



Community Redevelopment Authority (CRA)

Wednesday, February 13, 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)

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

Item A1

Agenda

Staff Contact: Chad Nabity

AGENDA
Wednesday February 13, 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 January 10, 2008 Meeting.
3. Approval of Financial Reports
4. Approval of Bills
5. Review of Habitat for Humanity Loan for demolition of a house on 1216 N. St Paul Road
6. Interlocal Agreement with the City of Grand Island for Quiet Zone Improvements
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
Second Street BID
11. Adjournment

Next Meeting March 12, 2008



Community Redevelopment Authority (CRA)

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

Item B1

Meeting Minutes

Staff Contact: Chad Nabity

OFFICIAL PROCEEDINGS

MINUTES OF

COMMUNITY REDEVELOPMENT AUTHORITY
MEETING OF
February 13, 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 February 13, 2008 at City Hall 100 E First Street. Notice of the meeting was given in the February 6, 2008 Grand Island Independent.

1. CALL TO ORDER Chair Barry Sandstrom called the meeting to order at 4:05 p.m. The following members were present: Barry Sandstrom, Tom Gdowski, Sue Pirnie, Glen Murray and Lee Elliot. Also present were; Director, Chad Nabity; CRA Attorney Duane Burns. 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 January 10, 2008 CRA Meeting was made by Gdowski, and seconded by Pirnie . Upon roll call vote, all present voted aye. Motion carried unanimously.
3. APPROVAL OF FINANCIAL REPORTS. Chad Nabity reviewed the financial reports for the period of January 1, 2008 through January 31, 2008. He noted revenue in the amount of \$89,934 and expenses in the amount of \$70,448 for the month. Total cash was \$1,026,651. Motion by Murray, second 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. Motion by Pirnie, second by Elliott, to approve the bills in the amount of \$109,662.46. Upon roll call vote all present voted aye. Motion carried unanimously to approve the payment of bills in the amount of \$109,662.46.

5. REVIEW OF HABITAT FOR HUMANITY LOAN FOR DEMOLITION OF A HOUSE ON 1216 N. ST. PAUL ROAD. Naby reported that in October of 2005 the CRA and Habitat for Humanity entered into an agreement whereby the CRA loaned Habitat the sum of \$3,900 to pay for the demolition of a house in CRA Area #1 with the stipulation that the loan would be forgiven if a new house was built on the lot within five years. Naby explained that a new house has been constructed on the lot and that it would now be appropriate for the CRA to give Habitat official notice that the loan amount has been forgiven in accordance with the contract. Motion by Gdowski, second by Pirnie, to give official notice to Habitat for Humanity that the loan amount of \$3,900 to pay for the demolition of a house in CRA Area #1 has been forgiven. Upon roll call vote all present voted aye. Motion carried. Sandstrom added that the letter to Habitat should include a statement that the CRA would be happy to help again if a similar situation presents itself.

6. INTERLOCAL AGREEMENT WITH THE CITY OF GRAND ISLAND FOR QUIET ZONE IMPROVEMENTS. Naby reported that in January of 2008 the Grand Island City Council approved amendments to the redevelopment plans for CRA Areas #1, #4 and #6 relative to quiet zone improvements. He explained that the amendments would permit the CRA to enter into an agreement with the City to participate in the funding of the quiet zone project in those areas. An agreement is attached to the Minutes of this meeting, which formalizes that commitment. Motion by Murray, second by Pirnie, to formalize the commitment and enter into an agreement with the City to participate in the funding of the quiet zone project in CRA Areas #1, #4 and #6. Upon roll call vote all present voted aye. Motion carried. Murray and Gdowski agreed to serve on the committee required by the interlocal agreement.

7. REVIEW OF COMMITTED PROJECTS AND CRA PROPERTIES. Naby reported briefly. Total committed projects total \$463,282. Discussion was held on the status of projects. It is expected that a bill will come forward from Carl Mayhew for the Harmony Building shortly. Also the county has entered into an agreement to have their building demolished. The Romsa Real Estate Center project has run into some issues with building permits. The CRA suggested that it would be appropriate to have Duane Burns send a letter from the CRA to state that it is expected that all necessary permits and inspections be obtained

to receive public funds. The house at 211 E 1st is ready for demolition. The Grand Island Fire Department will use it for training purposes before burning it down.

8. ADJOURN TO EXECUTIVE SESSION TO DISCUSS NEGOTIATIONS. At 4:40 Elliott made a motion and Murray seconded the motion to enter executive session for the purposes of negotiations on potential property purchases. Upon roll call vote all present voted aye. Motion carried.

At 4:50 Gdowski made a motion and Elliot seconded the motion to leave executive session. Upon roll call vote all present voted aye. Motion carried.

9. APPROVE RESOLUTION OR RESOLUTIONS TO PURCHASE/SELLPROPERTY. No action needed.

10. DIRECTOR'S REPORT.

Nabity reported that the council had received a request to form a Business Improvement District along 2nd Street from Eddy to Grant. This would be similar to the district formed along South Locust Street and would include landscaping and ornamental lighting throughout the corridor. Council will act on the request at their first meeting in March. All of the area is included within blighted and substandard areas and the CRA would be able to help with the formation of the district. Nabity suggested that the CRA might want to consider some start up funding to create a landscape plan along the area and/or consider paying for the installation of conduit for lighting and sprinklers to be put in place while the roads and drive ways are torn up. He will speak with Scott Grippenstroh from the NDOR regarding that possibility and will try to bring it forward for the next meeting.

11. ADJOURNMENT. Chairman Sandstrom adjourned the meeting at 5:25 p.m. The next meeting is scheduled for March 12, 2008.

Respectfully submitted,

Chad Nabity
Director



Community Redevelopment Authority (CRA)

Wednesday, February 13, 2008
Regular Meeting

Item D1

Bills

Staff Contact: Chad Nabity

13-Feb-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	
Accounting	
Postage	\$6.60
Grand Island Independent	\$12.03
Monthly & Redevelopment Plan Notices	
Mayer, Burns, Koenig & Janulewicz	\$100.00
Third Party Environmental, Inc.	\$3,500.00
Asbestos removal-209 E. 1st St.	
Almquist, Maltzahn, Galloway & Luth, P.C.	\$3,500.00
Quality Cut Shrub & Lawn Care Inc.	\$35.00
East 1st St. property	
JEO Consulting Group, Inc. - Grant Reimbursement	\$89,259.23
YMCA - Grant Reimbursement	\$13,249.60
Total:	<u><u>\$109,662.46</u></u>



Community Redevelopment Authority (CRA)

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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	February 2008
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	\$8099?	For Demo

January 31, 2008



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: _____