



# **Community Redevelopment Authority (CRA)**

**Wednesday, March 12, 2008  
Regular Meeting Packet**

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## **Board Members:**

**Lee Elliott**

**Tom Gdowski**

**Barry Sandstrom**

**Sue Pirnie**

**Glen Murray**

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**4:00 PM  
Grand Island City Hall  
100 E 1st Street**

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## **Call to Order**

## **Roll Call**

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### **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.

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### **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.

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### **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, March 12, 2008**  
**Regular Meeting**

## **Item A1**

### **Agenda**

Staff Contact: Chad Nabity

**AGENDA**  
**Wednesday March 12, 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 February 13, 2008 Meeting.
3. Approval of Financial Reports
4. Approval of Bills
5. Consideration of appropriating funds for the installation of conduit for landscaping sprinklers and lighting on Second Street between Eddy and Garfield.
6. Presentation by Todd Brown with Cicada Dwellings LLC regarding 3 D modeling for development projects.
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 April 9, 2008



# Community Redevelopment Authority (CRA)

**Wednesday, March 12, 2008  
Regular Meeting**

## **Item B1**

### **Meeting Minutes**

Staff Contact: Chad Nabity

OFFICIAL PROCEEDINGS

MINUTES OF

COMMUNITY REDEVELOPMENT AUTHORITY  
MEETING OF  
MARCH 12, 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 March 12, 2008 at City Hall 100 E First Street. Notice of the meeting was given in the March 5, 2008 Grand Island Independent.

1. CALL TO ORDER Chair Barry Sandstrom called the meeting to order at 4:03 p.m. The following members were present: Barry Sandstrom, Tom Gdowski, Sue Pirnie, Glen Murray. Also present were; Director, Chad Nabity; Secretary Rose Woods; CRA Attorney; Duane Burns, Council Liaison; Peg Gilbert; Finance Director, Dale Springer; Grand Island Independent Reporter, Tracy Overstreet; Cicada Dwellings presenters, Todd Brown; Cody Brown. Also two members of the Grand Island Women's Club and one Second Street property owner were in attendance. 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 February 13, 2008 CRA Meeting was made by Murray, and seconded by Pirnie. Upon roll call vote, all present voted aye. Motion carried unanimously.
3. APPROVAL OF FINANCIAL REPORTS. Dale Springer reviewed the financial reports for the period of February 1, 2008 through February 29, 2008. He noted revenue in the amount of \$18,875 and expenses in the amount of \$109,662 for the month. Total cash was \$935,864. Motion by Gdowski, second by Murray, to approve the financial reports. Upon roll call vote, all present voted aye. Motion carried unanimously. Also Springer reminded the CRA council that its budget time again.

4. APPROVAL OF BILLS. The bills were reviewed by the Authority. Motion by Pirnie, second by Gdowski, to approve the bills in the amount of \$71,731.65. Upon roll call vote all present voted aye. Motion carried unanimously to approve the payment of bills in the amount of \$71,731.65.

5. CONSIDERATION OF APPROPRIATING FUNDS FOR THE INSTALLATION OF CONDUIT FOR LANDSCAPING SPRINKLERS AND LIGHTING ON SEDOND STREET BETWEEN EDDY AND GARFIELD.

Nabity explained that Scott Griepenstroh with the Nebraska Department of Roads has approved the addition of installation of 2 and 3 inch PVC conduit for irrigation lines and controls and pedestrian lighting along with the Highway 30 widening project if the CRA is willing to pay for the conduit and installation. It is estimated that approximately 6968 feet of 2" pipe would be needed and \$3484 feet of 3" pipe. The 2" pipe would cost \$4 per foot and 3" pipe would cost \$5 per foot. The total cost of the project based on the estimated length is \$45,292. This cost is substantially less than the cost to install the pipe after construction. The entire area has been declared blighted and substandard. This type of infrastructure project is consistent with the generalized redevelopment plans for the areas and a legitimate expenditure for the CRA. A MOTION is in order. Sandstrom had questions regarding the BID 6 if it was in the blighted area? Nabity confirmed it is a blighted area and the BID 6 could be made smaller when the Mayor appoints board members, and the area is reassessed. It will be easier to create a smaller BID than to enlarge the BID 6 area at a later time. Gdowski recommended more money be allotted for this BID 6. He recommended \$55,000 and if they would need more they would have to resubmit a new request to the CRA. Murray asked about a time frame for the BID 6 project? Nabity explained possibly July, this will be an aggressive project schedule and it could be early fall. The NDOR is giving property owners 3 options for the area between the sidewalk and street: seed, sod or paving brick. The creation of the district would involve a 30 day protest period before council could approve the assessment district. The cost of the assessments will be based on the plans for the district. A MOTION is in order. Motion by Gdowski, second by Pirnie, to approve the appropriating of funds at \$55,000, also if more funds would be needed for the BID 6 project, it would need to be brought up again in front of the CRA members for consideration.

Upon roll call vote, all present voted aye. Motion carried unanimously.

6. PRESENTATION BY TODD BROWN WITH CICADA DWELLINGS LLC REGARDING 3 D MODELING FOR DEVELOPMENT PROJECTS  
Technology is changing how everyone does business. Todd Brown presented some possibilities for using Sketchup software to create 3-D landscapes and building facades and discussed the possibilities of using these techniques in evaluating redevelopment projects. Mr. Brown has done similar work with the Hastings CRA. Nability mentioned that other people in Grand Island also have the ability to perform this kind of work.
7. REVIEW OF COMMITTED PROJECTS AND CRA PROPERTIES.  
Nability reported briefly. Total committed projects total \$573,032. Discussion was held on the status of projects. Housing Study is moving forward. Hall County has entered into an agreement to have their building demolished. This could take two to four weeks. Romsa Real Estate Center is still waiting to hear back about permits. The Harmony Bldg is now paid off, this project is now complete. The house at 211 E 1<sup>st</sup> is ready for demolition. The Grand Island Fire Department will use it for training purposes before burning it down. The demolition contractor is currently waiting for the gas company to cap off the gas line. Good Will Façade still moving forward. Wayside Horns was approved by City Council, Tuesday night, March 11, 2008. The BID 6 project will be added in place for the Harmony Bldg., for \$55,000.
8. ADJOURN TO EXECUTIVE SESSION TO DISCUSS NEGOTIATIONS. No session to discuss negotiations.
9. APPROVE RESOLUTION OR RESOLUTIONS TO PURCHASE/SELL PROPERTY No action needed.
10. DIRECTOR'S REPORT  
  
Nability reported that Mike Galvin was awarded the bid to tear down the building they are just waiting for the gas company to cap the line. Also Ray O'Connor expressed an interest in the Star Motel property.
11. ADJOURNMENT. Chairman Sandstrom adjourned the meeting at 4:45 p.m. The next meeting is scheduled for April 9, 2008.



Respectfully submitted,

Chad Nability  
Director



# Community Redevelopment Authority (CRA)

**Wednesday, March 12, 2008  
Regular Meeting**

## **Item C1**

### **Financial Reports**

Staff Contact: Chad Nabity

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF FEBRUARY 2008

<b>CONSOLIDATED</b>	<b>MONTH ENDED FEBRUARY 2008</b>	<b>2007 - 2008 YEAR TO DATE</b>	<b>2008 BUDGET</b>	<b>REMAINING BALANCE</b>
Beginning Cash	1,026,651	952,497	952,497	
<b>REVENUE:</b>				
Property Taxes	11,460	221,242	722,796	501,554
Loan Proceeds	-	-	-	-
Interest Income	7,018	21,754	10,000	(11,754)
Land Sales	-	-	50,000	50,000
Other Revenue	397	9,977	-	(9,977)
<b>TOTAL REVENUE</b>	<b>18,875</b>	<b>252,973</b>	<b>782,796</b>	<b>529,823</b>
<b>TOTAL RESOURCES</b>	<b>1,045,526</b>	<b>1,205,469</b>	<b>1,735,293</b>	<b>529,823</b>
<b>EXPENSES</b>				
Auditing & Accounting	3,500	4,250	8,000	3,750
Legal Services	100	1,153	10,000	8,848
Consulting Services	-	-	10,000	10,000
Contract Services	3,535	11,714	40,000	28,286
Printing & Binding	-	568	1,000	432
Other Professional Services	-	4,113	6,000	1,887
General Liability Insurance	-	-	250	250
Postage	7	42	250	208
Matching Grant	-	-	-	-
Legal Notices	12	740	800	60
Licenses & Fees	-	-	-	-
Travel & Training	-	-	1,500	1,500
Other Expenditures	-	-	500	500
Office Supplies	-	30	500	470
Supplies	-	-	300	300
Land	-	33,090	100,000	66,910
Façade Improvement	102,509	102,509	200,000	97,491
South Locust	-	-	-	-
Alleyway Improvement	-	-	-	-
Other Projects	-	-	500,000	500,000
Bond Principal	-	64,617	128,002	63,385
Bond Interest	-	46,781	94,794	48,013
Interest Expense	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>109,662</b>	<b>269,605</b>	<b>1,101,896</b>	<b>832,291</b>
<b>INCREASE(DECREASE) IN CASH</b>	<b>(90,787)</b>	<b>(16,633)</b>	<b>(319,100)</b>	<b>(302,467)</b>
<b>ENDING CASH</b>	<b>935,864</b>	<b>935,864</b>	<b>633,397</b>	<b>(302,467)</b>
<b>LESS COMMITMENTS</b>	<b>573,032</b>	<b>-</b>		
<b>AVAILABLE CASH</b>	<b>362,832</b>	<b>935,864</b>	<b>633,397</b>	<b>(302,467)</b>
<b>CHECKING</b>	<b>451,041</b>			
<b>PETTY CASH</b>	<b>50</b>			
<b>INVESTMENTS</b>	<b>484,773</b>			
<b>Total Cash</b>	<b>935,864</b>			

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF FEBRUARY 2008

	<u>MONTH ENDED</u> <u>FEBRUARY 2008</u>	<u>2007 - 2008</u> <u>YEAR TO DATE</u>	<u>2008</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>
<b>CRA</b>				
<b>GENERAL OPERATIONS:</b>				
Property Taxes	11,460	118,558	500,000	381,442
Interest Income	6,994	20,981	10,000	(10,981)
Land Sales		-	50,000	50,000
Other Revenue & Motor Vehicle Tax	397	1,947	-	(1,947)
<b>TOTAL</b>	<b>18,852</b>	<b>141,486</b>	<b>560,000</b>	<b>418,514</b>
<b>GILI TRUST</b>				
Property Taxes		32,338	65,780	33,442
Interest Income		548	-	(548)
Other Revenue		560	-	(560)
<b>TOTAL</b>	<b>-</b>	<b>33,446</b>	<b>65,780</b>	<b>32,334</b>
<b>CHERRY PARK LTD II</b>				
Property Taxes		30,553	59,180	28,628
Interest Income	23	87	-	(87)
Other Revenue		-	-	-
<b>TOTAL</b>	<b>23</b>	<b>30,640</b>	<b>59,180</b>	<b>28,540</b>
<b>GENTLE DENTAL</b>				
Property Taxes		-	4,202	4,202
Interest Income		2	-	(2)
Other Revenue		447	-	(447)
<b>TOTAL</b>	<b>-</b>	<b>449</b>	<b>4,202</b>	<b>3,753</b>
<b>PROCON TIF</b>				
Property Taxes		8,846	19,162	10,316
Interest Income	0	49	-	(49)
Other Revenue		734	-	(734)
<b>TOTAL</b>	<b>0</b>	<b>9,629</b>	<b>19,162</b>	<b>9,533</b>
<b>WALNUT HOUSING PROJECT</b>				
Property Taxes		30,947	74,472	43,525
Interest Income	0	86	-	(86)
Other Revenue		6,289	-	(6,289)
<b>TOTAL</b>	<b>0</b>	<b>37,322</b>	<b>74,472</b>	<b>37,150</b>
<b>TOTAL REVENUE</b>	<b>18,875</b>	<b>252,973</b>	<b>782,796</b>	<b>529,823</b>

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF FEBRUARY 2008

<b>EXPENSES</b>	<b>MONTH ENDED FEBRUARY 2008</b>	<b>2007 - 2008 YEAR TO DATE</b>	<b>2008 BUDGET</b>	<b>REMAINING BALANCE</b>
<b>CRA</b>				
<b>GENERAL OPERATIONS:</b>				
Auditing & Accounting	3,500	4,250	8,000	3,750
Legal Services	100	1,153	10,000	8,848
Consulting Services		-	10,000	10,000
Contract Services	3,535	11,714	40,000	28,286
Printing & Binding		568	1,000	432
Other Professional Services		4,113	6,000	1,887
General Liability Insurance		-	250	250
Postage	7	42	250	208
Matching Grant		-	-	-
Legal Notices	12	740	800	60
Licenses & Fees		-	-	-
Travel & Training		-	1,500	1,500
Other Expenditures		-	500	500
Office Supplies		30	500	470
Supplies		-	300	300
Land		<u>33,090</u>	100,000	66,910
<b>PROJECTS</b>				
Façade Improvement	102,509	102,509	200,000	97,491
South Locust		-	-	-
Alleyway Improvement		-	-	-
Other Projects		-	500,000	500,000
<b>TOTAL CRA EXPENSES</b>	<u>109,662</u>	<u>158,208</u>	<u>879,100</u>	<u>720,892</u>
<b>GILI TRUST</b>				
Bond Principal		23,117	47,158	24,041
Bond Interest		9,773	18,622	8,849
Other Expenditures		-	-	-
<b>TOTAL GILI EXPENSES</b>	<u>-</u>	<u>32,890</u>	<u>65,780</u>	<u>32,890</u>
<b>CHERRY PARK LTD II</b>				
Bond Principal		18,062	36,824	18,762
Bond Interest		11,528	22,356	10,828
<b>TOTAL CHERRY PARK EXPENSES</b>	<u>-</u>	<u>29,590</u>	<u>59,180</u>	<u>29,590</u>
<b>GENTLE DENTAL</b>				
Bond Principal		1,023	2,127	1,104
Bond Interest		1,078	2,075	997
<b>TOTAL GENTLE DENTAL</b>	<u>-</u>	<u>2,101</u>	<u>4,202</u>	<u>2,101</u>
<b>PROCON TIF</b>				
Bond Principal		6,161	8,838	2,677
Bond Interest		3,420	10,324	6,904
<b>TOTAL PROCON TIF</b>	<u>-</u>	<u>9,581</u>	<u>19,162</u>	<u>9,581</u>
<b>WALNUT HOUSING PROJECT</b>				
Bond Principal		16,253	33,055	16,802
Bond Interest		20,983	41,417	20,434
<b>TOTAL WALNUT HOUSING</b>	<u>-</u>	<u>37,236</u>	<u>74,472</u>	<u>37,236</u>
<b>TOTAL EXPENSES</b>	<u>109,662</u>	<u>269,605</u>	<u>1,101,896</u>	<u>832,291</u>



# Community Redevelopment Authority (CRA)

**Wednesday, March 12, 2008**  
**Regular Meeting**

## **Item D1**

### **Bills**

Staff Contact: Chad Nabity

12-Mar-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 Feb & March	\$3,000.00
Accounting	
Postage	\$27.62
Grand Island Independent	\$12.03
Monthly & Redevelopment Plan Notices	
Mayer, Burns, Koenig & Janulewicz	\$210.00
Mayhew Signs, Incorporated	\$68,482.00

**Total:**

**\$71,731.65**



# Community Redevelopment Authority (CRA)

**Wednesday, March 12, 2008  
Regular Meeting**

## **Item X1**

### **Committed Projects**

Staff Contact: Chad Nabity



COMMITTED PROJECTS	AMOUNT	ESTIMATED DUE DATE
Housing Study	\$8,250	Fall 2008
Hall County	\$37,500	Fall 2007
Romsa Real Estate Center	\$75,000	Fall 2007
Harmony Bldg. 224 W 3 <sup>rd</sup> Street	\$68,482	Fall 2007
Good Will Facade	\$36,800	Spring 2008
New Life Community Church Façade	\$107,000	Fall 2008
2008 Wayside Horns	\$140,000	Fall 2008
2009 Wayside Horns	\$100,000	Fall 2009
Total Committed	\$573,032	

#### CRA PROPERTIES

Address	Purchase Price	Purchase Date	Demo Cost	Status
203 E 1 <sup>st</sup> St.	\$68,627	10-09-02	\$23,300	Surplus
217 E 1 <sup>st</sup> St	\$17,000	03-20-03	\$6,500	Surplus
408 E 2 <sup>nd</sup> 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 <sup>st</sup>	\$34,702	11-13-07	\$8099?	For Demo

February 26, 2008