



Community Redevelopment Authority (CRA)

**Monday, December 8, 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)

Monday, December 8, 2008
Regular Meeting

Item A1

Agenda

Staff Contact: Chad Nabity

AGENDA
Monday, December 8, 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 November 17, Meeting.
3. Approval of Financial Reports
4. Approval of Bills
5. Consideration of Redevelopment Plan Amendment for 2020 Blake Street.
6. Review of Committed Projects and CRA Properties
7. Directors Report
Election of Officers
8. Adjournment

Next Meeting January 14, 2008

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



Community Redevelopment Authority (CRA)

Monday, December 8, 2008
Regular Meeting

Item B1

Meeting Minutes

Staff Contact: Chad Nabity

OFFICIAL PROCEEDINGS

MINUTES OF

COMMUNITY REDEVELOPMENT AUTHORITY

MEETING OF

November 17, 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 November 17, 2008 at City Hall 100 E First Street. Notice of the meeting was given in the November 17, 2008 Grand Island Independent.

1. CALL TO ORDER Chairman Barry Sandstrom called the meeting to order at 4:05 p.m. The following members were present: Barry Sandstrom, Lee Elliot, Tom Gdowski, Sue Pirnie, and Glen Murray. Also present were; Director, Chad Nabity; Secretary Rose Woods; CRA Attorney; Duane Burns, Finance Director, Dave Springer, Council Liaison Peg Gilbert, Todd Enck, Gene McCloud, and Ray O'Conner and Traci 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 October 14, 2008 meeting, Gdowski made the motion to approve the minutes, seconded by Elliot. Upon roll call vote, all present voted aye. Motion carried unanimously.
3. APPROVAL OF FINANCIAL REPORTS. APPROVAL OF FINANCIAL REPORTS. Dave Springer reviewed the financial reports for the period of October 1, 2008 through October 31, 2008. He noted revenue in the amount of \$157,018 and expenses in the amount of \$5783 for the month. Total cash was \$1,387,857. Motion by Pirnie, 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 \$4067.34. Upon roll call vote all present voted aye. Motion carried unanimously to approve the payment of bills totaling \$4067.34. Nabity noted the Legal Services in the amount of \$1075.00 was largely for the Tiff contract and contract for sale.

5. DISCUSSION OF POSSIBLE PURCHASE/SALE CRA PROPERTIES
RESOLUTION NO. 93.

Nabity explained this is the formal action to approve the sale of the Star Motel property this contract is contingent on the dedication of the easement of the hike and bike trail and contingent on the project moving forward. Motion was made by Elliot to approve the formal action of selling the South Locust CRA property to South Pointe Development, for \$50,000, contingent on the dedication of the easement and the project moving forward, second by Pirnie, to approve Resolution No. 93. Upon roll call vote all but one present voted aye, Sandstrom abstained. Motion carried to approve Resolution No. 93.

6. APPROVAL OF REDEVELOPMENT PLAN FOR SOUTH POINTE
DEVELOPMENT LLC, RESOLUTION NO. 94.

Nabity stated this Resolution includes the Redevelopment Plan and the contract for Redevelopment. Regional Planning did hold a Public Hearing on this Redevelopment Plan and did approve it; they passed Resolution No. 2009-01, to recommend approval, and it is consistent with the Comprehensive Plan for Grand Island. The contract is for a 15 year time period and is for the Tax Increment Financing. There is also a cost benefit analysis included. O'Connor noted the hike and bike trail is being moved to the north side of the property along the easement versus the south side as previously proposed. Motion was made by Murray and second by Pirnie to approve the Resolution No. 94. Upon roll call vote all but one present voted aye, Sandstrom abstained. Motion carried to approve Resolution No 94.

7. CONSIDERATION OF RESOLUTION NO. 95 TO FORWARD A
REDEVELOPMENT PLAN AMENDMENT TO THE HALL COUNTY
REGIONAL PLANNING COMMISSION FOR 2020 BLAKE STREET.

Nabity reported briefly. Todd Enck proposing a Redevelopment Plan for Area 6, this is between Broadwell and Custer and North of the Union Pacific tracks. This is at the corner of Blake and Darr. This property is zoned R4, High Density Residential. Enck

has proposed building two duplex's with attached garages, approximately 1000 square feet for each dwelling unit. In order for Enck to move forward with this project there is the cost of property acquisition, cost of demolition, new service lines, and new sidewalks. Currently the property valuation is \$20,000, with Enck's proposed two duplex's this increases the property value to approximately \$300,000. Enck added that based on the location of the duplex's the \$700 a month rent was average and acceptable for the area. Motion was made by Elliot and second by Murray to approve the Resolution No. 95, to forward Redevelopment Plan to Hall County Regional Planning. Upon roll call vote all voted aye, motion carried unanimously to approve Resolution No 95.

8. CONSIDERATION OF RESOLUTION OF INTENT TO ENTER INTO A REDEVELOPMENT CONTRACT RESOLUTION NO. 96. Sandstrom stated this indicates that CRA is proceeding to enter into a Redevelopment Contract. The TIF contract must be approved by Regional Planning and Council. After no further discussion, a motion was made by Pirnie and second by Murray to approve Resolution No. 96. Upon roll call vote all voted aye, motion carried unanimously to approve Resolution No. 96.

9. DIRECTOR'S REPORT.

Nabity commented on the Committed Projects, the Housing Study should have a draft by mid December and a Final is expected in February. Hall County is still working on paving. Romsa Real Estate Center, there is nothing new to report. BID 6, a portion of the funds has been paid out. Nabity anticipates the bill from the state for the conduit to be coming in soon. Masonic Temple (Paul Warshauer), have heard nothing from him. Carpets 'N' More, and Blessed Sacrament are moving along nicely those should be done soon. New Life Community Church Façade is moving along. Wayside Horns 2008 is moving forward, Wayside Horns for 2009 will be bumped. CRA properties 2707 and 2709 S Locust the sale is now pending.

10. ADJOURNMENT.

Chairman Sandstrom adjourned the meeting at 4:35 p.m. The next meeting is scheduled for December 8, 2008.

Respectfully submitted
Chad Nabity
Director



Community Redevelopment Authority (CRA)

Monday, December 8, 2008
Regular Meeting

Item C1

Financial Reports

Staff Contact: Chad Nabity

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF NOVEMBER 2008

	<u>MONTH ENDED</u> <u>NOVEMBER 2008</u>	<u>2008 - 2009</u> <u>YEAR TO DATE</u>	<u>2009</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>
CONSOLIDATED				
Beginning Cash	1,387,857	1,236,622	1,236,622	
REVENUE:				
Property Taxes	4,145	159,539	697,796	538,257
Loan Proceeds	-	-	-	-
Interest Income	149	1,774	10,000	8,226
Land Sales	-	-	50,000	50,000
Other Revenue	6,720	6,720	-	(6,720)
TOTAL REVENUE	<u>11,015</u>	<u>168,034</u>	<u>757,796</u>	<u>589,762</u>
TOTAL RESOURCES	<u>1,398,872</u>	<u>1,404,655</u>	<u>1,994,418</u>	<u>589,762</u>
EXPENSES				
Auditing & Accounting	-	375	8,000	7,625
Legal Services	1,075	1,645	10,000	8,355
Consulting Services	-	-	10,000	10,000
Contract Services	2,970	4,923	40,000	35,077
Printing & Binding	-	-	1,000	1,000
Other Professional Services	-	-	6,000	6,000
General Liability Insurance	-	-	250	250
Postage	19	34	250	216
Matching Grant	-	-	-	-
Legal Notices	-	13	800	787
Licenses & Fees	-	-	-	-
Travel & Training	-	-	1,500	1,500
Other Expenditures	-	-	500	500
Office Supplies	-	-	500	500
Supplies	-	-	300	300
Land	-	-	100,000	100,000
Façade Improvement	-	-	200,000	200,000
South Locust	-	-	-	-
Alleyway Improvement	-	-	-	-
Other Projects	-	2,858	500,000	497,142
Bond Principal	-	-	128,002	128,002
Bond Interest	-	-	94,794	94,794
Interest Expense	-	-	-	-
TOTAL EXPENSES	<u>4,064</u>	<u>9,847</u>	<u>1,101,896</u>	<u>1,092,049</u>
INCREASE(DECREASE) IN CASH	6,951	158,186	(344,100)	(502,286)
ENDING CASH	1,394,808	1,394,808	892,522	(502,286)
LESS COMMITMENTS	583,250	-		
AVAILABLE CASH	<u>811,558</u>	<u>1,394,808</u>	<u>892,522</u>	<u>(502,286)</u>
CHECKING	893,578			
PETTY CASH	50			
INVESTMENTS	501,181			
Total Cash	<u><u>1,394,808</u></u>			

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF NOVEMBER 2008

	<u>MONTH ENDED</u> <u>NOVEMBER 2008</u>	<u>2008 - 2009</u> <u>YEAR TO DATE</u>	<u>2009</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>
CRA				
GENERAL OPERATIONS:				
Property Taxes	4,145	89,832	475,000	385,168
Interest Income	-	1,524	10,000	8,476
Land Sales	-	-	50,000	50,000
Other Revenue & Motor Vehicle Tax	6,720	6,720	-	(6,720)
TOTAL	10,866	98,077	535,000	436,923
GILI TRUST				
Property Taxes	-	31,431	65,780	34,349
Interest Income	-	-	-	-
Other Revenue	-	-	-	-
TOTAL	-	31,431	65,780	34,349
CHERRY PARK LTD II				
Property Taxes	-	29,696	59,180	29,484
Interest Income	64	97	-	(97)
Other Revenue	-	-	-	-
TOTAL	64	29,793	59,180	29,387
GENTLE DENTAL				
Property Taxes	-	-	4,202	4,202
Interest Income	0	0	-	(0)
Other Revenue	-	-	-	-
TOTAL	0	0	4,202	4,202
PROCON TIF				
Property Taxes	-	8,579	19,162	10,583
Interest Income	19	19	-	(19)
Other Revenue	-	-	-	-
TOTAL	19	8,598	19,162	10,564
WALNUT HOUSING PROJECT				
Property Taxes	-	-	74,472	74,472
Interest Income	66	134	-	(134)
Other Revenue	-	-	-	-
TOTAL	66	134	74,472	74,338
BRUNS PET GROOMING				
Property Taxes	-	-	-	-
Interest Income	-	-	-	-
Other Revenue	-	-	-	-
TOTAL	-	-	-	-
GIRARD VET CLINIC				
Property Taxes	-	-	-	-
Interest Income	-	-	-	-
Other Revenue	-	-	-	-
TOTAL	-	-	-	-
TOTAL REVENUE	11,015	168,034	757,796	589,762

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF NOVEMBER 2008

	<u>MONTH ENDED</u> <u>NOVEMBER 2008</u>	<u>2008 - 2009</u> <u>YEAR TO DATE</u>	<u>2009</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>
EXPENSES				
CRA				
GENERAL OPERATIONS:				
Auditing & Accounting	-	375	8,000	7,625
Legal Services	1,075	1,645	10,000	8,355
Consulting Services	-	-	10,000	10,000
Contract Services	2,970	4,923	40,000	35,077
Printing & Binding	-	-	1,000	1,000
Other Professional Services	-	-	6,000	6,000
General Liability Insurance	-	-	250	250
Postage	19	34	200	166
Matching Grant	-	-	-	-
Legal Notices	-	13	800	787
Licenses & Fees	-	-	-	-
Travel & Training	-	-	1,000	1,000
Other Expenditures	-	-	500	500
Office Supplies	-	-	500	500
Supplies	-	-	300	300
Land	-	-	100,000	100,000
PROJECTS				
Façade Improvement	-	-	758,750	758,750
South Locust	-	-	-	-
Alleyway Improvement	-	-	-	-
Other Projects	-	2,858	500,000	497,142
TOTAL CRA EXPENSES	4,064	9,847	1,437,300	1,427,453
GILI TRUST				
Bond Principal	-	-	51,001	51,001
Bond Interest	-	-	14,779	14,779
Other Expenditures	-	-	-	-
TOTAL GILI EXPENSES	-	-	65,780	65,780
CHERRY PARK LTD II				
Bond Principal	-	-	39,729	39,729
Bond Interest	-	-	19,451	19,451
TOTAL CHERRY PARK EXPENSES	-	-	59,180	59,180
GENTLE DENTAL				
Bond Principal	-	-	2,276	2,276
Bond Interest	-	-	1,926	1,926
TOTAL GENTLE DENTAL	-	-	4,202	4,202
PROCON TIF				
Bond Principal	-	-	9,467	9,467
Bond Interest	-	-	9,695	9,695
TOTAL PROCON TIF	-	-	19,162	19,162
WALNUT HOUSING PROJECT				
Bond Principal	-	-	39,151	39,151
Bond Interest	-	-	35,321	35,321
	-	-	-	-
TOTAL WALNUT HOUSING	-	-	74,472	74,472

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF NOVEMBER 2008

	<u>MONTH ENDED</u> <u>NOVEMBER 2008</u>	<u>2008 - 2009</u> <u>YEAR TO DATE</u>	<u>2009</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>
BRUNS PET GROOMING				
Bond Principal	-	-	-	-
Bond Interest	-	-	-	-
TOTAL BRUNS PET GROOMING	-	-	-	-
GIRARD VET CLINIC				
Bond Principal	-	-	-	-
Bond Interest	-	-	-	-
TOTAL GIRARD VET CLINIC	-	-	-	-
TOTAL EXPENSES	4,064	9,847	1,660,096	1,650,249



Community Redevelopment Authority (CRA)

Monday, December 8, 2008
Regular Meeting

Item D1

Bills

Staff Contact: Chad Nabity

3-Dec-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	November	\$2,011.74
Accounting		
Officenet Inc.		\$37.79
Postage		\$34.19

Lawn Care

Grand Island Independent
Monthly & Redevelopment Plan Notices

Mayer, Burns, Koenig & Janulewicz	Legal Services	\$335.00
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Total:

\$2,418.72



Community Redevelopment Authority (CRA)

Monday, December 8, 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 2008
Romsa Real Estate Center	\$75,000	Fall 2007
BID 6	\$55,000	Spring 2009
Paul Warshauer (Masonic Temple)	\$17,700	Fall 2008
Carpets 'N' More	\$9,400	Spring 2009
New Life Community Church Façade	\$107,000	Fall 2008
Blessed Sacrament	\$33,400	Spring 2009
2008 Wayside Horns	\$140,000	Fall 2008
2009 Wayside Horns	\$100,000	Fall 2009
Total Committed	\$583,250	

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	Contract Pending
211 E 1 st	\$34,702	11-13-07	\$8,000	Surplus

November 30, 2008



Community Redevelopment Authority (CRA)

Monday, December 8, 2008
Regular Meeting

Item I1

Redevelopment Plan

Staff Contact: Chad Nabity

**Redevelopment Plan Amendment
Grand Island CRA Area #6
November 2008**

Property Description

This property is located at the corner of Blake Street and Darr Avenue (Lots 9 and 10 of Block 19 of Packer & Barr's Second Addition to the City of Grand Island). Property addresses include 235 and 233 N Darr Avenue and 2020 and 2018 Blake Street in Grand Island Nebraska.

Future Land Use Plan

See the attached map from the 2004 Grand Island Comprehensive Plan

Site Coverage and Intensity of Use

The developer is proposing to build two duplex buildings one on each lot. The first building would have two 962 square foot units with attached garages. The second building would have two 1062 square units with attached garages. Both units would have landscaped yards with underground sprinkling installed. Each unit will have 2 bedrooms and it is anticipated that the total occupancy of these units would range from between 4 and 16 people.

The anticipated value of this development at the time of completion is \$300,000.

Changes to zoning, street layouts and grades or building codes or ordinances

The proposed use is permitted in the current zoning district. No changes are anticipated in street layouts or grades. No changes are anticipated in building codes or ordinances.

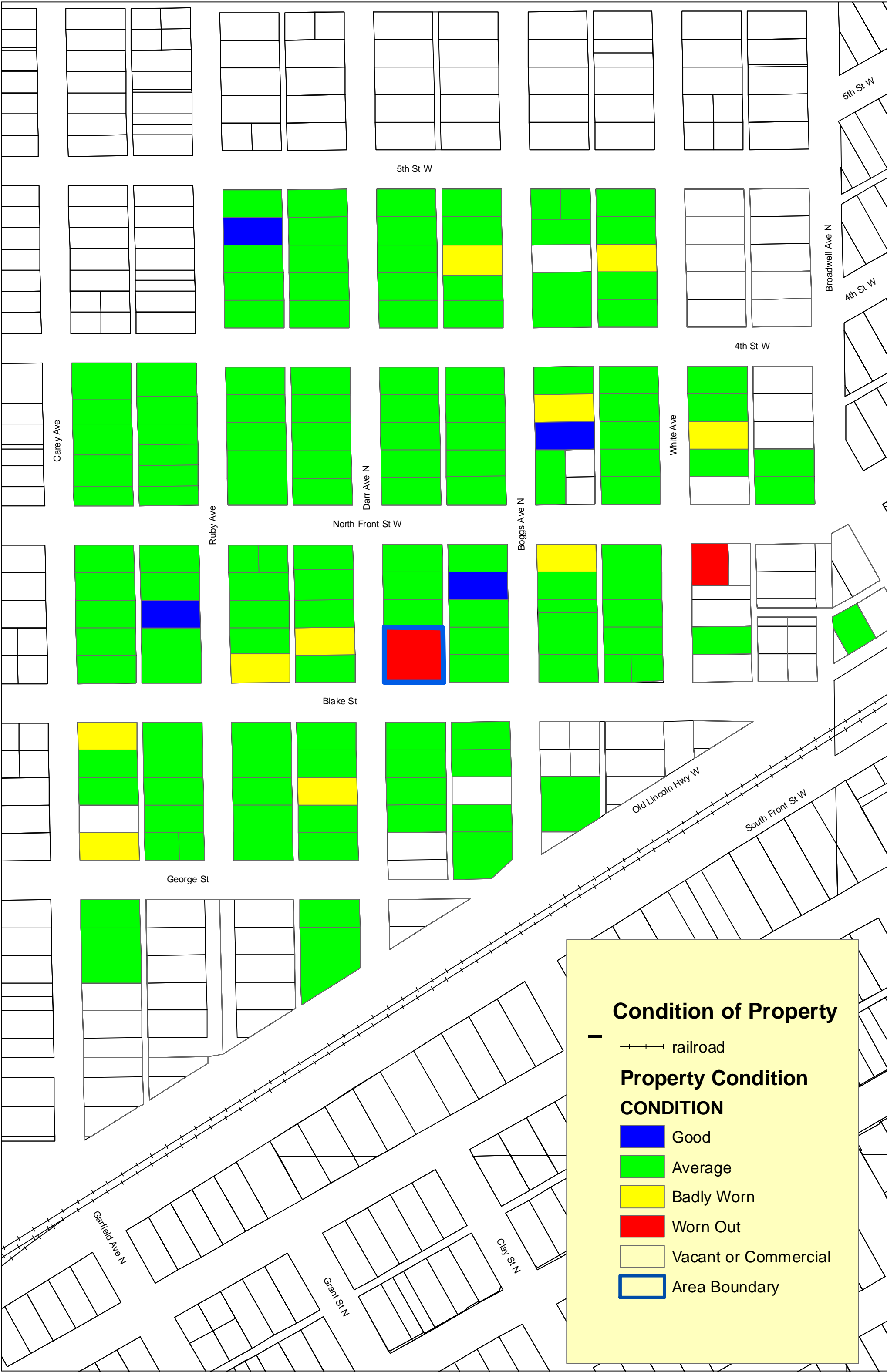
Additional Public Facilities or Utilities

Sewer and water are available to support this development. Additional water services are anticipated so each unit has its own water service. New sewer services may be needed to support the additional development. No new mains will be required.

No other utilities would be impacted by the development.

Time Frame for Development

Development of this project is anticipated to be mostly complete during the 2009 calendar year. The base tax year should be calculated on the value of the property as of January 1, 2009. Excess valuation should be available for this project for 15 years beginning with the 2010 tax year. Excess valuation will be paid to the developer's lender per the contract between the CRA and the developer for a period not to exceed 15 years or \$53,650.



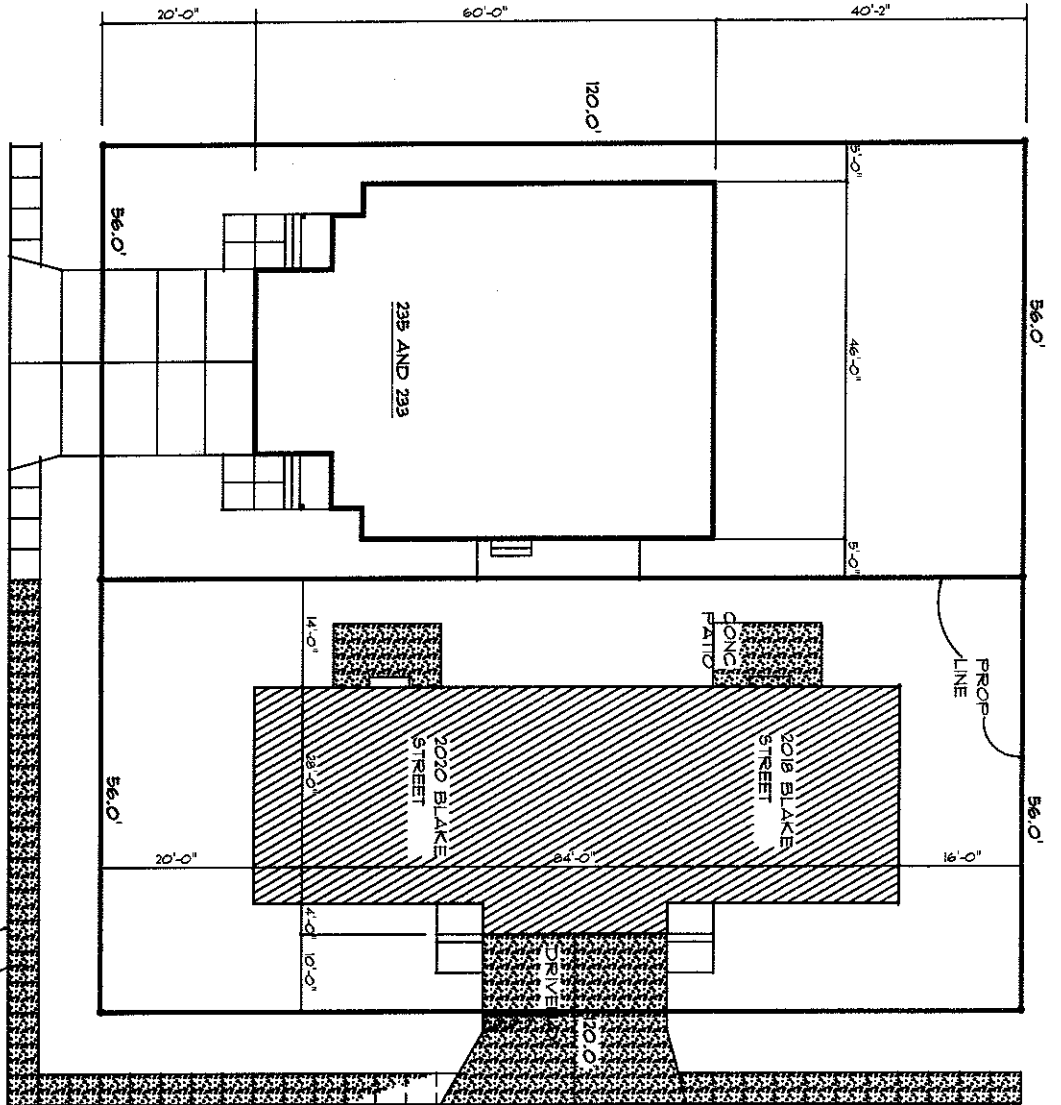


Future Land Use Map



Future Land Use Map from 2004 Comprehensive Plan adopted by the City of Grand Island for the area near Blake Street and Darr Avenue the proposed redevelopment site.

ALLEY



BLAKE STREET

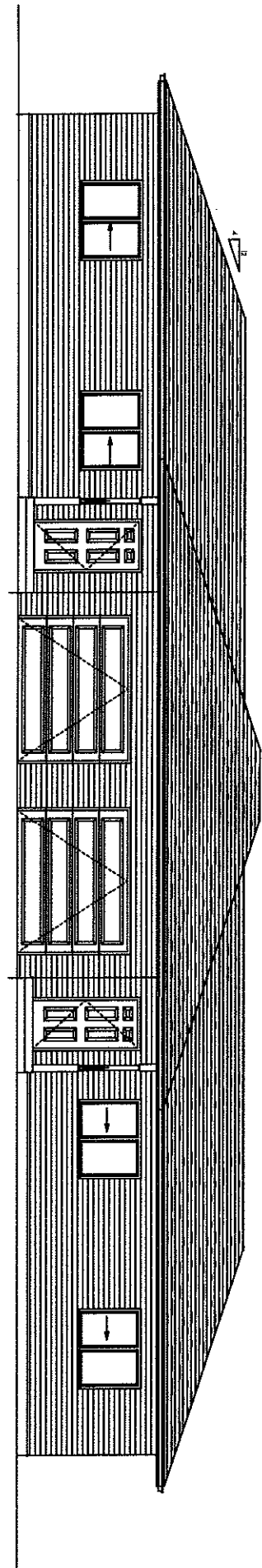
DARR AVENUE

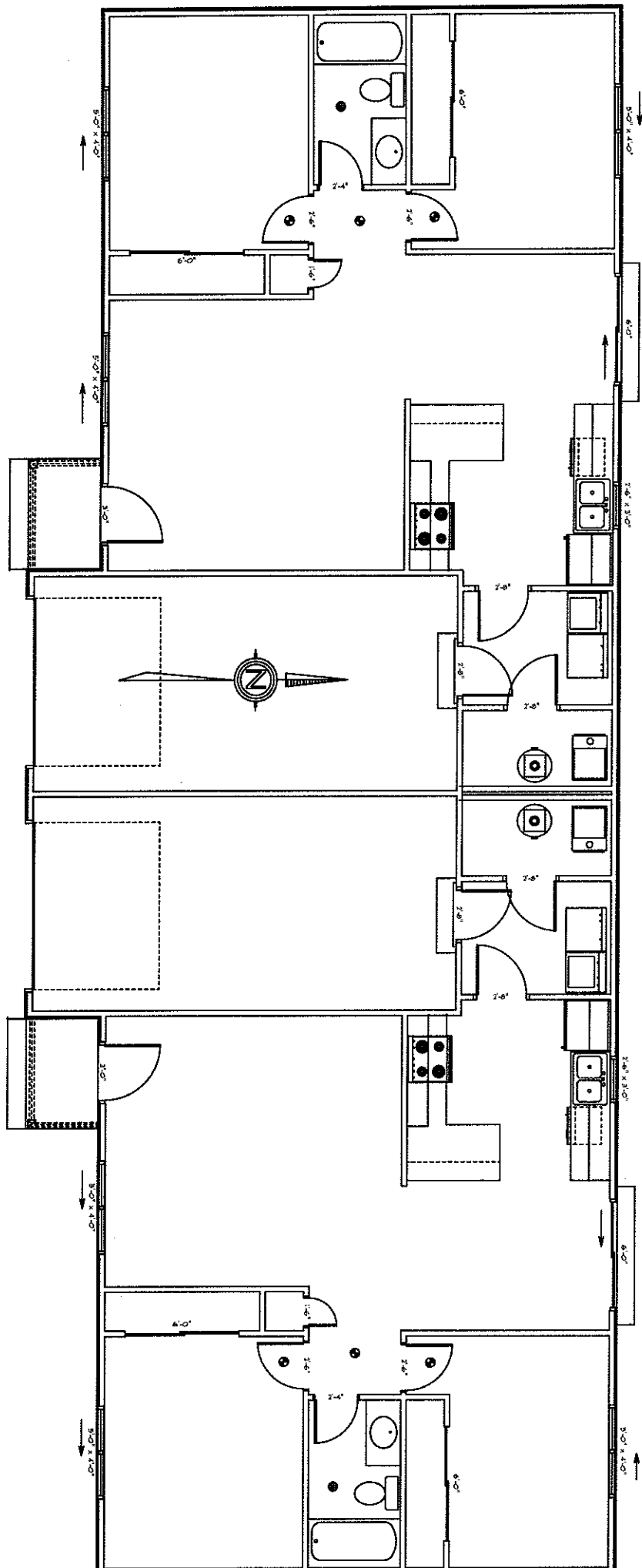
SITE PLAN

1" = 10.0'



FRONT ELEVATION





FRONT ELEVATION

