



Community Redevelopment Authority (CRA)

**Wednesday, April 8, 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, April 8, 2009
Regular Meeting

Item A1

Agenda

Staff Contact: Chad Nabity

AGENDA
Wednesday April 8, 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 March 19, 2009 Meeting.
3. Approval of Financial Reports
4. Approval of Bills
5. Discussion of CRA designated areas and potential for housing development/redevelopment within those areas.
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 May 13, 2009

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



Community Redevelopment Authority (CRA)

**Wednesday, April 8, 2009
Regular Meeting**

Item B1

Meeting Minutes

Staff Contact: Chad Nabity

OFFICIAL PROCEEDINGS

MINUTES OF

COMMUNITY REDEVELOPMENT AUTHORITY

MEETING OF

March 19, 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 March 20, 2009 at City Hall 100 E First Street. Notice of the meeting was given in the March 12, 2009 Grand Island Independent.

1. CALL TO ORDER Chairman Barry Sandstrom called the meeting to order at 4:00 p.m. The following members were present: Barry Sandstrom, Lee Elliott, Tom Gdowski and Glen Murray. Also present were; Director, Chad Naby; Rose Woods; CRA Attorney; Duane Burns, Finance Director, Dave Springer, Council Liaison, Kirk Ramsey, Linda Addison and Randy Chick.

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 February 20, 2009 meeting, Ramsey requested a change to the meeting minutes to reflect that he was at the February meeting. Murray made the motion to approve the February 20, meeting minutes with the requested change to add that Ramsey was in attendance, seconded by Gdowski. 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 February 1, 2009 through February 28, 2009. He noted revenue in the amount of \$71,212 and expenses in the amount of \$3,068 for the month. Total cash was \$1,227,857. Motion by Gdowski, second by Elliott, to approve the financial reports. Gdowski also suggested to Springer to look into moving some money to different accounts. 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 Gdowski, to approve the bills in the amount of \$2967.72 with the addition of \$14.18 for postage. Upon roll call vote all present voted aye. Motion carried unanimously to approve the payment of bills totaling \$2981.90.

5. PRESENTATION BY LINDA ADDISON AND RANDY CHICK.

Nabity explained this is approximately 14 acres near Fonner Park; this is the remaining land from Pleasant View Subdivision. Addison is here to ask the CRA to conduct a study to see if the area could be declared blighted and substandard.

Addison proposed a 38-home affordable housing project to be built just north of Fonner Park in Grand Island with the use of Tax Increment financing. Tax-increment financing (TIF) would have redirected the property taxes on the new homes for up to 15 years to pay for water, sewer and street extensions into the so-called Pleasant View Subdivision.

Addison, director the Housing Development Corp., said TIF was an integral part of the project. The project also hinged on grant support from the Nebraska Department of Economic Development support that had been given preliminarily and a previous loan commitment from the Nebraska Investment Finance Authority.

Addison said the three-bedroom, single-family homes with basements and an attached two-car garage would range in size from 1,080 to 1,290 square feet. The homes would sell for \$115,000 to \$120,000, but have an appraisal price of about \$145,000.

The only comparable affordable housing subdivision in Nebraska outside of Lincoln or Omaha is in Hastings. It's the Southwood Subdivision, which the Housing Development Corp. began in 1998. Southwood was built on a cornfield next to existing older homes, which actually increased in value after the new homes went in, Addison said.

Randy Chick, Director of the Hastings CRA, spoke about how the CRA in Hastings was involved with the HDC and the Southwood development.

The sticking point for the project came from neighbors and concerns raised about the project's impact on their property values.

"It will bring the value of our homes down," said Max Swantek, 916 E. South St. He and six other South Street homeowners attended the CRA meeting in protest of the affordable housing project. "What you sell it for is what will depreciate my home," Swantek said. South Street homeowner Laura Norvell said she built her 1,600-square-foot home at 810 E. South St. new five years ago. It has a value of \$190,000. "I won't be able to get that out of my home" if surrounding homes are not comparable, she told the CRA.

Addison said just because her nonprofit organization doesn't build smaller homes on the 13-acre site, that doesn't stop a private developer from doing the same and potentially lowering the neighborhood values.

"But that's capitalism," Sandstrom said. He did encourage Addison to work

cooperatively with the CRA to find, rehabilitate or demolish and redevelop substandard homes in Grand Island. Other CRA members also supported future work with the Housing Development Corp. "This is a good project and would serve a need," Murray said. "Maybe look at other areas of town that wouldn't have an impact on neighbors that this one would."

Sandstrom looked for a motion to start a blight study for the Pleasant View area. No motion was made by any CRA members.

CRA member Lee Elliott wanted data on what impact the subdivision may have on the surrounding homes. Addison said she had no such data and had no way of getting it. Elliott said without that data, he didn't feel comfortable spending taxpayer money for a blight and substandard study. Neither did CRA members Tom Gdowski, Glen Murray or Barry Sandstrom.

6. REVIEW OF COMMITTED PROJECTS & CRA PROPERTIES.

Nabity stated that the sale of the Star Motel property was final. Also the Hall County building just sent out requests for bids on the remainder of the paving project. The 2009 Wayside horns are also moving forward with August or September to have the first phase complete.

7. ADJOURN TO EXECUTIVE SESSION TO DISCUSS NEGOTIATIONS. There were No negotiations to discuss.

8. DIRECTOR'S REPORT.

9. ADJOURNMENT.

Chairman Sandstrom asked for a motion to adjourn the meeting, motion made by Gdowski and seconded by Murray, Sandstrom adjourned the meeting at 5:35 p.m. The next meeting is scheduled for April 8, 2009.

Respectfully submitted
Chad Nabity
Director



Community Redevelopment Authority (CRA)

Wednesday, April 8, 2009
Regular Meeting

Item C1

Financial Reports

Staff Contact: Chad Nabity

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF MARCH 2009

CONSOLIDATED	MONTH ENDED MARCH 2009	2008 - 2009 YEAR TO DATE	2009 BUDGET	REMAINING BALANCE
Beginning Cash	1,227,857	1,236,622	1,236,622	
REVENUE:				
Property Taxes	8,273	220,294	697,796	477,502
Loan Proceeds	-	-	-	-
Interest Income	466	5,795	10,000	4,205
Land Sales	-	47,335	50,000	2,665
Other Revenue	-	16,053	-	(16,053)
TOTAL REVENUE	8,738	289,476	757,796	468,320
TOTAL RESOURCES	1,236,595	1,526,098	1,994,418	468,320
EXPENSES				
Auditing & Accounting	46	4,746	8,000	3,254
Legal Services	569	3,959	10,000	6,041
Consulting Services	-	-	10,000	10,000
Contract Services	2,314	13,626	40,000	26,374
Printing & Binding	-	-	1,000	1,000
Other Professional Services	-	-	6,000	6,000
General Liability Insurance	-	-	250	250
Postage	14	102	250	148
Matching Grant	-	-	-	-
Legal Notices	39	77	800	723
Licenses & Fees	-	-	-	-
Travel & Training	-	-	1,500	1,500
Other Expenditures	-	-	500	500
Office Supplies	-	38	500	462
Supplies	-	-	300	300
Land	-	129	100,000	99,871
Façade Improvement	-	155,551	200,000	44,449
South Locust	-	-	-	-
Alleyway Improvement	-	-	-	-
Other Projects	-	2,858	500,000	497,142
Bond Principal	605	68,130	128,002	59,872
Bond Interest	-	43,873	94,794	50,921
Interest Expense	-	-	-	-
TOTAL EXPENSES	3,587	293,090	1,101,896	808,806
INCREASE(DECREASE) IN CASH	5,151	(3,613)	(344,100)	(340,487)
ENDING CASH	1,233,008	1,233,008	892,522	(340,487)
LESS COMMITMENTS	520,200	520,200		
AVAILABLE CASH	712,808	712,808	892,522	(340,487)
CHECKING	331,508			
PETTY CASH	50			
INVESTMENTS	901,451			
Total Cash	1,233,008			

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF MARCH 2009

	<u>MONTH ENDED</u> <u>MARCH 2009</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	8,133	145,417	475,000	329,583
Interest Income	442	5,249	10,000	4,751
Land Sales	-	47,335	50,000	2,665
Other Revenue & Motor Vehicle Tax	-	7,077	-	(7,077)
TOTAL	8,575	205,078	535,000	329,922
GILI TRUST				
Property Taxes	45	32,842	65,780	32,938
Interest Income	-	-	-	-
Other Revenue	-	277	-	(277)
TOTAL	45	33,119	65,780	32,661
CHERRY PARK LTD II				
Property Taxes	42	31,029	59,180	28,151
Interest Income	23	320	-	(320)
Other Revenue	-	-	-	-
TOTAL	65	31,349	59,180	27,831
GENTLE DENTAL				
Property Taxes	3	95	4,202	4,107
Interest Income	0	1	-	(1)
Other Revenue	-	702	-	(702)
TOTAL	3	797	4,202	3,405
PROCON TIF				
Property Taxes	7	8,955	19,162	10,207
Interest Income	0	35	-	(35)
Other Revenue	-	-	-	-
TOTAL	7	8,990	19,162	10,172
WALNUT HOUSING PROJECT				
Property Taxes	43	1,350	74,472	73,122
Interest Income	1	190	-	(190)
Other Revenue	-	7,998	-	(7,998)
TOTAL	44	9,538	74,472	64,934
BRUNS PET GROOMING				
Property Taxes	-	199	-	(199)
Interest Income	-	-	-	-
Other Revenue	-	-	-	-
TOTAL	-	199	-	(199)
GIRARD VET CLINIC				
Property Taxes	-	197	-	(197)
Interest Income	-	-	-	-
Other Revenue	-	-	-	-
TOTAL	-	197	-	(197)
GEDDES ST APTS-PROCON				
Property Taxes	-	25	-	(25)
Interest Income	-	-	-	-
Other Revenue	-	-	-	-

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF MARCH 2009

	<u>MONTH ENDED</u> <u>MARCH 2009</u>	<u>2008 - 2009</u> <u>YEAR TO DATE</u>	<u>2009</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>
TOTAL	-	25	-	(25)
SOUTHEAST CROSSING				
Property Taxes	-	184	-	(184)
Interest Income	-	-	-	-
Other Revenue	-	-	-	-
TOTAL	-	184	-	(184)
TOTAL REVENUE	8,738	289,476	757,796	468,320

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF MARCH 2009

EXPENSES	<u>MONTH ENDED</u> <u>MARCH 2009</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:				
Auditing & Accounting	46	4,746	8,000	3,254
Legal Services	569	3,959	10,000	6,041
Consulting Services	-	-	10,000	10,000
Contract Services	2,314	13,626	40,000	26,374
Printing & Binding	-	-	1,000	1,000
Other Professional Services	-	-	6,000	6,000
General Liability Insurance	-	-	250	250
Postage	14	102	200	98
Matching Grant	-	-	-	-
Legal Notices	39	77	800	723
Licenses & Fees	-	-	-	-
Travel & Training	-	-	1,000	1,000
Other Expenditures	-	-	500	500
Office Supplies	-	38	500	462
Supplies	-	-	300	300
Land	-	129	100,000	99,871
PROJECTS				
Façade Improvement	-	155,551	758,750	603,199
South Locust	-	-	-	-
Alleyway Improvement	-	-	-	-
Other Projects	-	2,858	500,000	497,142
TOTAL CRA EXPENSES	2,982	181,087	1,437,300	1,256,213
GILI TRUST				
Bond Principal	-	25,001	51,001	26,000
Bond Interest	-	7,889	14,779	6,890
Other Expenditures	-	-	-	-
TOTAL GILI EXPENSES	-	32,890	65,780	32,890
CHERRY PARK LTD II				
Bond Principal	-	19,487	39,729	20,242
Bond Interest	-	10,103	19,451	9,348
TOTAL CHERRY PARK EXPENSES	-	29,590	59,180	29,590
GENTLE DENTAL				
Bond Principal	-	1,096	2,276	1,180
Bond Interest	-	1,005	1,926	921
TOTAL GENTLE DENTAL	-	2,101	4,202	2,101
PROCON TIF				
Bond Principal	-	4,572	9,467	4,895
Bond Interest	-	5,009	9,695	4,686
TOTAL PROCON TIF	-	9,581	19,162	9,581
WALNUT HOUSING PROJECT				
Bond Principal	-	17,368	39,151	21,783
Bond Interest	-	19,868	35,321	15,453
TOTAL WALNUT HOUSING	-	37,236	74,472	37,236

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF MARCH 2009

	<u>MONTH ENDED</u> <u>MARCH 2009</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	199	199	-	(199)
Bond Interest	-	-	-	-
TOTAL BRUNS PET GROOMING	199	199	-	(199)
GIRARD VET CLINIC				
Bond Principal	197	197	-	(197)
Bond Interest	-	-	-	-
TOTAL GIRARD VET CLINIC	197	197	-	(197)
GEDDES ST APTS - PROCON				
Bond Principal	25	25	-	(25)
Bond Interest	-	-	-	-
TOTAL GEDDES ST APTS - PROCON	25	25	-	(25)
SOUTHEAST CROSSINGS				
Bond Principal	184	184	-	(184)
Bond Interest	-	-	-	-
TOTAL SOUTHEAST CROSSINGS	184	184	-	(184)
TOTAL EXPENSES	3,587	293,090	1,660,096	1,367,215



Community Redevelopment Authority (CRA)

Wednesday, April 8, 2009
Regular Meeting

Item D1

Bills

Staff Contact: Chad Nabity

8-Apr-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	\$2,099.85
Accounting	\$375.00
Officenet Inc.	
Postage	

Lawnscape

Grand Island Independent	\$13.34
Monthly & Redevelopment Plan Notices	

Mayer, Burns, Koenig & Janulewicz	Legal Services	\$285.00
-----------------------------------	----------------	----------

Total: \$2,773.19



Community Redevelopment Authority (CRA)

**Wednesday, April 8, 2009
Regular Meeting**

Item E1

Committed Projects

Staff Contact: Chad Nabity

COMMITTED PROJECTS	AMOUNT	ESTIMATED DUE DATE
BID 6 (Landscaping)	\$95,000	Fall 2009
Hall County	\$37,500	Spring 2009
Romsa Real Estate Center	\$75,000	Spring 2009
BID 6 (Conduit)	\$55,000	Spring 2009
Paul Warshauer (Masonic Temple)	\$17,700	Spring 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
211 E 1 st	\$34,702	11-13-07	\$8,000	Surplus

March 31, 2009