



Community Redevelopment Authority (CRA)

**Wednesday, June 18, 2008
Regular Meeting Packet**

Board Members:

Lee Elliott

Tom Gdowski

Barry Sandstrom

Sue Pirnie

Glen Murray

**5:00 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, June 18, 2008
Regular Meeting

Item A1

Agenda

Staff Contact: Chad Nabity

AGENDA
Wednesday June 18, 2008
5:00 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. Preliminary Discussion of Budget for 2008-09
7. Review of Committed Projects and CRA Properties
8. ADJOURN TO EXECUTIVE SESSION TO DISCUSS NEGOTIATIONS

RETURN TO REGULAR SESSION

Approve Resolution or Resolutions to Purchase/Sell Property
9. Directors Report
Downtown Design Guidelines
Other Downtown Development
Masonic Temple
Old Coal Gas Facilities
Interest in Façade Program
State Fair
10. Adjournment

Next Meeting July 7, 2008



Community Redevelopment Authority (CRA)

Wednesday, June 18, 2008
Regular Meeting

Item B1

Meeting Minutes

Staff Contact: Chad Nabity

OFFICIAL PROCEEDINGS

MINUTES OF

COMMUNITY REDEVELOPMENT AUTHORITY
MEETING OF
June 18, 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 June 18, 2008 at City Hall 100 E First Street. Notice of the meeting was given in the June 11, 2008 Grand Island Independent.

1. CALL TO ORDER Chair Barry Sandstrom called the meeting to order at 5:00 p.m. The following members were present: Barry Sandstrom, Tom Gdowski, Sue Pirnie, Lee Elliot, and Glen Murray. Also present were; Director, Chad Naby; Secretary Rose Woods; CRA Attorney; Duane Burns, Finance Director, Dave Springer; Grand Island Independent Reporter, Tracy Overstreet. 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 March 12, 2008 CRA Meeting was made by Murray, and seconded by Pirnie. Upon roll call vote, Elliot abstained, all others present voted aye. Motion carried unanimously.
3. APPROVAL OF FINANCIAL REPORTS. Dave Springer reviewed the financial reports for the period of March 1 through May 31, 2008. He noted revenue in the amount of \$170,217 and expenses in the amount of \$75,690 for the three months. Total cash was \$1,030,390. Motion by Pirnie, second by Elliot, 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 made by Murray, second by Gdowski, to approve the bills in the amount of \$6537.03. Upon roll call vote all present voted

aye. Motion carried unanimously to approve the payment of bills in the amount of \$6537.03.

5. REPORT ON BID #6 SECOND STREET.

Nebraska Arboretum is working on a landscaping plan for Second Street. NE Arboretum is going to do this for about \$5,000 versus hiring an outside source that would cost up to \$50,000. Bob Dodendorf has collected approximately \$1,800 from local businesses along Second St. to help with the \$5,000 expense. The BID 6 is asking if the CRA will be willing to commit to the other funds to help pay for the project. The \$55,000 already in place will likely cover everything. We still waiting on the final price for part of the conduit if there are changes Nability will bring the matter back before the CRA. Nability and Springer will be putting together budget numbers to present to council, to move forward with the BID 6 project. Sandstrom asked if the \$5,000 for the NE Arboretum would be included in the \$55,000 that has already been allotted or if it would be on top of the \$55,000. Nability was hoping that the \$55,000 would be enough to cover both. It will be tight. Sandstrom asked if there was any discussion for the sharing of the cost. Nability explained that currently the BID 6 doesn't exist, they have been appointed by council but currently they have no funding, no budget in place. They have to know what the first year's expenses will be to present to council. They have to allow for a protest period once new assessments are put into effect. There has to be a good idea of what the cost will be before council will approve. If there are too many protests then BID 6 will not be able to move forward. Currently the Second Street construction process is moving along right on schedule. Scott Gripenstroh with the NDOR is keeping things moving along despite the rain. Nability commented there will be more hardscaping along Second Street due to the fact that there is not a lot of room between the street and the businesses; this will be less expensive to maintain.

6. PRELIMINARY DISCUSSION OF BUDGET FOR 2008-09.

Nability said if the levy would be unchanged, approximately \$510,000 will be raised in the upcoming year. There currently is \$573,032 that has been committed to various projects. But there is still half a million in extra cash right now. CRA agreed to readjust budget to request \$475,000. Budget will be figured for the 2008-09 year with a request of \$475,000. Discussion that CRA has a few other projects that may be requesting funds but

cutting the budget by \$25,000 is not a huge cut that would significantly affect the ability of the CRA to do projects.

7. REVIEW OF COMMITTED PROJECTS AND CRA PROPERTIES.

Nabity reported briefly. Housing study is on track. Hall County, the building is down and the bill should be coming in soon. Romsa Real Estate Center, there has been a lot of work done however there are some permit issues. BID 6 is moving forward. The Good Will Façade project is coming along. Nabity anticipates that Good Will, will be making a request for funds soon. New Life Community Church Façade is also coming along the façade committee met and approved some modifications, to what was originally presented. The contracts are out to the consultants on the wayside horns, they are working this, they were out Monday, June 9th, working with Union Pacific, doing the individual analysis on each crossing. Also the additional Wayside horns for next year may change depending on what happens with the Broadwell grade separation. The money is committed.

Properties; CRA does own about three quarters of East First Street across from City Hall, there are currently just maintenance issues to maintain the lot. Currently CRA does not pay taxes on the property as long as it's not on the market. Nabity thought that maybe the City would be interested in the land however it's not currently in the budget. Habitat for Humanity is not interested in the property. Sandstrom asked if there might be someone interested. If we could make a brochure, or letting the realtor's know that it's available. This would be considered marketing then CRA would be paying taxes on the land. Property located on 408 E. 2nd, Habitat is not interested in the land, and there are houses on both sides of the lot. Gdowski asked about the Wonderful Garden property and what their plans are. They are asking \$150,000 minimum, if it has been sold, possibly they would be interested in the Star Motel property as well. On the First Street property there was some interest when it was on the market before. The lot was just not big enough. With the addition of the middle lot it will make this a workable piece of property. Nabity will work on beginning to market this property.

8. ADJOURN TO EXECUTIVE SESSION TO DISCUSS NEGOTIATIONS.

To discuss negotiations at 5:32 Gdowski made a motion and Pirnie seconded the motion to enter executive session for the purposes of Real Estate negotiations on potential property purchases. Upon roll call vote all present voted aye. Motion carried.

At 5:47, Elliot made a motion and Gdowski seconded the motion to leave executive session. Upon roll call vote all present voted aye. Motion carried.

9. DIRECTOR'S REPORT

Nabity reported that the Downtown Design Guidelines had not been forwarded on to the CRA; the Masonic Temple there is nothing new on that project. They are trying to put together money and plans. Nabity anticipates a request from the Northwest Energy for landscaping improvements to the old coal gasification site at 3rd and Oak. O'Neill is doing the demolition on the project and it is currently moving forward. Interest in the Façade Program Nabity has had calls but has received no applications at this time.

10. ADJOURNMENT. Chairman Sandstrom adjourned the meeting at 6:00 p.m. The next meeting is scheduled for July 7, 2008.

Respectfully submitted,

Chad Nabity
Director



Community Redevelopment Authority (CRA)

Wednesday, June 18, 2008
Regular Meeting

Item C1

Financial Reports

Staff Contact: Chad Nabity

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF MAY 2008

CONSOLIDATED	MONTH ENDED MAY 2008	2007 - 2008 YEAR TO DATE	2008 BUDGET	REMAINING BALANCE
Beginning Cash	916,868	952,497	952,497	
REVENUE:				
Property Taxes	114,470	383,041	722,796	339,755
Loan Proceeds	-	-	-	-
Interest Income	960	28,378	10,000	(18,378)
Land Sales	-	-	50,000	50,000
Other Revenue	1,793	11,771	-	(11,771)
TOTAL REVENUE	117,224	423,189	782,796	359,607
TOTAL RESOURCES	1,034,092	1,375,686	1,735,293	359,607
EXPENSES				
Auditing & Accounting	375	4,625	8,000	3,375
Legal Services	225	1,588	10,000	8,413
Consulting Services	-	-	10,000	10,000
Contract Services	3,000	17,714	40,000	22,286
Printing & Binding	-	568	1,000	432
Other Professional Services	-	4,113	6,000	1,887
General Liability Insurance	-	-	250	250
Postage	28	97	250	153
Matching Grant	-	-	-	-
Legal Notices	12	752	800	49
Licenses & Fees	-	-	-	-
Travel & Training	-	-	1,500	1,500
Other Expenditures	-	-	500	500
Office Supplies	63	106	500	394
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	3,702	345,296	1,101,896	756,600
INCREASE(DECREASE) IN CASH	113,522	77,893	(319,100)	(396,993)
ENDING CASH	1,030,390	1,030,390	633,397	(396,993)
LESS COMMITMENTS	573,032	-		
AVAILABLE CASH	457,358	1,030,390	633,397	(396,993)
CHECKING	542,305			
PETTY CASH	50			
INVESTMENTS	488,035			
Total Cash	1,030,390			

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF MAY 2008

CRA	<u>MONTH ENDED</u> <u>MAY 2008</u>	<u>2007 - 2008</u> <u>YEAR TO DATE</u>	<u>2008</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>
GENERAL OPERATIONS:				
Property Taxes	108,376	269,771	500,000	230,229
Interest Income	924	27,512	10,000	(17,512)
Land Sales		-	50,000	50,000
Other Revenue & Motor Vehicle Tax	1,293	3,241	-	(3,241)
TOTAL	110,593	300,524	560,000	259,476
GILI TRUST				
Property Taxes	1,327	34,978	65,780	30,802
Interest Income		548	-	(548)
Other Revenue		560	-	(560)
TOTAL	1,327	36,087	65,780	29,693
CHERRY PARK LTD II				
Property Taxes	1,254	33,047	59,180	26,133
Interest Income	32	170	-	(170)
Other Revenue		-	-	-
TOTAL	1,286	33,217	59,180	25,963
GENTLE DENTAL				
Property Taxes	71	141	4,202	4,061
Interest Income	0	2	-	(2)
Other Revenue	500	947	-	(947)
TOTAL	571	1,090	4,202	3,112
PROCON TIF				
Property Taxes	358	9,559	19,162	9,603
Interest Income	1	51	-	(51)
Other Revenue		734	-	(734)
TOTAL	359	10,344	19,162	8,818
WALNUT HOUSING PROJECT				
Property Taxes	1,270	33,474	74,472	40,998
Interest Income	3	94	-	(94)
Other Revenue		6,289	-	(6,289)
TOTAL	1,273	39,857	74,472	34,615
BRUNS PET GROOMING				
Property Taxes	193	384	-	(384)
Interest Income		-	-	-
Other Revenue		-	-	-
TOTAL	193	384	-	(384)
GIRARD VET CLINIC				
Property Taxes	1,621	1,686	-	(1,686)
Interest Income		-	-	-
Other Revenue		-	-	-
TOTAL	1,621	1,686	-	(1,686)
TOTAL REVENUE	117,224	423,189	782,796	359,607

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF MAY 2008

EXPENSES	<u>MONTH ENDED</u> <u>MAY 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:				
Auditing & Accounting	375	4,625	8,000	3,375
Legal Services	225	1,588	10,000	8,413
Consulting Services		-	10,000	10,000
Contract Services	3,000	17,714	40,000	22,286
Printing & Binding		568	1,000	432
Other Professional Services		4,113	6,000	1,887
General Liability Insurance		-	250	250
Postage	28	97	250	153
Matching Grant		-	-	-
Legal Notices	12	752	800	49
Licenses & Fees		-	-	-
Travel & Training		-	1,500	1,500
Other Expenditures		-	500	500
Office Supplies	63	106	500	394
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	3,702	233,642	879,100	645,458
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 MAY 2008

	<u>MONTH ENDED</u> <u>MAY 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	3,702	345,296	1,101,896	756,600



Community Redevelopment Authority (CRA)

Wednesday, June 18, 2008
Regular Meeting

Item D1

Bills

Staff Contact: Chad Nabity

18-Jun-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 Fees	June	\$1,500.00
Accounting	Fees	
Officenet Inc.		
Postage		
Galvin Construction	Home removal 211 E 1st	\$4,500.00
Quality Cut Shrub & Lawn Care		\$450.00
Grand Island Independent	May	\$12.03
Monthly & Redevelopment Plan Notices		
Mayer, Burns, Koenig & Janulewicz	Legal Services	\$75.00

Total:

\$6,537.03



Community Redevelopment Authority (CRA)

Wednesday, June 18, 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	\$8,000	Demolished

May 30, 2008