



Community Redevelopment Authority (CRA)

**Wednesday, May 14, 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, May 14, 2008
Regular Meeting

Item A1

Agenda

Staff Contact: Chad Nabity

AGENDA
Wednesday May 14, 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 March 12, 2008 Meeting.
3. Approval of Financial Reports
4. Approval of Bills
5. Report on BID #6 Second Street
6. Review of Committed Projects and CRA Properties
7. ADJOURN TO EXECUTIVE SESSION TO DISCUSS NEGOTIATIONS

RETURN TO REGULAR SESSION

Approve Resolution or Resolutions to Purchase/Sell Property

8. Directors Report

Downtown Design Guidelines
Other Downtown Development
 Masonic Temple
 Old Coal Gas Facilities
Interest in Façade Program
State Fair
July Meeting Date (Scheduled July 9 can we move the meeting to July 2nd?)
9. Adjournment

Next Meeting June 11, 2008



Community Redevelopment Authority (CRA)

Wednesday, May 14, 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, and Glen Murray. Also present were; Director, Chad Nabity; Secretary Rose Woods; CRA Attorney; Duane Burns, Council Liaison; Peg Gilbert; Finance Director, Dave 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. Dave 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 Murry, 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. Murry 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. Nabity 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.

Nabity 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 1st 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

Nabity 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 Nabity
Director



Community Redevelopment Authority (CRA)

Wednesday, May 14, 2008
Regular Meeting

Item C1

Financial Reports

Staff Contact: Chad

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF MARCH 2008

	MONTH ENDED MARCH 2008	2007 - 2008 YEAR TO DATE	2008 BUDGET	REMAINING BALANCE
CONSOLIDATED				
Beginning Cash	935,864	952,497	952,497	
REVENUE:				
Property Taxes	25,104	246,346	722,796	476,450
Loan Proceeds	-	-	-	-
Interest Income	1,279	23,033	10,000	(13,033)
Land Sales	-	-	50,000	50,000
Other Revenue	-	9,977	-	(9,977)
TOTAL REVENUE	26,384	279,357	782,796	503,439
TOTAL RESOURCES	962,248	1,231,853	1,735,293	503,439
EXPENSES				
Auditing & Accounting	-	4,250	8,000	3,750
Legal Services	210	1,363	10,000	8,638
Consulting Services	-	-	10,000	10,000
Contract Services	3,000	14,714	40,000	25,286
Printing & Binding	-	568	1,000	432
Other Professional Services	-	4,113	6,000	1,887
General Liability Insurance	-	-	250	250
Postage	28	69	250	181
Matching Grant	-	-	-	-
Legal Notices	-	740	800	60
Licenses & Fees	-	-	-	-
Travel & Training	-	-	1,500	1,500
Other Expenditures	-	-	500	500
Office Supplies	12	42	500	458
Supplies	-	-	300	300
Land	-	33,090	100,000	66,910
Façade Improvement	68,482	170,991	200,000	29,009
South Locust	-	-	-	-
Alleyway Improvement	-	-	-	-
Other Projects	-	-	500,000	500,000
Bond Principal	256	64,873	128,002	63,129
Bond Interest	-	46,781	94,794	48,013
Interest Expense	-	-	-	-
TOTAL EXPENSES	71,988	341,593	1,101,896	760,303
INCREASE(DECREASE) IN CASH	(45,604)	(62,237)	(319,100)	(256,863)
ENDING CASH	890,260	890,260	633,397	(256,863)
LESS COMMITMENTS	-	-		
AVAILABLE CASH	890,260	890,260	633,397	(256,863)
CHECKING	405,437			
PETTY CASH	50			
INVESTMENTS	484,773			
Total Cash	890,260			

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF MARCH 2008

	MONTH ENDED MARCH 2008	2007 - 2008 YEAR TO DATE	2008 BUDGET	REMAINING BALANCE
CRA				
GENERAL OPERATIONS:				
Property Taxes	20,612	139,170	500,000	360,830
Interest Income	1,254	22,235	10,000	(12,235)
Land Sales		-	50,000	50,000
Other Revenue & Motor Vehicle Tax		1,947	-	(1,947)
TOTAL	21,866	163,353	560,000	396,647
GILI TRUST				
Property Taxes	1,314	33,651	65,780	32,129
Interest Income		548	-	(548)
Other Revenue		560	-	(560)
TOTAL	1,314	34,760	65,780	31,020
CHERRY PARK LTD II				
Property Taxes	1,241	31,794	59,180	27,386
Interest Income	25	112	-	(112)
Other Revenue		-	-	-
TOTAL	1,266	31,905	59,180	27,275
GENTLE DENTAL				
Property Taxes	70	70	4,202	4,132
Interest Income		2	-	(2)
Other Revenue		447	-	(447)
TOTAL	70	519	4,202	3,683
PROCON TIF				
Property Taxes	354	9,201	19,162	9,961
Interest Income	0	49	-	(49)
Other Revenue		734	-	(734)
TOTAL	355	9,984	19,162	9,178
WALNUT HOUSING PROJECT				
Property Taxes	1,257	32,204	74,472	42,268
Interest Income	0	87	-	(87)
Other Revenue		6,289	-	(6,289)
TOTAL	1,257	38,580	74,472	35,892
BRUNS PET GROOMING				
Property Taxes	191	191	-	(191)
Interest Income		-	-	-
Other Revenue		-	-	-
TOTAL	191	191	-	(191)
GIRARD VET CLINIC				
Property Taxes	65	65	-	(65)
Interest Income		-	-	-
Other Revenue		-	-	-
TOTAL	65	65	-	(65)
TOTAL REVENUE	26,384	279,357	782,796	503,439

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF MARCH 2008

	MONTH ENDED	2007 - 2008	2008	REMAINING
	<u>MARCH 2008</u>	<u>YEAR TO DATE</u>	<u>BUDGET</u>	<u>BALANCE</u>
EXPENSES				
CRA				
GENERAL OPERATIONS:				
Auditing & Accounting		4,250	8,000	3,750
Legal Services	210	1,363	10,000	8,638
Consulting Services		-	10,000	10,000
Contract Services	3,000	14,714	40,000	25,286
Printing & Binding		568	1,000	432
Other Professional Services		4,113	6,000	1,887
General Liability Insurance		-	250	250
Postage	28	69	250	181
Matching Grant		-	-	-
Legal Notices		740	800	60
Licenses & Fees		-	-	-
Travel & Training		-	1,500	1,500
Other Expenditures		-	500	500
Office Supplies	12	42	500	458
Supplies		-	300	300
Land		33,090	100,000	66,910
PROJECTS				
Façade Improvement	68,482	170,991	200,000	29,009
South Locust		-	-	-
Alleyway Improvement		-	-	-
Other Projects		-	500,000	500,000
TOTAL CRA EXPENSES	71,732	229,939	879,100	649,161
GILI TRUST				
Bond Principal		23,117	47,158	24,041
Bond Interest		9,773	18,622	8,849
Other Expenditures		-	-	-
TOTAL GILI EXPENSES	-	32,890	65,780	32,890
CHERRY PARK LTD II				
Bond Principal		18,062	36,824	18,762
Bond Interest		11,528	22,356	10,828
TOTAL CHERRY PARK EXPENSES	-	29,590	59,180	29,590
GENTLE DENTAL				
Bond Principal		1,023	2,127	1,104
Bond Interest		1,078	2,075	997
TOTAL GENTLE DENTAL	-	2,101	4,202	2,101
PROCON TIF				
Bond Principal		6,161	8,838	2,677
Bond Interest		3,420	10,324	6,904
TOTAL PROCON TIF	-	9,581	19,162	9,581
WALNUT HOUSING PROJECT				
Bond Principal		16,253	33,055	16,802
Bond Interest		20,983	41,417	20,434
TOTAL WALNUT HOUSING	-	37,236	74,472	37,236

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF MARCH 2008

	MONTH ENDED	2007 - 2008	2008	REMAINING
	MARCH 2008	YEAR TO DATE	BUDGET	BALANCE
BRUNS PET GROOMING				
Bond Principal	191	191	-	(191)
Bond Interest		-	-	-
TOTAL BRUNS PET GROOMING	191	191	-	(191)
GIRARD VET CLINIC				
Bond Principal	65	65	-	(65)
Bond Interest		-	-	-
TOTAL GIRARD VET CLINIC	65	65	-	(65)
TOTAL EXPENSES	71,988	341,593	1,101,896	760,303

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF APRIL 2008

	MONTH ENDED APRIL 2008	2007 - 2008 YEAR TO DATE	2008 BUDGET	REMAINING BALANCE
CONSOLIDATED				
Beginning Cash	890,260	952,497	952,497	
REVENUE:				
Property Taxes	22,225	268,571	722,796	454,225
Loan Proceeds	-	-	-	-
Interest Income	4,384	27,417	10,000	(17,417)
Land Sales	-	-	50,000	50,000
Other Revenue	-	9,977	-	(9,977)
TOTAL REVENUE	26,609	305,965	782,796	476,831
TOTAL RESOURCES	916,868	1,258,462	1,735,293	476,831
EXPENSES				
Auditing & Accounting	-	4,250	8,000	3,750
Legal Services	-	1,363	10,000	8,638
Consulting Services	-	-	10,000	10,000
Contract Services	-	14,714	40,000	25,286
Printing & Binding	-	568	1,000	432
Other Professional Services	-	4,113	6,000	1,887
General Liability Insurance	-	-	250	250
Postage	-	69	250	181
Matching Grant	-	-	-	-
Legal Notices	-	740	800	60
Licenses & Fees	-	-	-	-
Travel & Training	-	-	1,500	1,500
Other Expenditures	-	-	500	500
Office Supplies	-	42	500	458
Supplies	-	-	300	300
Land	-	33,090	100,000	66,910
Façade Improvement	-	170,991	200,000	29,009
South Locust	-	-	-	-
Alleyway Improvement	-	-	-	-
Other Projects	-	-	500,000	500,000
Bond Principal	-	64,873	128,002	63,129
Bond Interest	-	46,781	94,794	48,013
Interest Expense	-	-	-	-
TOTAL EXPENSES	-	341,593	1,101,896	760,303
INCREASE(DECREASE) IN CASH	26,609	(35,628)	(319,100)	(283,472)
ENDING CASH	916,868	916,868	633,397	(283,472)
LESS COMMITMENTS	573,032	-		
AVAILABLE CASH	343,836	916,868	633,397	(283,472)
CHECKING	428,784			
PETTY CASH	50			
INVESTMENTS	488,035			
Total Cash	916,868			

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF APRIL 2008

	<u>MONTH ENDED</u> <u>APRIL 2008</u>	<u>2007 - 2008</u> <u>YEAR TO DATE</u>	<u>2008</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>
CRA				
GENERAL OPERATIONS:				
Property Taxes	22,225	161,395	500,000	338,605
Interest Income	4,353	26,589	10,000	(16,589)
Land Sales		-	50,000	50,000
Other Revenue & Motor Vehicle Tax		1,947	-	(1,947)
TOTAL	26,578	189,931	560,000	370,069
GILI TRUST				
Property Taxes		33,651	65,780	32,129
Interest Income		548	-	(548)
Other Revenue		560	-	(560)
TOTAL	-	34,760	65,780	31,020
CHERRY PARK LTD II				
Property Taxes		31,794	59,180	27,386
Interest Income	26	137	-	(137)
Other Revenue		-	-	-
TOTAL	26	31,931	59,180	27,249
GENTLE DENTAL				
Property Taxes		70	4,202	4,132
Interest Income		2	-	(2)
Other Revenue		447	-	(447)
TOTAL	-	519	4,202	3,683
PROCON TIF				
Property Taxes		9,201	19,162	9,961
Interest Income	1	50	-	(50)
Other Revenue		734	-	(734)
TOTAL	1	9,985	19,162	9,177
WALNUT HOUSING PROJECT				
Property Taxes		32,204	74,472	42,268
Interest Income	4	91	-	(91)
Other Revenue		6,289	-	(6,289)
TOTAL	4	38,583	74,472	35,889
BRUNS PET GROOMING				
Property Taxes		191	-	(191)
Interest Income		-	-	-
Other Revenue		-	-	-
TOTAL	-	191	-	(191)
GIRARD VET CLINIC				
Property Taxes		65	-	(65)
Interest Income		-	-	-
Other Revenue		-	-	-
TOTAL	-	65	-	(65)
TOTAL REVENUE	26,609	305,965	782,796	476,831

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF APRIL 2008

	<u>MONTH ENDED</u> <u>APRIL 2008</u>	<u>2007 - 2008</u> <u>YEAR TO DATE</u>	<u>2008</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>
EXPENSES				
CRA				
GENERAL OPERATIONS:				
Auditing & Accounting		4,250	8,000	3,750
Legal Services		1,363	10,000	8,638
Consulting Services		-	10,000	10,000
Contract Services		14,714	40,000	25,286
Printing & Binding		568	1,000	432
Other Professional Services		4,113	6,000	1,887
General Liability Insurance		-	250	250
Postage		69	250	181
Matching Grant		-	-	-
Legal Notices		740	800	60
Licenses & Fees		-	-	-
Travel & Training		-	1,500	1,500
Other Expenditures		-	500	500
Office Supplies		42	500	458
Supplies		-	300	300
Land		33,090	100,000	66,910
PROJECTS				
Façade Improvement		170,991	200,000	29,009
South Locust		-	-	-
Alleyway Improvement		-	-	-
Other Projects		-	500,000	500,000
TOTAL CRA EXPENSES	-	229,939	879,100	649,161
GILI TRUST				
Bond Principal		23,117	47,158	24,041
Bond Interest		9,773	18,622	8,849
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Bond Principal		1,023	2,127	1,104
Bond Interest		1,078	2,075	997
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PROCON TIF				
Bond Principal		6,161	8,838	2,677
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WALNUT HOUSING PROJECT				
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Bond Interest		20,983	41,417	20,434
TOTAL WALNUT HOUSING	-	37,236	74,472	37,236

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF APRIL 2008

	<u>MONTH ENDED</u> <u>APRIL 2008</u>	<u>2007 - 2008</u> <u>YEAR TO DATE</u>	<u>2008</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>
BRUNS PET GROOMING				
Bond Principal		191	-	(191)
Bond Interest		-	-	-
TOTAL BRUNS PET GROOMING	-	191	-	(191)
GIRARD VET CLINIC				
Bond Principal		65	-	(65)
Bond Interest		-	-	-
TOTAL GIRARD VET CLINIC	-	65	-	(65)
TOTAL EXPENSES	-	341,593	1,101,896	760,303



Community Redevelopment Authority (CRA)

Wednesday, May 14, 2008
Regular Meeting

Item D1

Bills

Staff Contact: Chad Nabity

9-May-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	April/May	\$3,000.00
Accounting	Fees	\$375.00
Officenet Inc.	File dividers	\$63.13
Postage	Feb/March	\$27.66
Grand Island Independent	April	\$11.60
Monthly & Redevelopment Plan Notices		
Mayer, Burns, Koenig & Janulewicz	Legal Services	\$225.00

Total:

\$3,702.39



Community Redevelopment Authority (CRA)

Wednesday, May 14, 2008
Regular Meeting

Item E1

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
BID 6	\$55,000	Spring 2009
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 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

March 13, 2008