



Community Redevelopment Authority (CRA)

**Thursday, January 10, 2008
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)

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Regular Meeting

Item A1

Agenda

Staff Contact: Chad Nabity

AGENDA
Thursday January 10, 2008
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 December 6, 2007 Meeting.
3. Approval of Financial Reports
4. Approval of Bills
5. 2007 Audit Report
6. Review of Committed Projects and CRA Properties
7. ADJOURN TO EXECUTIVE SESSION TO DISCUSS NEGOTIATIONS
RETURN TO REGULAR SESSION
8. Approve Resolution or Resolutions to Purchase/Sell Property
9. Directors Report
10. Adjournment

Next Meeting February 13, 2008



Community Redevelopment Authority (CRA)

**Thursday, January 10, 2008
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Item B1

Meeting Minutes

Staff Contact: Chad Nabity

OFFICIAL PROCEEDINGS

MINUTES OF

COMMUNITY REDEVELOPMENT AUTHORITY

MEETING OF

January 10, 2008

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 January 10, 2008 at City Hall 100 E First Street. Notice of the meeting was given in the January 4, 2008 Grand Island Independent.

1. CALL TO ORDER Chair Barry Sandstrom called the meeting to order at 4:00 p.m. The following members were present: Barry Sandstrom, Tom Gdowski, Sue Pirnie, Glen Murray. Also present were; Director, Chad Nabity; Secretary, Barb Quandt; Finance Director, Dave Springer; Terry Galloway, Almquist, Maltzahn, Galloway & Luth Certified Public Accountants. 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 December 6, 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 reviewed the financial reports for the period of December 1, 2007 through December 31, 2007. He noted revenue in the amount of \$12,739 and expenses in the amount of \$49,500 for the month. Total cash was \$1,007,165. Motion by Pirnie, second by Murray, 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. Nabity explained the criteria considered in ascertaining property taxes owed on CRA property. Motion by Murray, second by Pirnie, to approve the bills in the amount of \$7967.57. Upon roll

call vote all present voted aye. Motion carried unanimously to approve the payment of bills in the amount of \$7967.57.

5. 2007 AUDIT.
Terry Galloway, of Almquist, Maltzahn, Galloway & Luth Certified Public Accountants, was present to review the 2007 CRA Audit and to answer questions. There were two recommendations made in connection with the audit of the financial statements. The first recommendation noted that the certificates of deposit at Wells Fargo Bank should have more than one authorized signer. The second recommendation was to revise the monthly listing of CRA properties to reflect the correct addresses and purchase prices. Motion was made by Gdowski, seconded by Pirnie, to approve the 2007 Audit as presented. Upon roll call vote, all present voted aye. Motion carried.
6. REVIEW OF COMMITTED PROJECTS AND CRA PROPERTIES.
Nabity reported briefly. The YMCA has begun their project. The Housing Study Grant was submitted, approved and has been received. The JEO Building project is moving forward. Hall County has issued a contract for the demolition of the building. Nabity noted that work on the Romsa Real Estate Center and the Harmon Building is progressing. The work on the New Life Community Church Façade has begun. Total committed projects total \$463,282.
7. ADJOURN TO EXECUTIVE SESSION TO DISCUSS NEGOTIATIONS. There was no need for an executive session.
8. APPROVE RESOLUTION OR RESOLUTIONS TO PURCHASE/SELL PROPERTY. No action needed.
10. DIRECTOR'S REPORT. Members discussed a property located on South Locust. The consensus was to permit Nabity to continue with the discussions. Nabity announced that the NPZA Conference will be held in Grand Island in February. He noted that there may be a session, Design Guidelines, led by Steve Jensen, that members may be interested in attending.

11. ADJOURNMENT. Chairman Sandstrom adjourned the meeting at 4:35 p.m. The next meeting is scheduled for February 13, 2008. Gdowski stated that he will be unavailable on that date.

Respectfully submitted,

Chad Nabity
Director



Community Redevelopment Authority (CRA)

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Regular Meeting

Item D1

Bills

Staff Contact: Chad Nabity

10-Jan-08

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		\$3,000.00
Accounting		\$375.00
Postage		\$34.92
Grand Island Independent		\$270.95
Monthly & Redevelopment Plan Notices		
Mayer, Burns, Ahlschwede & Koenig		\$125.00
RDG Planning Design		\$580.00
Hall County Treasurer:		3482.70
Property Taxes - 2709 S. Locust	\$2,791.68	
Property Taxes - 211 E 1st St.	\$691.02	
Third Party Environmental, Inc.		\$99.00
Asbestos Inspection-211 E. 1st St.		
Total:		<u><u>\$7,967.57</u></u>



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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	\$463,282	

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	\$4,869	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

December 31, 2007