand Island Independent.

1. CALL TO ORDER Chair Barry Sandstrom called the meeting to order at 4:05 p.m. The following members were present: Tom Gdowski, Glen Murray, Sue Pirnie, Barry Sandstrom. Also present were; Director, Chad Nabity; Secretary, Barb Quandt; Legal Counsel, Duane Burns; Finance Director, Dave Springer; Council Liaison, Peg Gilbert; GI Independent, Tracy Overstreet Independent. 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 February 14, 2007 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 briefly reviewed the financial reports for the period of February 1, 2007 through February 28, 2007. He noted revenue in the amount of \$16,590 and expenses of \$36,541 for the month. The total ending cash was \$834,255. Motion by Murray, second by Pirnie, to approve the financial reports. Upon roll call vote, all present voted aye. Motion carried unanimously.

4. ADJOURN TO EXECUTIVE SESSION TO DISCUSS NEGOTIATIONS. A motion to adjourn to executive session was made by Pirnie and seconded by Murray at 4:10 p.m. Upon roll call vote, all present voted aye. Motion carried unanimously.

A motion to return to regular session was made by Gdowski and seconded by Murray. Upon roll call vote, all present voted aye. Motion carried unanimously.

The meeting returned to regular session at 4:19 p.m.

5. APPROVE RESOLUTION FOR PURCHASE OF PROPERTY AND PURCHASE AGREEMENT. A motion was made by Murray, and seconded by Gdowski, to approve Resolution #77 and the Purchase Agreement in the amount of \$34,702.00 (assessed value) for the property located at 211 E. First Street. Upon roll call vote, all present voted aye. Motion carried unanimously.
6. APPROVAL OF BILLS. The bills were reviewed by the Authority. Motion by Pirnie, second by Murray to approve the bills in the amount of \$5,452.05. Upon roll call vote all present voted aye. Motion carried unanimously to approve the payment of bills in the amount of \$5,452.05.
7. REVIEW AND ACCEPT PROPOSAL FOR THE SALE OF 1321 N. CHERRY STREET. Nabity reported that the above property was located north of Lincoln School. The CRA received four proposals to purchase this property, which is zoned R-2. The subcommittee reviewed the proposals, which ranged in purchase price offers from \$9,000 to \$15,000. The proposals were evaluated according to the following scoring criteria: 1) Price - 35 points; 2) Redevelopment Schedule - 40 points; 3) Intended Use - 25 points. Pirnie reported that, based on the scoring criteria, the Grand Island Habitat for Humanity proposal received the highest score. A motion was made by Pirnie, and seconded by Gdowski, to accept the proposal from the Grand Island Habitat For Humanity for the purchase of the property located at 1321 N. Cherry Street. Upon roll call vote, all present voted aye. Motion carried unanimously.
8. REVIEW OF COMMITTED PROJECTS AND CRA PROPERTIES. The total amount for committed projects is \$564,232. Nabity briefly updated members regarding each project.

9. UPDATE ON BLIGHT STUDY FOR AREA 6. Chad Nabity reported that the charrettes, scheduled for February 27<sup>th</sup>, 28<sup>th</sup> and March 1<sup>st</sup> and 2<sup>nd</sup> at Skagway Banquet Center were well attended for the first two days. Marty Shukert, of RDG, facilitated the discussion. Due to a snow storm in Omaha, the second two days were postponed. They are tentatively rescheduled for April 30<sup>th</sup> and May 1<sup>st</sup> at the Skagway Banquet Center, if available.
10. DIRECTOR'S REPORT. Nabity stated that he will forward a link to a magazine to members containing an article on TIF. Nabity will be a member on a Design Guidelines Committee.
11. ADJOURNMENT. The next meeting will be held on April 4, 2007 at 4:00 p.m. Chair Sandstrom adjourned the meeting at 4:45 p.m.

Respectfully submitted,

Chad Nabity  
Director





# Community Redevelopment Authority (CRA)

**Wednesday, March 14, 2007**  
**Regular Meeting**

## **Item C1**

### **Financial Reports**

Staff Contact: Chad Nabity

**COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF FEBRUARY 2007**

	<b>MONTH ENDED FEBRUARY 2007</b>	<b>2006 - 2007 YEAR TO DATE</b>	<b>2007 BUDGET</b>	<b>REMAINING BALANCE</b>
<b>CONSOLIDATED</b>				
Beginning Cash	854,206	1,309,485	1,309,485	
<b>REVENUE:</b>				
Property Taxes	12,001	225,637	715,336	489,699
Loan Proceeds	-	-		
Interest Income	4,177	14,871	10,000	(4,871)
Land Sales	-	-	100,000	100,000
Other Revenue	412	3,168	-	(3,168)
<b>TOTAL REVENUE</b>	<b>16,590</b>	<b>243,676</b>	<b>825,336</b>	<b>581,660</b>
<b>TOTAL RESOURCES</b>	<b>870,797</b>	<b>1,553,161</b>	<b>2,134,821</b>	<b>581,660</b>
<b>EXPENSES</b>				
Auditing & Accounting	-	4,150	8,000	3,850
Legal Services	225	2,575	10,000	7,425
Consulting Services	-	-	15,000	15,000
Contract Services	1,250	13,500	50,000	36,500
Printing & Binding	-	-	1,500	1,500
Other Professional Services	-	3,429	7,000	3,571
General Liability Insurance	-	-	-	-
Matching Grant	-	-	-	-
Legal Notices	24	47	1,000	953
Licenses & Fees	-	-	4,000	4,000
Travel & Training	-	-	1,500	1,500
Other Expenditures	10	10	500	490
Office Supplies	32	32	750	718
Supplies	-	-	500	500
Land	-	14,137	115,000	100,863
Façade Improvement	35,000	127,300	445,000	317,700
South Locust	-	-	-	-
Alleyway Improvement	-	-	-	-
Other Projects	-	448,680	725,000	276,320
Bond Principal	-	58,584	112,581	53,997
Bond Interest	-	46,461	110,215	63,754
Interest Expense	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>36,541</b>	<b>718,905</b>	<b>1,607,546</b>	<b>888,641</b>
<b>INCREASE(DECREASE) IN CASH</b>	<b>(19,951)</b>	<b>(475,229)</b>	<b>(782,210)</b>	<b>(306,981)</b>
<b>ENDING CASH</b>	<b>834,255</b>	<b>834,255</b>	<b>527,275</b>	<b>(306,981)</b>
<b>LESS COMMITMENTS</b>	<b>564,232</b>	<b>-</b>		
<b>AVAILABLE CASH</b>	<b>270,023</b>	<b>834,255</b>	<b>527,275</b>	<b>(306,981)</b>
<b>CHECKING</b>	<b>123,773</b>			
<b>PETTY CASH</b>	<b>50</b>			
<b>INVESTMENTS</b>	<b>710,433</b>			
<b>Total Cash</b>	<b>834,255</b>			

**COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF FEBRUARY 2007**

	<b><u>MONTH ENDED</u></b> <b><u>FEBRUARY 2007</u></b>	<b><u>2006 - 2007</u></b> <b><u>YEAR TO DATE</u></b>	<b><u>2007</u></b> <b><u>BUDGET</u></b>	<b><u>REMAINING</u></b> <b><u>BALANCE</u></b>
<b>CRA</b>				
<b>GENERAL OPERATIONS:</b>				
Property Taxes	12,001	123,360	492,540	369,180
Interest Income	4,154	14,661	10,000	(4,661)
Land Sales		-	100,000	100,000
Other Revenue & Motor Vehicle Tax	412	2,467		(2,467)
<b>TOTAL</b>	<b>16,567</b>	<b>140,487</b>	<b>602,540</b>	<b>462,053</b>
<b>GILI TRUST</b>				
Property Taxes	-	32,233	65,780	33,547
Interest Income	-	-		-
Other Revenue	-	324		(324)
<b>TOTAL</b>	<b>-</b>	<b>32,557</b>	<b>65,780</b>	<b>33,223</b>
<b>CHERRY PARK LTD II</b>				
Property Taxes		30,453	59,180	28,727
Interest Income	23	100	-	(100)
Other Revenue		68	-	(68)
<b>TOTAL</b>	<b>23</b>	<b>30,621</b>	<b>59,180</b>	<b>28,559</b>
<b>GENTLE DENTAL</b>				
Property Taxes		-	4,202	4,202
Interest Income	0	2	-	(2)
Other Revenue		1	-	(1)
<b>TOTAL</b>	<b>0</b>	<b>2</b>	<b>4,202</b>	<b>4,200</b>
<b>PROCON TIF</b>				
Property Taxes		8,785	19,162	10,377
Interest Income	0	26	-	(26)
Other Revenue		223	-	(223)
<b>TOTAL</b>	<b>0</b>	<b>9,034</b>	<b>19,162</b>	<b>10,128</b>
<b>WALNUT HOUSING PROJECT</b>				
Property Taxes		30,806	74,472	43,666
Interest Income	0	83	-	(83)
Other Revenue		86	-	(86)
<b>TOTAL</b>	<b>0</b>	<b>30,974</b>	<b>74,472</b>	<b>43,498</b>
<b>TOTAL REVENUE</b>	<b>16,590</b>	<b>243,676</b>	<b>825,336</b>	<b>581,660</b>

**COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF FEBRUARY 2007**

	<b><u>MONTH ENDED</u></b>	<b><u>2006 - 2007</u></b>	<b><u>2007</u></b>	<b><u>REMAINING</u></b>
	<b><u>FEBRUARY 2007</u></b>	<b><u>YEAR TO DATE</u></b>	<b><u>BUDGET</u></b>	<b><u>BALANCE</u></b>
<b>EXPENSES</b>				
<b>CRA</b>				
<b>GENERAL OPERATIONS:</b>				
Auditing & Accounting		4,150	8,000	3,850
Legal Services	225	2,575	10,000	7,425
Consulting Services		-	15,000	15,000
Contract Services	1,250	13,500	50,000	36,500
Printing & Binding		-	1,500	1,500
Other Professional Services		3,429	7,000	3,571
General Liability Insurance		-	-	-
Matching Grant		-	-	-
Legal Notices	24	47	1,000	953
Licenses & Fees		-	4,000	4,000
Travel & Training		-	1,500	1,500
Other Expenditures		-	500	500
Office Supplies	32	32	750	718
Supplies		-	500	500
Land		<u>14,137</u>	115,000	100,863
<b>PROJECTS</b>				
Façade Improvement	35,000	127,300	445,000	317,700
South Locust	-	-	-	-
Alleyway Improvement	-	-	-	-
Other Projects	-	448,680	725,000	276,320
<b>TOTAL CRA EXPENSES</b>	<u>36,531</u>	<u>613,850</u>	<u>1,384,750</u>	<u>770,900</u>
<b>GILI TRUST</b>				
Bond Principal		21,375	37,279	15,904
Bond Interest		11,515	28,501	16,986
<b>TOTAL GILI EXPENSES</b>	<u>-</u>	<u>32,890</u>	<u>65,780</u>	<u>32,890</u>
<b>CHERRY PARK LTD II</b>				
Bond Principal	-	16,741	34,131	17,390
Bond Interest	-	12,849	25,049	12,200
<b>TOTAL CHERRY PARK EXPENSES</b>	<u>-</u>	<u>29,590</u>	<u>59,180</u>	<u>29,590</u>
<b>GENTLE DENTAL</b>				
Legal Services	-	-	-	-
Bond Principal	-	955	1,987	1,032
Bond Interest	-	1,146	2,215	1,069
<b>TOTAL GENTLE DENTAL</b>	<u>-</u>	<u>2,101</u>	<u>4,202</u>	<u>2,101</u>
<b>PROCON TIF</b>				
Legal Services	-	-	-	-
Interest Expense	-	-	-	-
Licenses & Fees	-	-	-	-
Other Expenditures	-	-	-	-
Bond Principal	-	4,303	8,250	3,947
Bond Interest	-	5,278	10,912	5,634
<b>TOTAL PROCON TIF</b>	<u>-</u>	<u>9,581</u>	<u>19,162</u>	<u>9,581</u>
<b>WALNUT HOUSING PROJECT</b>				
Legal Services	-	-	-	-
Bond Principal	-	15,210	30,934	15,724
Bond Interest	-	15,673	43,538	27,865

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF FEBRUARY 2007

	<b><u>MONTH ENDED</u></b> <b><u>FEBRUARY 2007</u></b>	<b><u>2006 - 2007</u></b> <b><u>YEAR TO DATE</u></b>	<b><u>2007</u></b> <b><u>BUDGET</u></b>	<b><u>REMAINING</u></b> <b><u>BALANCE</u></b>
Other Expenditures	10	10	-	(10)
		-	-	-
<b>TOTAL WALNUT HOUSING</b>	10	30,893	74,472	43,579
<b>TOTAL EXPENSES</b>	36,541	718,905	1,607,546	888,641



# Community Redevelopment Authority (CRA)

**Wednesday, March 14, 2007  
Regular Meeting**

## **Item D1**

### **Bills**

Staff Contact: Chad Nabity

14-Mar-07

TO: Community Redevelopment Authority Board Members

FROM: Chad Nabity, Planning Department Director

RE: Bills Submitted for Payment at March 14, 2007 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	\$27.05
Monthly & Redevelopment Plan Notices	
Mayer, Burns, Ahlschwede & Koenig	\$275.00
RDG	\$2,900.00
Check for Ernest Money for Property	
Purchase	\$1,000.00

**Total:**

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**\$5,452.05**

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# Community Redevelopment Authority (CRA)

**Wednesday, March 14, 2007**  
**Regular Meeting**

## **Item E1**

### **Committed Projects**

Staff Contact: Chad Nabity



COMMITTED PROJECTS	AMOUNT	ESTIMATED DUE DATE
Central NE Human Soc.	\$258,000	Spring 2007
Housing Study	\$8,250	December 2007
JEO Building	\$117,000	April 2007
Hall County	\$37,500	Spring 2007
Romsa Real Estate Center	\$75,000	Spring 2007
Harmony Bldg. 224 W 3 <sup>rd</sup> Street	\$68,482	Fall 2007
Total Committed	\$564,232	

#### 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
1321 N Cherry	\$14,000	12-29-06	\$4,200?	Demo

March 5, 2007



# Community Redevelopment Authority (CRA)

**Wednesday, March 14, 2007**  
**Regular Meeting**

## **Item X1**

### **Review Proposal**

Staff Contact: Chad Nabity

## Score Sheet for 1321 N Cherry Street

	Schedule	Use	Bid	Bid	Total
Proposal From	40 Points Max	25 Points Max	35 Points Max	\$ Amount	Points
Mike Galvan				9000	
Dan Kunze				10600	
Oscar Erives				13002	
Habitat for Humanity				15000	