



# **Community Redevelopment Authority (CRA)**

**Wednesday, May 16, 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, May 16, 2007**  
**Regular Meeting**

## **Item A1**

### **Agenda**

Staff Contact: Chad Nabity

**AGENDA**  
**Wednesday May 16, 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 April 4, 2007 Meeting.
3. Approval of Financial Reports
4. Approval of Bills
5. Preliminary Discussion on Budget for 2007-2008
6. Review of Committed Projects and CRA Properties
7. Update on Blight Study for Area 6
8. Discussion of Possible Purchase of Properties in CRA Designated Areas
9. Directors Report
10. Adjournment

Next Meeting June 13, 2007

The CRA may go into closed session for any agenda item as allowed by state law.



# Community Redevelopment Authority (CRA)

**Wednesday, May 16, 2007**  
**Regular Meeting**

## **Item B1**

### **Meeting Minutes**

Staff Contact: Chad Nabity

## OFFICIAL PROCEEDINGS

### MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF May 16, 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 May 16, 2007 at City Hall, 100 E First Street. Notice of the meeting was given in the May 9, 2007 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: Tom Gdowski, Lee Elliott, 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. 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. Sandstrom noted that the word Independent was used twice to designate the GI Independent representative. A motion for approval of the Minutes, as corrected, for the April 4, 2007 CRA meeting was made by Gdowski and seconded by Pirnie. 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 April 1, 2007 through April 30, 2007. He noted revenue in the amount of \$28,884 and expenses of \$9300 for the month. The total ending cash was \$864,302. Motion by Pirnie, second by Elliott, 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 Elliott, second by Pirnie, to approve the bills in the amount of \$2086.16. Upon roll call vote all present voted aye. Motion carried unanimously to approve the payment of bills in the amount of \$2086.16.
5. PRELIMINARY DISCUSSION ON BUDGET FOR 2007-2008.

Members discussed the Budget for the new fiscal year. Nabity asked members to peruse the copy of the 2006-07 Budget and then make suggestions for the 2007-08 Budget. He suggested that 20% of the Director's salary, rather than the current 10%, would be a more appropriate percentage for the CRA to contribute. Various categories were discussed. A discussion was held regarding the possibility of the CRA forming a partnership with other entities to install directional horns at railroad crossings in the downtown area. Nabity noted that a change would need to be made to the Redevelopment Plan should a decision be made to undertake a portion of this project. Members were of the opinion that the directional horns would be an asset to the downtown area. Sandstrom asked if Nabity would request a presentation from a representative of the Lied Mainstreet group for the meeting next month. He also asked for a good estimate of which committed projects will be remaining at the end of this fiscal year.
6. REVIEW OF COMMITTED PROJECTS AND CRA PROPERTIES.

Nabity gave an update of the committed projects and properties of the CRA. He stated that 1321 N. Cherry was sold. This property ended up costing the CRA about \$2750. JEO is moving forward with a few minor modifications, which may result in a lesser financial amount requested. It appears that there has been no action on the Romsa project. Mayhew is working on the Harmony Building. Nabity also stated that there has been some interest in the Star Motel property.

7. UPDATE ON BLIGHT STUDY FOR AREA 6. Nabity reported that the Charrettes were held at the Banquet Center at North Skagway on April 30<sup>th</sup> and May 1<sup>st</sup>. The study is expected for the July meeting. Since Marty will be unable to attend the scheduled CRA meeting date in July, the meeting date will need to be rescheduled. Nabity will email members with available dates.

8. DISCUSSION OF POSSIBLE PURCHASE OF PROPERTIES IN CRA DESIGNATED AREAS. Chairman Sandstrom asked for a motion to go into Executive Session in order to discuss possible purchase of properties. The motion was made by Elliott, seconded by Pirnie, to go into Executive Session. Upon roll call vote all present voted aye. Motion carried unanimously and the meeting went into Executive Session at 4:35 p.m.

Chairman Sandstrom asked for a motion to return to regular session. Gdowski made the motion, and Elliott seconded the motion to return to regular session. Upon roll call vote, all present voted aye. Motion carried unanimously and the meeting returned to regular session at 5:00 p.m.

9. DIRECTOR'S REPORT. Nabity reported that he would be attending a meeting in Lincoln on May 17, 2007 which would discuss LB562. This bill makes available a means of financing that does not negatively impact cities or the CRA. Nabity also reported that Marlan Ferguson recently brought over a Blighted and Substandard Study for a property recently annexed by the City. Duane Burns, legal counsel, was asked to do a search to ascertain whether a request for TIF, not recommended by CRA, would go forward to Council.

10. ADJOURNMENT. The next meeting is scheduled for June 13, 2007 at 4:00 p.m. Chair Sandstrom adjourned the meeting at 5:15 p.m.

Respectfully submitted,

Chad Nabity  
Director





# Community Redevelopment Authority (CRA)

**Wednesday, May 16, 2007**  
**Regular Meeting**

## **Item C1**

### **Financial Reports**

Staff Contact: Chad Nabity

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

<b>CONSOLIDATED</b>	<b>MONTH ENDED <u>APRIL 2007</u></b>	<b>2006 - 2007 <u>YEAR TO DATE</u></b>	<b>2007 <u>BUDGET</u></b>	<b>REMAINING <u>BALANCE</u></b>
Beginning Cash	844,718	1,309,485	1,309,485	
<b>REVENUE:</b>				
Property Taxes	21,950	262,351	715,336	452,985
Loan Proceeds	-	-		
Interest Income	6,434	21,609	10,000	(11,609)
Land Sales	500	500	100,000	99,500
Other Revenue	-	4,014	-	(4,014)
<b>TOTAL REVENUE</b>	<b>28,884</b>	<b>288,474</b>	<b>825,336</b>	<b>536,862</b>
<b>TOTAL RESOURCES</b>	<b>873,602</b>	<b>1,597,959</b>	<b>2,134,821</b>	<b>536,862</b>
<b>EXPENSES</b>				
Auditing & Accounting	-	5,400	8,000	2,600
Legal Services	1,400	4,250	10,000	5,750
Consulting Services	-	-	15,000	15,000
Contract Services	7,900	24,300	50,000	25,700
Printing & Binding	-	-	1,500	1,500
Other Professional Services	-	3,429	7,000	3,571
General Liability Insurance	-	-	-	-
Matching Grant	-	-	-	-
Legal Notices	-	74	1,000	926
Licenses & Fees	-	-	4,000	4,000
Travel & Training	-	-	1,500	1,500
Other Expenditures	-	10	500	490
Office Supplies	-	32	750	718
Supplies	-	-	500	500
Land	-	15,137	115,000	99,863
Façade Improvement	-	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>9,300</b>	<b>733,657</b>	<b>1,607,546</b>	<b>873,889</b>
<b>INCREASE(DECREASE) IN CASH</b>	<b>19,584</b>	<b>(445,183)</b>	<b>(782,210)</b>	<b>(337,027)</b>
<b>ENDING CASH</b>	<b>864,302</b>	<b>864,302</b>	<b>527,275</b>	<b>(337,027)</b>
<b>LESS COMMITMENTS</b>	<b>564,232</b>	<b>-</b>		
<b>AVAILABLE CASH</b>	<b>300,070</b>	<b>864,302</b>	<b>527,275</b>	<b>(337,027)</b>
<b>CHECKING</b>	<b>153,819</b>			
<b>PETTY CASH</b>	<b>50</b>			
<b>INVESTMENTS</b>	<b>710,433</b>			
<b>Total Cash</b>	<b>864,302</b>			

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

	<b>MONTH ENDED</b> <b><u>APRIL 2007</u></b>	<b>2006 - 2007</b> <b><u>YEAR TO DATE</u></b>	<b>2007</b> <b><u>BUDGET</u></b>	<b>REMAINING</b> <b><u>BALANCE</u></b>
<b>CRA</b>				
<b>GENERAL OPERATIONS:</b>				
Property Taxes	21,950	160,075	492,540	332,465
Interest Income	6,415	21,361	10,000	(11,361)
Land Sales	500	500	100,000	99,500
Other Revenue & Motor Vehicle Tax		2,467		(2,467)
<b>TOTAL</b>	<b>28,865</b>	<b>184,403</b>	<b>602,540</b>	<b>418,137</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	18	136	-	(136)
Other Revenue		68	-	(68)
<b>TOTAL</b>	<b>18</b>	<b>30,657</b>	<b>59,180</b>	<b>28,523</b>
<b>GENTLE DENTAL</b>				
Property Taxes		-	4,202	4,202
Interest Income	0	2	-	(2)
Other Revenue		846	-	(846)
<b>TOTAL</b>	<b>0</b>	<b>848</b>	<b>4,202</b>	<b>3,354</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>30,975</b>	<b>74,472</b>	<b>43,497</b>
<b>TOTAL REVENUE</b>	<b>28,884</b>	<b>288,474</b>	<b>825,336</b>	<b>536,862</b>

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

	<b>MONTH ENDED</b> <b><u>APRIL 2007</u></b>	<b>2006 - 2007</b> <b><u>YEAR TO DATE</u></b>	<b>2007</b> <b><u>BUDGET</u></b>	<b>REMAINING</b> <b><u>BALANCE</u></b>
<b>EXPENSES</b>				
<b>CRA</b>				
<b>GENERAL OPERATIONS:</b>				
Auditing & Accounting		5,400	8,000	2,600
Legal Services	1,400	4,250	10,000	5,750
Consulting Services		-	15,000	15,000
Contract Services	7,900	24,300	50,000	25,700
Printing & Binding		-	1,500	1,500
Other Professional Services		3,429	7,000	3,571
General Liability Insurance		-	-	-
Matching Grant		-	-	-
Legal Notices		74	1,000	926
Licenses & Fees		-	4,000	4,000
Travel & Training		-	1,500	1,500
Other Expenditures		-	500	500
Office Supplies		32	750	718
Supplies		-	500	500
Land		15,137	115,000	99,863
<b>PROJECTS</b>				
Façade Improvement	-	127,300	445,000	317,700
South Locust	-	-	-	-
Alleyway Improvement	-	-	-	-
Other Projects	-	448,680	725,000	276,320
<b>TOTAL CRA EXPENSES</b>	<b>9,300</b>	<b>628,603</b>	<b>1,384,750</b>	<b>756,147</b>
<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>	<b>-</b>	<b>32,890</b>	<b>65,780</b>	<b>32,890</b>
<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>	<b>-</b>	<b>29,590</b>	<b>59,180</b>	<b>29,590</b>
<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>	<b>-</b>	<b>2,101</b>	<b>4,202</b>	<b>2,101</b>
<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>	<b>-</b>	<b>9,581</b>	<b>19,162</b>	<b>9,581</b>
<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 APRIL 2007

	<b>MONTH ENDED</b> <b><u>APRIL 2007</u></b>	<b>2006 - 2007</b> <b><u>YEAR TO DATE</u></b>	<b>2007</b> <b><u>BUDGET</u></b>	<b>REMAINING</b> <b><u>BALANCE</u></b>
Other Expenditures		10	-	(10)
		-	-	-
<b>TOTAL WALNUT HOUSING</b>	-	30,893	74,472	43,579
<b>TOTAL EXPENSES</b>	9,300	733,657	1,607,546	873,889



# Community Redevelopment Authority (CRA)

**Wednesday, May 16, 2007**  
**Regular Meeting**

## **Item D1**

### **Bills**

Staff Contact: Chad Nabity

16-May-07

TO: Community Redevelopment Authority Board Members

FROM: Chad Nabity, Planning Department Director

RE: Bills Submitted for Payment at May 16, 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	\$375.00
Grand Island Independent	\$11.16
Monthly & Redevelopment Plan Notices	
Mayer, Burns, Koenig & Janulewicz	
RDG	
Quality Cut Shrub & Lawn Care Inc.	\$380.00
tree branch removal (1st, 2nd & Locust)	
NPZA	70.00
Registration Fees - Conference/Institutes	
<b>Total:</b>	
	<hr/> <b>\$2,086.16</b> <hr/>



# Community Redevelopment Authority (CRA)

**Wednesday, May 16, 2007**  
**Regular Meeting**

## **Item E1**

### **Committed Projects**

Staff Contact: Chad Nabity



COMMITTED PROJECTS	AMOUNT	ESTIMATED DUE DATE
Central NE Humane Soc.	\$258,000	June 2007
Housing Study	\$8,250	December 2007
JEO Building	\$117,000	June 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	\$3,750	Sold 4-30-07

May 8, 2007