



Community Redevelopment Authority (CRA)

Wednesday, September 17, 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, September 17, 2008
Regular Meeting**

Item A1

Agenda

Staff Contact: Chad Nabity

AGENDA
Wednesday, September 17, 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 August 13, 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 October 8, 2008

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



Community Redevelopment Authority (CRA)

Wednesday, September 17, 2008
Regular Meeting

Item B1

Meeting Minutes

Staff Contact: Chad Nabity

OFFICIAL PROCEEDINGS

MINUTES OF

COMMUNITY REDEVELOPMENT AUTHORITY
MEETING OF
August 13, 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 13, 2008 at City Hall 100 E First Street. Notice of the meeting was given in the August 7, 2008 Grand Island Independent.

1. CALL TO ORDER Chair Barry Sandstrom called the meeting to order at 4:00 p.m. The following members were present: Barry Sandstrom, Tom Gdowski, Sue Pirnie, and Glen Murray. Also present were; Director, Chad Nability; Secretary Rose Woods; CRA Attorney; Duane Burns, Finance Director, Dave Springer; Council Liaison; Peg Gilbert Grand Island Independent Reporter, Tracy Overstreet, Paul Warshauer and Tanya Janulewicz. 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 July 7, 2008 CRA Meeting was made by Pirnie, and seconded by Murray. 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 July 1 through July 31, 2008. He noted revenue in the amount of \$70,542 and expenses in the amount of \$63,018 for the month. Total cash was \$1,141,279. Motion by Murray, second by Gdowski, 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 \$42,847.50. Upon roll call vote all present voted

aye. Motion carried unanimously to approve the payment of bills in the amount of \$42,847.50.

5. CONSIDERATION OF PROPOSAL FROM PAUL WARSHAUER REGARDING PLANS FOR THE MASONIC TEMPLE AND SURROUNDING BUILDINGS IN DOWNTOWN GRAND ISLAND.

Nabity explained Paul Warshauer is the owner of the Masonic Temple building; it's one of the classic historic buildings in downtown Grand Island. This building is grandfathered into the old building codes however the fire code for the building is not and its needs to be updated. There are life safety issues that need to be done to bring it up to code. CRA Director Chad Nabity said city building and fire inspectors prepared a list of needed upgrades the Masonic Temple in 1985, but the changes have never been carried out. Until two years ago, the temple was used by a private organization intimately familiar with the building lay out and exits so modernization of the fire safety codes were not mandated, Nabity said. Currently the State of NE and the State Fire Marshall are no longer allowing buildings to be grandfathered in. Buildings must now be upgraded to meet fire code.

The request from Warshauer is to help fund a life safety study, Warshauer will pay for a \$10,000 master development plan, but he sought help on the \$17,700 cost of the life/safety review because it involved more than just his building.

Nabity stated, in order to do a life safety study you need to have a master plan first because you need to know what the building is going to be used for. Warshauer wants to do a dinner theatre up on the fifth or sixth floor. This would require fire sprinklers and fire escapes. BVH is the Architect on the project they are designing the master plan, and the fire escapes, they are designing all the things needed to up date the building. They will also be working with the city officials the building department and the fire department to get approval of those plans. That is what Warshauer is asking the CRA to help fund.

Warshauer said the review would also include neighboring properties because the current proposal is for design of an exterior fire escape that would be in the "air space" above other downtown buildings, but also utilized by occupants in those buildings. "The real issue is where to put those fire escapes", he said. Warshauer has until August 20th to submit a plan and

timeline to the city, said Warshauer's attorney, Tanya Janulewicz.

The CRA members agreed upon approving the funding with the condition that this would be co-owned by Warshauer and the CRA.

A motion was made by Gdowski that he CRA will reimburse the expense of the study up to \$17,700, upon completion and of acceptance of the city building department and the state fire Marshall. Also the plans are to be available; they will move with the property and will be available to future developments or owners. There was a second by Murray.

Upon roll call CRA members Gdowski, Murray and Pirnie voted in favor of the funding and Sandstrom was the only one to vote against funding the life/safety study. He felt that Warshauer, as a private developer, should pay for his own development plan including the life/safety review and then come to the CRA to seek help on implementing the plan.

6. REVIEW OF COMMITTED PROJECTS AND CRA PROPERTIES.

Nabity explained the housing study is still awaiting completion and should be done later this month. Hall County building has the stucco done and is finishing up on some other things. Romsa Real Estate center is still having issues with the permits issued from the building department. BID 6 there is a change order from the state its \$51,862 approximately. It falls with in the area that CRA committed to them. Good Will façade is complete. New Life Community church is still making progress. Wayside horns are still moving forward.

7. DIRETORS REPORT.

Ray O'Conner is having a controlled burn on the Wonderful Garden. There is a possibly a TIF coming in on an economic development property.

8. ADJOURNMENT.

Chairman Sandstrom adjourned the meeting at 5:15 p.m. The next meeting is scheduled for September 10, 2008.

Respectfully submitted
Chad Nabity
Director



Community Redevelopment Authority (CRA)

**Wednesday, September 17, 2008
Regular Meeting**

Item C1

Financial Reports

Staff Contact: Chad Nabity

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF AUGUST 2008

CONSOLIDATED	MONTH ENDED AUGUST 2008	2007 - 2008 YEAR TO DATE	2008 BUDGET	REMAINING BALANCE
Beginning Cash	1,141,279	952,497	952,497	
REVENUE:				
Property Taxes	9,302	619,370	722,796	103,426
Loan Proceeds	-	-	-	-
Interest Income	8,685	41,013	10,000	(31,013)
Land Sales	-	-	50,000	50,000
Other Revenue	534	17,079	-	(17,079)
TOTAL REVENUE	18,521	677,462	782,796	105,334
TOTAL RESOURCES	1,159,800	1,629,959	1,735,293	105,334
EXPENSES				
Auditing & Accounting	-	5,000	8,000	3,000
Legal Services	150	1,963	10,000	8,038
Consulting Services	-	-	10,000	10,000
Contract Services	5,762	29,926	40,000	10,074
Printing & Binding	-	568	1,000	432
Other Professional Services	-	4,113	6,000	1,887
General Liability Insurance	-	-	250	250
Postage	17	126	250	124
Matching Grant	-	-	-	-
Legal Notices	38	802	800	(2)
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	-	136,366	128,002	(8,364)
Bond Interest	-	93,076	94,794	1,718
Interest Expense	-	-	-	-
TOTAL EXPENSES	5,968	476,126	1,101,896	625,770
INCREASE(DECREASE) IN CASH	12,554	201,336	(319,100)	(520,436)
ENDING CASH	1,153,832	1,153,832	633,397	(520,436)
LESS COMMITMENTS	540,450	-		
AVAILABLE CASH	613,382	1,153,832	633,397	(520,436)
CHECKING	657,189			
PETTY CASH	50			
INVESTMENTS	496,593			
Total Cash	1,153,832			

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF AUGUST 2008

	<u>MONTH ENDED</u> <u>AUGUST 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	9,302	398,382	500,000	101,618
Interest Income	8,664	40,087	10,000	(30,087)
Land Sales		-	50,000	50,000
Other Revenue & Motor Vehicle Tax	534	3,775	-	(3,775)
TOTAL	18,500	442,243	560,000	117,757
GILI TRUST				
Property Taxes		66,410	65,780	(630)
Interest Income		548	-	(548)
Other Revenue		560	-	(560)
TOTAL	-	67,518	65,780	(1,738)
CHERRY PARK LTD II				
Property Taxes		62,743	59,180	(3,563)
Interest Income	22	223	-	(223)
Other Revenue		-	-	-
TOTAL	22	62,967	59,180	(3,787)
GENTLE DENTAL				
Property Taxes		3,497	4,202	705
Interest Income		3	-	(3)
Other Revenue		947	-	(947)
TOTAL	-	4,447	4,202	(245)
PROCON TIF				
Property Taxes		18,138	19,162	1,024
Interest Income		53	-	(53)
Other Revenue		972	-	(972)
TOTAL	-	19,163	19,162	(1)
WALNUT HOUSING PROJECT				
Property Taxes		63,553	74,472	10,919
Interest Income	0	100	-	(100)
Other Revenue		10,825	-	(10,825)
TOTAL	0	74,478	74,472	(5)
BRUNS PET GROOMING				
Property Taxes		4,960	-	(4,960)
Interest Income		-	-	-
Other Revenue		-	-	-
TOTAL	-	4,960	-	(4,960)
GIRARD VET CLINIC				
Property Taxes		1,686	-	(1,686)
Interest Income		-	-	-
Other Revenue		-	-	-
TOTAL	-	1,686	-	(1,686)
TOTAL REVENUE	18,521	677,462	782,796	105,334

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF AUGUST 2008

EXPENSES	<u>MONTH ENDED</u> <u>AUGUST 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		5,000	8,000	3,000
Legal Services	150	1,963	10,000	8,038
Consulting Services		-	10,000	10,000
Contract Services	5,762	29,926	40,000	10,074
Printing & Binding		568	1,000	432
Other Professional Services		4,113	6,000	1,887
General Liability Insurance		-	250	250
Postage	17	126	250	124
Matching Grant		-	-	-
Legal Notices	38	802	800	(2)
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
PROJECTS				
Façade Improvement		170,991	200,000	29,009
South Locust		-	-	-
Alleyway Improvement		-	-	-
Other Projects		-	500,000	500,000
TOTAL CRA EXPENSES	5,968	246,684	879,100	632,416
GILI TRUST				
Bond Principal		47,158	47,158	0
Bond Interest		18,622	18,622	(0)
Other Expenditures		-	-	-
TOTAL GILI EXPENSES	-	65,780	65,780	-
CHERRY PARK LTD II				
Bond Principal		36,824	36,824	0
Bond Interest		22,356	22,356	(0)
TOTAL CHERRY PARK EXPENSES	-	59,180	59,180	-
GENTLE DENTAL				
Bond Principal		2,082	2,127	45
Bond Interest		2,120	2,075	(45)
TOTAL GENTLE DENTAL	-	4,202	4,202	-
PROCON TIF				
Bond Principal		10,601	8,838	(1,763)
Bond Interest		8,560	10,324	1,764
TOTAL PROCON TIF	-	19,162	19,162	0
WALNUT HOUSING PROJECT				
Bond Principal		33,055	33,055	0
Bond Interest		41,417	41,417	(0)
TOTAL WALNUT HOUSING	-	74,472	74,472	0

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF AUGUST 2008

	<u>MONTH ENDED</u> <u>AUGUST 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		4,960	-	(4,960)
Bond Interest		-	-	-
TOTAL BRUNS PET GROOMING	-	4,960	-	(4,960)
GIRARD VET CLINIC				
Bond Principal		1,686	-	(1,686)
Bond Interest		-	-	-
TOTAL GIRARD VET CLINIC	-	1,686	-	(1,686)
TOTAL EXPENSES	5,968	476,126	1,101,896	625,770



Community Redevelopment Authority (CRA)

Wednesday, September 17, 2008
Regular Meeting

Item D1

Bills

Staff Contact: Chad Nabity

22-Sep-08

TO: Community Redevelopment Authority Board Members
FROM: Chad Nability, 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	July/Aug	\$3,875.90
Accounting		
Officenet Inc.		
Postage		\$15.47
Lawn Care		
Grand Island Independent		\$25.82
Monthly & Redevelopment Plan Notices		
Mayer, Burns, Koenig & Janulewicz	Legal Services	\$180.00

Total:

\$4,097.19



Community Redevelopment Authority (CRA)

**Wednesday, September 17, 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
Paul Warshauer (Masonic Temple)	\$17,700	Fall 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	\$540,450	

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	Surplus

August 31, 2008