



Community Redevelopment Authority (CRA)

**Wednesday, February 13, 2008
Regular Meeting**

Item X1

Habitat for Humanity

Staff Contact: Chad Nabity

February 18, 2008

Dana Jelinek, Executive Director
Grand Island Area Habitat for Humanity
P.O. Box 1001
Grand Island, NE 68802

Barry Sandstrom
Chair

Re: 1216 N. St. Paul Road in Grand Island Nebraska

Lee Elliott

Tom Gdowski

Dear Ms. Jelinek

Glen Murray

Sue Pirnie

In October of 2005 the Grand Island Area Habitat for Humanity and the Community Redevelopment Authority (CRA) of the City of Grand Island entered into a contract for the redevelopment of property at 1216 N. St. Paul Road. The CRA agreed to loan \$3,900 to Habitat for the cost of demolition of the house on the property and to forgive the \$3,900 loan if Habitat built a new house on the property within 5 years. Habitat agreed to build a new house on the lot within the timeframe or to repay the loan.

Chad Nabity
Director

At the February 13, 2008 meeting of the CRA this contract was reviewed and the board found that a new house had been constructed on the property within the approved timeframe. Per the terms of the agreement the CRA forgives the debt of \$3,900 and directed me to send you a letter to that effect.

It is the sincere hope of the CRA board that we may be able to work with you in this manner again. Feel free to contact me if you think this may be a possibility.

Sincerely,

Chad Nabity, AICP
Director

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

INTERLOCAL AGREEMENT

This Interlocal Agreement, which shall become effective upon the date set forth herein, is made by and between the CITY OF GRAND ISLAND, NEBRASKA, a Municipal Corporation, hereinafter referred to as the “City” and THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF GRAND ISLAND NEBRASKA, hereinafter referred to as “CRA”, for the implementation of Quiet Zone Improvements, including, but not limited to, the installation of directional/wayside railroad horns in the City.

WHEREAS, it is in the best interests of the City and the CRA to participate in the Quiet Zone Improvements in downtown Grand Island; and

WHEREAS, the City and the CRA wish to enter into such an agreement pursuant to the terms of the Interlocal Cooperation Act, Neb. Rev. Stat., §13-801 through §13-827 as authorized under the laws of the State of Nebraska; and

WHEREAS, the CRA has reviewed this agreement and has passed a Resolution approving the same and authorizing the Chairman thereof to execute this agreement; and

WHEREAS, the City has reviewed this agreement and passed a Resolution approving the same and authorizing the Mayor of the City to execute this agreement.

NOW, THEREFORE, IN CONSIDERATION OF THE MUTUAL COVENANTS CONTAINED HEREIN, each of the parties hereby intend to be bound by this document and agree as follows:

I.

GENERAL TERMS

A. Term of Agreement. The term of this agreement shall be perpetual, unless terminated as provided in this document hereafter.

B. Purpose of this Agreement. The purpose of this agreement is to focus and deal with the noise issues associated with the Union Pacific Railroad as it crosses Grand Island through the Community Redevelopment Authority Areas 1, 4 and 6 from Broadwell Avenue on the west to Oak Street on the east, containing six at-grade crossings between the Union Pacific Railroad and Grand Island city streets that are in CRA areas. The six crossings are completely contained within CRA Areas 1, 4 and 6 and all within the City of Grand Island. The areas have been declared blighted and substandard by the Grand Island City Council.

All of the property involved in the redevelopment for these six crossing would be located either within railroad right-of-way or city street right-of-way and used for transportation purposes.

No acquisition of private property will be required to implement this plan. Closure of accesses to private property may be necessary to eliminate the necessity to sound horns at the crossings in some places, these areas being most likely on the south side of the crossings at Elm, Walnut and Oak.

CRA Areas 1, 4 and 6 are immediately adjacent to the tracks. The current noise based on the number of trains has been found to be an environmental disincentive to investments in the area.

The 2004 Comprehensive Plan for the City of Grand Island contains Transportation Objective 8.03.01 which called for the installation of directional railroad horns that direct sound down the street.

The anticipated cost to purchase and install wayside horns is \$33,000.00 for each horn and an additional \$16,500.00 for installation and utilities. Installing a horn on each side of the tracks at a crossing is estimated to cost approximately \$99,000.00. It is anticipated that with the typical installation of the wayside horns, the noise should be reduced to the appropriate decibel level 100 feet from the tracks.

It is further agreed that no horn areas may be possible at some intersections if driveways and other access points of 100 feet away from the crossings and raised medians are installed to discourage people from driving around the crossing arms when they are down. Both parties agree that the cost of creating no horn areas would be less than the cost of purchasing and installing wayside horns, but it has further been found that it would not be possible to use no horn areas at every intersection.

Based upon the current figures and estimates, total cost to purchase and install wayside horns or to create quiet zones where possible, at all six crossings, is \$480,000.00.

II.

WAYSIDE HORN COMMITTEE

A. Establishment of Committee. The CRA shall elect two representatives to serve on the Wayside Horn Committee and the City shall also select two people to serve on the Wayside Horn Committee. The Committee shall be responsible for advising the CRA and the City Council of the undertaking of the purpose of the agreement stated above.

B. Committee Responsibilities. The Committee shall be advisory in nature and shall have the responsibility to make recommendations to the governing bodies of the City and the CRA regarding the implementation of the Wayside Horn Program.

C. Legal Entity. There shall be no separate legal entity formed to conduct this cooperative undertaking.

III.

IMPLEMENTATION

A. Implementation. The purchase and contracting necessary for implementation of this program shall be conducted by the City of Grand Island pursuant to the City Code and laws of the State of Nebraska.

B. Financing. The CRA agrees to set aside up to \$140,000.00 from the 2008 fiscal year and up to \$100,000.00 for the 2009 fiscal year toward the Quiet Zone Project. The City agrees to set aside funds necessary to complete the implementation of the program. Table 1 outlined below contains the estimated costs and improvements for quiet zones that identified Union Pacific Railroad crossings.

Table 1
Estimated Cost Improvements for Quiet Zones at Identified UPRR Crossings

Crossing Number	Street		Solution	Cost With Installation	Cost Per Crossing
1	Broadwell	North Side South Side	Wayside Horn Wayside Horn	\$49,500.00 \$49,500.00	\$99,000.00
2	Lincoln	North Side South Side	Wayside Horn Wayside Horn	\$49,500.00 \$49,500.00	\$99,000.00
3	Elm	North Side South Side	Wayside Horn Median	\$49,500.00 \$11,000.00	\$60,500.00
4	Walnut	North Side South Side	Wayside Horn Median	\$49,500.00 \$11,000.00	\$60,500.00
5	Pine	North Side South Side	Wayside Horn Wayside Horn	\$49,500.00 \$49,500.00	\$99,000.00
6	Oak	North Side South Side	Wayside Horn Median	\$49,500.00 \$11,000.00	\$60,500.00
Total					\$478,500.00

III.

A. Termination. This Agreement may be terminated at any time by either of the parties and for any reason on ninety (90) days written notice by either party to the other. The City of Grand Island shall remain the owner of all equipment and property improvements and operational equipment obtained and installed pursuant to this program.

PASSED and APPROVED this _____ day of _____, 2008.

Attest:

CITY OF GRAND ISLAND, NEBRASKA,
A Municipal Corporation,

RaNae Edwards, City Clerk

By: _____
Margaret Hornady, Mayor

Reviewed and Approved by the City Attorney: _____

PASSED and APPROVED this _____ day of _____, 2008.

THE COMMUNITY REDEVELOPMENT
AUTHORITY OF THE CITY OF GRAND
ISLAND NEBRASKA

Attest:

By: _____
Chairman

Reviewed and Approved by the CRA Attorney: _____