



# Community Redevelopment Authority (CRA)

**Wednesday, August 13, 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, August 13, 2008**  
**Regular Meeting**

## **Item A1**

### **Agenda**

Staff Contact: Chad Nabity

**AGENDA**  
**Wednesday, August 13, 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 July 7, 2008 Meeting.
3. Approval of Financial Reports
4. Approval of Bills
5. Consideration of proposal from Mr. Paul Warshauer regarding plans for the Masonic Temple and surrounding buildings in Downtown Grand Island
6. Review of Committed Projects and CRA Properties
7. Discussion of Possible Purchase of Properties in CRA Designated Areas
8. Directors Report
9. Adjournment

Next Meeting September 10, 2008

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



# Community Redevelopment Authority (CRA)

**Wednesday, August 13, 2008**  
**Regular Meeting**

## **Item B1**

### **Meeting Minutes**

Staff Contact: Chad Nabity

## OFFICIAL PROCEEDINGS

### MINUTES OF

#### COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF July 7, 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 July 7, 2008 at City Hall 100 E First Street. Notice of the meeting was given in the June 30, 2008 Grand Island Independent.

1. CALL TO ORDER Chair Barry Sandstrom called the meeting to order at 4:05 p.m. The following members were present: Barry Sandstrom, Tom Gdowski, Sue Pirnie, 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, Tom Ziller and Marv Webb. 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 June 18, 2008 CRA Meeting was made by Pirnie, and seconded by Elliot. Upon roll call vote, all present voted aye. Motion carried unanimously.
3. APPROVAL OF FINANCIAL REPORTS. Springer reviewed the financial reports for the period of June 1 through June 30, 2008. He noted revenue in the amount of \$159,269 and expenses in the amount of \$6,537.03 for the month. Total cash was \$1,133,754. Motion by Gdowski, second by Murray, 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 Elliot, second by Pirnie, to approve the bills in the amount of \$537.57. Upon roll call vote all present voted

aye. Motion carried unanimously to approve the payment of bills in the amount of \$537.57.

5. REQUEST FROM PROJECT HUNGER TO USE PROPERTY LOCATED AT FIRST AND SYCAMORE FOR EVENT IN AUGUST.

Item pulled from agenda prior to meeting. A new location had been found.

6. RESOLUTION TO APPROVE PRELIMINARY BUDGET AND LEVY REQUEST FOR THE 2008-09 BUDGET RESOLUTION #87.

Nabity explained at the last meeting the levy request was set at \$475,000. This resolution was prepared accordingly. The levy would be set when the final evaluations come in approximately August 20<sup>th</sup>. It would be set to raise the \$475,000 that is being requested. Springer noted it's about 2.6%. Motion made by Pirnie to approve 2008-09 Budget Resolution #87 as presented, second by Gdowski. Upon roll call vote all present voted aye. Motion carried unanimously to approve 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.

Nabity described the 2-3/4 lots located on Second Street, now that the property is cleared off its needs to be determined what the next step is for the property. The city may still be interested in the properties, an idea that was proposed for a Government center a few years ago would make good use of those properties to further that concept. May want to table the idea, to see what may come forward. If a private developer would come in and use the property and the city needs to acquire the property 10 years from now that would be a costly expense for the city.

Sandstrom asked Nabity to explain what the B3 Zoning Heavy Business is; Nabity said this is the downtown business district. It's from Cedar Street to Plum, along Third Street and the north half of Fourth Street. It limits certain business, example an automobile repair shop could not be opened within this district or service station, without the request of a conditional use permit.

In the B2 district (general business zone) more of the area from Eddy Street west on Second Street it is zoned so you can put in the service station or gas station.

Sandstrom asked about the plat of the CRA properties there is a small section that is owned by the Dominick's; they currently have a carriage house sitting on the small piece of land. They would be willing to sell the piece of property.

Murray asked if the City has any indication on using the CRA properties, Nability stated at this time the City is not interested.

Nability expressed holding on to the property for a few more months to consider the options, until the CRA is ready to move forward with these properties. Once the property is advertised property taxes will have to be paid to Hall County on the bare land.

CRA holds the three pieces of property now and it's more of a nice developable piece of property. Currently there is not an immediate need for the City to use the property.

Murray suggests informing the public that the land is available to see if there is any public interest in the property. CRA would have to discuss, following the proposal guidelines, asking for bids on the property with additional information. CRA doesn't have to take the highest bid for the property; CRA can accept the bid that would benefit the city's interest.

Nability is going to put together dates approximately 60 to 90 days to get information together and meeting dates to advertise the property to the public.

A motion was made by Gdowski to allow Nability to proceed with the properties on Second Street to be made public that it's for sale and bids are being accepted, second by Murray, upon roll call vote all present voted aye. Motion passed unanimously, for Nability to proceed.

8. REVIEW REQUEST FROM THE BID TO REQUIRE APPLICANTS FOR FAÇADE IMPROVEMENTS FUNDS IN THE DOWNTOWN BID TO FOLLOW SUGGESTED GUIDELINES, AND TO ADD A BID REPRESENTATIVE TO THE FAÇADE REVIEW COMMITTEE FOR THESE APPLICATIONS.

Ziller proposed the ideas to create guidelines for the downtown area. The idea of the Downtown BID is to preserve the historic integrity of the downtown area. Nability stated the BID 8 goes into effect in September as long as there is no protest.



Nabity explained that if a business falls outside of the blighted area they would not be able to receive CRA dollars. Business's requesting CRA funds would need to follow the BID proposed guidelines.

Ziller explained the guidelines are for all the businesses in the BID area, it doesn't matter if they are older or newer buildings. Ziller said it's about enhancing the pedestrian experience. Drawing them to the downtown area and allowing them to enjoy looking at the preservation of the building and the storefronts. He also requested that a BID representative or Design Committee representative be present when the CRA is deciding on funding projects to help ensure the guidelines are followed.

Nabity explained a business owner in the BID area could do what they wanted to their business with their own money and would not have to follow the proposed guidelines by the BID. However if they wanted to use CRA money they would have to follow the guidelines as presented by the downtown BID.

Elliot suggested a conditional approval be made, the BID guidelines can be passed out with the applications for the CRA fund request. These would be official when the BID 8 is finally formed in September.

Elliot made a motion conditionally directing Nabity to pass these BID guidelines out to a prospective applicant, and giving the approval to invite any BID 5 member and or design committee member to be present when the CRA reviews the applications. These are probable future guidelines, when the BID 8 is properly formulated then CRA can approve. Second was made by Murray, upon roll call vote all present voted aye. Motion passed unanimously, to pass out the guidelines and to invite any BID 5 member and or design committee member to be present when the CRA reviews the application.

9. REVIEW OF COMMITTED PROJECTS AND CRA PROPERTIES.  
Nabity reported briefly. Nothing new, moving forward, Hall

County called and made sure that the money was still being held for them.

10. REVIEW OF COMMITTED PROJECTS AND CRA PROPERTIES.

No need to review at this time.

11. DIRECTOR'S REPORT

Nabity reported he is hoping their will be an offer on the Star motel property on South Locust. Nabity stated the Masonic Temple, Nabity is not sure where this is at. Currently there has not been a request submitted to the CRA for assistance.

12. ADJOURNMENT.

Chairman Sandstrom adjourned the meeting at 5:00 p.m. The next meeting is scheduled for August 13, 2008.

Respectfully submitted,

Chad Nabity  
Director



# Community Redevelopment Authority (CRA)

**Wednesday, August 13, 2008**  
**Regular Meeting**

## **Item C1**

### **Financial Reports**

Staff Contact: Chad Nabity

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF JULY 2008

<b>CONSOLIDATED</b>	<b>MONTH ENDED JULY 2008</b>	<b>2007 - 2008 YEAR TO DATE</b>	<b>2008 BUDGET</b>	<b>REMAINING BALANCE</b>
Beginning Cash	1,133,754	952,497	952,497	
<b>REVENUE:</b>				
Property Taxes	67,759	610,068	722,796	112,728
Loan Proceeds	-	-	-	-
Interest Income	2,783	32,328	10,000	(22,328)
Land Sales	-	-	50,000	50,000
Other Revenue	-	16,545	-	(16,545)
<b>TOTAL REVENUE</b>	<b>70,542</b>	<b>658,941</b>	<b>782,796</b>	<b>123,855</b>
<b>TOTAL RESOURCES</b>	<b>1,204,296</b>	<b>1,611,437</b>	<b>1,735,293</b>	<b>123,855</b>
<b>EXPENSES</b>				
Auditing & Accounting	375	5,000	8,000	3,000
Legal Services	150	1,813	10,000	8,188
Consulting Services	-	-	10,000	10,000
Contract Services	-	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	13	109	250	141
Matching Grant	-	-	-	-
Legal Notices	-	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	42,802	136,366	128,002	(8,364)
Bond Interest	19,678	93,076	94,794	1,718
Interest Expense	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>63,018</b>	<b>470,159</b>	<b>1,101,896</b>	<b>631,737</b>
<b>INCREASE(DECREASE) IN CASH</b>	<b>7,525</b>	<b>188,782</b>	<b>(319,100)</b>	<b>(507,882)</b>
<b>ENDING CASH</b>	<b>1,141,279</b>	<b>1,141,279</b>	<b>633,397</b>	<b>(507,882)</b>
<b>LESS COMMITMENTS</b>	<b>559,630</b>	<b>-</b>		
<b>AVAILABLE CASH</b>	<b>581,649</b>	<b>1,141,279</b>	<b>633,397</b>	<b>(507,882)</b>
<b>CHECKING</b>	<b>651,798</b>			
<b>PETTY CASH</b>	<b>50</b>			
<b>INVESTMENTS</b>	<b>489,431</b>			
<b>Total Cash</b>	<b>1,141,279</b>			

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF JULY 2008

CRA	<u>MONTH ENDED</u> <u>JULY 2008</u>	<u>2007 - 2008</u> <u>YEAR TO DATE</u>	<u>2008</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>
<b>GENERAL OPERATIONS:</b>				
Property Taxes	6,631	389,080	500,000	110,920
Interest Income	2,778	31,423	10,000	(21,423)
Land Sales		-	50,000	50,000
Other Revenue & Motor Vehicle Tax		3,241	-	(3,241)
<b>TOTAL</b>	<b>9,409</b>	<b>423,744</b>	<b>560,000</b>	<b>136,256</b>
<b>GILI TRUST</b>				
Property Taxes	31,431	66,410	65,780	(630)
Interest Income		548	-	(548)
Other Revenue		560	-	(560)
<b>TOTAL</b>	<b>31,431</b>	<b>67,518</b>	<b>65,780</b>	<b>(1,738)</b>
<b>CHERRY PARK LTD II</b>				
Property Taxes	29,696	62,743	59,180	(3,563)
Interest Income	5	202	-	(202)
Other Revenue		-	-	-
<b>TOTAL</b>	<b>29,701</b>	<b>62,945</b>	<b>59,180</b>	<b>(3,765)</b>
<b>GENTLE DENTAL</b>				
Property Taxes		3,497	4,202	705
Interest Income	0	3	-	(3)
Other Revenue		947	-	(947)
<b>TOTAL</b>	<b>0</b>	<b>4,447</b>	<b>4,202</b>	<b>(245)</b>
<b>PROCON TIF</b>				
Property Taxes		18,138	19,162	1,024
Interest Income		53	-	(53)
Other Revenue		972	-	(972)
<b>TOTAL</b>	<b>-</b>	<b>19,163</b>	<b>19,162</b>	<b>(1)</b>
<b>WALNUT HOUSING PROJECT</b>				
Property Taxes		63,553	74,472	10,919
Interest Income	0	100	-	(100)
Other Revenue		10,825	-	(10,825)
<b>TOTAL</b>	<b>0</b>	<b>74,477</b>	<b>74,472</b>	<b>(5)</b>
<b>BRUNS PET GROOMING</b>				
Property Taxes		4,960	-	(4,960)
Interest Income		-	-	-
Other Revenue		-	-	-
<b>TOTAL</b>	<b>-</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>70,542</b>	<b>658,941</b>	<b>782,796</b>	<b>123,855</b>

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF JULY 2008

EXPENSES	<u>MONTH ENDED</u> <u>JULY 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>				
Auditing & Accounting	375	5,000	8,000	3,000
Legal Services	150	1,813	10,000	8,188
Consulting Services		-	10,000	10,000
Contract Services		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	13	109	250	141
Matching Grant		-	-	-
Legal Notices		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>	<b>538</b>	<b>240,716</b>	<b>879,100</b>	<b>638,384</b>
<b>GILI TRUST</b>				
Bond Principal	24,041	47,158	47,158	0
Bond Interest	8,849	18,622	18,622	(0)
Other Expenditures		-	-	-
<b>TOTAL GILI EXPENSES</b>	<b>32,890</b>	<b>65,780</b>	<b>65,780</b>	<b>-</b>
<b>CHERRY PARK LTD II</b>				
Bond Principal	18,761	36,824	36,824	0
Bond Interest	10,829	22,356	22,356	(0)
<b>TOTAL CHERRY PARK EXPENSES</b>	<b>29,590</b>	<b>59,180</b>	<b>59,180</b>	<b>-</b>
<b>GENTLE DENTAL</b>				
Bond Principal		2,082	2,127	45
Bond Interest		2,120	2,075	(45)
<b>TOTAL GENTLE DENTAL</b>	<b>-</b>	<b>4,202</b>	<b>4,202</b>	<b>-</b>
<b>PROCON TIF</b>				
Bond Principal		10,601	8,838	(1,763)
Bond Interest		8,560	10,324	1,764
<b>TOTAL PROCON TIF</b>	<b>-</b>	<b>19,162</b>	<b>19,162</b>	<b>0</b>
<b>WALNUT HOUSING PROJECT</b>				
Bond Principal		33,055	33,055	0
Bond Interest		41,417	41,417	(0)
<b>TOTAL WALNUT HOUSING</b>	<b>-</b>	<b>74,472</b>	<b>74,472</b>	<b>0</b>

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF JULY 2008

	<u>MONTH ENDED</u> <u>JULY 2008</u>	<u>2007 - 2008</u> <u>YEAR TO DATE</u>	<u>2008</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>
<b>BRUNS PET GROOMING</b>				
Bond Principal		4,960	-	(4,960)
Bond Interest		-	-	-
<b>TOTAL BRUNS PET GROOMING</b>	-	4,960	-	(4,960)
<b>GIRARD VET CLINIC</b>				
Bond Principal		1,686	-	(1,686)
Bond Interest		-	-	-
<b>TOTAL GIRARD VET CLINIC</b>	-	1,686	-	(1,686)
<b>TOTAL EXPENSES</b>	63,018	470,159	1,101,896	631,737



# Community Redevelopment Authority (CRA)

**Wednesday, August 13, 2008**  
**Regular Meeting**

## **Item D1**

### **Bills**

Staff Contact: Chad Nabity



13-Aug-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	\$5,512.30
Accounting	Fees	
Officenet Inc.		
Postage		\$16.91
Lawn Care	June & July	\$250.00
Goodwill Industries of Greater NE		\$36,880.00
Grand Island Independent		\$38.29
Monthly & Redevelopment Plan Notices		
Mayer, Burns, Koenig & Janulewicz	Legal Services	\$150.00

**Total:**

**\$42,847.50**



# Community Redevelopment Authority (CRA)

**Wednesday, August 13, 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	\$36,880	Completed 7/2008
New Life Community Church Façade	\$107,000	Fall 2008
2008 Wayside Horns	\$140,000	Fall 2008
2009 Wayside Horns	\$100,000	Fall 2009
<b>Total Committed</b>	<b>\$559,630</b>	

#### 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

July 31, 2008