



# Community Redevelopment Authority (CRA)

**Thursday, June 25, 2009  
Regular Meeting Packet**

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## **Board Members:**

**Lee Elliott**

**Tom Gdowski**

**Barry Sandstrom**

**Sue Pirnie**

**Glen Murray**

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**4:00 PM  
Grand Island City Hall  
100 E 1st Street**

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## **Call to Order**

## **Roll Call**

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### **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.

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### **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.

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### **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, June 25, 2009  
Regular Meeting**

## **Item -1**

### **Agenda**

Staff Contact: Chad Nabity

**AGENDA**  
**Thursday June 25, 2009**  
**2:30 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 May 27, 2009 Meeting.
3. Approval of Financial Reports
4. Approval of Bills
5. Mike Bacon discussing the potential and the pitfalls of creating a TIF district for residential improvements.
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 July ?, 2009

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



# Community Redevelopment Authority (CRA)

**Thursday, June 25, 2009**  
**Regular Meeting**

## **Item B1**

### **Meeting Minutes**

Staff Contact: Chad Nabity

OFFICIAL PROCEEDINGS

MINUTES OF

COMMUNITY REDEVELOPMENT AUTHORITY

MEETING OF

May 27, 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 May 27, 2009 at City Hall 100 E First Street. Notice of the meeting was given in the May 21, 2009 Grand Island Independent.

1. CALL TO ORDER Chairman Barry Sandstrom called the meeting to order at 10:40 p.m. The following members were present: Barry Sandstrom, Tom Gdowski, Sue Pirnie and Glen Murray. Also present were; Director, Chad Nability; Rose Woods; CRA Attorney; Duane Burns, Council Liaison, Kirk Ramsey, Marv Webb, Russ Giesenhausen, Dennis O'Hara, Tim O'Hara and Tracy 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 April 8, 2009 meeting, Pirnie made the motion to approve the April 8, 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 April 1, 2009 through April 30, 2009. He noted revenue in the amount of \$16,643 and expenses in the amount of \$2,773 for the month. Total cash was \$1,246,878. Motion by Gdowski, 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 Murray, seconded by Pirnie, to approve the bills in the amount of \$3327.16. Upon roll call vote all present voted aye. Motion carried unanimously to approve the payment of bills totaling \$3327.16.
5. CONSIDERATION OF FAÇADE IMPROVEMENT GRANT REQUEST FOT THE DOCK LLC, located at 355 N Pine St., Nability stated Pirnie and Gdowski were on the committee who reviewed the request for the Façade

Grant, and the total funding requested by Dennis O'Hara was \$57, 275 that would meet the CRA criteria. This is also the first CRA façade project to be on the north side of the Union Pacific railroad tracks. O'Hara stated funding was in place and the process will be moving forward. O'Hara said this is a historic landmark and visible to the downtown area. Marv Webb noted this is a very solid built building. Gdowski liked that the project was being done right away. A motion was made by Gdowski to approve the façade request at \$57, 275 and seconded by Pirnie. Upon roll call all present voted aye, motion carried unanimously to approve the façade request.

6. DISCUSSION OF CRA DESIGNATED AREAS AND POTENTIAL FOR HOUSING DEVELOPMENT/REDEVELOPMENT WITHIN THIOSE AREAS.

Nabity stated the meeting for June could be a mini retreat bringing in Mike Bacon for his presentation and the payment of bills would be the agenda of the meeting.

7. ADJOURN TO EXECUTIVE SESSION TO DISCUSS NEGOTIONS.

Entered into executive session at 10:54, a motion made by Gdowski and seconded by Pirnie. Exited out of executive session at 11:11, a motion was made by Gdowski and seconded by Murray.

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 11:12 a.m. The next meeting is scheduled for June 2009.

Respectfully submitted  
Chad Nabity  
Director



# Community Redevelopment Authority (CRA)

**Thursday, June 25, 2009**  
**Regular Meeting**

## **Item C1**

### **Financial Reports**

Staff Contact: Chad Nabity



COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF MAY 2009

<b>CONSOLIDATED</b>	<b>MONTH ENDED MAY 2009</b>	<b>2008 - 2009 YEAR TO DATE</b>	<b>2009 BUDGET</b>	<b>REMAINING BALANCE</b>
Beginning Cash	1,246,878	1,236,622	1,236,622	
<b>REVENUE:</b>				
Property Taxes	243,229	479,665	697,796	218,131
Loan Proceeds	-	-	-	-
Interest Income	237	6,532	10,000	3,468
Land Sales	-	47,335	50,000	2,665
Other Revenue	1,280	17,333	-	(17,333)
<b>TOTAL REVENUE</b>	<b>244,746</b>	<b>550,865</b>	<b>757,796</b>	<b>206,931</b>
<b>TOTAL RESOURCES</b>	<b>1,491,624</b>	<b>1,787,487</b>	<b>1,994,418</b>	<b>206,931</b>
<b>EXPENSES</b>				
Auditing & Accounting	-	5,121	8,000	2,879
Legal Services	150	4,394	10,000	5,606
Consulting Services	-	-	10,000	10,000
Contract Services	3,158	18,884	40,000	21,116
Printing & Binding	-	-	1,000	1,000
Other Professional Services	-	-	6,000	6,000
General Liability Insurance	-	-	250	250
Postage	7	109	250	141
Matching Grant	-	-	-	-
Legal Notices	13	103	800	697
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	18,237	86,367	128,002	41,635
Bond Interest	-	43,873	94,794	50,921
Interest Expense	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>21,564</b>	<b>317,427</b>	<b>1,101,896</b>	<b>784,469</b>
<b>INCREASE(DECREASE) IN CASH</b>	<b>223,182</b>	<b>233,439</b>	<b>(344,100)</b>	<b>(577,539)</b>
<b>ENDING CASH</b>	<b>1,470,060</b>	<b>1,470,060</b>	<b>892,522</b>	<b>(577,539)</b>
<b>LESS COMMITMENTS</b>	<b>520,200</b>	<b>520,200</b>		
<b>AVAILABLE CASH</b>	<b>949,860</b>	<b>949,860</b>	<b>892,522</b>	<b>(577,539)</b>
<b>CHECKING</b>	<b>568,560</b>			
<b>PETTY CASH</b>	<b>50</b>			
<b>INVESTMENTS</b>	<b>901,451</b>			
<b>Total Cash</b>	<b>1,470,060</b>			

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF MAY 2009

CRA	<u>MONTH ENDED</u> <u>MAY 2009</u>	<u>2008 - 2009</u> <u>YEAR TO DATE</u>	<u>2009</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>
<b>GENERAL OPERATIONS:</b>				
Property Taxes	129,353	290,774	475,000	184,226
Interest Income	212	5,930	10,000	4,070
Land Sales	-	47,335	50,000	2,665
Other Revenue & Motor Vehicle Tax	1,280	8,357	-	(8,357)
<b>TOTAL</b>	<b>130,846</b>	<b>352,396</b>	<b>535,000</b>	<b>182,605</b>
<b>GILI TRUST</b>				
Property Taxes	32,797	65,684	65,780	96
Interest Income	-	-	-	-
Other Revenue	-	277	-	(277)
<b>TOTAL</b>	<b>32,797</b>	<b>65,960</b>	<b>65,780</b>	<b>(180)</b>
<b>CHERRY PARK LTD II</b>				
Property Taxes	30,986	62,057	59,180	(2,877)
Interest Income	23	372	-	(372)
Other Revenue	-	-	-	-
<b>TOTAL</b>	<b>31,009</b>	<b>62,429</b>	<b>59,180</b>	<b>(3,249)</b>
<b>GENTLE DENTAL</b>				
Property Taxes	95	193	4,202	4,009
Interest Income	0	1	-	(1)
Other Revenue	-	702	-	(702)
<b>TOTAL</b>	<b>95</b>	<b>895</b>	<b>4,202</b>	<b>3,307</b>
<b>PROCON TIF</b>				
Property Taxes	375	9,337	19,162	9,825
Interest Income	0	36	-	(36)
Other Revenue	-	-	-	-
<b>TOTAL</b>	<b>376</b>	<b>9,373</b>	<b>19,162</b>	<b>9,789</b>
<b>WALNUT HOUSING PROJECT</b>				
Property Taxes	31,386	32,779	74,472	41,693
Interest Income	1	194	-	(194)
Other Revenue	-	7,998	-	(7,998)
<b>TOTAL</b>	<b>31,387</b>	<b>40,970</b>	<b>74,472</b>	<b>33,502</b>
<b>BRUNS PET GROOMING</b>				
Property Taxes	4,787	4,986	-	(4,986)
Interest Income	-	-	-	-
Other Revenue	-	-	-	-
<b>TOTAL</b>	<b>4,787</b>	<b>4,986</b>	<b>-</b>	<b>(4,986)</b>
<b>GIRARD VET CLINIC</b>				
Property Taxes	4,743	4,940	-	(4,940)
Interest Income	-	-	-	-
Other Revenue	-	-	-	-
<b>TOTAL</b>	<b>4,743</b>	<b>4,940</b>	<b>-</b>	<b>(4,940)</b>
<b>GEDDES ST APTS-PROCON</b>				
Property Taxes	25	50	-	(50)
Interest Income	-	-	-	-
Other Revenue	-	-	-	-

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF MAY 2009

	<u>MONTH ENDED</u> <u>MAY 2009</u>	<u>2008 - 2009</u> <u>YEAR TO DATE</u>	<u>2009</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>
<b>TOTAL</b>	25	50	-	(50)
<b>SOUTHEAST CROSSING</b>				
Property Taxes	8,682	8,866	-	(8,866)
Interest Income	-	-	-	-
Other Revenue	-	-	-	-
<b>TOTAL</b>	8,682	8,866	-	(8,866)
<b>TOTAL REVENUE</b>	244,746	550,865	757,796	206,931

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF MAY 2009

EXPENSES	<u>MONTH ENDED</u> <u>MAY 2009</u>	<u>2008 - 2009</u> <u>YEAR TO DATE</u>	<u>2009</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>
<b>CRA</b>				
<b>GENERAL OPERATIONS:</b>				
Auditing & Accounting	-	5,121	8,000	2,879
Legal Services	150	4,394	10,000	5,606
Consulting Services	-	-	10,000	10,000
Contract Services	3,158	18,884	40,000	21,116
Printing & Binding	-	-	1,000	1,000
Other Professional Services	-	-	6,000	6,000
General Liability Insurance	-	-	250	250
Postage	7	109	200	91
Matching Grant	-	-	-	-
Legal Notices	13	103	800	697
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
<b>PROJECTS</b>				
Façade Improvement	-	155,551	758,750	603,199
South Locust	-	-	-	-
Alleyway Improvement	-	-	-	-
Other Projects	-	2,858	500,000	497,142
<b>TOTAL CRA EXPENSES</b>	<b>3,327</b>	<b>187,187</b>	<b>1,437,300</b>	<b>1,250,113</b>
<b>GILI TRUST</b>				
Bond Principal	-	25,001	51,001	26,000
Bond Interest	-	7,889	14,779	6,890
Other Expenditures	-	-	-	-
<b>TOTAL GILI EXPENSES</b>	<b>-</b>	<b>32,890</b>	<b>65,780</b>	<b>32,890</b>
<b>CHERRY PARK LTD II</b>				
Bond Principal	-	19,487	39,729	20,242
Bond Interest	-	10,103	19,451	9,348
<b>TOTAL CHERRY PARK EXPENSES</b>	<b>-</b>	<b>29,590</b>	<b>59,180</b>	<b>29,590</b>
<b>GENTLE DENTAL</b>				
Bond Principal	-	1,096	2,276	1,180
Bond Interest	-	1,005	1,926	921
<b>TOTAL GENTLE DENTAL</b>	<b>-</b>	<b>2,101</b>	<b>4,202</b>	<b>2,101</b>
<b>PROCON TIF</b>				
Bond Principal	-	4,572	9,467	4,895
Bond Interest	-	5,009	9,695	4,686
<b>TOTAL PROCON TIF</b>	<b>-</b>	<b>9,581</b>	<b>19,162</b>	<b>9,581</b>
<b>WALNUT HOUSING PROJECT</b>				
Bond Principal	-	17,368	39,151	21,783
Bond Interest	-	19,868	35,321	15,453
<b>TOTAL WALNUT HOUSING</b>	<b>-</b>	<b>37,236</b>	<b>74,472</b>	<b>37,236</b>

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF MAY 2009

	<u>MONTH ENDED</u> <u>MAY 2009</u>	<u>2008 - 2009</u> <u>YEAR TO DATE</u>	<u>2009</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>
<b>BRUNS PET GROOMING</b>				
Bond Principal	4,787	4,986	-	(4,986)
Bond Interest	-	-	-	-
<b>TOTAL BRUNS PET GROOMING</b>	<b>4,787</b>	<b>4,986</b>	<b>-</b>	<b>(4,986)</b>
<b>GIRARD VET CLINIC</b>				
Bond Principal	4,743	4,940	-	(4,940)
Bond Interest	-	-	-	-
<b>TOTAL GIRARD VET CLINIC</b>	<b>4,743</b>	<b>4,940</b>	<b>-</b>	<b>(4,940)</b>
<b>GEDDES ST APTS - PROCON</b>				
Bond Principal	25	50	-	(50)
Bond Interest	-	-	-	-
<b>TOTAL GEDDES ST APTS - PROCON</b>	<b>25</b>	<b>50</b>	<b>-</b>	<b>(50)</b>
<b>SOUTHEAST CROSSINGS</b>				
Bond Principal	8,682	8,866	-	(8,866)
Bond Interest	-	-	-	-
<b>TOTAL SOUTHEAST CROSSINGS</b>	<b>8,682</b>	<b>8,866</b>	<b>-</b>	<b>(8,866)</b>
<b>TOTAL EXPENSES</b>	<b>21,564</b>	<b>317,427</b>	<b>1,660,096</b>	<b>1,351,585</b>



# Community Redevelopment Authority (CRA)

**Thursday, June 25, 2009  
Regular Meeting**

## **Item D1**

### **Bills**

Staff Contact: Chad Nabity

25-Jun-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	\$2,105.88
Accounting	
Officenet Inc.	
Postage	\$19.03
 Lawnscope	
 Grand Island Independent	
Monthly & Redevelopment Plan Notices	\$27.71
 Mayer, Burns, Koenig & Janulewicz	Legal Services
	\$120.00
 <b>Total:</b>	 <u><u>\$2,272.62</u></u>



# Community Redevelopment Authority (CRA)

**Thursday, June 25, 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 <sup>st</sup> St.	\$68,627	10-09-02	\$23,300	Surplus
217 E 1 <sup>st</sup> St	\$17,000	03-20-03	\$6,500	Surplus
408 E 2 <sup>nd</sup> St	\$4,869	11-11-05	\$7,500	Surplus
211 E 1 <sup>st</sup>	\$34,702	11-13-07	\$8,000	Surplus

May 31, 2009