



Community Redevelopment Authority (CRA)

**Thursday, May 21, 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)

Thursday, May 21, 2009
Regular Meeting

Item A1

Agenda

Staff Contact: Chad Nabity

AGENDA
Wednesday May 21, 2009
4:00 p.m.
Grand Island City Hall

Open Meetings Notifications

1. Call to Order
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 April 8, 2009 Meeting.
3. Approval of Financial Reports
4. Approval of Bills
5. Consideration of Façade Improvement Grant Request for The Dock LLC,
located at 355 N Pine St., A MOTION is in order.
6. Discussion of CRA designated areas and potential for housing
development/redevelopment within those areas.
7. Review of Committed Projects and CRA Properties
8. ADJOURN TO EXECUTIVE SESSION TO DISCUSS NEGOTIATIONS

RETURN TO REGULAR SESSION

9. Approve Resolution or Resolutions to Purchase/Sell Property
10. Directors Report
11. Adjournment

Next Meeting June ?, 2009

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



Community Redevelopment Authority (CRA)

Thursday, May 21, 2009
Regular Meeting

Item B1

Meeting Minutes

Staff Contact: Chad Nabity

OFFICIAL PROCEEDINGS

MINUTES OF

COMMUNITY REDEVELOPMENT AUTHORITY

MEETING OF

April 8, 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 April 8, 2009 at City Hall 100 E First Street. Notice of the meeting was given in the April 2, 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, Sue Pirnie and Glen Murray. Also present were; Director, Chad Nabity; Rose Woods; CRA Attorney; Duane Burns, Council Liaison, Kurt Ramsey.

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 March 19, 2009 meeting, noted were a few changes, in the financial reports change the month to February, also some grammar on item number six. With the corrections noted to be changed Murray made the motion to approve the March 19, meeting minutes and was seconded by Gdowski. Upon roll call vote, all present voted aye. Motion carried unanimously.
3. APPROVAL OF FINANCIAL REPORTS. Sandstrom reviewed the financial reports for the period of March 1, 2009 through March 31, 2009. He noted revenue in the amount of \$8,738 and expenses in the amount of \$3,587 for the month. Total cash was \$1,233,008. Motion by Pirnie, seconded 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 Elliott, seconded by Pirnie, to approve the bills in the amount of \$2773.19. Upon roll call vote all present voted aye. Motion carried unanimously to approve the payment of bills totaling \$2773.19.

5. DISCUSSION OF CRA DESIGNATED AREAS AND POTENTIAL FOR HOUSING DEVELOPMENT/REDEVELOPMENT WITHIN THOSE AREAS.

Nabity explained this was in reference to last month's discussion. Nabity brought in a map of the current blighted and substandard areas this map also showed the current sewer and water lines. Nabity stated this was like a mini retreat to look over the different areas and decide how to move forward.

Nabity talked about bringing in Mike Bacon who is familiar with TIF districts to come in and talk to the CRA board members to consider areas where this could be used to capture that area for 15 years, this would be approximately a ten block area where CRA could do some demolition or new construction. Maybe a grant program similar to the façade program, but used for residential purposes in that specific neighborhood, or perhaps tie in with the Community Development block grant funds and use this as an engine to start driving some of the improvements working with the Housing Development Corporation and Habitat to maybe build new homes in the selected areas.

Nabity stated while speaking with Bacon, he said this project could be possible however there were caveats. It could be something that the CRA could do working with the other programs. There would be time frame issues as the time clock starts on the whole project area if using TIF money. There would be issues for people coming in after requesting TIF funds, example the Five Points area.

When working with the CRA the qualifications would not necessarily have to income qualifies as in some of the other programs and this may be able to impact a neighborhood with some improvements.

The Community Development has a community revitalization area where they use CDBG funds currently that is south of City Hall, this is the third year of the grant and next year a new area. With having a new area CRA may be in the position to pick a similar area to use.

There is no significant acreage that has sewer and water that would be available or affordable to be able to develop something like Pleasant View. CRA can look at scattered sites, this may be harder to make this work to capture the TIF and generate the income to buy down the project costs.

Sandstrom recommended talking to Craig Lewis to see if there are houses that are near being red tagged if there would be no relocation costs, possibly CRA obtaining the lot, cleaning it up and then giving the property to Habitat or Housing Development Corporation. Nabity stated Bacon could come in to talk to the CRA board for about \$600.00 for an hour this would also include his drive time.

Another option for CRA would be to partially fund the things up front, hold the note CRA would get the TIF back and get interest back and roll back into the CRA. Nabity said there are lots of options and his reason for bringing in the maps were for members to look at and draw on it to circle some areas that the CRA may be interested in. Nabity said Lewis and him have talked about looking at three or four different blocks that have houses that could be obtained. NSP funds Neighborhood Stabilization Program Funds the City will be apply for those for up to one million dollars to buy foreclosed properties that are in bad shape and use federal dollars to tear those down and make those lots available for redevelopment.

Gdowski suggested getting a plan and refocusing on what CRA wants to do. CRA has been helping the Downtown area, the Façade projects and grants and they need to reaffirm what plan the CRA wants to do. Also by bringing in Bacon and having him give suggestions to the board as to three things they may want to consider or any recommendations Regional Planning may have.

Sandstrom recommended that Nabity and Lewis scope out areas that have homes that are in disrepair, work with real estate to find homes that are vacant and also to look for developers who would be interested in presenting a proposal for some areas that could be developed including the property off South Locust if it could be acquired. Elliott stated he would like to partner with Linda Addison to purchase, rehab and resell homes to those who income qualify or even with down payment assistance.

Councilman Ramsey suggested doing a few houses in an area and that would greatly improve an area. Upgrading the neighborhood brings in more dollars in the long run. The function of the CRA is to eliminate the blighted and substandard areas.

Final discussions were to bring in Bacon and have a stand alone meeting with the CRA Board possibly in June to toss around some ideas and gain a new perspective on what CRA can do to be actively involved. Work with realtors to find homes that may qualify on what CRA is looking to do. Finally to have Chad and Lewis locate some areas that could be target properties.

6. REVIEW OF COMMITTED PROJECTS & CRA PROPERTIES.

Nabity stated BID 6 should be getting their bill to the CRA for payment shortly, Nabity said that Public Works will be using the First street properties as a staging area for their upcoming project. They will be maintaining this property until the project is finished.

7. ADJOURN TO EXECUTIVE SESSION TO DISCUSS NEGOTIONS. 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 Pirnie and seconded by Murray, Sandstrom adjourned the meeting at 5:10 p.m. The next meeting is scheduled for May 13, 2009.

Respectfully submitted

Chad Nabity

Director



Community Redevelopment Authority (CRA)

Thursday, May 21, 2009
Regular Meeting

Item C1

Financial Reports

Staff Contact: Chad Nabity

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF APRIL 2009

	MONTH ENDED APRIL 2009	2008 - 2009 YEAR TO DATE	2009 BUDGET	REMAINING BALANCE
CONSOLIDATED				
Beginning Cash	1,233,008	1,236,622	1,236,622	
REVENUE:				
Property Taxes	16,143	236,437	697,796	461,359
Loan Proceeds	-	-	-	-
Interest Income	500	6,295	10,000	3,705
Land Sales	-	47,335	50,000	2,665
Other Revenue	-	16,053	-	(16,053)
TOTAL REVENUE	16,643	306,119	757,796	451,677
TOTAL RESOURCES	1,249,651	1,542,741	1,994,418	451,677
EXPENSES				
Auditing & Accounting	375	5,121	8,000	2,879
Legal Services	285	4,244	10,000	5,756
Consulting Services	-	-	10,000	10,000
Contract Services	2,100	15,726	40,000	24,274
Printing & Binding	-	-	1,000	1,000
Other Professional Services	-	-	6,000	6,000
General Liability Insurance	-	-	250	250
Postage	-	102	250	148
Matching Grant	-	-	-	-
Legal Notices	13	90	800	710
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	-	68,130	128,002	59,872
Bond Interest	-	43,873	94,794	50,921
Interest Expense	-	-	-	-
TOTAL EXPENSES	2,773	295,863	1,101,896	806,033
INCREASE(DECREASE) IN CASH	13,870	10,256	(344,100)	(354,356)
ENDING CASH	1,246,878	1,246,878	892,522	(354,356)
LESS COMMITMENTS	520,200	520,200		
AVAILABLE CASH	726,678	726,678	892,522	(354,356)
CHECKING	345,378			
PETTY CASH	50			
INVESTMENTS	901,451			
Total Cash	1,246,878			

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF APRIL 2009

	MONTH ENDED APRIL 2009	2008 - 2009 YEAR TO DATE	2009 BUDGET	REMAINING BALANCE
CRA				
GENERAL OPERATIONS:				
Property Taxes	16,004	161,420	475,000	313,580
Interest Income	468	5,717	10,000	4,283
Land Sales	-	47,335	50,000	2,665
Other Revenue & Motor Vehicle Tax	-	7,077	-	(7,077)
TOTAL	16,472	221,549	535,000	313,451
GILI TRUST				
Property Taxes	45	32,887	65,780	32,893
Interest Income	-	-	-	-
Other Revenue	-	277	-	(277)
TOTAL	45	33,164	65,780	32,616
CHERRY PARK LTD II				
Property Taxes	42	31,071	59,180	28,109
Interest Income	29	349	-	(349)
Other Revenue	-	-	-	-
TOTAL	71	31,420	59,180	27,760
GENTLE DENTAL				
Property Taxes	3	98	4,202	4,104
Interest Income	0	1	-	(1)
Other Revenue	-	702	-	(702)
TOTAL	3	800	4,202	3,402
PROCON TIF				
Property Taxes	7	8,962	19,162	10,200
Interest Income	1	36	-	(36)
Other Revenue	-	-	-	-
TOTAL	7	8,997	19,162	10,165
WALNUT HOUSING PROJECT				
Property Taxes	43	1,393	74,472	73,079
Interest Income	2	193	-	(193)
Other Revenue	-	7,998	-	(7,998)
TOTAL	45	9,583	74,472	64,889
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 APRIL 2009

	<u>MONTH ENDED</u> <u>APRIL 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	16,643	306,119	757,796	451,677

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF APRIL 2009

	<u>MONTH ENDED</u> <u>APRIL 2009</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	5,121	8,000	2,879
Legal Services	285	4,244	10,000	5,756
Consulting Services	-	-	10,000	10,000
Contract Services	2,100	15,726	40,000	24,274
Printing & Binding	-	-	1,000	1,000
Other Professional Services	-	-	6,000	6,000
General Liability Insurance	-	-	250	250
Postage	-	102	200	98
Matching Grant	-	-	-	-
Legal Notices	13	90	800	710
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	2,773	183,860	1,437,300	1,253,440
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 APRIL 2009

	MONTH ENDED	2008 - 2009	2009	REMAINING
	APRIL 2009	YEAR TO DATE	BUDGET	BALANCE
BRUNS PET GROOMING				
Bond Principal	-	199	-	(199)
Bond Interest	-	-	-	-
TOTAL BRUNS PET GROOMING	-	199	-	(199)
GIRARD VET CLINIC				
Bond Principal	-	197	-	(197)
Bond Interest	-	-	-	-
TOTAL GIRARD VET CLINIC	-	197	-	(197)
GEDDES ST APTS - PROCON				
Bond Principal	-	25	-	(25)
Bond Interest	-	-	-	-
TOTAL GEDDES ST APTS - PROCON	-	25	-	(25)
SOUTHEAST CROSSINGS				
Bond Principal	-	184	-	(184)
Bond Interest	-	-	-	-
TOTAL SOUTHEAST CROSSINGS	-	184	-	(184)
TOTAL EXPENSES	2,773	295,863	1,660,096	1,364,442



Community Redevelopment Authority (CRA)

**Thursday, May 21, 2009
Regular Meeting**

Item D1

Bills

Staff Contact: Chad Nabity

21-May-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	\$3,157.73
Accounting	
Officenet Inc.	
Postage	\$6.52
 Lawnscape	
Grand Island Independent	\$12.91
Monthly & Redevelopment Plan Notices	
 Mayer, Burns, Koenig & Janulewicz	
Legal Services	\$150.00

Total:

\$3,327.16



Community Redevelopment Authority (CRA)

**Thursday, May 21, 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

April 30, 2009



Community Redevelopment Authority (CRA)

Thursday, May 21, 2009
Regular Meeting

Item F1

Facade Request

Staff Contact: Chad Nabity



Facade Improvement Program Application

Project Redeveloper Information

I. Applicant Name: The Dock LLC
Address: 355 N Pine
Telephone No.: 384-7856
Contact: Dennis O'Hara

II. Legal Street Address of Project Site: 355 N Pine

III. Zoning of Project Site: M3

IV. Current and Contemplated Use of Project: Office/Warehouse

V. Present Ownership of Project Site: The Dock LLC

VI. Proposed Project: Describe in detail; attach plans and specifications:

Remove existing dock roof entirely at south elevation. Construct new
roof structure and install prefinished metal standing seam roofing.
Remove existing raised wood dock and construct new concrete footings,
poured wall stair, and dock slab. Construct new railings, fascia,
gutters, downspouts, and masonry tuckpointing.

VII. Estimated Project Costs

Acquisition Costs:

A. Land \$ _____
B. Building \$ _____

Construction Costs:

A. Renovation or Building Costs Attributable
to Façade Improvements (attach detail):

\$ 129,710.00

B. Other Construction Costs:

\$ _____

VIII. Source of Financing:

A. Developer Equity:

\$ 61,200.00

B. Commercial Bank Loan:

\$ _____

C. Historic Tax Credits:

\$ _____

D. Tax Increment Assistance:

\$ _____

E. Other (Describe _____)

\$ _____

IX. Name & Address of Architect, Engineer and General Contractor:

Webb & Company Architects, 387 N Walnut St., Grand Island, NE 68801

Mid Plains Construction Co., 1319 W North Front St., Grand Island, NE 68801

X. Project Construction Schedule:

A. Construction Start Date: May 2009

B. Construction Completion Date: August 2009

Financing Request Information

I. Describe Amount and Purpose for Which Façade Improvement Program Funds are Requested:

We are requesting the above cost of \$129,710.00. The Dock, as it is now known, is a highly visible and historic building in Grand Island of which needs the improvements requested in order to remain a viable and preserved building of historical significance to Grand Island (see attached photos).

Insulation Systems Inc.

355 N Pine St.
PO Box 626
Grand Island, Nebraska 68802-0626

Phone 308-384-7856
Fax 308-384-0501

Facade Improvement Program Application
Item VII. A. Developer Equity Breakdown

Window & Door removal and replacement	\$19,780.00
Floor Structure removal and replacement	22,120.00
Mechanical System upgrades	9,500.00
Electrical System upgrades	9,800.00
	<hr/>
TOTAL	\$61,200.00



MID PLAINS CONSTRUCTION CO.

GENERAL CONTRACTORS

April 1, 2009

The Dock LLC
355 N Pine Street
Grand Island, NE 68801

Attention: Mr. Dennis O'Hara

Reference: Dock Improvements

Dear Mr. O'Hara:

Please find below the items included for the proposed dock improvements.

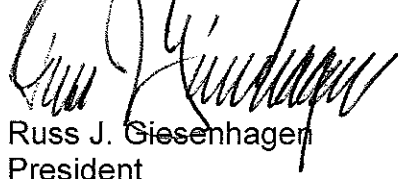
	South Elevation	West Elevation	North Elevation	Total
Demolition	14,960.00	1,045.00	.00	16,005.00
Sitework	10,840.00	.00	.00	10,840.00
Concrete	23,210.00	.00	.00	23,210.00
Metals	13,325.00	.00	.00	13,325.00
Masonry	8,050.00	6,710.00	18,790.00	33,550.00
Carpentry	14,970.00	.00	.00	14,970.00
Thermal Moist	14,010.00	3,800.00	.00	17,810.00
TOTALS	99,365.00	11,555.00	18,790.00	129,710.00

We do not include the following:

- Builder's Risk
- Insurance
- Painting
- Electrical

Sincerely,

MID PLAINS CONSTRUCTION CO.



Russ J. Giesenhagen
President

RJG/dp