



Community Redevelopment Authority (CRA)

**Thursday, July 12, 2007
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, July 12, 2007
Regular Meeting

Item A1

Agenda

Staff Contact: Chad Nabity

AGENDA
Thursday July 12, 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 June 20, 2007 Meeting.
3. Approval of Financial Reports
4. Approval of Bills
5. Request by Ray O'Connor with Southeast Crossings LLC to allow changes to the ownership of property located at 939-943 South Locust Resolution #80
6. Acceptance of Blight Study for proposed CRA Area 6 from Marty Shukert, FAICP RDG Planning and Design. Resolution #81
7. Resolution to approve preliminary budget and levy request for the 2006-07 Budget Resolution #82
8. Review of Committed Projects and CRA Properties
9. Discussion of Possible Purchase of Properties in CRA Designated Areas
10. Directors Report
11. Adjournment

Next Meeting August 8th, 2007

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



Community Redevelopment Authority (CRA)

Thursday, July 12, 2007
Regular Meeting

Item B1

Meeting Minutes

Staff Contact: Chad Nabity

OFFICIAL PROCEEDINGS

MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF July 12, 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 July 12, 2007 at City Hall, 100 E First Street. Notice of the meeting was given in the July 5, 2007 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: Tom Gdowski, Glen Murray, 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; Ray O'Connor, Southeast Crossings LLC; Amy Haase, RDG

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 June 20, 2007 CRA meeting was made by Murray 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 June 1, 2007 through June 30, 2007. He noted revenue in the amount of \$116,232 and expenses of \$8,425 for the month. The total ending cash was \$1,087,638. Motion by Gdowski, second by Pirnie, 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 Pirnie, second by Elliott, to approve the bills in the amount of \$5012.50. Upon roll call vote all present voted aye.

Motion carried unanimously to approve the payment of bills in the amount of \$5012.50.

5. REQUEST BY RAY O'CONNOR, WITH SOUTHEAST CROSSINGS LLC TO ALLOW CHANGES TO THE OWNERSHIP OF PROPERTY LOCATED AT 939-943 SOUTH LOCUST RESOLUTION #80.

Ray O'Connor, of Southeast Crossings LLC, spoke to the CRA requesting changes to the Development Contract which will give him the ability to create a master deed and condominium association for this property. He would like this option in order to accommodate potential tenants. It was determined that there are no legal issues with TIFF if this request is granted.

The motion was made by Gdowski, and seconded by Murray to approve Resolution #80, which would allow the creation of a master deed and condominium association for the property located at 939-943 South Locust. Upon roll call vote all present voted aye. Motion carried unanimously to approve Resolution #80.

6. ACCEPTANCE OF BLIGHT STUDY FOR PROPOSED CRA AREA 6 FROM MARTY SHUKERT, FAICP RDG PLANNING AND DESIGN. RESOLUTION #81.

Amy from RDG Planning and Design was present to answer any questions regarding the blight study for proposed Area 6. The copy of the study was reviewed. It was determined that it would be appropriate for CRA to forward the study to the Grand Island City Council for their consideration.

The motion was made by Elliott, and seconded by Pirney, to approve Resolution #81, which would accept the Blight Study for the proposed CRA Area 6 from RDG Planning and Design and forward on to the Grand Island City Council for their consideration. Upon roll call vote all present voted aye. Motion carried unanimously to approve Resolution #81.

7. RESOLUTION TO APPROVE PRELIMINARY BUDGET AND LEVY REQUEST FOR THE 2007-2008 BUDGET RESOLUTION #82.

The Budget for 2007-2008 was discussed. This Budget will go to the City Council at a future meeting. Elliott stated that he would prefer that the CRA not contribute a higher percentage for Nabity's salary. Nabity stated that the higher percentage better

reflects the time spent on CRA business.

The motion was made by Gdowski, and seconded by Murray, to approve Resolution #82, which would forward to the Grand Island City Council a preliminary budget based on a tax asking of \$500,000 for the 2007-08 fiscal year. Upon roll call vote, Gdowski, Murray, Pirnie and Sandstrom voted aye and Elliott voted against. Motion carried.

8. REVIEW OF COMMITTED PROJECTS AND CRA PROPERTIES.

Nabity reported that CRA will pursue the purchase of property at 211 E. First Street as soon as tenants vacate. The Central Nebraska Humane Society project appears to be nearly complete; therefore, a request for funds is expected in the near future. Work on the JEO Building, as well as the Hall County project, continues. There is no anticipation of a funding request before the calendar year end for the Romsa Real Estate Center project. The Harmony Building project is progressing and a funding request is expected before the calendar year end.

9. 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 a CRA property. The motion was made by Elliott, seconded by Murray, to go into Executive Session. Upon roll call vote all present voted aye. Motion carried unanimously and the meeting went into Executive Session at 4:30 p.m.

Chairman Sandstrom asked for a motion to return to regular session. Murray 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 4:48 p.m.

10. DIRECTOR'S REPORT.

Train horns were discussed. The impression of the train horns was favorable. Several options are available with great potential for reduction of the train noise in the downtown area. Nabity asked CRA members for direction on how to proceed.

Following the discussion, Nabity will proceed with drafting an Amendment to the Redevelopment Plan for Studies 1 and 4.

11. ADJOURNMENT. The next meeting is scheduled for August 8, 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)

Thursday, July 12, 2007
Regular Meeting

Item D1

Bills

Staff Contact: Chad Nabity

12-Jul-07

TO: Community Redevelopment Authority Board Members

FROM: Chad Nabity, Planning Department Director

RE: Bills Submitted for Payment at July 12, 2007 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	\$375.00

Grand Island Independent
Monthly & Redevelopment Plan Notices

Mayer, Burns, Koenig & Janulewicz	\$487.50
-----------------------------------	----------

RDG	\$2,900.00
-----	------------

Quality Cut Shrub & Lawn Care Inc.
shredding & labor for cleaning - 1st, 2nd Locust

Total:

\$5,012.50



Community Redevelopment Authority (CRA)

Thursday, July 12, 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 rd Street	\$68,482	Fall 2007
211 E First Purchase	\$33,702	Fall 2007
Total Committed	\$597,934	

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

July 3, 2007



Community Redevelopment Authority (CRA)

Thursday, July 12, 2007
Regular Meeting

Item J1

Resolutions

Staff Contact: Chad Nabity

**COMMUNITY REDEVELOPMENT AUTHORITY
OF THE CITY OF GRAND ISLAND, NEBRASKA
RESOLUTION NO. 80**

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF GRAND ISLAND, NEBRASKA pertaining to the redevelopment contract for Southeast Crossings, LLC.

WHEREAS, on October 11, 2006, the CRA approved the proposal of Southeast Crossings, LLC, for an amendment to the redevelopment plan for Area # 2 to provide for a redevelopment project using ad valorem tax financing on real property improvements in the project for a period of 15 years; and

WHEREAS, the redeveloper now desires to file a master deed and condominium plan for the real estate involved in said redevelopment project, which is a deviation from the original redevelopment plan submitted to the CRA; and

WHEREAS, the CRA has considered the request of the redeveloper to implement a condominium regime and finds that such a change is in the best interests of the redevelopment project.

NOW, THEREFORE, be it resolved by the Community Redevelopment Authority of the City of Grand Island, Nebraska as follows:

1. That the request of the redeveloper to permit the redevelopment project area to be modified by the filing of a master deed for implementation of a condominium plan and regime on the project area property should be and hereby is approved.

2. That the Director be authorized to file this Resolution with the County Assessor and the County Treasurer.

IN WITNESS WHEREOF, the undersigned members of the Community Redevelopment Authority of the City of Grand Island, Nebraska, hereby pass and adopt this Resolution this _____ day of July, 2007.

COMMUNITY REDEVELOPMENT AUTHORITY
OF THE CITY OF GRAND ISLAND, NEBRASKA

By _____
Chair

ATTEST:

Director

COMMUNITY REDEVELOPMENT AUTHORITY
GRAND ISLAND, NEBRASKA

RESOLUTION #81

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF GRAND ISLAND, NEBRASKA (the "Authority") MAKING RECOMMENDATION WITH RESPECT TO BLIGHT AND SUBSTANDARD AREA #6 AND REDEVELOPMENT PLAN.

WHEREAS, the Mayor and City Council of the City of Grand Island, Nebraska (the "City"), by its Ordinance passed and adopted June 27, 1994, created the Community Redevelopment Authority of the City of Grand Island, Nebraska, pursuant to Sections 18-2101 through 18-2153 of the Nebraska Community Development Law; Reissue Revised Statutes of Nebraska, as amended (the "Act");

WHEREAS, on August 9, 2006, the Community Redevelopment Authority commissioned RDG Planning and Design of Omaha, Nebraska to prepare a Blight and Substandard Study to determine whether the property generally described as "An area in or adjacent the City of Grand Island, Hall County, Nebraska, beginning at the southeast corner of lot 1 blk 118 Railroad Addition; thence southerly to the south line of first street being the northeast corner of lot 1 blk 121 Koenig and Wiebe's Addition and its complement lot 1 blk 121 railroad Addition; thence southwesterly on the southerly line of first street to the west line of Ada Street; thence north on a line to the southwest corner of lot 3 Packer and Barr's annex; thence continuing north on the west line of Packer and Barr's annex and Packer and Barr's Second Subdivision; to the north line of North Front Street being the southwest corner of lot 243 Belmont Addition; thence east on the north line of North Front street to the west line of White Avenue being the southeast corner of lot 1 block 15 Packer and Barr's Addition; thence north on the west line of White Avenue to the south line of 9th street being the northeast corner blk 4 Golden Age Subdivision; thence west on the south line of 9th Street and an extension thereof to a point on an extension of the west line of White Avenue; thence north on the west line of White Avenue to the north line of 13th Street; thence east on the north line of 13th Street to the west line of Huston Avenue; being the southeast corner of lot 266 West Lawn Addition; thence continuously north on the west line of Huston Avenue to the north line of Capital Avenue; thence east on the north line of Capital Avenue to the east line of Broadwell Avenue; thence south on the east line of Broadwell Avenue; to the southwest corner of lot 4 Home Subdivision; thence east on the south line of lots 4 and 7 Home Subdivision; and an extension thereof to the east line of Wheeler Avenue; thence southeasterly on the easterly line of Wheeler Avenue to a point where the extension of the south line of lot 9 Home Subdivision intersects; thence west on said south line of lot 9 Home Subdivision; to the east line of Walnut Street; thence south on the east line of Walnut Street to the north line of State Street; thence east on the north line of State Street and an extension thereof to the southerly line of 17th Street; thence southwesterly on the southerly line of 17th Street to the east line of Cleburn Street being the northwest corner of lot 5

Abrahamson's Subdivision No 3; thence south on the east line of Cleburn Street to the south line of 6th Street; thence southwesterly on the southerly line of 6th Street to the west line of Clark Street being the northeast corner of lot 1 block 10 Rollins Addition; thence northwesterly on the west line of Clark Street to the south line of 15th Street being the northeast corner of lot 1 blk 7 Gilbert's Second Addition; thence southwesterly on the south line of 15th Street to the east line of Greenwich Street being the northwest corner of lot 5 blk 7 Gilbert's Second Addition; thence southeasterly on the east line of Greenwich Street to the south line of 13th Street being the northwest corner of lot 5 blk 13 Gilbert's Addition; thence southwesterly on the south line of 13th Street to the east line of Lincoln Avenue being the northwest corner of lot 5 blk 1 Gilberts Addition; thence southeasterly on the east line of Lincoln Avenue to the south line of 11th Street being the northwest corner of lot 5 blk 10 Gilberts Addition; thence southwesterly on the south line of 11th Street to the east line of Washington Street being the northwest corner of lot 5 blk 11 Gilberts Addition; thence southeasterly on the east line of Washington street to the south line of 10th Street being the northwest corner of lot 5 blk 15 Fairview Park Addition; thence southwesterly on the south line of 10th Street to the east line of Adams street being the northwest corner of lot 5 blk 14 Fairview Park Addition; thence southeasterly on the east line of Adams Street to the south line of 8th Street being the northwest corner of lot 5 blk 9 Wallichs Addition; thence southwesterly on the south line of 8th St. to the east line of Broadwell Avenue; thence south on the east line of Broadwell Avenue to the north line of 7th Street; thence northeasterly on the north line of 7th Street to the east line of Jefferson Street being the southwest corner of lot 6 blk 10 Wallichs Addition; thence southeasterly on the east line of Jefferson Street to the south line of 6th Street being the northwest corner of lot 5 blk 20 Wallichs Addition; thence southwesterly on the south line of 6th street to the east line of Madison Street being the northwest corner of lot 5 blk 3 Bonnie Brae Addition; thence southeasterly on the east line of Madison Street to the northwest corner of lot 6 blk 7 Bonnie Brae Addition; thence southwesterly on the south line of the alley in blocks 8 & 9 Bonnie Brae Addition; and an extension thereof to the east line of Broadwell Avenue; thence southerly and southeasterly on the east line of Broadwell Avenue to the north line of 2nd Street; thence northeasterly on the north line of Second Street to the west line of Madison Street being the southeast corner of lot 8 blk 11 Kernohan and Decker's Addition; thence northwesterly on the west line of Madison Street to the southeast corner of lot 1 blk 11 Kernohan and Decker's Addition; thence northeasterly on the north line of the alley in block 10 Kernohan and Decker's Addition; and its complement block 4 Spaulding and Gregg's Addition, and blocks 3 and 2 Spaulding and Gregg's Addition to the west line of vacated Washington Street; thence south on west line of vacated Washington Street to the north line of Second Street; thence northeasterly on the north line of Second Street to the west line of Lincoln Avenue; thence northwesterly on the west line of Lincoln Avenue to the southeast corner of lot 1 blk 17 Arnold and Abbott's Addition; thence northeasterly on a line to the point of beginning, located in the City of Grand Island, Hall County, Nebraska" fulfilled the blight/substandard criteria of the Nebraska Community Development law; and

WHEREAS, RDG Planning and Design completed said Blight/Substandard Study which indicates the presence of substandard and blighted conditions in the area and,

WHEREAS the Blight/Substandard Study indicates that the area is in need of redevelopment;

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

1. The Authority has considered the factors specified in Section 18-2103 of the Act, including proposed land uses and building requirements in the Redevelopment Project area, development of the City in accordance with its present and further welfare, as well as efficiency and economy in the process of development, including traffic, parking, safety from fire, panic and other dangers, adequate provisions for light and air, the promotion of healthful and convenient distribution of population, adequate transportation, water, sewerage, and other public utilities, schools, parks, recreation and community facilities, and other public requirements, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds, and prevention of the recurrence of unsanitary or unsafe dwelling accommodations, or conditions of blight.
2. The Authority forwards this Study to the Council for Action by the Grand Island City Council including sending this Study to the Regional Planning Commission for their recommendation.
3. The Authority recommends to the Mayor and City Council of the City of Grand Island, Nebraska, approval of the Blight and Substandard Area #6 and Redevelopment Plan.

Passed and adopted by the Authority this _____ day of _____, 2007.

COMMUNITY REDEVELOPMENT
AUTHORITY OF THE CITY OF
GRAND ISLAND, NEBRASKA

By: _____
It's Chairperson

ATTEST:

Director/Secretary

COMMUNITY REDEVELOPMENT AUTHORITY
GRAND ISLAND, NEBRASKA

RESOLUTION #82

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF GRAND ISLAND, NEBRASKA (the "Authority") RECOMMENDING A LEVY ALLOCATION BY THE CITY OF GRAND ISLAND TO THE AUTHORITY FOR ITS BUDGETARY PURPOSES IN FISCAL YEAR 2007-2008 AS AUTHORIZED BY NE. REV. STATUTES 77-3443, AS AMENDED.

WHEREAS, the Mayor and City Council of the City of Grand Island, Nebraska (the "City"), by its Ordinance passed and adopted June 27, 1994, created the Community Redevelopment Authority of the City of Grand Island, Nebraska, pursuant to Sections 18-2101 through 18-2153 of the Nebraska Community Development Law; Reissue Revised Statutes of Nebraska, as amended (the "Act");

WHEREAS, on July 12, 2007, the members of the Community Redevelopment Authority of the City of Grand Island considered its budget for fiscal year 2007-2008 and determined that a request for personal and real property tax in the amount of \$500,000 is necessary to accomplish the statutory purposes of the Authority in the upcoming fiscal year and that the accomplishment of these purposes is in the best interests of the City of Grand Island.

NOW, THEREFORE BE IT RESOLVED THAT, by copy of this Resolution delivered to the City of Grand Island on this date, the Authority hereby requests and recommends that the City of Grand Island, Nebraska, as a part of the City maximum levy of \$.45 per \$100 of taxable valuation of property, as authorized by the Revised Statutes of Nebraska, Section 77-3442, authorize a 2007-2008 levy allocation which will provide \$500,000 in personal and real property tax funds to the Community Redevelopment Authority of the City of Grand Island for the accomplishment of the purposes for which it was created.

Passed and approved by the Authority this 12th day of July, 2007.

COMMUNITY REDEVELOPMENT AUTHORITY OF
THE CITY OF GRAND ISLAND, NEBRASKA

By: _____
Chair

ATTEST:

Director