



Community Redevelopment Authority (CRA)

**Wednesday, September 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)

Wednesday, September 12, 2007
Regular Meeting

Item A1

Agenda

Staff Contact: Chad Nabity

AGENDA
Wednesday September 12, 2007
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 August 28, 2007 Meeting.
3. Approval of Financial Reports
4. Approval of Bills
5. Review Façade Improvement application for Goodwill Industries at 1804 S. Eddy Street.
6. Review of Façade Improvement application for New Life Community Church at 301 W. 2nd
Street
7. Consideration of Generalized Redevelopment Plan for CRA Area #7
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 October 10, 2007



Community Redevelopment Authority (CRA)

Wednesday, September 12, 2007
Regular Meeting

Item B1

Meeting Minutes

Staff Contact: Chad Nabity

OFFICIAL PROCEEDINGS

MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF September 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 September 12, 2007 at City Hall, 100 E First Street. Notice of the meeting was given in the September 1, 2007 Grand Island Independent.

1. CALL TO ORDER Chair Barry Sandstrom called the meeting to order at 4:14 p.m. The following members were present: Tom Gdowski, Lee Elliott, Glen Murray, Barry Sandstrom. Sue Pirnie was absent. Also present were; Director, Chad Nabity; Secretary, Barb Quandt; Legal Counsel, Duane Burns; Finance Director, Dave Springer; Council Liaison, Peg Gilbert; Tracy Overstreet, Grand Island Independent; Victor Aufdemberge, Sterling Gurney, Marvin Webb, Tom Conlon, Kris Nolan-Brown, Marlan Ferguson, Steve Johnson

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 August 28, 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 August 1, 2007 through August 31, 2007. He noted revenue stated in the report, in the amount of \$22,349, plus an additional \$109,000 in property taxes not included in the report, and expenses of \$269,194 for the month. The total ending cash was \$844,496, plus the additional \$109,000 for a total of \$953,496. A motion was made by Murray, seconded 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. Questions were asked regarding status of the wayside horns. Liability insurance issues are still under consideration creating a delay in moving ahead with the project until they can be resolved. Motion by Gdowski, second by Elliott, to approve the bills in the amount of \$2273.61. Upon roll call vote all present voted aye. Motion carried unanimously to approve the payment of bills in the amount of \$2273.61.
5. REVIEW FAÇADE IMPROVEMENT APPLICATION FOR GOODWILL INDUSTRIES AT 1804 S. EDDY STREET. Nabity reported that Goodwill Industries, located at 1804 S. Eddy Street, has requested funding under the façade development program to assist them with façade improvements at this location. Nabity stated that this location is in the CRA redevelopment area. Marvin Webb has worked with Goodwill to develop a plan for the proposed façade project. Total project cost is approximately \$119,599. Tom Conlon, Kris Nolan-Brown and Marvin Webb met with the Architectural Review Team on September 6, 2007 to review the application. The Review Team liked the project plan. Webb stated that the current facility was rebuilt in 1981. The existing design complied with the ADA requirements at that time. The new project will provide compliance with the new ADA requirements. Motion by Murray, second by Elliott, to approve application in the amount of \$36,880. Upon roll call vote all present voted aye. Motion carried unanimously to approve application.
6. REVIEW OF FAÇADE IMPROVEMENT APPLICATION FOR NEW LIFE COMMUNITY CHURCH AT 301 W. SECOND STREET. Nabity reported that the New Life Community Church, located at 301 West Second Street, has requested funds under the façade development program to assist with façade improvements at this location. Victor Aufdemberge, architect, has worked with the church to develop a plan. Sterling Gurney, Steve Johnson and Victor Aufdemberge met with the Architectural Review Team on September 6, 2007 to review the application. Marvin Webb was also present at the Review Team meeting acting in the capacity of CRA architect. The request for the façade improvement project is \$107,000. It is anticipated that \$146,800 will be the cost of the façade, \$45,000 for costs not façade related, plus previous improvements of \$181,000 to make the requested amount for the required match amount. Since this is a corner building, costs are increased. An open café area is planned,

which will be located on the corner of Wheeler and Second Streets, with a glass overhead door to the Wheeler Street side. Discussion continued with questions being answered by Aufdemberge, Johnson and Gurney. General consensus among CRA members was that the project should not be scaled back and that all areas should be finished as planned. Questions regarding availability of CRA funds were considered with the answer being that the funds have been budgeted and are available. The CRA portion would be capped at the committed \$107,000, even if costs to the church exceed the original projected amount. Motion was made by Gdowski, seconded by Murray, to approve the application as presented. Motion carried unanimously to approve application.

7. CONSIDERATION OF GENERALIZED REDEVELOPMENT PLAN FOR CRA AREA #7. Nabity made a correction to the memo to members stating that City Council had declared CRA Area #7 blighted and substandard at their meeting on August 28, 2007, rather than September 28, 2007. Nabity explained that Hanna:Keelan Associates had prepared a generalized redevelopment plan for CRA Area #7 at the same time that they prepared the Blight Study. Since Council has declared the area blighted and substandard, CRA can now consider the redevelopment plan. CRA needs to send the plan to Regional Planning, then back to CRA and finally CRA then sends it to City Council. Nabity explained that the Redevelopment Plan prepared by Hanna:Keelan is no longer accurate in terms of the City limits lines, or the zoning districts of most of the subject properties. The maps need to be updated and some modifications to the text are suggested prior to the adoption of this plan. The plan under consideration by the CRA has been modified by staff to reflect current conditions. CRA needs to forward the study to the Regional Planning Commission for review and recommendation prior to approval of the plan. Discussion was held regarding TIFF and issues were clarified for potential uses. Marlan Ferguson discussed intentions concerning those potential uses. Content and typographical corrections were suggested for the plan. Nabity noted those and will make the appropriate changes. Sandstrom noted that never before had residential property been considered for TIFF and also questioned if zoning was appropriate for the anticipated use. It was explained that M-2 zoning is the most diversified district but that residential uses are not permitted. Questions were raised in regard to the relocation of property owners as mentioned in the plan. Nabity

stated that this is standard language in the plan and that relocation of displaced persons is necessary when a governmental entity acquires private property. Counselor Burns agreed with this statement. Since there are only two residential structures in the area and the CRA has no plans to acquire property in this area that concern is negligible.

A brief discussion regarding TIFF for this project was held. It was noted that TIFF bonds will need to be utilized due to the large amounts of financing that will be needed.

8. REVIEW OF COMMITTED PROJECTS AND CRA PROPERTIES.

Nabity referred members to the sheet enclosed with their packets, which listed each committed project, noting the total amount of \$339,000. He will add the two new committed projects to the list. The closing on the property at 211 East First Street is anticipated to be mid November. Nabity also stated that Duane Burns has drafted a grant program for fire suppression systems and exit issues, with input from Fred Hotz. Justification of this program can be made that these systems are of public benefit. A discussion followed regarding guidance on implementation location and chosen plan amendments. It was reported that Cindy Johnson was of the opinion that this grant program would be a reasonable compromise to their request concerning a loan program.

9. ADJOURN TO EXECUTIVE SESSION TO DISCUSS
NEGOTIATIONS – RETURN TO REGULAR SESSION.

There was not a need to adjourn to Executive Session.

10. APPROVE RESOLUTION OR RESOLUTIONS TO PURCHASE/SELL
PROPERTY. There were no resolutions to approve.

11. DIRECTOR'S REPORT. No additional information given.

12. ADJOURNMENT. The next regularly scheduled meeting will be held on October 10, 2007 at 4:00 p.m. Chair Sandstrom adjourned the meeting at 5:18 p.m.

Respectfully submitted,

Chad Nabity
Director



Community Redevelopment Authority (CRA)

Wednesday, September 12, 2007
Regular Meeting

Item D1

Bills

Staff Contact: Chad Nabity

12-Sep-07

TO: Community Redevelopment Authority Board Members

FROM: Chad Nabity, Planning Department Director

RE: Bills Submitted for Payment at September 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	
Grand Island Independent	\$24.51
Monthly & Redevelopment Plan Notices	
Mayer, Burns, Koenig & Janulewicz	\$400.00
Railroad Controls, LP	\$599.10
Quality Cut Shrub & Lawn Care Inc.	

Total:

\$2,273.61



Community Redevelopment Authority (CRA)

Wednesday, September 12, 2007
Regular Meeting

Item E1

Committed Projects

Staff Contact: Chad Nabity

COMMITTED PROJECTS	AMOUNT	ESTIMATED DUE DATE
Housing Study	\$8,250	December 2007
JEO Building	\$117,000	June 2007
Hall County	\$37,500	Fall 2007
Romsa Real Estate Center	\$75,000	Fall 2007
Harmony Bldg. 224 W 3 rd Street	\$68,482	Fall 2007
211 E First Purchase	\$33,702	Fall 2007
Total Committed	\$339,934	

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

September 5, 2007



Community Redevelopment Authority (CRA)

Wednesday, September 12, 2007
Regular Meeting

Item F1

Facade Request

Staff Contact: Chad Nabity



Facade Improvement Program Application

Project Redeveloper Information

I. Applicant Name:

Goodwill Industries of Greater Nebraska

Address: PO Box 1863 Grand Island NE 68802-1864

Telephone No.: (308) 384-7896

Contact: Thomas M. Conlon

II. Legal Street Address of Project Site:

1804 S Eddy, Grand Island NE

III. Zoning of Project Site: B-2 General Business Zone, AC Arterial Commercial

IV. Current and Contemplated Use of Project:

See Attached

V. Present Ownership of Project Site: Goodwill Industries of Greater Nebraska, Inc.

VI. Proposed Project: Describe in detail; attach plans and specifications:

See Attached

VII. Estimated Project Costs

Acquisition Costs:

A. Land \$ -0-
B. Building \$ -0-

Construction Costs:

A. Renovation or Building Costs Attributable
to Façade Improvements (attach detail): \$ 93,092 - See Attached
B. Other Construction Costs: \$ 26,507 - See Attached

VIII. Source of Financing:

A. Developer Equity: \$ 83,719 - See Attached
B. Commercial Bank Loan: \$ _____
C. Historic Tax Credits: \$ _____
D. Tax Increment Assistance: \$ _____
E. Other (Describe _____) \$ 35,880 - See Attached

IX. Name & Address of Architect, Engineer and General Contractor:

Webb & Company Architects - 387 N Walnut St., Grand Island, NE
(308) 381-8013 wcaarch@hamilton.net www.wca-architects.com

X. Project Construction Schedule:

A. Construction Start Date: October 1, 2007
B. Construction Completion Date: January 15, 2008
Landscaping: Spring of 2008 as weather permits

Financing Request Information

- I. Describe Amount and Purpose for Which Façade Improvement Program Funds are Requested: See Attached.

- II. Statement Identifying Financial Gap and Necessity for use of Façade Improvement Program Funds or Proposed Project:

- ### III. Application of Grant Funds:

\$35,880	Grant to Redeveloper; or
----------	--------------------------

Interest Rate Buy-Down

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

ATTACHMENTS FOR CRA APPLICATION

IV. Current and Contemplated Use of Project

Goodwill is renovating the entrances to its corporate office and services building at 1804 S Eddy. There are two entrances. The main entrance is on the West end of the South facade, and the employee/participants' entrance is on the East end of the South facade. Both entrances are used frequently. Goodwill will renovate both entrances and the facade on both the front (south side facing Delta Street) and the west side of the administration building facing Lincoln Street. These renovations will improve building safety, appearance, and accessibility. The new facility's facade design will continue to be Goodwill Industries of Greater Nebraska.

VI. Proposed Project

Goodwill Industries of Greater Nebraska has occupied this building since the reconstruction following the 1980 tornadoes, and is located on the same floor slab that it occupied before that time. The original facade has become very "dated" over the last 26 years. Over that time, Goodwill has advanced by providing many community services throughout Central and Western Nebraska.

In order to provide a new professional looking image for the facade of the Goodwill building, as well as improved accessibility, we are in the planning and design stage in order to update the public image of the Goodwill building.

Marvin Webb, design architect with Webb & Company Architects, has developed an attractive new facade design. This design will delineate the two entrances and upgrade the exterior wall finishes. The design will also provide a much better ADA ramped accessible entry. The Handicap parking stalls are directly south across the street. There are Handicap loading zones along Delta Street in front of the Goodwill building.

FACADE CONSTRUCTION:

1. The soffit, gutters, down spouts and current roof fascia on the South and West facades have deteriorated badly since installation in 1980, and will be replaced. A new blue parapet will be added in front of the roof and behind the pediments and behind the new sign. The new parapet will add beauty and mask the unattractive guttering and roof.
2. The current metal siding on the facade above the bricks has also deteriorated and is no longer attractive. Over this metal will be placed a horizontal fiber cement board called Hardipanel Siding, which will greatly improve the appearance of the facade. It will be installed over the existing siding. This new wall paneling will come down onto the brick wainscot edge and allow a better weatherproofing treatment above the bricks. This new siding will also be installed on the West side of the building.
3. The windows will not be replaced but the trim around the windows will be fitted with new

siding. Trim boards (Hardi-trim) will be placed around the existing windows and doors for accent.

4. The entrance doors will need to be remodeled to automatically open for persons who have a physical disability. The automatic door controls will be installed next to the new columns. The main entrance door currently swings open the wrong direction for the new accessibility ramp and needs to be replaced.
5. The current lighted Goodwill sign will be moved to the East facade. A new lighted sign will be placed in the center of the building in front of the roof's new parapet and will fit into the new design.
6. To improve the appearance of the new entrances, a pediment will be constructed in front of each entrance. The pediments will have a lighted canopy with Goodwill's logo on it. This will provide cover for individuals as they are waiting for the doors to open. These pediments will also make both entries a prominent focal point for each of the traffic patterns.

ADDITIONAL CONSTRUCTION:

1. The current concrete ramp and landing to the main entrance is broken in many places and is dangerous to people with walkers or wheelchairs. The employee/participants' entrance also has broken concrete and does not meet current ADA guidelines (it did meet guidelines when constructed in 1980). New entrance stoop landings and accessibility ramps will be constructed. The new ramps, with handrails and landings, will meet all ADA guidelines including any need for railings. We understand there will need to be a License Agreement Application made with the City of Grand Island to do the sidewalks in the City Right of Way.
2. There will be a new curb cut in front of the building for easy access to the ramps.

LANDSCAPING

3. The existing landscaping is overgrown, unattractive and is planted too close to ramps and walkways. New landscaping (with irrigation on timers) will replace the old landscape in front of the building and on the East and West facades. The new landscaping will provide year 'round color and greatly improve the overall look of the building.

VII. Construction Costs

FACADE IMPROVEMENTS (\$93,092):

Siding & Columns	14,900	(South wall)
	6,000	(West wall)
Entry Pediments	14,000	
Lighting	2,500	
Signage Relocation	1,500	
Signage	9,000	
Roof fascia, gutters, down spouts	3,500	
Blue Roof Parapet Wall	14,500	
Handicap Doors, Operators	7,500	
Architect Fees	7,550	
15% Contingency	<u>12,143</u>	
SUB TOTAL	93,092	

OTHER CONSTRUCTION COSTS (\$26,507):

Demolition	\$4,000	
New Concrete Paving	7,500	
H.C. ramp railings	2,500	
Landscaping	7,082	
Irrigation	2,294	(incl. Plumbing & electrical)
15% Contingency	<u>3,131</u>	
SUB TOTAL	26,507	

GRAND TOTAL: \$119,599

VIII. Source of Financing

E. Other:

We are seeking \$35,880 from the CRA. Of the matching \$83,719, Goodwill will seek a total of \$25,000 from the following local foundations: the Edgar and Francis Reynolds Foundation, the Kaufmann Cummings Foundation, the Earl and Maxine Claussen Trust, and the Vern and Esther Taylor Trust. If any foundation or trust chooses not to participate in this effort, Goodwill Industries of Greater Nebraska will underwrite that portion of the cost. The remaining \$58,719 will be funded by the Goodwill Foundation and Corporation.

I. Amount and Purpose for which Facade Improvement funds are requested:

The Facade Grant of \$35,880 will finance the following:

1. replacement of gutters and current roof fascia on the South and West facades

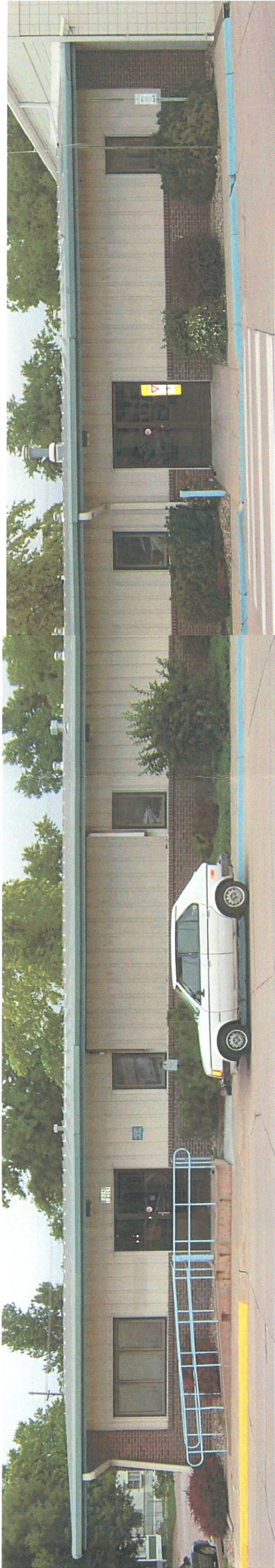
2. installation of horizontal Hardiplank Siding on the South and West facades
3. trim around the windows
4. replacement of the main entrance door on the South side and modification of the employee/participants' door on the South for accessibility
5. moving the current lighted Goodwill sign to the East facade
6. placing a new lighted sign in the center of the building in front of the roof's parapet
7. construction of a pediment with a lighted canopy in front of each entrance
8. installation of automatic door openers
9. Installation of a parapet on the roof

II. Statement Identifying Financial Gap and Necessity for use of Facade Improvement Program Funds or Proposed Project.

Goodwill needs \$119,599. We recognize \$119,599 is a lot of money for any organization, but the improvements are necessary to ensure safety for all persons served. Furthermore, Goodwill has not modified or improved the accessibility in 26 years since the building was built in 1981 following the tornado of 1980.

Goodwill is hoping the CRA will fund \$\$35,880 of the cost for the facade renovation. Goodwill will secure \$83,719 of the cost for the facade renovation. Of this \$83,719, Goodwill will seek a total of \$25,000 from the following local foundations: the Edgar and Francis Reynolds Foundation, the Kaufmann Cummings Foundation, the Earl and Maxine Claussen Trust, and the Vern and Esther Taylor Trust. The remaining funds will be donated by the Goodwill Industries Foundation of Greater Nebraska and Goodwill Industries of Greater Nebraska, Inc.

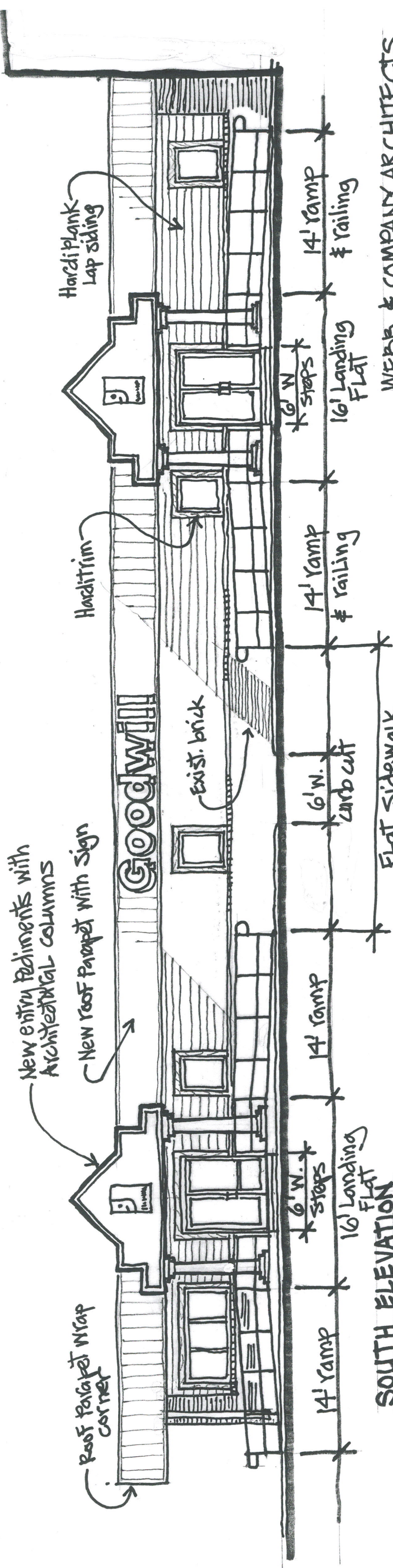
- The contribution from the CRA is a leadership gift which will influence the above Trusts and Foundations to contribute.
- The more money Goodwill is able to raise through grants and gifts from foundations and trusts, the more money Goodwill will have left for mission based services for people with disabilities.



Goodwill

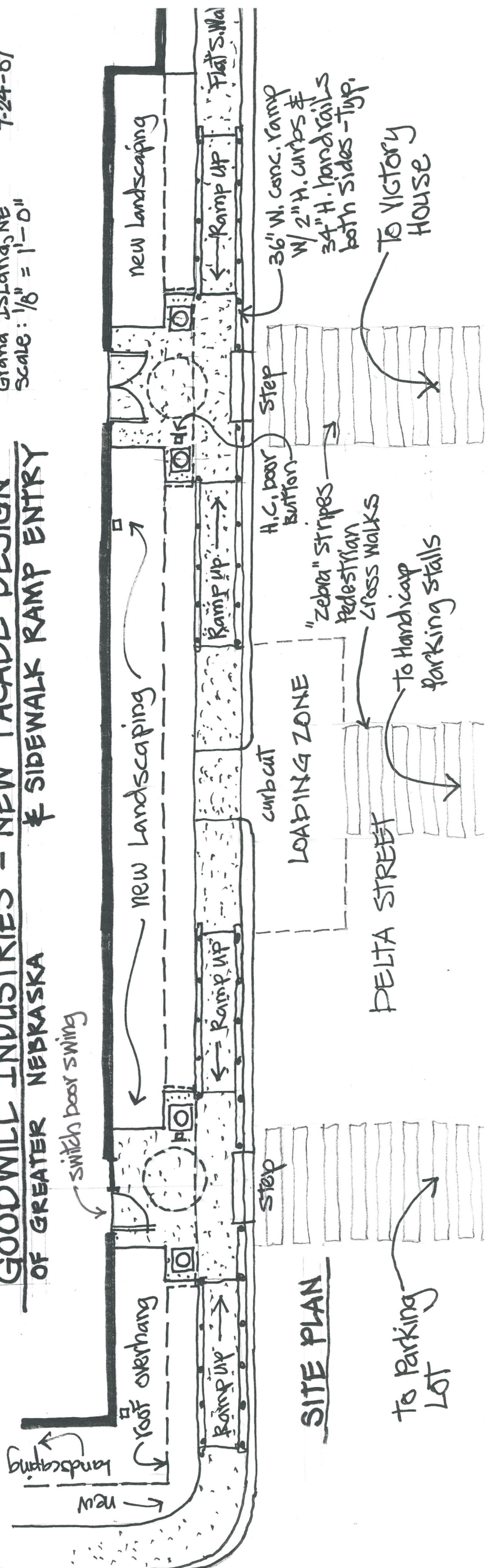
LOCATION: GRAND ISLAND, NE
ACCT. REP. RAY MAYHEW
DESIGNER R.S.M.
DATE 7-25-2007
DESIGN NO. 6110
No part of this design may be reproduced in any form, without the prior written permission of the copyright owner.

CUSTOMER APPROVAL



**GOODWILL INDUSTRIES - NEW FACADE DESIGN
OF GREATER NEBRASKA
SOUTH ELEVATION**

WEBB & COMPANY ARCHITECTS
Grand Island, NE
Scale: 1/8" = 1'-0"



SITE PLAN



Facade Improvement Program Application

Project Redeveloper Information

- I. *Applicant Name:* New Life Community Church
Address: 301 W. Second St., Grand Island, NE 68801
Telephone No.: 308 384-5369
Contact: Rev. Sterling Gurney
- II. *Legal Street Address of Project Site:* 301 W 2nd St., Grand Island, Nebraska 68801
- III. *Zoning of Project Site:* B2 General Business
- IV. *Current and Contemplated Use of Project:* Gathering space for Christian worship and fellowship, with generous activity areas for adults and for young persons. It is the intent of this congregation to share its activity spaces with the community for compatible uses. This project will provide a new look for the building – restoring some of its original qualities, and continue the development of the 2nd & 3rd levels for the various activity uses. The 3rd level will be reserved for youth activities and future development.
- V. *Present Ownership of Project Site:* New Life Community Church
- VI. *Proposed Project: Describe in detail; attach plans and specifications:*
REMOVALS: Remove the metal paneling found on the North and East facades to reveal the original architectural features of the building – refer to exhibit "A".
On the South façade: remove some of the 'junk' that was abandoned over the years and treat openings w/ brick and windows similar to N&E facades.
Finally, remove some miscellaneous building parts and finishes to allow new work to proceed.

NORTH AND EAST FACADES: 1) Provide permanent awnings over the two entrances and over the 3 or 4 'storefront' window bays. 2) Provide free use "sidewalk café" setting at the corner. 3) Provide brick in-fill for the original openings and where windows would no longer be appropriate. 4) Provide upper floor windows for appropriate areas w/ brick head and sill remodeling.

EXTERIOR SIGNAGE: Provide a business ID sign w/ electronic message panel. Size, etc to be determined.

SOUTH FAÇADE: also known as the service drive façade- This part of the intended improvements will be part of the improvement project. It will include clean-up, fill-up and open-up original openings that will comply with Code requirements or with aesthetic requirements.

REVIEW:

- 1) Phase one of the intended facility development was the initial purchase of the building & property in 2004 (\$250,000).
- 2) Phase two was ongoing interior remodel work on the 1st & 2nd floors during the 2004, 2005 and 2006 period (\$141,660 actual expenses plus \$40,000 in donated services that totals \$181,660).
- 3) Phase three is façade improvements to the North, East and South facades and related interior improvements starting in the year 2007 (probable intended improvement costs eligible for CRA assistance estimated at \$135,000).
- 4) Phase four will be continued development of the 2nd & 3rd floor areas for the intended uses. This phase would include a passenger elevator if needed, and would continue the renovation of the third floor for youth rooms and related spaces. The fire protection sprinkler system will need changes as the project proceeds.

VII. Estimated Project Costs

Acquisition Costs:

A. Land & building (purchased in 2004)	\$ 250,000
B. Building (previous improvement costs from 2004 thru 2006)	\$ 181,000

Construction Costs:

A. Renovation or Building Costs Attributable to Façade Improvements :

NORTH, EAST AND SOUTH FACADES:	\$ 146,800
Removals – East & North facades	\$ 6,000
Removals – South façade	\$ 2,000
Awnings (six bay locations)	\$ 15,000
Sidewalk Café weather enclosure (translucent overhead door, steps and railing, finish flooring etc)	\$ 15,000
North and East Brick infill @ unused original bay window openings (22 bay openings @ average 150 sf /opening and \$16/sf for brick infill)	\$ 53,000
South 1 st and 2 nd floor infills	\$ 11,600
South 3 rd floor infill	\$ 6,400

Upper level windows where needed – net additional \$ 4,800 (bay area ribbon thermal pane windows or ribbon glass block areas – partial substitution for complete brick infill. 8 bay areas @ average 70 sf x net increase of \$10/sf = net additional)	
Exterior façade lighting	\$ 3,000
General Contractor Services - compensation	\$ 15,000
Architect's services – compensation	\$ 5,000
Exterior Signage	\$ 10,000
ALLEY FAÇADE: ... future project	\$ not applicable

B. Other Construction Costs:

Interior required remodel for activity areas, fire sprinkler changes & similar remodel work,	\$ 30,000
Tuck pointing masonry as needed,	\$ 15,000

VIII. Source of Financing:

<i>A. Developer Equity:</i>	\$ not available
<i>B. Commercial Bank Loan:</i>	\$ as required
<i>C. Historic Tax Credits:</i>	\$ not applicable.
<i>D. Tax Increment Assistance:</i>	\$ not applicable

IX. Name & Address of Architect, Engineer and General Contractor:

ARCHITECT:

Victor Aufdemberge
VICTOR AUFDEMBERGE ARCHITECTURE
207-A W. 3RD St., Grand Island, NE

GENERAL CONTRACTOR:

Steve Johnson
CORNERSTONE MASONRY
3418 S. Blaine, Grand Island, NE

X. Project Construction Schedule:

A. Construction Start Date: Exterior improvements - ASAP
B. Construction Completion Date: July, 2008 - as weather permits
C. Other-Interior work: September, 2008

Financing Request Information

I. Describe Amount and Purpose for Which Façade Improvement Program Funds are Requested:

The amount of \$107,000.00 is requested to assist in the change from the warehouse look to an attractive community building and social center to complement the intent of the Downtown development in Grand Island. Funds received would be used for exterior features only and would cover Labor, Materials, Builder's and Architect's fees and miscellaneous related expenses. If the first and second floor of the south façade is removed from the project, the request will be \$96,000. While the work will involve more expense than we are asking for, and we are eligible for more matching money, we understand the need for other projects and will work with these lower amounts to complete the project.

Statement Identifying Financial Gap and Necessity for use of Façade Improvement Program Funds or Proposed Project:

Acquisition and development of this property has been a dream fulfilled for our congregation. Giving back to our community is central to our purpose. Ongoing interior construction work – including provisions for an elevator and new stairways to all floors – has developed into a considerable expense. Still the prospects for this downtown community center are good. **This project facilitates the Downtown buzz of sidewalk cafes. And this façade improvement project would go a long way to assuring another keystone building will have new life on the city skyline.**

As neighbors to the chamber of commerce and the historical Carnegie Library, our desire, and CRA desire is to continue the enhancement, development and improvement of the central business district. Since we are on the central corridor of Grand Island, with approximately 8,000 cars per day seeing our building, this project will help accomplish this goal. CRA participation is essential for us to continue façade improvements to match interior improvements.

II. Application of Grant Funds:

_____ YES _____ Grant to Redeveloper; or

_____ YES _____ Interest Rate Buy-Down

ATTACHEMENTS:

"A" Before and later photographs

"B" Proposed plan drawings and building elevation sketches



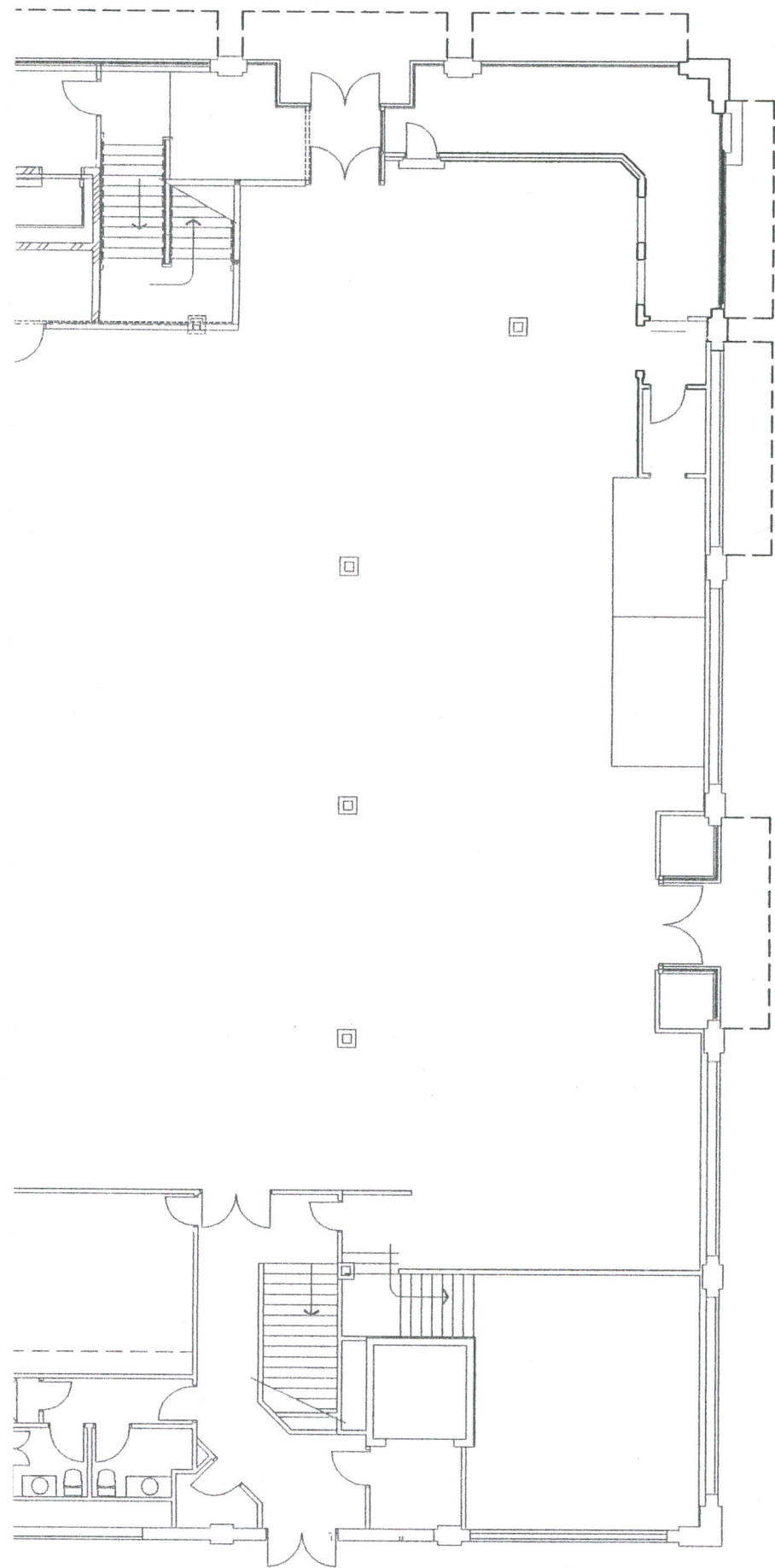
EXHIBIT "A" PHOTOGRAPHS OF ORIGINAL BUILDING - COURTESY OF STUHR MUSEUM

5.

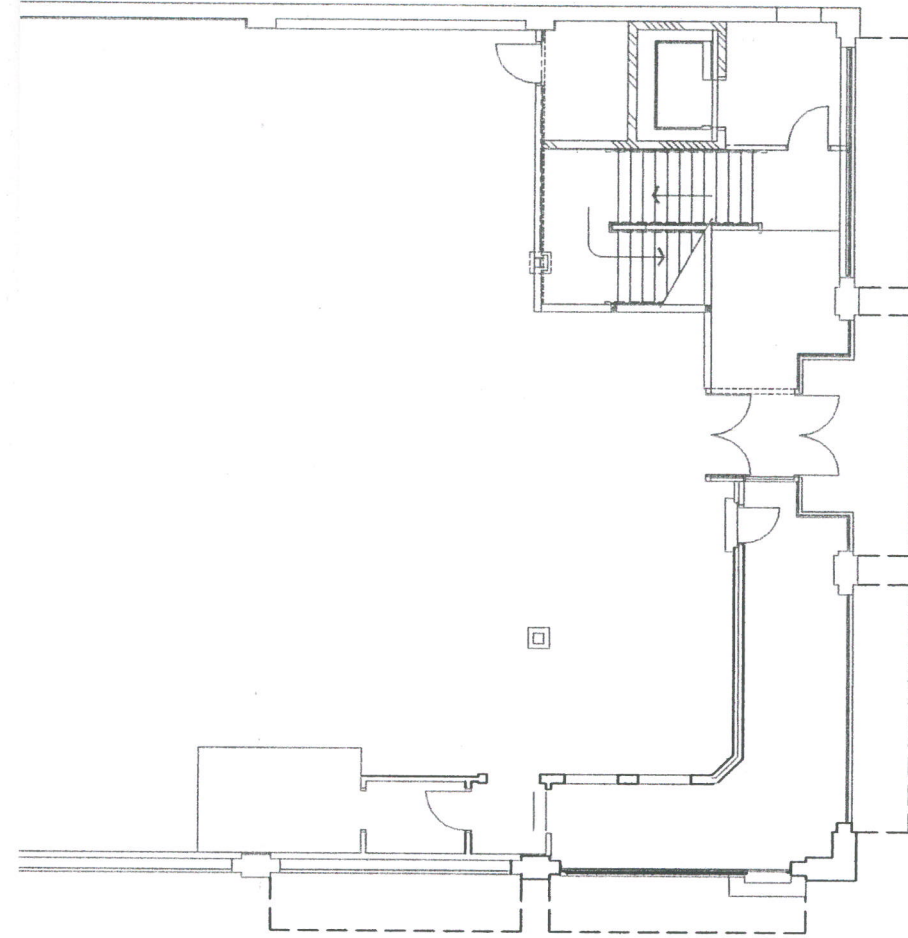


EXHIBIT "A" PHOTOGRAPHS OF BUILDING - AS-IS

August 10, 2007



PARTIAL - MAIN FLOOR PLAN FOR EAST ELEVATION
SCALE: 1/8" = 1'-0"



PARTIAL - MAIN FLOOR PLAN FOR NORTH ELEVATION

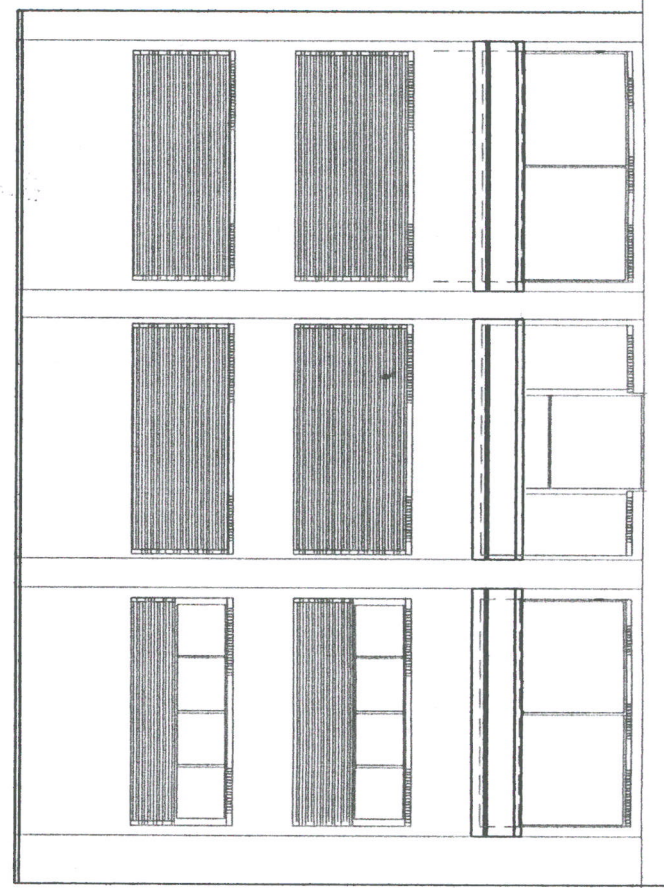
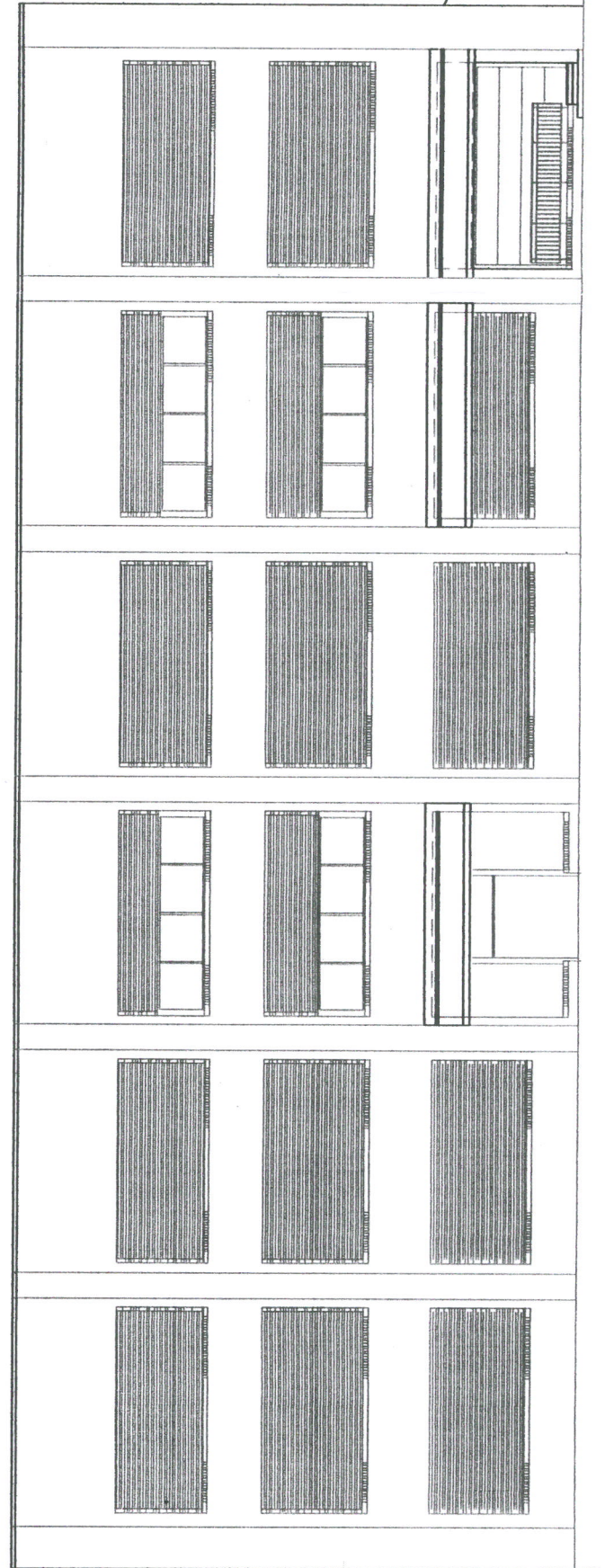


EXHIBIT "B" 8.13.2007



Community Redevelopment Authority (CRA)

Wednesday, September 12, 2007
Regular Meeting

Item I1

Redevelopment Plan Area 7

Staff Contact: Chad Nabity

GENERAL REDEVELOPMENT PLAN

City of Grand Island

CRA Area #7

September 7, 2007

GENERAL REDEVELOPMENT PLAN

EXECUTIVE SUMMARY

Purpose of Plan/Conclusion

The purpose of this General Redevelopment Plan is to serve as a guide for implementation of redevelopment activities within the **Value Added Redevelopment Area, in Grand Island, Nebraska**. Redevelopment activities associated with the Community Development Law, State Statutes, 18-2101 through 18-2154 should be utilized to promote the general welfare, enhance the tax base and the economic and social well being of the Community, and promote the development of any public activities and public events in the Area, along with any and all other purposes, as outlined in the Community Development Law.

A Community Redevelopment Authority (CRA) General Redevelopment Plan must contain the general planning elements required by Nebraska State Revised Statutes, Section 18-2111 re-issue 1991 items (1) through (6). A description of these items are as follows:

(1) The boundaries of the redevelopment project area with a map showing the existing uses and condition of the real property therein; (2) a land-use plan showing proposed uses of the area; (3) information showing the standards of population densities, land coverage and building intensities in the area after redevelopment; (4) a statement of the proposed changes, if any, in zoning ordinances or maps, street layouts, street levels or grades, or building codes and ordinances; (5) a site plan of the area; and (6) a statement as to the kind and number of additional public facilities or utilities which will be required to support the new land uses in the area after redevelopment.

Furthermore, the General Redevelopment Plan must further address the items required under Section 18-2113, "Plan; considerations", which the CRA must consider prior to recommending a redevelopment plan to the Planning Commission and City Council for adoption. These "considerations" are defined as follows:

"...whether the proposed land uses and building requirements in the redevelopment project area are designed with the general purpose of accomplishing, in conformance with the general plan, a coordinated, adjusted and harmonious development of the City and its environs which will, in accordance with present and future needs, promote health, safety, morals, order, convenience, prosperity, and the general welfare, as well as efficiency and economy in the process of development; including, among other things, adequate provision for traffic, vehicular parking, the promotion of safety from fire, panic, and other dangers, adequate provision for light and air, the promotion of the healthful and convenient distribution of population, the provision of adequate transportation, water, sewage, and other public utilities, schools, parks, recreational and

Generalized Redevelopment Plan
CRA Area 7, Grand Island Nebraska

Page 2

community facilities and other public requirements, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds, and the prevention of the recurrence of insanitary or unsafe dwelling accommodations, or conditions of blight.”

Conclusion

The General Redevelopment Plan applies to the Value Added Redevelopment Area, which consists of the Area included in the Blight and Substandard Area Determination Study.

The findings presented in this Blight and Substandard Determination Study are based on surveys and analyses conducted for the, **Redevelopment Area**. In general, the Redevelopment Area consists of an area in the southern portion of Grand Island near the Highway 281 corridor. The Area is located between Schimmer and Wildwood Drives and is bound on the west by the St. Joseph Branch Railroad, which is located approximately one-half mile east of Highway 281, in Hall County, Nebraska. Beginning at the intersection of the east line of Blaine Street and the north line of Schimmer Drive West, thence south along said east line to its intersection with the north line of the southwest quarter of Section 4, Township 11 N Range 9 West, of the 6th Principle Meridian, thence east along said north line to its intersection with the east line of the southwest quarter of Section 4, Township 11 North, Range 9 West, of the 6th Principle Meridian, thence south along said east line to its intersection with the south line of Wildwood Drive West, thence west along said south line to its intersection with the west line of the St. Joseph Branch Railroad right-of-way, thence north to the north line of Schimmer Drive West, and continuing north along the west line of the St. Joseph Branch Railroad right-of-way approximately 660’ (or one-eighth of a mile), thence east approximately 660’ and south approximately 660’ to the north line of Schimmer Drive West, thence east along said north line to its intersection with the east line of Blaine Street, also the point of beginning.

Illustration 1 delineates the Area in relation to the City of Grand Island. The Redevelopment Area is an estimated 498.5 acres, and includes the right-of-ways of the St. Joseph Branch Railroad and Hall County roads.

CITY CONTEXT MAP
VALUE ADDED REDEVELOPMENT AREA
GRAND ISLAND, NEBRASKA

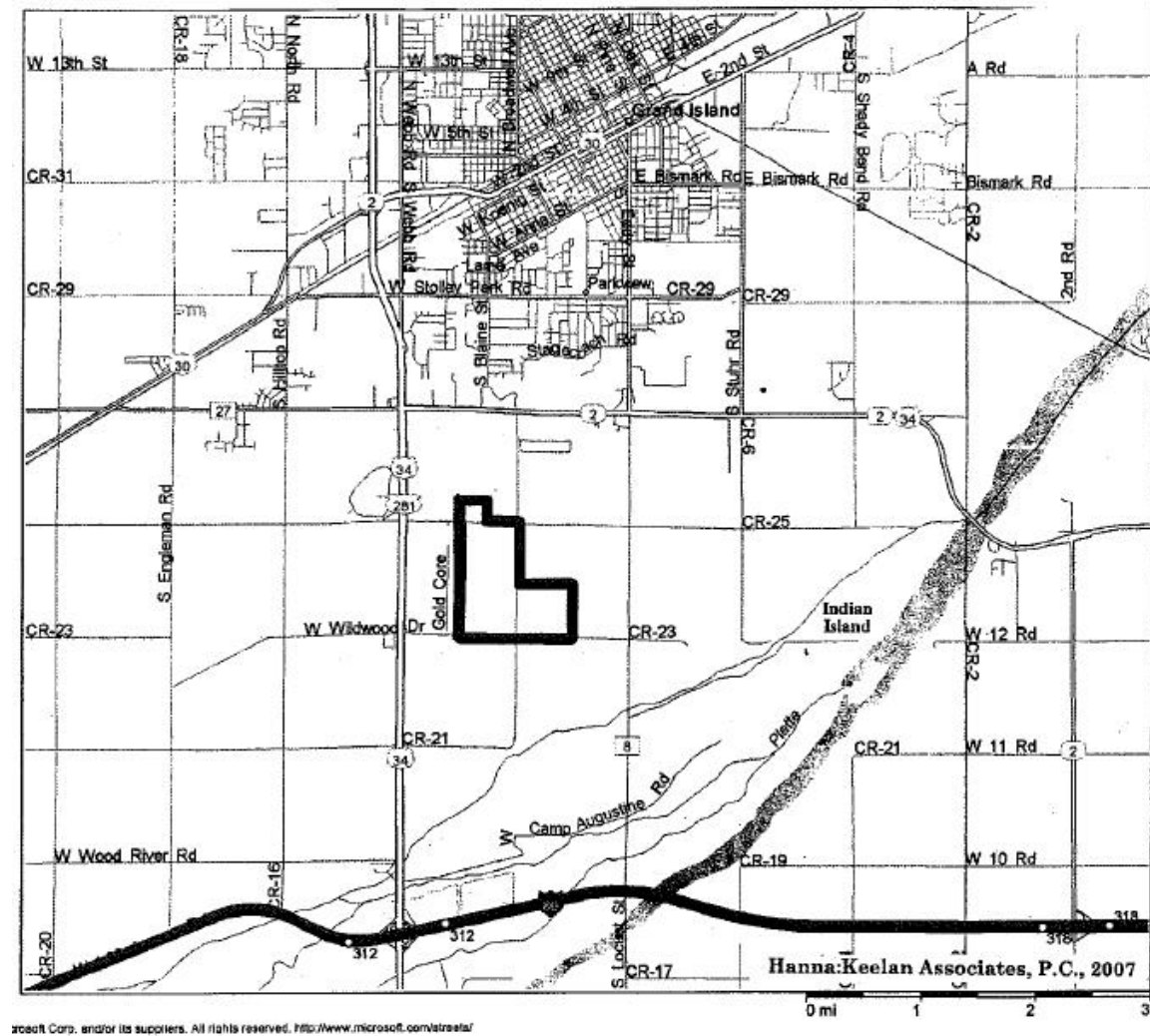


ILLUSTRATION 1

Generalized Redevelopment Plan
CRA Area 7, Grand Island Nebraska
Page 4

Conclusion

The redevelopment planning process for the Redevelopment Area resulted in a comprehensive listing of general planning and implementation recommendations. As previously discussed in the Blight and Substandard Determination Study, there are two major land uses (vacant/agricultural and two farmsteads), with structural and substandard conditions that are nonconforming in nature, detrimental to the health, safety and general welfare of the Community and generally obsolete in respect to the development and living environmental norms of today's Nebraska communities, including the City of Grand Island. To eliminate these conditions and enhance private development activities within the Redevelopment Area, the City of Grand Island needs to endorse the following general planning and redevelopment actions:

- 1. Rezone the Redevelopment Area to conform to the City of Grand Island's Industrial Zoning Regulations.**
- 2. Upgrading of bridges, culverts and storm water drainage ditches to facilitate development in the Redevelopment Area.**
- 3. Reconfiguration of intersections along Hall County roads to provide adequate turning lanes, road widths and sufficient right-of-ways, to support anticipated volumes of truck traffic to the proposed Ethanol Production Facility.**
- 4. Extend municipal water and sanitary sewer systems from the perimeter of the Redevelopment Area into the proposed Ethanol Production Facility site and maintain and/or replace the current electrical system in the Area.**
- 5. Removal of abandoned and dilapidated structures and associated debris.**
- 6. Create a partnership with the State and Hall County to facilitate the needed road and intersection improvements, as well as for the extension of all appropriate utilities to service the Area.**
- 7. Remove excessive debris from the Redevelopment Area. Parcels with excessive debris exist in specific locations of the Redevelopment Area.**
- 8. Develop a plan for the screening and/or buffering of industrial sites with outside storage of materials from the view along Wildwood and Schimmer Drives.**
- 9. Capture property taxes through the provision of Tax Increment Financing. Capture the annual increase in the total tax base throughout the Redevelopment Area. This will establish a source of funding for public improvements including, but not limited to, infrastructure needs such as water, sewer streets and sidewalks, parking improvements and general landscaping and signage enhancements.**

Implementation

Both a time-line and budget should be developed for the implementation of the Redevelopment Plan. Each of these processes should be designed in conformance with the resources and time available to the City. A reasonable time-line to complete the redevelopment activities identified in the Plan would be five to 10 years.

Various funding sources exist for the preparation and implementation of a capital improvement budget designed to meet the funding needs of proposed redevelopment activities. These include City and federal funds commonly utilized to finance street improvement funds, i.e. Community Development Block Grants, special assessments, general obligation bonds and Tax Increment Financing (TIF). The use of TIF for redevelopment projects in the Redevelopment Area is deemed to be an essential and integral element of the Redevelopment Area and use of TIF in connection with such projects is contemplated by the Plan and such designation and use of TIF will not constitute a substantial modification to the Plan.

The City agrees, when approving the Plan, to the utilization of TIF by the Grand Island Community Redevelopment Authority for redevelopment projects and agrees to pledge the taxes generated in redevelopment projects for such purposes in accordance with the Act.

Any redevelopment program receiving TIF is subject to a Cost Benefit Analysis. TIF, as a source of public financing, ultimately impacts taxing authorities in the City of Grand Island and Hall County. Proposed redevelopment projects using TIF must meet the cost benefit analysis and the "But For" test. Accordingly, "But for TIF" a redevelopment project could not be fully executed and constructed in the Community.

1. Future Land Use Patterns

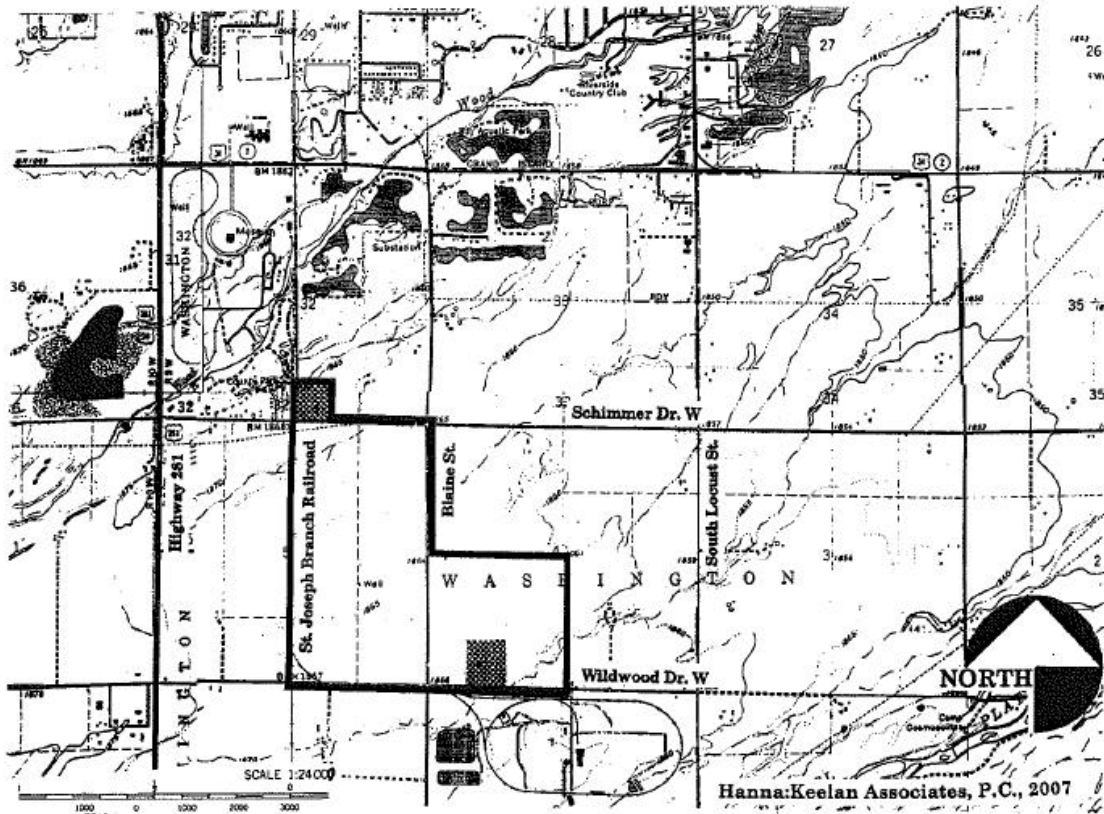
The existing land use patterns within the Redevelopment Area were depicted in **Illustration 2** and described, in detail, in the Blight and Substandard Determination Study. In general, the Redevelopment Area consists of three land use types. The primary land uses are vacant/agricultural, farmstead and right-of-ways of the Highway and Railroad corridors.

Illustration 4, Future Land Use Map, recommends land uses that stimulate future growth opportunities in the Redevelopment Area, while creating compatible land uses resulting in the efficient use of the physical features of the landscape. The recommended future land use classifications are generally in conformance with the “City of Grand Island Comprehensive Plan.”

In the Future Land Use Map, “value-added” agricultural/industrial land uses are recommended to be utilized throughout the Redevelopment Area, except for the portion of the Area containing the farmstead north of Schimmer Drive, which is recommended for large lot single family residential development. Additional railway and road access corridors will need to be constructed within the Area, and the existing Blaine Street will need to be paved and upgraded to support heavy truck traffic associated with the proposed Ethanol Production Facility.

It is recommended that substantially deteriorated structures, throughout the Redevelopment Area, and those too deteriorated to rehabilitate, be replaced with new “value-added” industrial uses in conformance with the Future Land Use Map.

**EXISTING LAND USE MAP
VALUE ADDED REDEVELOPMENT AREA
GRAND ISLAND, NEBRASKA**



LEGEND

- FARMSTEAD
- VACANT / AGRICULTURAL

ILLUSTRATION 2

Generalized Redevelopment Plan
CRA Area 7, Grand Island Nebraska
Page 8

2. **Future Zoning Districts**

The Existing Zoning Map, **Illustration 3**, indicates that the entire Value Added Redevelopment Area is within the City of Grand Island's Planning Jurisdiction and is currently zoned M-2 Heavy Manufacturing and TA Transitional Agricultural, according to information provided by the City of Grand Island Planning Office. The City of Grand Island has annexed the portion of the Redevelopment Area that the proposed Ethanol Production Facility will utilize. The site has been rezoned to an industrial zoning classification in which ethanol facilities are permitted by conditional use permit. A conditional use permit for an ethanol plant was approved for the property at the northeast corner of the intersection of Blaine and Wildwood by the Grand Island City Council on January 23, 2007.

The recommended Future Zoning Map, for the Redevelopment Area, is identified in **Illustration 5** of this General Redevelopment Plan.

The City of Grand Island currently has four industrial zoning districts: M-1 Light Manufacturing, M-2 Heavy Manufacturing, M-3 Mixed Use Manufacturing and ME Industrial Estates. The majority of the property in the redevelopment area has been rezoned to M2 Heavy Manufacturing. Development of this property should be done at coverage, building intensities and population densities permitted within the M-2 Zoning District.

The City may need to amend the selected zoning district to allow the proposed Facility as a permissive use. Often, financial institutions and investment companies require that properties in which they have holdings be a permissive use within the zoning district, as opposed to a conditional or special use permit, in case, for one reason or another, the conditional or special use permit be pulled or revoked in the future.

**EXISTING ZONING MAP
VALUE ADDED REDEVELOPMENT AREA
GRAND ISLAND, NEBRASKA**

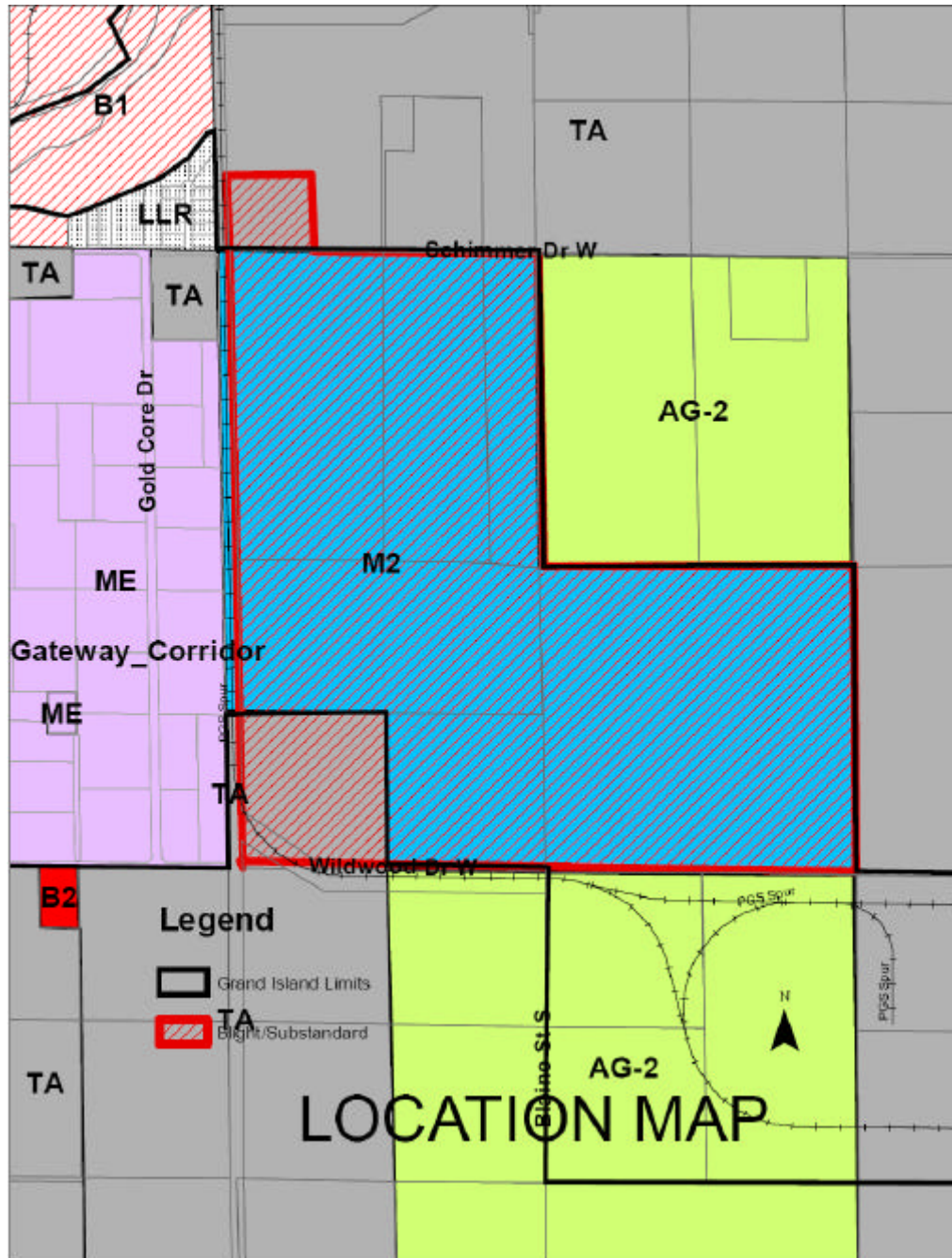
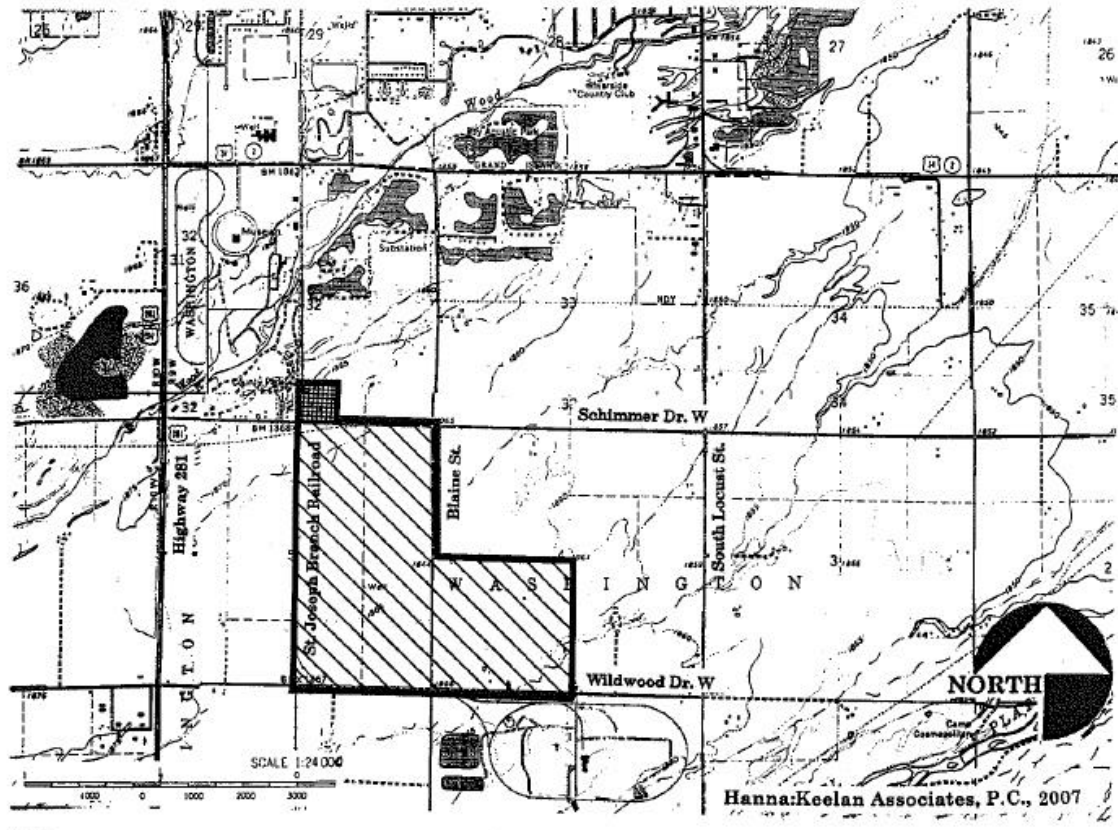


ILLUSTRATION 3

Generalized Redevelopment Plan
CRA Area 7, Grand Island Nebraska
Page 10

FUTURE LAND USE MAP
VALUE ADDED REDEVELOPMENT AREA GRAND ISLAND, NEBRASKA
LEGEND

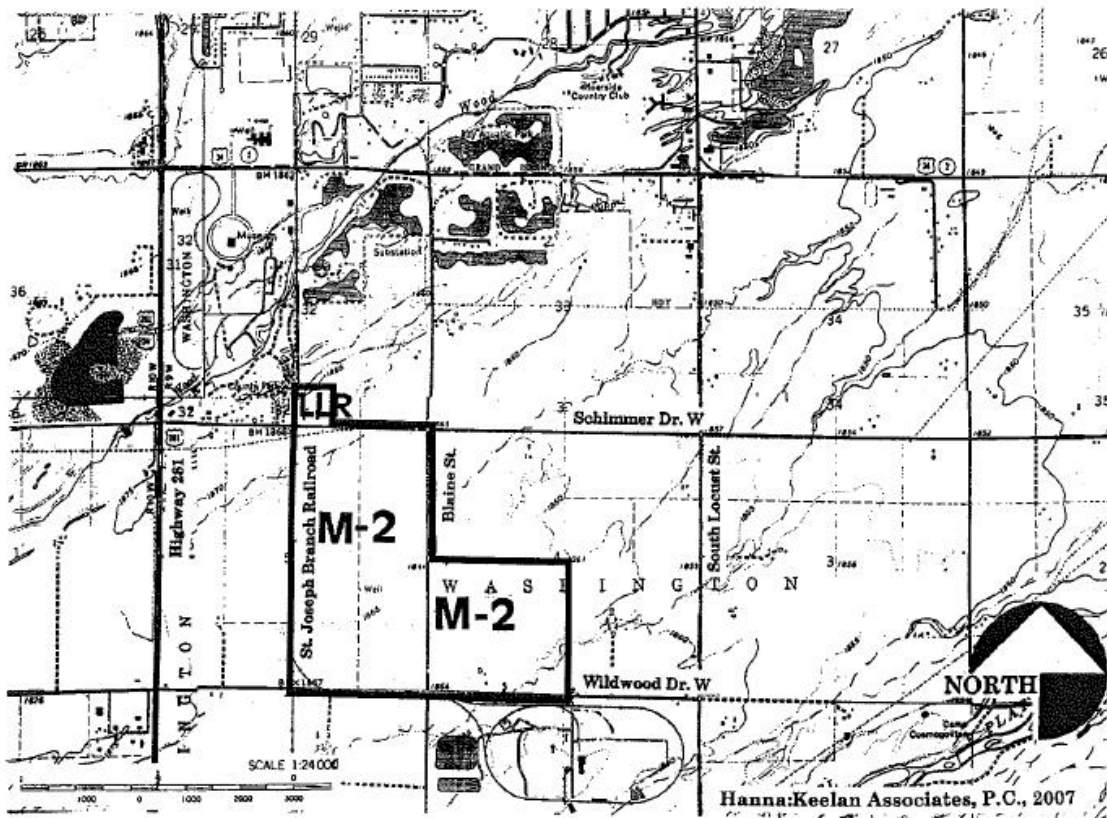


LEGEND	
	HEAVY INDUSTRIAL
	LARGE LOT RESIDENTIAL

ILLUSTRATION 4

Generalized Redevelopment Plan
CRA Area 7, Grand Island Nebraska
Page 11

**FUTURE ZONING MAP
VALUE ADDED REDEVELOPMENT AREA
GRAND ISLAND, NEBRASKA**



LEGEND

M-2	HEAVY MANUFACTURING DISTRICT
LLR	LARGE LOT RESIDENTIAL

ILLUSTRATION 5

Generalized Redevelopment Plan
CRA Area 7, Grand Island Nebraska
Page 12

3. Recommended Public Improvements

The primary purpose for a General Redevelopment Plan, accompanied with the Blight and Substandard Determination Study, is to allow for the use of public financing in a specific area. This public financing is planned and implemented to serve as a “first step” for public improvements and encourage private development within the Redevelopment Area. The most common form of public improvements occur with infrastructure, specifically roads, water, sanitary sewer and storm sewer systems, and recreational uses. The primary infrastructure concerns in this Redevelopment Area improvements and extensions of: underground water, storm water and sanitary sewer systems; and improvements to existing roads.

The Redevelopment Area contains conditions that would benefit from public improvements and private redevelopment. The Area is currently comprised of two farmsteads and vacant/agricultural uses, which are bound on the south by Wildwood Drive, and Schimmer Drive on the north, both of which connect to Highway 281, approximately one-half mile west of Redevelopment Area #7. The St. Joseph Branch Railroad corridor serves as the Area’s western boundary. Blaine Street serves as a main north-south arterial within the Redevelopment Area, connecting the northern and southern boundaries of the Area. Primary redevelopment activities should focus on extending municipal water, sewer and electrical systems to support industrial development. It is likely that water extensions to the area may need to be connected to the well fields on South Locust and/or to the existing water main locate near the diversion channel on South Locust as well as looping the water to connect to the lines serving the existing industrial park. Sewer lines to serve this area will have to be extended from the sewer plant locate south of Swift Road and west of Shady Bend Road.

The Field Survey indicated that most portions of the arterial roads are in “good” or “fair” condition. However, to facilitate industrial development, roads providing access into the Area will need to be hard surfaced to support heavy truck traffic. Blaine Street, the main north-south road in the Area, is presently a gravel surfaced county road, with open storm water ditches along the sides. Wildwood Drive may need to be widened at appropriate road and highway intersections to allow designated turning lanes for semi-truck traffic associated with the Ethanol Processing Facility.

The St. Joseph Branch Railroad is located adjacent to the west side of the redevelopment area. Additional sidings or looped rail would substantially benefit the redevelopment of the area for manufacturing purposes. Depending on the scale of rail traffic generated by industrial activity at this site, improvements may be needed at other crossings offsite between the industrial park and the main line tracks.

Conclusions

The Grand Island Community Redevelopment Authority (CRA) and the City of Grand Island should seek funding sources to create a revolving loan and/or grant program for the rehabilitation infrastructure and improvement of utility services and public uses in the Redevelopment Area. To encourage development, the Consultant recommends investment in all mechanical infrastructure systems, throughout the entire Redevelopment Area. Prior to the transportation network improvements, the City and the CRA should develop a plan in conjunction with the City's Capital Improvement Plan and the One- and Six-Year Street Plan, to accommodate efficient infrastructure development and improvements.

The combination of the recommendations listed above are to aid the City of Grand Island and the CRA in creating a viable and sustainable living environment in this central Nebraska community, under the general provisions of the Nebraska Community Development Law, Chapter 18, Article 21 of the Statutes of State of Nebraska. This Plan does not intend the displacement of families or persons residing in the Area. If necessary for proper redevelopment activities, the City will conduct the necessary relocation of property owners.

The following identifies estimated costs for the improvement of various infrastructure features in Redevelopment Area.

Normal Street Replacement

Costs are dependent on street width and thickness of pavement or overlay. Concrete paving of 6" thick with integral curbs costs an estimated \$50 per square yard. Asphalt overlay has a cost of \$3.50 per square yard, per inch of thickness of asphalt overlay.

The cost to construct a 6" thick, 30' wide concrete street is \$175 per linear foot.

The cost to construct a 6" thick, 60' wide concrete street is \$350 per linear foot

The cost to construct a 2" thick, 30' wide asphalt overlay is \$25 per linear foot.

The cost to construct a 2" thick, 60' wide asphalt overlay is \$50 per linear foot

Ramped Curb Cuts

\$1,250 each

Sanitary Sewer

\$90 to \$125 per linear foot

Water Valves

\$4500 each

Fire Hydrants

\$3,000 each

Overlay of Parking Lots

Asphalt overlay costs \$3.50 per square yard per inch of thickness of asphalt overlay.

Therefore the cost of a 2" overlay of a 150' x 150' parking lot is \$17,500.

Paved Alleys

The cost for paved alleys is dependent on alley width and pavement thickness.

A 6" thick concrete alley would cost \$75 per square yard.

The cost of a 6" thick, 16' wide concrete alley is \$135 per linear foot.

Generalized Redevelopment Plan
CRA Area 7, Grand Island Nebraska
Page 14

The cost of a 6" thick, 20' wide concrete alley is \$170 per linear foot.

Storm Sewers

The cost of Storm Sewers is dependent upon the size of the storm sewer pipe and on the number of inlets required. A breakdown of approximate unit prices is as follows:

15" RCP costs \$25 per linear foot	18" RCP costs \$30 per linear foot
24" RCP costs \$40 per linear foot	30" RCP costs \$50 per linear foot
36" RCP costs \$75 per linear foot	42" RCP costs \$85 per linear foot
48" RCP costs \$100 per linear foot	Inlets cost and estimated \$2,750 each

Therefore, assuming 470 linear feet of 30" storm sewer and four inlets per block, a block of storm sewer would cost approximately \$34,500.

This General Redevelopment Plan identifies several community and economic development activities for the entire Redevelopment Area, in Grand Island, Nebraska. The major components of this General Redevelopment Plan will be accomplished as individual projects, however, a comprehensive redevelopment effort is recommended. Just as the redevelopment efforts should be tied together, so should the funding sources to ensure a complete project. The use of state and federal monies, local equity and tax incentives coupled with private funding sources, can be combined for a realistic and feasible funding package. The following provides a summary listing of the types of funding to assist in implementing this General Redevelopment Plan. Each selected redevelopment project should be accompanied with a detailed budget of both sources and uses of various funds.

- Building Improvement District
- Tax Increment Financing
- LB 840 or LB 1240
- Historic Preservation Tax Credits
- Low Income Housing Tax Credits
- Sales Tax
- Community Development Block Grants - Re-Use Funds
- Local Lender Financing
- Owner Equity
- Small Business Association-Micro Loans
- Community Assistance Act
- Donations and Contributions
- Intra-modal Surface Transportation Efficiency Act
- Private Foundations
- American Express Foundation
- Kellogg Corporate Giving Program
- Marietta Philanthropic Trust
- Monroe Auto Equipment Company Foundation
- Norwest Foundation
- Piper, Jaffray & Hopwood Corporate Giving
- Target Stores Corporate Giving

Generalized Redevelopment Plan
CRA Area 7, Grand Island Nebraska
Page 15

Pitney Bowes Corporate Contributions
Union Pacific Foundation
US West Foundation
Woods Charitable Fund, Inc.
Abel Foundation
ConAgra Charitable Fund, Inc.
FrankM. and Alice M. Farr Trust
Hazel H. Keene Trust
IBP Foundation, Inc.
Mid-Nebraska Community Foundations, Inc.
Northwestern Bell Foundation
Omaha World-Herald Foundation
Peter Kiewit and Sons Inc. Foundation
Thomas D. Buckley Trust
Valmont Foundation
Quivey-Bay State Foundation