



# **Community Redevelopment Authority (CRA)**

**Monday, July 7, 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)

**Monday, July 7, 2008**  
**Regular Meeting**

## **Item A1**

### **Agenda**

Staff Contact: Chad Nabity

**AGENDA**  
**Monday July 7, 2008**  
**4:00 p.m.**  
**Grand Island City Hall**

Open Meetings Notifications

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 June 18, 2008 Meeting.
3. Approval of Financial Reports
4. Approval of Bills
5. Request from Project Hunger to use property located at First and Sycamore for event in August 2008.
6. Resolution to approve preliminary budget and levy request for the 2008-09 Budget Resolution #87
7. Review of request for development proposals for CRA owned properties located on the south side of First Street east of Sycamore Street.
8. Review a request to from the BID to require applicants for Façade Improvement Funds in the Downtown BID to follow suggested guidelines and to add a BID representative to the façade review committee for these applications.
9. Review of Committed Projects and CRA Properties
10. Discussion of Possible Purchase of Properties in CRA Designated Areas
11. Directors Report
12. Adjournment

Next Meeting August 13<sup>th</sup>, 2008

The CRA may go into closed session for any agenda item as allowed by state law.



# Community Redevelopment Authority (CRA)

**Monday, July 7, 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 Nabity; 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 Nabity will bring the matter back before the CRA. Nabity 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. Nabity 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. Nabity 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. Nabity 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.

Nabity 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 9<sup>th</sup>, 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 on North side of the block, on East First Street across from City Hall. 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 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. 2<sup>nd</sup>, 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 3<sup>rd</sup> 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)

**Monday, July 7, 2008**  
**Regular Meeting**

## **Item C1**

### **Financial Reports**

Staff Contact: Chad Nabity

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF JUNE 2008

<b>CONSOLIDATED</b>	<b>MONTH ENDED JUNE 2008</b>	<b>2007 - 2008 YEAR TO DATE</b>	<b>2008 BUDGET</b>	<b>REMAINING BALANCE</b>
Beginning Cash	1,030,390	952,497	952,497	
<b>REVENUE:</b>				
Property Taxes	159,269	542,309	722,796	180,487
Loan Proceeds	-	-	-	-
Interest Income	1,167	29,545	10,000	(19,545)
Land Sales	-	-	50,000	50,000
Other Revenue	4,774	16,545	-	(16,545)
<b>TOTAL REVENUE</b>	<b>165,209</b>	<b>588,399</b>	<b>782,796</b>	<b>194,397</b>
<b>TOTAL RESOURCES</b>	<b>1,195,599</b>	<b>1,540,895</b>	<b>1,735,293</b>	<b>194,397</b>
<b>EXPENSES</b>				
Auditing & Accounting	-	4,625	8,000	3,375
Legal Services	75	1,663	10,000	8,338
Consulting Services	-	-	10,000	10,000
Contract Services	6,450	24,164	40,000	15,836
Printing & Binding	-	568	1,000	432
Other Professional Services	-	4,113	6,000	1,887
General Liability Insurance	-	-	250	250
Postage	-	97	250	153
Matching Grant	-	-	-	-
Legal Notices	12	764	800	36
Licenses & Fees	-	-	-	-
Travel & Training	-	-	1,500	1,500
Other Expenditures	-	-	500	500
Office Supplies	-	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	28,691	93,564	128,002	34,438
Bond Interest	26,617	73,398	94,794	21,396
Interest Expense	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>61,845</b>	<b>407,141</b>	<b>1,101,896</b>	<b>694,755</b>
<b>INCREASE(DECREASE) IN CASH</b>	<b>103,364</b>	<b>181,258</b>	<b>(319,100)</b>	<b>(500,358)</b>
<b>ENDING CASH</b>	<b>1,133,754</b>	<b>1,133,754</b>	<b>633,397</b>	<b>(500,358)</b>
<b>LESS COMMITMENTS</b>	<b>573,032</b>	<b>-</b>		
<b>AVAILABLE CASH</b>	<b>560,722</b>	<b>1,133,754</b>	<b>633,397</b>	<b>(500,358)</b>
<b>CHECKING</b>	<b>645,670</b>			
<b>PETTY CASH</b>	<b>50</b>			
<b>INVESTMENTS</b>	<b>488,035</b>			
<b>Total Cash</b>	<b>1,133,754</b>			

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF JUNE 2008

	<b>MONTH ENDED JUNE 2008</b>	<b>2007 - 2008 YEAR TO DATE</b>	<b>2008 BUDGET</b>	<b>REMAINING BALANCE</b>
<b>CRA</b>				
<b>GENERAL OPERATIONS:</b>				
Property Taxes	112,678	382,449	500,000	117,551
Interest Income	1,132	28,645	10,000	(18,645)
Land Sales		-	50,000	50,000
Other Revenue & Motor Vehicle Tax		3,241	-	(3,241)
<b>TOTAL</b>	<b>113,810</b>	<b>414,334</b>	<b>560,000</b>	<b>145,666</b>
<b>GILI TRUST</b>				
Property Taxes		34,978	65,780	30,802
Interest Income		548	-	(548)
Other Revenue		560	-	(560)
<b>TOTAL</b>	<b>-</b>	<b>36,087</b>	<b>65,780</b>	<b>29,693</b>
<b>CHERRY PARK LTD II</b>				
Property Taxes		33,047	59,180	26,133
Interest Income	27	197	-	(197)
Other Revenue		-	-	-
<b>TOTAL</b>	<b>27</b>	<b>33,244</b>	<b>59,180</b>	<b>25,936</b>
<b>GENTLE DENTAL</b>				
Property Taxes	3,356	3,497	4,202	705
Interest Income	0	3	-	(3)
Other Revenue		947	-	(947)
<b>TOTAL</b>	<b>3,356</b>	<b>4,447</b>	<b>4,202</b>	<b>(245)</b>
<b>PROCON TIF</b>				
Property Taxes	8,579	18,138	19,162	1,024
Interest Income	2	53	-	(53)
Other Revenue	238	972	-	(972)
<b>TOTAL</b>	<b>8,819</b>	<b>19,163</b>	<b>19,162</b>	<b>(1)</b>
<b>WALNUT HOUSING PROJECT</b>				
Property Taxes	30,079	63,553	74,472	10,919
Interest Income	6	100	-	(100)
Other Revenue	4,536	10,825	-	(10,825)
<b>TOTAL</b>	<b>34,621</b>	<b>74,477</b>	<b>74,472</b>	<b>(5)</b>
<b>BRUNS PET GROOMING</b>				
Property Taxes	4,576	4,960	-	(4,960)
Interest Income		-	-	-
Other Revenue		-	-	-
<b>TOTAL</b>	<b>4,576</b>	<b>4,960</b>	<b>-</b>	<b>(4,960)</b>
<b>GIRARD VET CLINIC</b>				
Property Taxes		1,686	-	(1,686)
Interest Income		-	-	-
Other Revenue		-	-	-
<b>TOTAL</b>	<b>-</b>	<b>1,686</b>	<b>-</b>	<b>(1,686)</b>
<b>TOTAL REVENUE</b>	<b>165,209</b>	<b>588,399</b>	<b>782,796</b>	<b>194,397</b>

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF JUNE 2008

	<u>MONTH ENDED</u> <u>JUNE 2008</u>	<u>2007 - 2008</u> <u>YEAR TO DATE</u>	<u>2008</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>
<b>EXPENSES</b>				
<b>CRA</b>				
<b>GENERAL OPERATIONS:</b>				
Auditing & Accounting		4,625	8,000	3,375
Legal Services	75	1,663	10,000	8,338
Consulting Services		-	10,000	10,000
Contract Services	6,450	24,164	40,000	15,836
Printing & Binding		568	1,000	432
Other Professional Services		4,113	6,000	1,887
General Liability Insurance		-	250	250
Postage		97	250	153
Matching Grant		-	-	-
Legal Notices	12	764	800	36
Licenses & Fees		-	-	-
Travel & Training		-	1,500	1,500
Other Expenditures		-	500	500
Office Supplies		106	500	394
Supplies		-	300	300
Land		33,090	100,000	66,910
<b>PROJECTS</b>				
Façade Improvement		170,991	200,000	29,009
South Locust		-	-	-
Alleyway Improvement		-	-	-
Other Projects		-	500,000	500,000
<b>TOTAL CRA EXPENSES</b>	6,537	240,179	879,100	638,921
<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>	-	32,890	65,780	32,890
<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>	-	29,590	59,180	29,590
<b>GENTLE DENTAL</b>				
Bond Principal	1,059	2,082	2,127	45
Bond Interest	1,042	2,120	2,075	(45)
<b>TOTAL GENTLE DENTAL</b>	2,101	4,202	4,202	-
<b>PROCON TIF</b>				
Bond Principal	4,441	10,601	8,838	(1,763)
Bond Interest	5,140	8,560	10,324	1,764
<b>TOTAL PROCON TIF</b>	9,581	19,162	19,162	0
<b>WALNUT HOUSING PROJECT</b>				
Bond Principal	16,801	33,055	33,055	0
Bond Interest	20,435	41,417	41,417	(0)
<b>TOTAL WALNUT HOUSING</b>	37,236	74,472	74,472	0

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF JUNE 2008

	<b>MONTH ENDED</b> <b>JUNE 2008</b>	<b>2007 - 2008</b> <b>YEAR TO DATE</b>	<b>2008</b> <b>BUDGET</b>	<b>REMAINING</b> <b>BALANCE</b>
<b>BRUNS PET GROOMING</b>				
Bond Principal	4,769	4,960	-	(4,960)
Bond Interest		-	-	-
<b>TOTAL BRUNS PET GROOMING</b>	<b>4,769</b>	<b>4,960</b>	<b>-</b>	<b>(4,960)</b>
<b>GIRARD VET CLINIC</b>				
Bond Principal	1,621	1,686	-	(1,686)
Bond Interest		-	-	-
<b>TOTAL GIRARD VET CLINIC</b>	<b>1,621</b>	<b>1,686</b>	<b>-</b>	<b>(1,686)</b>
<b>TOTAL EXPENSES</b>	<b>61,845</b>	<b>407,141</b>	<b>1,101,896</b>	<b>694,755</b>



# Community Redevelopment Authority (CRA)

**Monday, July 7, 2008  
Regular Meeting**

## **Item D1**

### **Bills**

Staff Contact: Chad Nabity

7-Jul-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

Accounting	Fees	\$375.00
Officenet Inc.		
Postage		\$12.57

Grand Island Independent

Monthly & Redevelopment Plan Notices

Mayer, Burns, Koenig & Janulewicz	Legal Services	\$150.00
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**Total:**

**\$537.57**



# Community Redevelopment Authority (CRA)

**Monday, July 7, 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 <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	\$8,000	Demolished

June 30, 2008



# Community Redevelopment Authority (CRA)

**Monday, July 7, 2008**  
**Regular Meeting**

## **Item K1**

### **Budget**

Staff Contact: Chad Nabity

COMMUNITY REDEVELOPMENT AUTHORITY  
GRAND ISLAND, NEBRASKA

RESOLUTION #87

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF GRAND ISLAND, NEBRASKA (the "Authority") RECOMMENDING A LEVY ALLOCATION BY THE CITY OF GRAND ISLAND TO THE AUTHORITY FOR ITS BUDGETARY PURPOSES IN FISCAL YEAR 2008-2009 AS AUTHORIZED BY NE. REV. STATUTES 77-3443, AS AMENDED.

WHEREAS, the Mayor and City Council of the City of Grand Island, Nebraska (the "City"), by its Ordinance passed and adopted June 27, 1994, created the Community Redevelopment Authority of the City of Grand Island, Nebraska, pursuant to Sections 18-2101 through 18-2153 of the Nebraska Community Development Law; Reissue Revised Statutes of Nebraska, as amended (the "Act");

WHEREAS, on July 7, 2008, the members of the Community Redevelopment Authority of the City of Grand Island considered its budget for fiscal year 2008-2009 and determined that a request for personal and real property tax in the amount of \$475,000 is necessary to accomplish the statutory purposes of the Authority in the upcoming fiscal year and that the accomplishment of these purposes is in the best interests of the City of Grand Island.

NOW, THEREFORE BE IT RESOLVED THAT, by copy of this Resolution delivered to the City of Grand Island on this date, the Authority hereby requests and recommends that the City of Grand Island, Nebraska, as a part of the City maximum levy of \$.45 per \$100 of taxable valuation of property, as authorized by the Revised Statutes of Nebraska, Section 77-3442, authorize a 2008-2009 levy allocation which will provide \$475,000 in personal and real property tax funds to the Community Redevelopment Authority of the City of Grand Island for the accomplishment of the purposes for which it was created.

Passed and approved by the Authority this 7<sup>th</sup> day of July, 2008.

COMMUNITY REDEVELOPMENT AUTHORITY OF  
THE CITY OF GRAND ISLAND, NEBRASKA

By: \_\_\_\_\_  
Chair

ATTEST:

\_\_\_\_\_  
Director



# Community Redevelopment Authority (CRA)

**Monday, July 7, 2008**  
**Regular Meeting**

## **Item X1**

### **Request for Proposals**

Staff Contact: Chad Nabity

## **Request for Development Proposals**

The Grand Island Community Redevelopment Authority (CRA) is seeking development proposals on two properties located on the south side of First Street between Sycamore Street and Kimball Avenue. Legal descriptions for the properties are included in attachments A and B. These properties are located within the CRA Area 1 in the City of Grand Island. CRA area 1 has been designated as Blighted and Substandard by the City of Grand Island and the CRA.

The CRA owns the properties. These properties are cleared and ready for redevelopment. Public sewer and water as well as electric and gas utilities are available to the properties. These properties are not located within a regulatory floodplain. The property is zoned B3 Heavy Business. Redevelopment efforts on these properties may be eligible for tax increment financing. This site is located near the Hall County Administration Building and the Grand Island City Hall uses consistent with the government center concept for this area will be given preference.

The CRA will consider all proposals for uses consistent with the B3 Heavy Business Zone designation. These properties are not within the Downtown Improvement District or the Downtown Parking District so the developer will be required to provide landscaping and parking on-site consistent with the Grand Island Zoning Regulations.

Proposals must include:

- Description of intended use of the property,
- Site plan for development including building location, proposed landscaping and parking,
- Elevation plan showing the proposed building, and
- Bid for the property,

Proposals will be evaluated based on the completeness of the application using the following point scale: 10 points for intended use, 15 points for a use consistent with the government center concept for this part of Downtown, 30 points for site plan, 30 points for elevation plan and 15 points for bid.

Proposals may be submitted on either one or both of the properties. The CRA reserves the right to reject all proposals.

Complete proposals must be submitted to the CRA no later than 5:00 P.M. Friday \_\_\_\_\_ for review at the \_\_\_\_\_ meeting of the CRA.

Proposals may be sent to the Grand Island CRA, Redevelopment Proposals, P.O. Box 1968, Grand Island, Nebraska or hand delivered to the Hall County Regional Planning Department at City Hall, 100 E 1<sup>st</sup> Street in Grand Island Nebraska.

**Property A 203 E 1<sup>st</sup> Street**

Located at the southeast corner of 1<sup>st</sup> Street and Sycamore Street (Lot Four (4) and the Westerly Sixteen (16) Feet of Lot Three (3), in Block Ninety-Two (92), in the Original Town, now City of Grand Island, Hall County, Nebraska).

**Property B 217 E 1<sup>st</sup> Street**

Located west of Kimball Avenue on the south side of 1<sup>st</sup> Street 217 E 1<sup>st</sup> Street (All of Lot Two (2), except the Easterly Six (6.0) feet of the Northerly One Hundred Three (103.0) feet and the Easterly Thirty Seven (37.0) feet of the Southerly Twenty Nine (29.0) feet thereof in Block Ninety Two (92) in the Original Town, now City of Grand Island, Hall County, Nebraska).

**Property C 211 E 1<sup>st</sup> Street**

Located west of Kimball Avenue on the south side of 1<sup>st</sup> Street 211 E 1<sup>st</sup> Street (the East Fifty (50) Feet of Lot Three (3), in Block Ninety-Two (92), in the Original Town, now City of Grand Island, Hall County, Nebraska).





# Community Redevelopment Authority (CRA)

**Monday, July 7, 2008  
Regular Meeting**

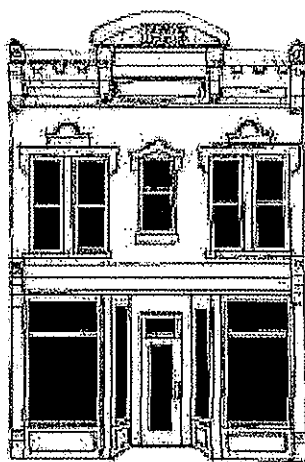
## **Item X2**

### **Facade Improvement Guidelines**

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# Downtown Grand Island

## Design Guidelines



Developed by the Grand Island  
Main Street Design Committee  
2008

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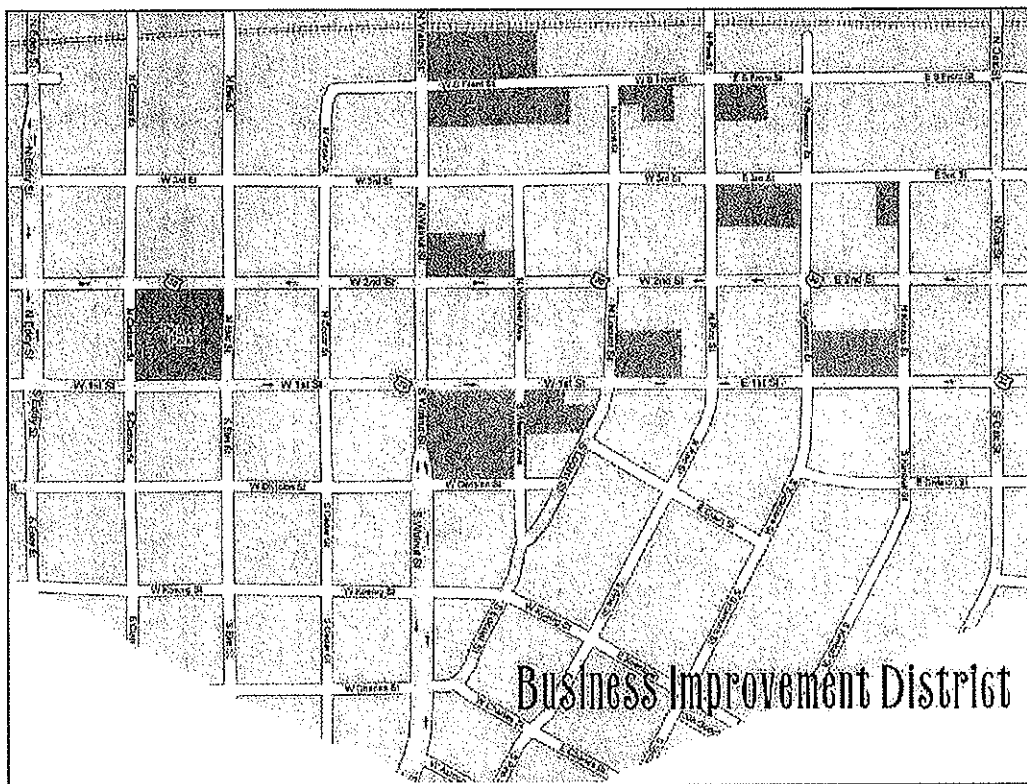
## INTRODUCTION

The Business Improvement District covers 28 blocks and includes 156 buildings, 189 businesses or government offices and 81 residential units. Within the district, there are 6 buildings on the National Register of Historic Places. Additionally there are 3 buildings on National Register just outside of the district.

Façade improvement incentives include the CRA Façade Grant Program and Nebraska Lied Main Street Design Assistance Program. Design consultation is also available from Downtown Grand Island Main Street Design Committee.

Guidelines are intended to convey desirable elements. They are recommendations and not requirements, unless public financing is involved in the construction or rehabilitation of the building.

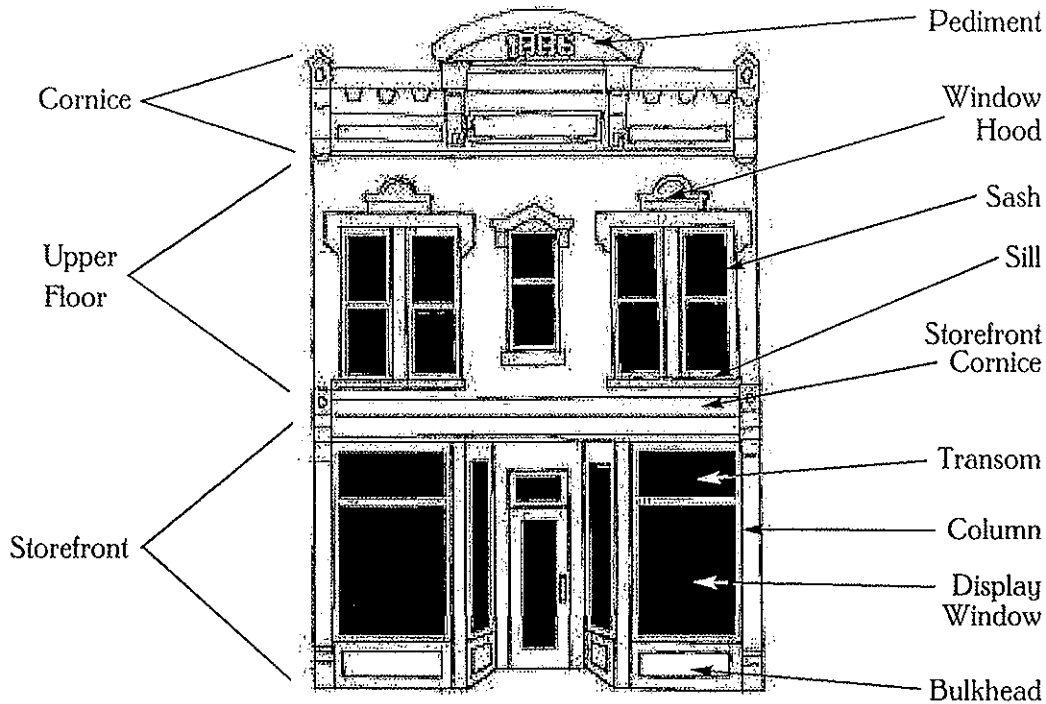
The purpose of the following guidelines is to assist in the future development of Downtown Grand Island by identifying aesthetic qualities that are desirable for the district. Guidelines provide consistency and help protect the district's unique character and identity.



## OVERALL GOALS

1. Recognize quality building designs from the past and encourage appropriate improvements to buildings both new and old.
2. Encourage proper restoration techniques to help insure the long-term preservation of a property's historical, architectural, and cultural significance.
3. Preserve the historical nature of downtown's buildings to enhance the physical characteristics of the district.
4. Create an atmosphere that attracts customers, visitors, employees and residents.

# Anatomy of a Building Façade



## DEFINITIONS

**ARCHITECTURAL ELEMENTS** - The unique details and component parts that together form the decorative style of a building's facade.

**CORNICE** - A horizontal decorative molding that crowns a building or storefront.

**BULKHEAD** - The areas that support the display windows

**COLUMN** - A vertical structural member.

**CORNICE** - The projecting member at the top of the exterior wall.

**DISPLAY WINDOW** - The main areas of clear glass on a storefront.

**FACADE** - The face or main front of a building.

**INFILL** - When a structure is built on an empty lot between two existing buildings.

**PEDIMENT** - A triangular shaped gable or decorative piece on top of a building or a doorway.

**SASH** - A frame for glass to close a window.

**SETBACK** - The distance a building is built from the property line.

**SILL** - Horizontal member immediately below the window.

**STOREFRONT** - The front exterior wall of commercial space.

**STOREFRONT CORNICE** - The projecting member at the top of the storefront.

**TRANSOM** - Smaller windows above a door or window; can be operable or fixed.

**UPPER FLOOR** - The floors above the ground floor; usually non-retail.

**WINDOW HOOD** - A projecting structural member above a window.

# ARCHITECTURAL REQUIREMENTS

## GENERAL

Comply with all codes and ordinances adopted by the City of Grand Island.

## SETBACK AND INFILL

New construction and infill buildings should maintain the alignment of facades with adjacent structures. Building height should also be comparable to adjacent structures.

Infill construction should reflect some of the detailing of the surrounding buildings in size and window shape, cornice lines and brick work and other detailing.

## CLEANING STONE AND MASONRY SURFACES

Do not sandblast, water blast, or use other abrasive or corrosive methods to clean stone or brick. These harsh cleaning methods will severely damage the stone or masonry and will lead to accelerated deterioration.

## PAINT

Painting previously unpainted brick is not allowed. When painting any surface, colors should be compatible with the building facade and adjacent buildings and surroundings. Bright and flashy colors are not recommended.

## STUCCO

Materials similar in texture and perception either synthetic or natural including stucco, plaster and EIFS should not be used as the only other finish material besides glass on a facade. The amount, proportion and location should be carefully considered.

## BUILDING WALLS AND ROOFING

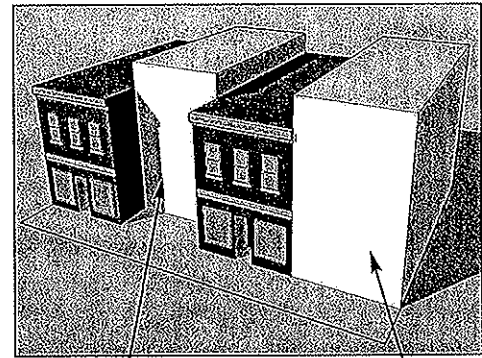
Flat or sloped roofs with parapet walls shall be used.

## MECHANICAL AND ELECTRICAL ITEMS

Utility areas and mechanical equipment should be designed so that they do not detract from the aesthetic appeal of the district. Locate all mechanical and electrical items out of view as is possible.

## WINDOWS AND DOORS

The restoration or renovation of a building's storefront should attempt to return the facade to its original character. Preserve original materials or details and the shape and size of original openings. It is not appropriate to replace windows or doors with stock items that do not fill the original openings or duplicate the unit in size, material and design. Replace missing original elements such as transom windows.

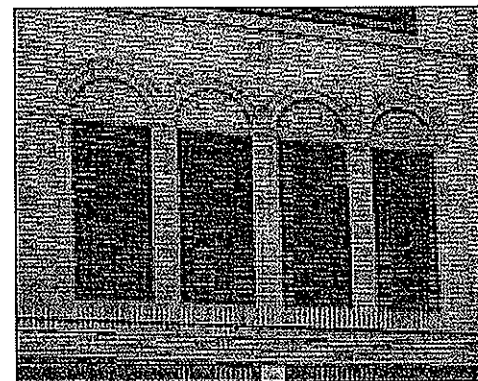


Inappropriate Setback

Appropriate Setback



Windows should be larger to fill the entire opening, not filled in with paneling.



Windows provide a visual connection to the inside of a building, enhancing the pedestrian experience. This connection is lost when windows are bricked or filled in.

Upper floor windows should be vertically oriented. Arched tops and decorative lintels are encouraged. The enclosing or bricking in of windows shall not be permitted. When upper floor windows must be replaced, match the original in configuration and materials.

A minimum of 30% of the ground level facade and sides of buildings adjacent to public right of ways shall be transparent (windows and doors). A minimum of 15% of the building's rear facade facing a public right of way, parking area or open space shall be transparent. This does not include alleyways. Reflective or glass tinted more than 40% is not allowed.

Burglar bars shall not be used on storefronts.

**ENTRANCES AND STOREFRONTS**

Changing the storefront so that it appears residential rather than commercial in character is not permitted. Doors should contain a large amount of glass to allow pedestrians to see inside the building. Doors that are more suited for residential use should be avoided for commercial entrances.

**SIGNAGE**

Signs should be viewed as part of an overall graphics system for the building. They do not have to do all the "work" by themselves. The building's form, name and outstanding features, both decorative and functional, also support the advertising function of a sign. Signs should work with the building, rather than against it.

Sign placement is important. New signs should not obscure significant features of the historic building. (Signs above a storefront should fit within the historic signboard, for example.) New signs should also respect neighboring buildings. They should not overpower adjacent structures.

New signs should respect the size, scale and design of the historic building. Often features or details of the building will suggest a motif for new signs. Sign materials should be compatible with those of the historic building. Materials characteristic of the building's period and style, used in contemporary designs, can form effective new signs.

New signs should be attached to the building carefully, both to prevent damage to historic fabric, and to ensure the safety of pedestrians. Fittings should penetrate mortar joints rather than brick, for example, and signloads should be properly calculated and distributed.

**LOCATION AND SIZE**

The sign should be clearly visible but should never dominate a building facade and should not cover the upper facade or important architectural elements.

**MATERIALS USED  
FOR CONSTRUCTION**

**UNLIMITED USAGE**

The following materials may be used in unlimited quantities on buildings: facades:

- Brick
- Stone
- Terra Cotta

**LIMITED USAGE**

The following should be used in limited quantities and locations:

- EIFS
- Stucco

**NOT ALLOWED**

The following materials are not recommended in any quantities or locations:

- Metal Panels or Corrugated Metal
- Cement or Vinyl Siding
- Preformed Panels
- Porcelain or Baked Enamel Panels
- Asphalt Shingles
- Wood Shingles and Siding
- Concrete Masonry Units

Also not allowed are materials that attempt to mimic traditional building materials. An example would be fiberglass panels that are molded to look like brick.



A storefront is an important part of the image of a business and the business district. Boarding up display windows and using residential style doors is not recommended.

## ROOF SIGNS

Roof signs are not permitted.

## WALL AND WINDOW SIGNS

Wall signs shall not exceed 10% of the wall area, and in no case shall wall signs exceed 10% of the area of the first 15 vertical feet of wall area.

Window signs shall not exceed 25% of the storefront window areas.

## BILLBOARDS

Also referred to as "off premise outdoor advertising signs". Construction of new billboards shall not be permitted.

## BANNER SIGNS

Signs that are printed on fabric or other flexible material shall be allowed on a temporary basis and shall not be permitted to remain in place for a period exceeding thirty days.

## ANIMATED LED AND ELECTRONIC MOVING MESSAGE SIGNS

Animated or electronic moving signs shall be prohibited.

## NEON SIGNS

Neon signs are permitted on the exterior of the building and in display windows, if not covering more than one-third of the window surface area.

## SANDWICH BOARD SIGNS

Sandwich board signs may only be displayed during business hours. The size shall be limited to a maximum height of 48 inches and a maximum width of 36 inches in order to maintain visibility for pedestrians. Only one sandwich board sign is allowed per business or storefront.

## MURALS

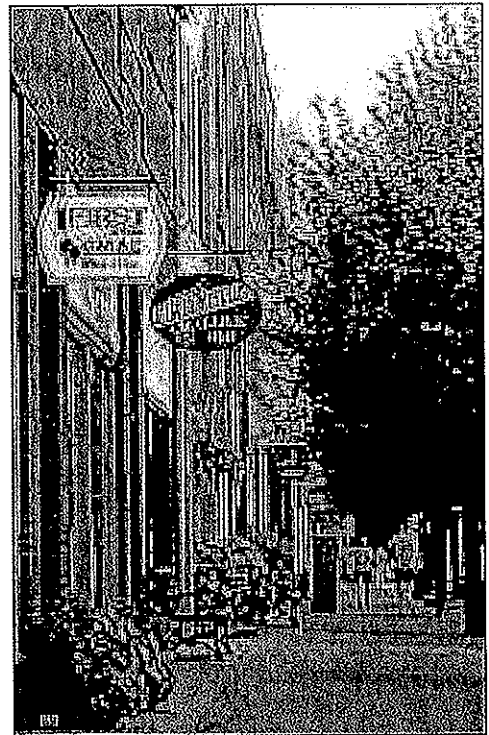
Signs painted directly to the brick surface of a building shall not be permitted. Murals are not considered signs if they serve an artistic or historic function and therefore are permitted. Mural advertising is not allowed. Ghost signs (old painted signs that have faded over time) that do not advertise existing businesses or products may be restored in such a way that they maintain the appearance of a ghost sign and not a new sign.

## PROJECTING SIGNS

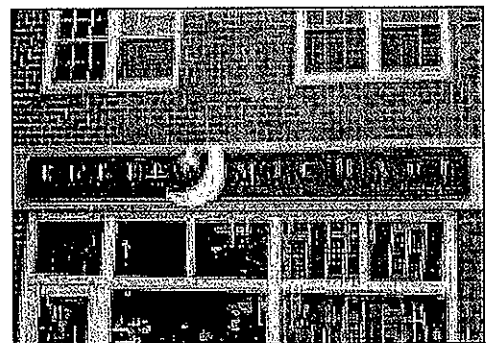
Signs that project out from a building must be a minimum of eight feet above the ground and must be no larger than 1 square foot for each linear foot of the side of the building to which the sign is attached. It is not to exceed 40 square feet per face.

## POLE OR GROUND SIGNS

The pole sign or ground sign must be located entirely on private property and only one pole or ground sign allowed per building.



Appropriate signage, park benches and planters can help attract customers and encourages them to stroll around and shop in other stores.



Signs can do more than identify a business. They can project an image - good or bad.

## NON-CONFORMING SIGNS

All Non-Conforming signs shall meet the requirements of city ordinances.

## COLOR

Sign colors must be compatible with the building facade and adjacent signs and surroundings.

## ILLUMINATION

The use of internally lit signs (back-lit plastic) is permitted as long as the light source is designed to only illuminate the copy, logo, or other graphic design and decoration and not the background format of the sign.

# AWNINGS AND CANOPIES

## SIZE AND SCALE

Awnings and canopies should remain within the proper scale with the building to achieve balance. Awnings and canopies should not obscure the architectural features of the building and reinforce the frame of the storefront. Awnings and canopies should be located within the building elements which frame storefronts. The bottom of the awning or canopy shall not be less than 8 feet off the ground.

## MATERIAL

Awnings must be constructed of durable, protective, and water repellant material, however, plastic or fiberglass awnings are not allowed.

## LIGHTING

Awnings or canopies that are illuminated internally are not permitted.

## COLOR

Consider the character and color of the building and others on the block. Awning or canopy colors should enhance the existing building features.

# LANDSCAPING

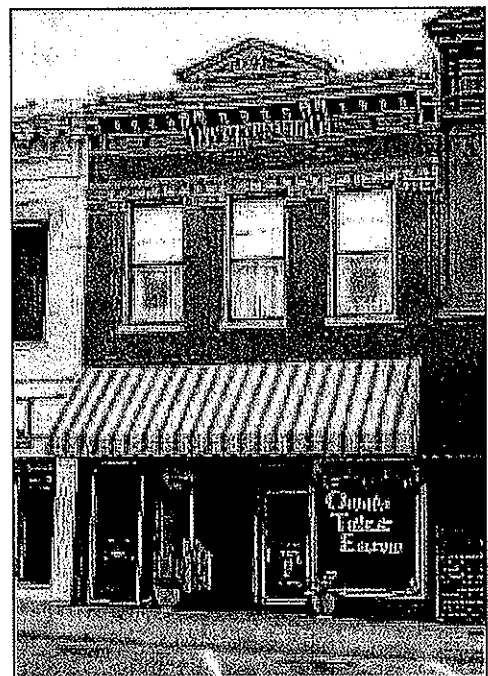
Landscaping treatments should be used to enhance the pedestrian experience, compliment architectural features and conceal utility areas. The use of flower boxes, planters and hanging flower baskets is encouraged.

If it is necessary to remove or repair the sidewalks, the trees and surrounding grates in the sidewalks shall match the existing trees and grates in the Business Improvement District. In areas where the sidewalks have a brick accent it is recommended to use matching brick pavers for replacements and repairs. The existing pavers are made by Endicott Clay Products and the colors are a blend of Medium Ironspot No. 77 and Medium Ironspot No. 46.

## MAINTENANCE AND ABANDONED SIGNS

The owner of the sign or the property owner must remove within 90 days, any sign not utilized for advertising or identification of an operating business at that location. This includes the sign, framework, electrical conduit, brackets and poles used to support the sign.

All signs including the brackets, supports, anchors and braces must be kept in good repair and in proper state of working order.



Awnings add color and interest to building storefronts. They also serve as an energy saver by keeping unwanted sunlight out and provides shade and shelter for pedestrians.

## RESOURCES

### NATIONAL PARK SERVICE

Illustrated Guide to the Secretary of the Interior's Standards for Rehabilitation

<http://www.cr.nps.gov/hps/tps/tax/rhb/>

### NATIONAL PARK SERVICE

Technical Preservation Services Division

Preservation Briefs

<http://www.nps.gov/history/hps/tps/briefs/presbhom.htm>

### MAIN STREET NEWS

November 2005

Innappropriate Building Materials On Main Street

Written by Joe Lawniczak

City of Grand Island

City Codes Chapter 31 - Signs