



Community Redevelopment Authority (CRA)

**Thursday, December 6, 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, December 6, 2007
Regular Meeting

Item A1

Agenda

Staff Contact: Chad Nabity

AGENDA
Thursday December 6, 2007
4:00 P.M.
City Hall

Open Meetings Notifications (Posters on Wall)

1. Call to Order Barry Sandsrom
This is a public meeting subject to the open meetings laws of the State of Nebraska.
The requirements for an open meeting are posted on the wall in this room and anyone
that wants to find out what those are is welcome to read through them.
2. Approval of Minutes of November 15, 2007 Meeting.
3. Approval of Financial Reports
4. Approval of Bills
5. Consider approval and recommendation of the generalized redevelopment plan for CRA
Area #7 Resolution #85
6. Consider approval and recommendation of Redevelopment Plan Amendments for areas 1, 4
and 6 relative to train horns and quiet zones Resolution #86
7. Review of Committed Projects and CRA Properties
8. ADJOURN TO EXECUTIVE SESSION TO DISCUSS NEGOTIATIONS

RETURN TO REGULAR SESSION
9. Approve Resolution or Resolutions to Purchase/Sell Property
10. Directors Report
11. Adjournment

Next Meeting January 9, 2008



Community Redevelopment Authority (CRA)

Thursday, December 6, 2007
Regular Meeting

Item B1

Meeting Minutes

Staff Contact: Chad Nabity

OFFICIAL PROCEEDINGS

MINUTES OF

COMMUNITY REDEVELOPMENT AUTHORITY

MEETING OF

December 6, 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 December 6, 2007, at City Hall 100 E First Street. Notice of the meeting was given in the November 29, 2007 Grand Island Independent.

1. CALL TO ORDER Chair Barry Sandstrom called the meeting to order at 4:07 p.m. The following members were present: Barry Sandstrom, Sue Pirnie, Glen Murray, Lee Elliott. Also present were; Director, Chad Nabity; Secretary, Barb Quandt; Peg Gilbert, Council Representative; Dave Springer, Finance Director; Tracy Overstreet, Grand Island Independent. Barry Sandstrom stated this was a public meeting subject to the open meeting laws of the State of Nebraska. He noted that the requirements for an open meeting were posted on the wall easily accessible to anyone who would like to read through them.
2. APPROVAL OF MINUTES. A motion for approval of the Minutes for the November 15, 2007 CRA Meeting was made by Pirnie, and seconded by, Murray. Upon roll call vote, all present voted aye. Motion carried unanimously.
3. APPROVAL OF FINANCIAL REPORTS. Dave Springer reviewed the financial reports for the period of November 1, 2007 through November 30, 2007. He noted revenue in the amount of \$36,733 and expenses in the amount of \$34,852 for the month. Springer explained that \$250.00 of the amount classed under Legal Notices needs to be reclassified to Legal Services. The total ending cash in the report was \$1,038,518. Springer mentioned that there was a shortage on most of the TIF payments. Notification has been sent to all of the parties that need to be notified. Property taxes will be collected from the County on December 10, 2007. There have been no payment requests from Committed Projects. Motion by Murray, 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 Elliott, second by Murray, to approve the bills in the amount of \$581.91. Upon roll call vote all present voted aye. Motion carried unanimously to approve the payment of bills in the amount of \$581.91.

5. CONSIDERATION OF APPROVAL AND RECOMMENDATION OF THE GENERALIZED REDEVELOPMENT PLAN FOR CRA AREA #6 RESOLUTION #85.

The Generalized Redevelopment Plan for Area #6 was briefly discussed by the Authority. Nabity explained that the Region Planning Commission held a meeting on December 5, 2007 and voted to recommend approval of the Generalized Redevelopment Plan for Area #6 finding that the plan, as presented, is consistent with the Grand Island Comprehensive Plan.

Motion was made by Elliott, seconded by Pirnie, to approve Resolution #85 as presented. Upon roll call vote, all present voted aye. Motion carried.

6. CONSIDERATION OF APPROVAL AND RECOMMENDATION OF REDEVELOPMENT PLAN AMENDMENTS FOR CRA AREAS 1,4 AND 6 RELATIVE TO TRAIN HORNS AND QUIET ZONES RESOLUTION #86. Resolution #86 was considered by the Authority. Nabity had distributed a copy of letter to the City Council which stated that the Regional Planning Commission had voted to approve the Amendments at the December 5, 2007 meeting, find that they are consistent with specific transportation objective in the Grand Island Comprehensive Plan as presented.

Motion was made by Elliott, seconded by Pirnie, to approve Resolution #86 as presented. Upon roll call vote, all present voted aye. Motion carried.

7. REVIEW OF COMMITTED PROJECTS AND CRA PROPERTIES. Nabity reported briefly. He added the approved YMCA project in the amount of \$13,250 to the total of committed projects bringing that total to \$463,291. The YMCA has begun their project. He stated that we are moving forward with the demolition of the property at 211 E. First Street. The low bid

was from Mike Galvan in the amount of \$4500. The asbestos inspection low bid of \$99 came from Third Party Environmental. Nabity requested extermination services in order to address the issue of neighbor concerns. New Life Community Church may be looking at making some modifications to what they had presented. They are not asking for any additional funding for their project, but Nabity suggested that they update CRA when they are certain of those modifications. Nabity also stated that the Romsa Real Estate Center project has started, and Carl Mayhew has made progress with his project. He had no information on the Hall County project. The Housing Study Grant was submitted and has been approved.

8. ADJOURN TO EXECUTIVE SESSION TO DISCUSS NEGOTIATIONS. There was no need for an executive session.
9. APPROVE RESOLUTION OR RESOLUTIONS TO PURCHASE/SELL PROPERTY. No action needed.
10. DIRECTOR'S REPORT. Sandstrom stated that he, Nabity, Pirnie, and the possibly Mayor Hornady will be meeting with the City Administrator on December 7, 2007 to explain the workings of the CRA. If one other of the members would like to join them, the invitation is open without constituting a meeting with a quorum.
12. ADJOURNMENT. Chairman Sandstrom adjourned the meeting at 4:30 p.m.

Respectfully submitted,

Chad Nabity
Director



Community Redevelopment Authority (CRA)

Thursday, December 6, 2007
Regular Meeting

Item D1

Bills

Staff Contact: Chad Nabity

6-Dec-07

TO: Community Redevelopment Authority Board Members

FROM: Chad Nabity, Planning Department Director

RE: Bills Submitted for Payment

The following bills have been submitted to the Community Redevelopment Authority Treasurer for preparation of payment.

City of Grand Island
Administration
Accounting

Grand Island Independent Monthly & Redevelopment Plan Notices	\$24.06
Mayer, Burns, Koenig & Janulewicz	\$527.50
Eakes Office Plus	30.35

Total:

\$581.91



Community Redevelopment Authority (CRA)

Thursday, December 6, 2007
Regular Meeting

Item E1

Committed Projects

Staff Contact: Chad Nabity

COMMITTED PROJECTS	AMOUNT	ESTIMATED DUE DATE
YMCA Grant	\$13,250	Spring 2008
Housing Study	\$8,250	Fall 2008
JEO Building	\$117,000	November 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
Good Will Facade	\$36,800	Spring 2008
New Life Community Church Façade	\$107,000	Fall 2008
Total Committed	\$463,291	

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
211 E 1 st	\$34,702	11-13-07	?	For Demo

November 27, 2007



Community Redevelopment Authority (CRA)

Thursday, December 6, 2007
Regular Meeting

Item J1

Resolutions

Staff Contact: Chad Nabity

COMMUNITY REDEVELOPMENT AUTHORITY
OF THE CITY OF GRAND ISLAND, NEBRASKA

RESOLUTION # 85

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF GRAND ISLAND, NEBRASKA, (the "Authority") MAKING RECOMMENDATION WITH REGARD TO AREA #6 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, the City of Grand Island and the Community Redevelopment Authority of the City of Grand Island, Nebraska, retained RDG Planning & Design to prepare a blight and substandard study to determine whether the property generally described as: 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 lot 1 blk 121 Koenig and Wiebe's Addition. And is compliment 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 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 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 lot 266 West Lawn Addition. Thence 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 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 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 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 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 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 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 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 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 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 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 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 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 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 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 lot 5 blk 3 Bonnie Brae Addition. Thence southeasterly on the east line of Madison Street to the northwest corner 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 lot 8 blk 11 Kernohan and Decker's Addition. Thence northwesterly on the west line of Madison Street to the southeast corner 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 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" fulfills the blight/substandard criteria of the Nebraska Community Development Law; and

WHEREAS, RDG Planning & Design completed said Blight/Substandard Study which declared the area as substandard or blighted and in need of redevelopment and the Grand Island City Council declared this area blighted and substandard at its meeting on October 9, 2007;

WHEREAS, RDG Planning & Design, as part of its blight study also completed a generalized redevelopment plan for Area #6, which has been submitted to the Regional Planning Commission for determination that the Plan was consistent with the City's comprehensive plan;

WHEREAS, the Regional Planning Commission made recommendations and approved the Plan at its meeting on December 5, 2007.

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 18-2113 of the Act, specifically noting that the area to be redeveloped presents multiple opportunities for development of different sites in the area by such improvements as infrastructure development, rehabilitation of some structures, demolition of some structures, improvement in transportation and public environment enhancements as well as other generalized improvements more specifically stated in the redevelopment plan.
2. The Authority hereby approves the redevelopment plan for Area #6 and recommends to the Mayor and City Council of the City of Grand Island, Nebraska, that it approve the generalized redevelopment plan for Area #6 as prepared by RDG Planning & Design.

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
OF THE CITY OF GRAND ISLAND, NEBRASKA**

RESOLUTION NO. 86

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF GRAND ISLAND, NEBRASKA, MAKING RECOMMENDATION WITH RESPECT TO AMENDMENTS TO REDEVELOPMENT PLANS FOR AREA NO. 1, 4, and 6 OF THE CITY OF GRAND ISLAND, NEBRASKA, (the "City") PURSUANT TO THE NEBRASKA COMMUNITY DEVELOPMENT ACT.

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

WHEREAS, the City has previously adopted resolutions declaring the areas now identified as Redevelopment Areas No. 1, 4, and 6 as blight and substandard in accordance with Section 18-2103 of the Act;

WHEREAS, the City has adopted Redevelopment Plans for Areas No. 1, 4 and 6 of the Authority;

WHEREAS, the Authority has prepared a proposed Amendment to Redevelopment Plan for Areas No. 1, 4, and 6 for consideration by the City pursuant to Section 18-2111 of the Act; and has submitted the proposed Amendment to Redevelopment Plan to the Regional Planning Commission for recommendations with respect to the proposed Redevelopment Plan;

NOW, THEREFORE, BE IT RESOLVED, by the members of the Authority as follows:

1. The Authority has considered the factors specified in Section 18-2113 of the Act in connection with the Plan, including proposed land uses and building requirements in the Redevelopment Plan area, development of the City in accordance with its present and further needs, and promotion of health, safety and morals, order, convenience, property, and the general 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. In accordance with Section 18-2114, recommendations of the Planning Commission, if any, are attached to this Resolution and the Authority does not propose acquisition or preparation for redevelopment of a project or disposal of a property and does not contemplate the plan.

3. The Authority recommends to the Mayor and City Council of the City of Grand Island, Nebraska, approval of the Amendment to Redevelopment Plans for Areas No. 1, 4 and 6 in the form attached hereto as Exhibit "A" and made a part herein by reference.

RESOLVED FURTHER that any resolution passed and approved prior to the passage, approval and publication of this Resolution which is in conflict with the terms and provisions of this Resolution is hereby repealed. This Resolution shall take effect and be in full force and effect from the date of its passage, approval and publication as required by law. The provisions of this Resolution are separable, and invalidity of any phrase, clause or part of this Resolution shall not affect the validity or effectiveness or the remainder of this Resolution.

Passed and approved by the Authority this ____ day of December, 2007.

COMMUNITY REDEVELOPMENT AUTHORITY
OF THE CITY OF GRAND ISLAND, NEBRASKA

By _____
Its Chairman

ATTEST:

Secretary