



Community Redevelopment Authority (CRA)

**Wednesday, January 14, 2009
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, January 14, 2009
Regular Meeting**

Item A1

Agenda

Staff Contact: Chad Nabity

AGENDA
Wednesday, January 14, 2009
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 December 8, 2008 Meeting.
3. Approval of Financial Reports
4. Approval of Bills
5. Audit Report with Terry Galloway.
6. Consideration of request from BID 6 for assistance with the landscaping and irrigation system.
7. Adoption of Design Guidelines for the BID 8 Downtown district.
8. Consideration of a Resolution to forward a redevelopment plan amendment to the Hall County Regional Planning Commission for 1814 N Eddy.
9. Consideration of a Resolution of intent to enter into a redevelopment contract
10. Review of Committed Projects and CRA Properties
11. ADJOURN TO EXECUTIVE SESSION TO DISCUSS NEGOTIATIONS
RETURN TO REGULAR SESSION
12. Directors Report
13. Adjournment

Next Meeting February 11, 2009

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



Community Redevelopment Authority (CRA)

**Wednesday, January 14, 2009
Regular Meeting**

Item B1

Meeting Minutes

Staff Contact: Chad Nabity

OFFICIAL PROCEEDINGS

MINUTES OF

COMMUNITY REDEVELOPMENT AUTHORITY

MEETING OF

December 8, 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 December 8, 2008 at City Hall 100 E First Street. Notice of the meeting was given in the December 1, 2008 Grand Island Independent.

1. CALL TO ORDER Chairman Barry Sandstrom called the meeting to order at 4:08 p.m. The following members were present: Barry Sandstrom, Lee Elliott, Tom Gdowski, Sue Pirnie, and Glen Murray. Also present were; Director, Chad Nability; Barb Quandt; CRA Attorney; Duane Burns, Finance Director, Dave Springer, Council Liaison Peg Gilbert, Todd Enck, 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 November 17, 2008 meeting, Elliott made the motion to approve the minutes, seconded by Gdowski. Upon roll call vote, all present voted aye. Motion carried unanimously.

Murray joined meeting at 4:10 p.m.

3. APPROVAL OF FINANCIAL REPORTS. Dave Springer reviewed the financial reports for the period of November 1, 2008 through November 30, 2008. He noted revenue in the amount of \$11,015 and expenses in the amount of \$4,064 for the month. Total cash was \$1,394,808. Motion by Gdowski, second by Pirnie, 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 Elliott, second by Murray, to approve the bills in the amount of \$2418.72. Upon roll call vote all present voted aye. Motion carried unanimously to approve the payment of bills totaling \$2418.72.

5. APPROVAL OF REDEVELOPMENT PLAN FOR 2020 BLAKE STREET. APPROVAL RESOLUTION NO. 97.
Nabity stated this was forwarded to the Planning Commission last month; this is the same Redevelopment Plan that was provided last month. The Planning Commission did hold a Public Hearing and they recommended approval; Regional Planning passed Resolution No. 2009-02, this Redevelopment Plan is consistent with the Comprehensive Plan for the City of Grand Island.

Also provided is a cost benefit analysis this show the amount Mr. Enck is requesting; \$54,650, with the assistance being met in 10 years. The contract is for a 15 year time period and is for the Tax Increment Financing. One change made to the Contract on page 3 (letter a) the Redeveloper is an individual not a corporation. Nabity stated he checked with the area schools, Jefferson and Walnut both have capacity to take in any additional students.

With approval of this Resolution this will forward the Redevelopment Plan to City Council for approval on December 16th 2008. Motion was made by Gdowski and second by Pirnie to approve the Resolution No. 97. Upon roll call all present voted aye. Motion carried to approve Resolution No 97.

6. REVIEW OF COMMITTED PROJECTA & CRA PROPERTIES.
Nabity commented on the Committed Projects, the Housing Study will hold a meeting this Thursday at 6:30 at the Library they will be presenting their initial findings. Final draft is expected in February. Hall County is still working on paving. Romsa Real Estate Center, has pulled proper permits, anticipation completion is February of 2009. BID 6, still waiting on the bill from the State of NE. Masonic Temple (Paul Warshauer), have not heard anything from him, completion date changed to February 2009. Carpets 'N' More, and Blessed Sacrament are moving along nicely those should be done soon January 2009. New Life Community Church Façade is progressing. Wayside Horns 2008 is moving

forward, Wayside Horns for 2009 will be bumped. CRA properties Redevelopment Contract is signed and earnest money has been received, and title insurance ordered for 2707 and 2709 S Locust, closing for the property is scheduled before the end of the year.

7. DIRECTORS REPORT.

Election of new officers, Gdowski nominated Barry Sandstrom to an additional term as Chairman and Lee Elliott to remain as Vice-Chairman. Motion made by Gdowski, second by Pirnie, to approve the nomination of the Chairman and the Vice-Chairman. Upon roll call vote of three members, Gdowski, Pirnie and Murray, all voted aye. Motion carried unanimously. Sandstrom will remain as Chairman and Elliott will remain as Vice-Chair.

8. ADJOURNMENT.

Chairman Sandstrom adjourned the meeting at 4:30 p.m. The next meeting is scheduled for January 14, 2009.

Respectfully submitted
Chad Nabity
Director



Community Redevelopment Authority (CRA)

**Wednesday, January 14, 2009
Regular Meeting**

Item C1

Financial Reports

Staff Contact: Chad Nabity

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF DECEMBER 2008

	MONTH ENDED DECEMBER 2008	2008 - 2009 YEAR TO DATE	2009 BUDGET	REMAINING BALANCE
CONSOLIDATED				
Beginning Cash	1,394,808	1,236,622	1,236,622	
REVENUE:				
Property Taxes	3,587	163,126	697,796	534,670
Loan Proceeds	-	-	-	-
Interest Income	1,543	3,318	10,000	6,682
Land Sales	500	500	50,000	49,500
Other Revenue	8,274	14,995	-	(14,995)
TOTAL REVENUE	13,905	181,938	757,796	575,858
TOTAL RESOURCES	1,408,713	1,418,560	1,994,418	575,858
EXPENSES				
Auditing & Accounting	-	375	8,000	7,625
Legal Services	335	1,980	10,000	8,020
Consulting Services	-	-	10,000	10,000
Contract Services	2,012	6,934	40,000	33,066
Printing & Binding	-	-	1,000	1,000
Other Professional Services	-	-	6,000	6,000
General Liability Insurance	-	-	250	250
Postage	34	68	250	182
Matching Grant	-	-	-	-
Legal Notices	-	13	800	787
Licenses & Fees	-	-	-	-
Travel & Training	-	-	1,500	1,500
Other Expenditures	-	-	500	500
Office Supplies	38	38	500	462
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	66,429	66,429	128,002	61,573
Bond Interest	42,868	42,868	94,794	51,926
Interest Expense	-	-	-	-
TOTAL EXPENSES	111,716	121,563	1,101,896	980,333
INCREASE(DECREASE) IN CASH	(97,811)	60,375	(344,100)	(404,475)
ENDING CASH	1,296,997	1,296,997	892,522	(404,475)
LESS COMMITMENTS	583,250	-		
AVAILABLE CASH	713,747	1,296,997	892,522	(404,475)
CHECKING	795,497			
PETTY CASH	50			
INVESTMENTS	501,451			
Total Cash	1,296,997			

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF DECEMBER 2008

	<u>MONTH ENDED</u> <u>DECEMBER 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	3,587	93,419	475,000	381,581
Interest Income	1,394	2,918	10,000	7,082
Land Sales	500	500	50,000	49,500
Other Revenue & Motor Vehicle Tax	-	6,720	-	(6,720)
TOTAL	5,481	103,557	535,000	431,443
GILI TRUST				
Property Taxes	-	31,431	65,780	34,349
Interest Income	-	-	-	-
Other Revenue	277	277	-	(277)
TOTAL	277	31,708	65,780	34,072
CHERRY PARK LTD II				
Property Taxes	-	29,696	59,180	29,484
Interest Income	78	175	-	(175)
Other Revenue	-	-	-	-
TOTAL	78	29,871	59,180	29,309
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	16	35	-	(35)
Other Revenue	-	-	-	-
TOTAL	16	8,614	19,162	10,548
WALNUT HOUSING PROJECT				
Property Taxes	-	-	74,472	74,472
Interest Income	55	189	-	(189)
Other Revenue	7,998	7,998	-	(7,998)
TOTAL	8,053	8,187	74,472	66,285
BRUNS PET GROOMING				
Property Taxes	-	-	-	-
Interest Income	-	-	-	-
Other Revenue	-	-	-	-
TOTAL	-	-	-	-
GIRARD VET CLINIC				
Property Taxes	-	-	-	-
Interest Income	-	-	-	-
Other Revenue	-	-	-	-
TOTAL	-	-	-	-
TOTAL REVENUE	13,905	181,938	757,796	575,858

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF DECEMBER 2008

	<u>MONTH ENDED</u> <u>DECEMBER 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	335	1,980	10,000	8,020
Consulting Services	-	-	10,000	10,000
Contract Services	2,012	6,934	40,000	33,066
Printing & Binding	-	-	1,000	1,000
Other Professional Services	-	-	6,000	6,000
General Liability Insurance	-	-	250	250
Postage	34	68	200	132
Matching Grant	-	-	-	-
Legal Notices	-	13	800	787
Licenses & Fees	-	-	-	-
Travel & Training	-	-	1,000	1,000
Other Expenditures	-	-	500	500
Office Supplies	38	38	500	462
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	2,419	12,266	1,437,300	1,425,034
GILI TRUST				
Bond Principal	25,001	25,001	51,001	26,000
Bond Interest	7,889	7,889	14,779	6,890
Other Expenditures	-	-	-	-
TOTAL GILI EXPENSES	32,890	32,890	65,780	32,890
CHERRY PARK LTD II				
Bond Principal	19,487	19,487	39,729	20,242
Bond Interest	10,103	10,103	19,451	9,348
TOTAL CHERRY PARK EXPENSES	29,590	29,590	59,180	29,590
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	4,572	4,572	9,467	4,895
Bond Interest	5,009	5,009	9,695	4,686
TOTAL PROCON TIF	9,581	9,581	19,162	9,581
WALNUT HOUSING PROJECT				
Bond Principal	17,368	17,368	39,151	21,783
Bond Interest	19,868	19,868	35,321	15,453
	-	-	-	-
TOTAL WALNUT HOUSING	37,236	37,236	74,472	37,236

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF DECEMBER 2008

	<u>MONTH ENDED</u> <u>DECEMBER 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	111,716	121,563	1,660,096	1,538,533



Community Redevelopment Authority (CRA)

Wednesday, January 14, 2009
Regular Meeting

Item D1

Bills

Staff Contact: Chad Nabity

14-Jan-09

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		\$2,015.50
Accounting	January, February	\$375.00
Officenet Inc.		
Postage	November	\$4.28
Almquist Maltzahn Galloway & Luth	Audit/September	\$3,950.00
Lawnscape	Snow Removal	\$160.00
New Life Community Church	Façade Improvement	\$104,500.00
Blessed Sacrement	Grant Request	\$33,401.06
Affordable Housing Market Study	Community Development	\$8,250.00
Carpets 'N' More	Façade Improvement	\$9,400.00
Grand Island Independent	Nov/Dec	
Monthly & Redevelopment Plan Notices		\$25.38
Mayer, Burns, Koenig & Janulewicz	Legal Services	\$690.00

Total:

\$162,771.22



Community Redevelopment Authority (CRA)

**Wednesday, January 14, 2009
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	Feb 2009
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

December 31, 2008



Community Redevelopment Authority (CRA)

**Wednesday, January 14, 2009
Regular Meeting**

Item G1

Grant Request

Staff Contact: Chad Nabity

December 31, 2008



MEMO TO: Community Redevelopment Authority
Chad Nabity, Director

FROM: Business Improvement District #6
by Cindy K. Johnson

RE: Request for Landscaping Funding for BID #6

Although construction work has stopped for the winter season on the Highway 30/Second Street widening project, plans are continuing for the landscaping and beautification portion of the project. Representatives from the Nebraska Arboretum will be in Grand Island next month to review the final plans for the landscaping for this area. Bids will then be solicited so that the landscaping and irrigation system can be completed during the planting season and in conjunction with the final construction work.

As the CRA is aware, a Business Improvement District has been formed to oversee and fund the improvements in this 30 block area (approximately one mile between Garfield and Greenwich Streets. A volunteer board for the District is in place and a budget for the planned improvements and maintenance of the District has been adopted. Earlier this year, the Community Redevelopment Authority allocated \$55,000 for the extension of conduit on both sides of Second Street - outside of the project contracted with the State of Nebraska; this participation is very much appreciated.

Previous conversations have also included the potential for CRA participation in the landscaping and irrigation components of the project. Original estimates for the landscaping were approximately \$125,000. The BID applied for, and received, a \$20,000 Community Enhancement grant to assist with the landscaping, leaving a balance of \$105,000. The BID is respectfully requesting assistance from the CRA in the amount of \$95,000 to assist with the landscaping and irrigation system. This level of participation will be consistent with the Community Redevelopment Authority's investment in each of the South Locust Street Business Improvement Districts for landscaping and the alleyway lighting project in the downtown area. The remaining funding will be the responsibility of the BID.

The Grand Island Area
Chamber of Commerce

309 West Second Street Thank you for your thoughtful consideration.

P.O. Box 1486

Grand Island, NE 68802-1486

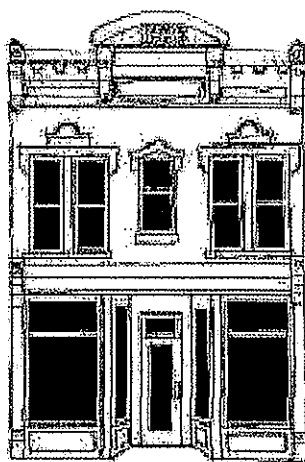
Phone 308.382.9210

Fax 308.382.1154

www.gichamber.com

Downtown Grand Island

Design Guidelines



Developed by the Grand Island
Main Street Design Committee
2008

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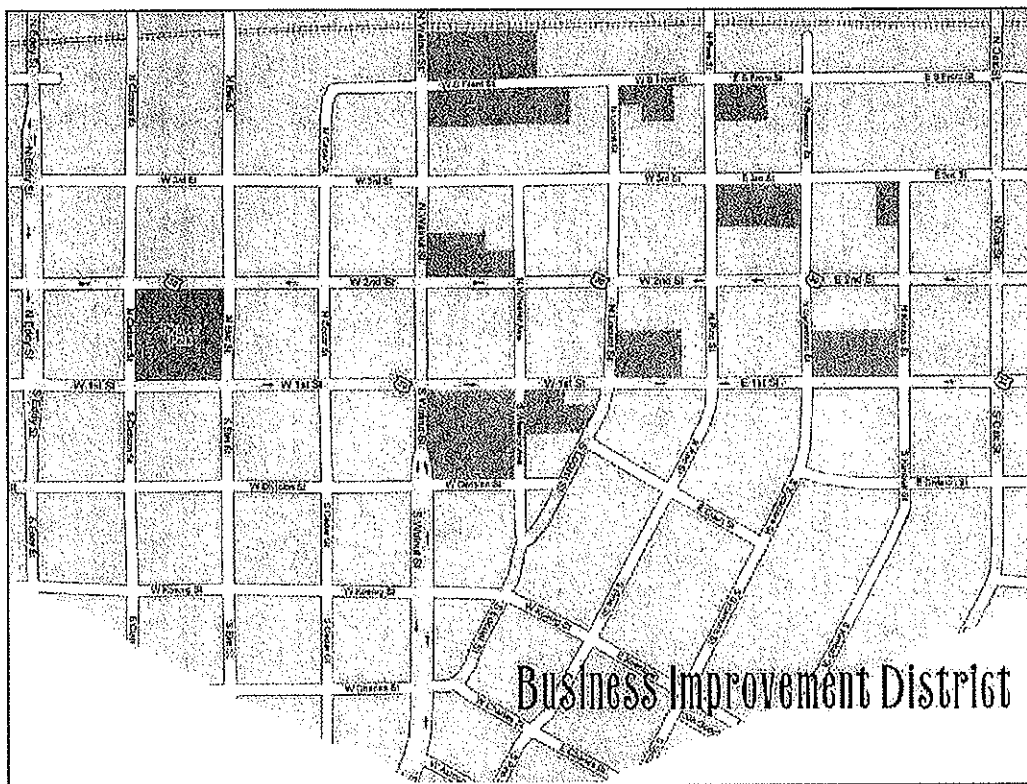
INTRODUCTION

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.

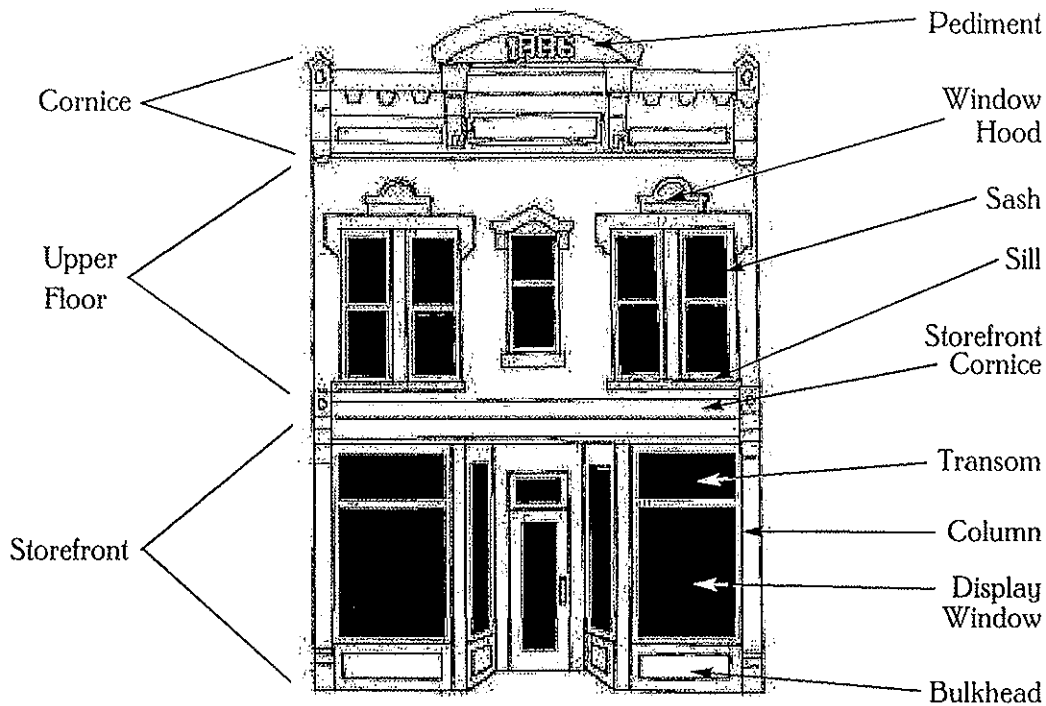
The purpose of the following guidelines is to assist in the future development of Downtown Grand Island by identifying aesthetic qualities that are desirable for the district. Guidelines provide consistency and help protect the district's unique character and identity.



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

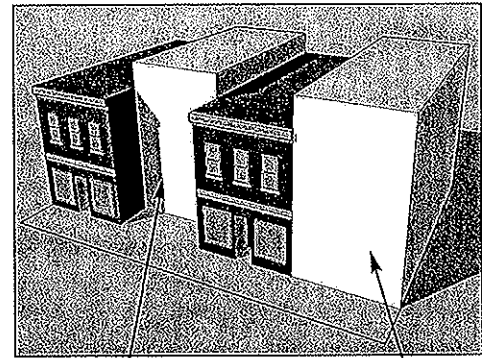
Flat or sloped roofs with parapet walls shall be used.

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.

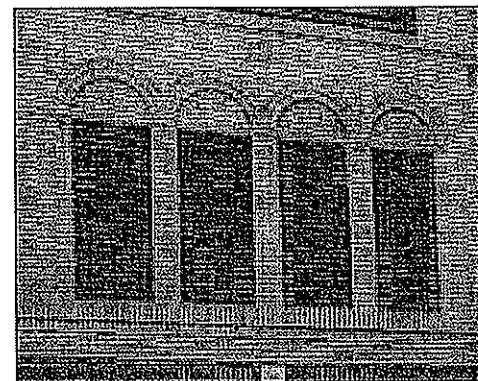


Inappropriate Setback

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

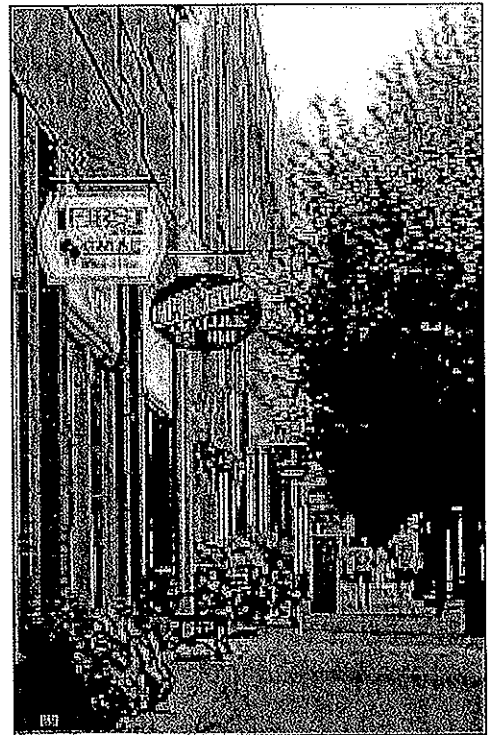
Signs painted directly to the brick surface of a building shall not be permitted. Murals are not considered signs if they serve an artistic or historic function and therefore are permitted. Mural advertising is not allowed. Ghost signs (old painted signs that have faded over time) that do not advertise 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

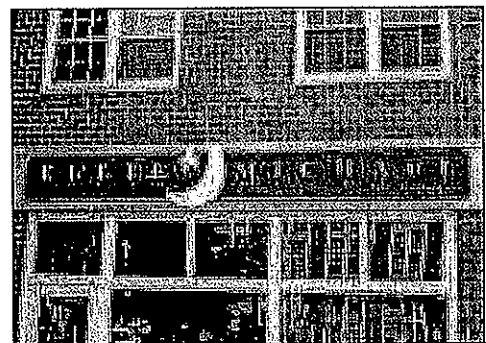
Signs that project out from a building must be a minimum of eight feet above the ground and must be no larger than 1 square foot for each linear foot of the side of the building to which the sign is attached. It is not to exceed 40 square feet per face.

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

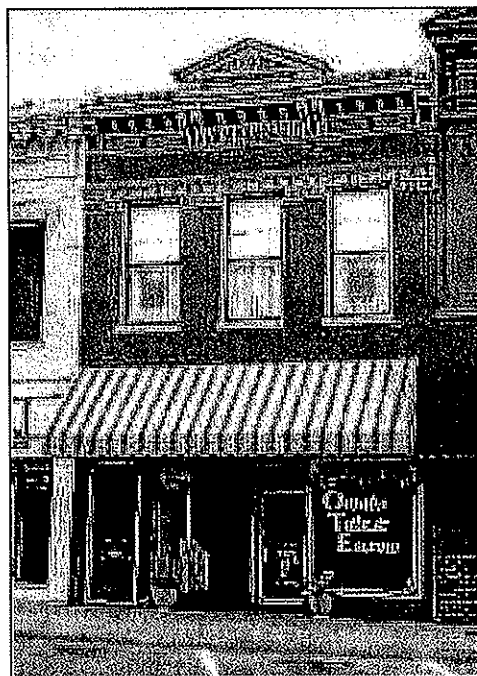
Landscaping treatments should be used to enhance the pedestrian experience, compliment architectural features and conceal utility areas. The use of flower boxes, planters and hanging flower baskets is encouraged.

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

Inappropriate Building Materials On Main Street

Written by Joe Lawniczak

City of Grand Island

City Codes Chapter 31 - Signs



Community Redevelopment Authority (CRA)

**Wednesday, January 14, 2009
Regular Meeting**

Item I1

TIF

Staff Contact: Chad Nabity



BACKGROUND INFORMATION RELATIVE TO TAX INCREMENT FINANCING REQUEST

Project Redeveloper Information

Business Name:

Casey's Retail Company

Address:

1 SE Convenience Blvd., Ankeny, IA 50021

Telephone No.: 515-965-6501 Fax No.: 515-965-6160

Contact:

Eli J. Wirtz, Corporate Counsel

Brief Description of Applicant's

Business: Establishment and operation of convenience stores with gasoline sale facilities in a multi-state area of the midwest, including Nebraska.

Present Ownership Proposed Project Site: Richard L. Snyder and Connie J. Snyder;
Casey's Retail Company

Proposed Project: Building square footage, size of property, description of
buildings – materials, etc. Please attach site plan, if
available.

Project includes combining four parcels known as 1721 N Broadwell, 1720 N
Eddy, 1724 N Eddy and 1814 N Eddy into a single site for redevelopment;
demolition of existing Casey's General Store and related improvements and
construction of a new "O" style Casey's General Store with fuel dispensers,
underground storage tanks and canopy over fueling islands per plan approved by
City. Also includes relocation of a city water main. See attachment 1, site plan
approved by the City, showing size of property to be 0.864 acre, more or less, and
attachment 2, showing building construction materials and dimensions of
building, which contains 3,950 square feet.

If Property is to be Subdivided, Show Division Planned:

An administrative replat of the four (4) properties combined to create the store
site will be undertaken. See attachment 3, a survey of the proposed store site,
identifying and showing the four constituent parcels.

VI. Estimated Project Costs:

Acquisition Costs:

A. Land	\$ 400,000
B. Building	\$ -0-

Construction Costs:

A. Renovation or Building Costs:	\$ 550,000
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B. On-Site Improvements: \$ 434,000

Soft Costs:

A. Architectural & Engineering Fees: \$ 75,000

B. Financing Fees: \$ -0-

C. Legal/Developer/Audit Fees: \$ -0-

D. Contingency Reserves: \$ 75,000

E. Other (Please Specify) \$ -0-

TOTAL \$ 1,534,000

Total Estimated Market Value at Completion: \$ 1,400,000

Source of Financing:

A. Developer Equity: \$ 1,149,000

B. Commercial Bank Loan: \$ -0-

Tax Credits:

1. N.I.F.A. \$ -0-

2. Historic Tax Credits \$ -0-

D. Industrial Revenue Bonds: \$ -0-

E. Tax Increment Assistance: (est.) \$ 385,000
F. Other \$ -0-

Name, Address, Phone & Fax Numbers of Architect, Engineer and General Contractor:

Architect: Miller & Associates,
1111 Central Ave., Kearney, NE
Phone: 308-234-6456; Fax: 308-234-1146
Engineer: Tagge Engineering Consultants, Inc.
515 West Ave., Holdrege, NE 68949
Phone: 308-995-6677; Fax 308-995-6164
Contractor: To Be Selected

Estimated Real Estate Taxes on Project Site Upon Completion of Project:

(Please Show Calculations)

\$1,400,000 x \$2.082963 (current millage rate) = \$29,161.48

(appraisal after planned improvements x expected annual mil levy)

Project Construction Schedule:

Construction Start Date:

April 1, 2009

Construction Completion Date:

August 15, 2009

If Phased Project: N/A

_____ Year _____ %
Complete
_____ Year _____ %
Complete

XII. Please Attach Construction Pro Forma

XIII. Please Attach Annual Income & Expense Pro Forma

(With Appropriate Schedules)

TAX INCREMENT FINANCING REQUEST INFORMATION

Describe Amount and Purpose for Which Tax Increment Financing is Requested:

The amount of Incremental Prospective Annual Real Estate Taxes over the 2008 Real Estate Taxes (payable in 2009) on the subject property for 15 years will be used to finance funds required for redevelopment of the Property.

Statement Identifying Financial Gap and Necessity for use of Tax Increment Financing

for Proposed Project: TIF is an integral and essential component in the overall financing of the project in order to make the finished facility economically viable and thus justify redevelopment of the property with a new facility as proposed, within the subject blighted area. The project includes construction of a new water line to be owned by the City, using TIF funds. Purchase of the additional land essential to this project is contingent on the availability of TIF funds.

Municipal and Corporate References (if applicable). Please identify all other Municipalities, and other Corporations the Applicant has been involved with, or has completed developments in, within the last five (5) years, providing contact person, telephone and fax numbers for each:

The Company has constructed over 100 new or replacement convenience stores in numerous cities over the past five (5) years. Information concerning particular stores or cities will be made available upon request.

- IV. Please Attach Applicant's Corporate/Business Annual Financial Statements for the Last Three Years.

See attached Annual Reports of Casey's General Stores, Inc. for the fiscal years ended 4/1/2008 and 4/1/2007, each of which includes balance sheets and income statements for the current year and one previous year. Casey's Retail Company is a wholly-owned subsidiary of Casey's General Stores, Inc.

Post Office Box 1968
Grand Island, Nebraska 68802-1968
Phone: 308 385-5240
Fax: 308 385-5423
Email: cnabity@grand-island.com



CASEY'S GENERAL STORES, INC.

P.O. Box 3001 • One Convenience Blvd., Ankeny, Iowa 50021-8045 • 515-965-6100

Sender's Direct-Dial Telephone Number: 515-965-6501

Fax Number: 515-965-6160

E-mail Address: eli.wirtz@caseys.com

December 22, 2008

Sent via Email to: ChadN@grand-island.com

Mr. Chad Nabity

Regional Planning Director

City Hall

100 E 1st St.

Grand Island, NE 68801

RE: TIF Application of Casey's Retail Company

Dear Chad:

Attached is the Application of Casey's Retail Company, an Iowa corporation, for Tax Increment Financing (TIF) with respect to a project the Company proposes to undertake involving the redevelopment of four properties in the Five-Points area of Grand Island, the addresses of which are: 1814 N. Eddy, 1720 N. Eddy, 1724 N. Eddy and 1721 N. Broadwell. The Company currently owns and operates a Casey's General Store on the property known as 1814 N. Eddy. The other properties are owned by Richard L. Snyder and Connie J. Snyder, from whom Casey's proposes to purchase the aforementioned properties for inclusion in the project. The project includes demolition of the existing Casey's store and construction of a new, much larger facility on the Snyder property lying to the South, with improvements that also incorporate the current Casey's store site.

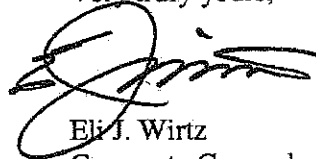
I believe the enclosed Application responds satisfactory to all of the questions posed. However, if there are questions, or if additional information is needed, please contact me and I will provide it immediately. I understand you have received the supporting attachments to this Application, which were sent to you by Federal Express last Thursday. Please attach those attachments to the enclosed Application.

One of the items requested in the Application is a Pro Forma Operating Statement for the new store to be constructed. The Company is hesitant to attempt to project a probable operating statement for the store as constructed and opened, as many factors can influence the level of success of a new store. Moreover, the Company is hesitant to reveal individual store performance in documents which become public, as such information is considered proprietary and highly confidential. However, I have attached a copy of page 18 of the Company's Annual Report for the fiscal year ended April 30, 2008 that is among the attachments already in your possession, which reflects average sales and profit data for Company-owned stores for the last three fiscal years. I trust this information will be sufficient for your purposes. However, if not, please contact me.

Mr. Chad Nabity
Grand Island TIF
December 22, 2008
Page 2

My direct dial telephone number is 515-965-6501 and my email address is eli.wirtz@caseys.com. My fax number, should you need it, is 515-965-6160. Thank you for your attention to this matter.

Very truly yours,



Eli J. Wirtz
Corporate Counsel

EJW/mmw

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COMPANY NET SALES AND GROSS PROFITS

Years ended April 30,	2008	2007	2006
Total revenue			
Gasoline	\$ 3,558,108	\$ 2,881,054	\$ 2,478,734
Grocery & other merchandise	942,659	852,812	767,474
Prepared food & fountain	301,598	267,273	228,525
Other	24,722	22,871	17,743
	<u>\$ 4,827,087</u>	<u>\$ 4,024,010</u>	<u>\$ 3,492,476</u>
Gross profits (1)			
Gasoline	\$ 168,859	\$ 124,094	\$ 125,443
Grocery & other merchandise	311,863	278,650	247,024
Prepared food & fountain	187,947	165,764	144,036
Other	17,340	14,777	9,719
	<u>\$ 686,009</u>	<u>\$ 583,285</u>	<u>\$ 526,222</u>

INDIVIDUAL STORE COMPARISONS (2)

Years ended April 30,	2008	2007	2006
Corporate Stores			
Average retail sales	\$ 3,305	\$ 2,763	\$ 2,568
Average retail inside sales	856	778	742
Average gross profit on inside items	340	302	284
Average retail sales of gasoline	2,449	1,985	1,826
Average gross profit on gasoline (3)	115	84	91
Average operating income (4)	136	102	107
Average number of gallons sold	836	821	806
Franchise Stores			
Average franchise revenue (5)	\$ 41	\$ 38	\$ 36

- (1) Gross profits represent total revenue less cost of goods sold. Gross profit is given before charge for depreciation and amortization.
- (2) Individual store comparisons include only those stores that had been in operation for at least one full year on April 30 of the fiscal year indicated.
- (3) Retail gasoline profit margins have a substantial impact on our net income. Profit margins on gasoline sales can be adversely affected by factors beyond our control, including oversupply in the retail gasoline market, uncertainty or volatility in the wholesale gasoline market, and price competition from other gasoline marketers. Any substantial decrease in profit margins on retail gasoline sales or the number of gallons sold could have a material adverse effect on our earnings.
- (4) Average operating income represents retail sales less cost of goods sold, including cost of merchandise, financing costs, and operating expenses attributable to a particular store; it excludes federal and state income taxes, Company's operating expenses not attributable to a particular store, and our payments to the Company's benefit plans.
- (5) Average franchise revenue includes a royalty fee equal to 3% of gross receipts derived from store sales of nongasoline items, a royalty fee of \$0.018 per gallon on gasoline sales, and sign and façade rental fees.

ATTACHMENT # 4

STORE "O" CONSTRUCTION COST ESTIMATE

COST BREAKDOWN

SITE WORK	\$145,400.00
CONCRETE	\$191,400.00
BUILDING (STEEL/MASONRY)	\$105,000.00
CARPENTRY	\$52,000.00
INTERIOR FINISHES	\$35,800.00
PETROLEUM (TANKS/PUMPS)	\$106,700.00
GASOLINE CANOPY	\$125,000.00
HVAC & EQUIPMENT	\$124,000.00
TOTAL FOR EVERYTHING ABOVE THIS LINE	\$885,300.00
PLUS (SEPARATE PERMITS OBTAINED)	
PLUMBING	\$34,000.00
ELECTRICAL	\$75,000.00
TOTAL PLUMBING & ELECTRICAL:	\$109,000.00
SIGNAGE COSTS:	
STANDARD SIGNAGE	\$7,500.00
MONUMENT SIGN	\$10,000.00
TOTAL SIGNAGE COST:	\$17,500.00
TOTAL COSTS FOR SITE:	\$1,138,300.00