



Community Redevelopment Authority (CRA)

**Wednesday, February 11, 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, February 11, 2009
Regular Meeting**

Item A1

Agenda

Staff Contact: Chad Nabity

AGENDA
Wednesday, February 11, 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 January 14, 2009 Meeting.
3. Approval of Financial Reports
4. Approval of Bills
5. Consideration of Redevelopment Plan Amendment for 1814 N Eddy.
6. Review of Committed Projects and CRA Properties
7. ADJOURN TO EXECUTIVE SESSION TO DISCUSS NEGOTIATIONS
RETURN TO REGULAR SESSION
8. Approve Resolution or Resolutions to Purchase/Sell Property
9. Directors Report
10. Adjournment

Next Meeting March 11, 2009

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



Community Redevelopment Authority (CRA)

**Wednesday, February 11, 2009
Regular Meeting**

Item B1

Meeting Minutes

Staff Contact: Chad Nabity

OFFICIAL PROCEEDINGS

MINUTES OF

COMMUNITY REDEVELOPMENT AUTHORITY

MEETING OF

January 14, 2009

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 January 14, 2009 at City Hall 100 E First Street. Notice of the meeting was given in the January 7, 2009 Grand Island Independent.

1. CALL TO ORDER Chairman Barry Sandstrom called the meeting to order at 4:13 p.m. The following members were present: Barry Sandstrom, Sue Pirnie and Glen Murray. Also present were; Director, Chad Naby; Rose Woods; CRA Attorney; Duane Burns, Finance Director, Dave Springer, Council Liaison Kirk Ramsey, Terry Galloway, Tom Ziller, Luke Hartkey and Lisa Munger. Lee Elliott arrived at 4:22.

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 December 8, 2008 meeting, Pirnie made the motion to approve the minutes, seconded by Murray. Upon roll call vote, all present voted aye. Motion carried unanimously.
3. APPROVAL OF FINANCIAL REPORTS. Dave Springer reviewed the financial reports for the period of December 1, 2008 through December 31, 2008. He noted revenue in the amount of \$13,905 and expenses in the amount of \$111,716 for the month. Total cash was \$1,296,997. Motion by Elliott, 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 Murray, second by Elliott, to approve the bills in the amount of \$162,771.22. Upon roll call vote all present voted aye. Motion carried unanimously to approve the payment of bills totaling \$162,771.22.

5. AUDIT REPORT WITH TERRY GALLOWAY. Terry Galloway gave a brief report of the Audit of the CRA. A motion was made by Murray to approve the receipt of the Audit, seconded by Pirnie. Upon roll call all present voted aye. Motion carried unanimously.
6. CONSIDERATION OF REQUEST FROM BID 6 FOR ASSISTANCE WITH THE LANDSCAPE AND IRRIGATION. Naby explained this was a request for the landscaping and the underground sprinklers for 2nd street that would be put in place this year. They have already received a grant of \$20,000. The amount given to BID 6 at this time is the same dollar amount that was given to the first South Locust BID. A motion was made by Elliott to approve the amount of \$95,000 to the BID 6 for assistance with the landscaping and irrigation, seconded by Pirnie. Upon roll call all present voted aye. Motion carried unanimously.
7. ADOPTION OF DESIGN GUIDELINES FOR BID 8 DOWNTOWN DISTRICT. Naby stated these were the same guidelines presented in July. BID 8 replaced BID 5 in September 2008, and they are asking for adoption of these guidelines. Naby has been handing them out to Architects and people who have been interested in the downtown district. As of this time there have been no new applications. BID 8 is asking for these guidelines to be a requirement for those who are also asking for CRA funding. This will help "preserving the history", Ziller added also this gives some consistency and expectations of the downtown area. A motion was made by Elliott to approve the Design Guidelines for BID 8 Downtown District, seconded by Murray. Upon roll call all present voted aye. Motion carried unanimously.
8. CONSIDERATION OF A RESOLUTION 98 TO FORWARD A REDEVELOPMENT PLAN AMENDMENT TO THE HALL COUNTY REGIONAL PLANNING COMMISSION FOR 1814 N EDDY. Naby explained the Tax Increment Financing (TIF) is for replacement of the Casey's store at five-points. The store is located at the point of five-points at Broadwell and Eddy streets. Casey's company does have an option to purchase two lots to the south of the current store if the TIF is approved. The current plan calls for the demolition of the current Casey's store and it will be moved

further to the south, there is also a water line that will have to be relocated. This would generate approximately \$385,000 in tax increment over the course of the 15 years. The expenses are TIF eligible and consistent with the Redevelopment Plan. A motion was made by Elliott to approve Resolution 98 to forward Redevelopment Plan to Hall County Regional Planning, seconded by Pirnie. Upon roll call all present voted aye. Motion carried unanimously.

9. CONSIDERATION OF RESOLUTION 99 TO APPROVE REDEVELOPMENT PLANS AMENDMENT 30 DAY NOTICE TO CITY COUNCIL FOR 1814 N EDDY. With approval of this Resolution this will forward the Redevelopment Plan to City Council for approval on January 27, 2009. A motion was made by Pirnie to approve Resolution 99 and second by Murray to approve the Resolution No. 97. Upon roll call all present voted aye. Motion carried to approve Resolution No 97.

10. REVIEW OF COMMITTED PROJECTS & CRA PROPERTIES.
Nabity commented on the Committed Projects, the Housing Study is almost complete he has a rough draft. Hall County building is waiting for warmer weather to finish off the remaining paving. Romsa Real Estate should be done within the next month or two. Carpet's 'N' More, Blessed Sacrament will come off Committed Projects, New Life Community will have a remaining balance of \$2,500 they are looking at doing a mural but it will have to be done this Spring. Masonic Temple (Paul Warshauer), have not heard anything from him, completion date changed to February 2009. Wayside Horns 2008 is moving forward, Oak, Elm Walnut and Pine will be the first crossings done. The Wayside Horns for 2009 will be bumped.

11. ADJOURN TO EXECUTIVE SESSION TO DISCUSS NEGOTIATIONS.
Motion by Pirnie and seconded by Elliott to enter Executive Session at 4:48. Upon roll call all present voted aye. Motion carried unanimously. Motion by Murray and seconded by Pirnie to close Executive Session at 5:04. Upon roll call all present voted aye. Motion carried unanimously.

12. DIRECTOR'S REPORT. There will be not a Redevelopment Plan on Copper Creek it was not approved by City Council for the Blight Study.

13. ADJOURNMENT.

Chairman Sandstrom asked for a motion to adjourn the meeting, motion made by Pirnie and seconded by Murray, Sandstrom adjourned the meeting at 5:10 p.m. The next meeting is scheduled for February 11, 2009.

Respectfully submitted
Chad Naby
Director



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Regular Meeting**

Item C1

Financial Reports

Staff Contact: Chad Nabity



Community Redevelopment Authority (CRA)

**Wednesday, February 11, 2009
Regular Meeting**

Item D1

Bills

Staff Contact: Chad Nabity

11-Feb-09

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

Accounting	January, February	
Officenet Inc.		
Postage	November	\$16.25

Lawnscape	January	\$160.00
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Grand Island Independent
Monthly & Redevelopment Plan Notices

Mayer, Burns, Koenig & Janulewicz	Legal Services	\$720.00
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Total:

\$896.25



Community Redevelopment Authority (CRA)

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Item E1

Committed Projects

Staff Contact: Chad Nabity

COMMITTED PROJECTS	AMOUNT	ESTIMATED DUE DATE
BID 6	\$95,000	Fall 2009
Hall County	\$37,500	Spring 2009
Romsa Real Estate Center	\$75,000	Spring 2009
BID 6	\$55,000	Spring 2009
Paul Warshauer (Masonic Temple)	\$17,700	Feb 2009
2008 Wayside Horns	\$140,000	Spring 2009
2009 Wayside Horns	\$100,000	Fall 2009
Total Committed	\$520,200	

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

January 31, 2009



Community Redevelopment Authority (CRA)

**Wednesday, February 11, 2009
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Item I1

Redevelopment Plan

Staff Contact: Chad Nabity

**Redevelopment Plan Amendment
Grand Island CRA Area #6
January 2009**

Property Description

This property is located at the south point of 5-Points between Broadwell Avenue and Eddy Street (Lots 1, 2 and 12 of Gilbert's Subdivision of Block 1 of Gilbert's Second Addition and all of Park Reserve of the Resubdivision of Block 1 of Gilbert's Second Addition to the City of Grand Island, Hall County, Nebraska except a triangle tract thereto deeded to the City of Grand Island, in Quit Claim Deed filed in Book 89 at Page 644). Property addresses include 1721 N. Broadwell; 1720, 1724 and 1814 N Eddy 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 purchase 1721 N. Broadwell, 1720 and 1724 N. Eddy and build a 3950 square foot convenience store on the property. The developer will demolish the existing structure at 1814 N. Eddy. The developer will also be responsible for replacing an existing water line that crosses the properties connecting mains in Broadwell and Eddy.

The anticipated value of this development at the time of completion is \$1,400,000.

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. The existing services will be replaced with new services. A water main connecting the mains in Broadwell and Eddy will have to be replaced. This will be done at the developer's expense and is a TIF eligible expense.

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 \$383,459.