



# **Community Redevelopment Authority (CRA)**

**Thursday, July 16, 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, July 16, 2009**  
**Regular Meeting**

## **Item A1**

### **Agenda**

Staff Contact: Chad Nabity

**AGENDA**  
**Thursday July 16, 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 June 25, 2009 Meeting.
3. Approval of Financial Reports
4. Approval of Bills
5. Barbara Quandt discussing Community Development Block Grant program requirements for housing rehabilitation.
6. Discussion of 2009-2010 Budget
7. Resolution to approve preliminary budget and levy request for the 2009-2010 Budget Resolution #101. A MOTION is in order.
8. Review of Committed Projects and CRA Properties
9. ADJOURN TO EXECUTIVE SESSION TO DISCUSS NEGOTIATIONS

RETURN TO REGULAR SESSION

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

Next Meeting August 12, 2009

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



# Community Redevelopment Authority (CRA)

**Thursday, July 16, 2009  
Regular Meeting**

## **Item B1**

### **Meeting Minutes**

Staff Contact: Chad Nabity

OFFICIAL PROCEEDINGS

MINUTES OF

COMMUNITY REDEVELOPMENT AUTHORITY

MEETING OF

June 25, 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 June 25, 2009 at City Hall 100 E First Street. Notice of the meeting was given in the June 18, 2009 Grand Island Independent.

1. CALL TO ORDER Chairman Barry Sandstrom called the meeting to order at 2:34 p.m. The following members were present: Barry Sandstrom, Tom Gdowski, Sue Pirnie, Lee Elliott and Glen Murray. Also present were; Director, Chad Nability; Rose Woods; CRA Attorney; Duane Burns, Finance Director, Dave Springer, Community Development Administrator's, Joni Kuzma and Barbara Quandt and Attorney, Mike Bacon.

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 May 27, 2009 meeting, Murray made the motion to approve the May 27<sup>th</sup>, 2009, meeting minutes and was seconded by Gdowski. Upon roll call vote, all present voted aye. Motion carried unanimously.
3. APPROVAL OF FINANCIAL REPORTS. Springer reviewed the financial reports for the period of May 1, 2009 through May 31, 2009. He noted revenue in the amount of \$244,746 and expenses in the amount of \$21,546 for the month. Total cash was \$1,470,060. 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 Springer. Motion made by Elliott seconded by Murray to approve the bills in the amount of \$2272.62. Upon roll call vote all present voted aye. Motion carried unanimously to approve the payment of bills totaling \$2272.62.
5. DISCUSSION OF CRA DESIGNATED AREAS AND POTENTIAL TIF DISTRICT FOR HOUSING IMPROVEMENTS. Mike Bacon presented the

possibilities, potential and pitfalls of creating a TIF district in a residential district for the express purpose of renovating a residential neighborhood. Mr. Bacon described this approach as "Bucket TIF". The CRA is creating a bucket to use to capture the increased value of an area and put that money back to work in that area to eliminate or reduce conditions that create a blighted and substandard area. Grand Island has not used the bucket TIF approach but rather has used a project specific TIF approach that put the used the increased tax base created by a project to make that particular project feasible by putting the money back into that specific project.

Questions presented to Mr. Bacon:

## **TIF**

Can we capture all of the TIF in the area? All of the TIF can be captured not just that created through specific projects but also that created by natural valuation increases or improvements that were market driven or done with grant funds.

How do we handle TIF contracts on each project? Only those projects using TIF funds would need a contract. The plan should be able to be written broad enough to allow CRA to approve contracts to spend TIF dollars for specific project just by notifying the City Council of intent to enter into a contract. It would not involve further approvals by Council or Planning Commission.

Do we need a TIF contract on each project or can we capture the funds and redirect them according to the plan either as grants, loans, interest buy downs etc....? We can capture funds on all improvements in the area. A TIF contract would be necessary to spend TIF funds on improvements in the area.

How do we distinguish between new value and increased value due to appreciation? You don't need to. It might be a good idea to try to track that though to show whether this approach works and if it causes property values to rise in the area.

Can we capture the value of appreciation if it is a result of removal of blighted elements? Yes. Any increase in valuation above the base year can be captured regardless of what led to that increase.

Can we capture the value of improvements that CRA or identified groups did not directly create? Yes

Do we have to set up a separate fund to administer these dollars through? Yes a separate fund must be set up for the administration of these dollars.

How long can that fund be maintained? How does the 15 year limit fit into this? The TIF can only be captured for 15 years. The funds can be spent until they are gone according to the approved plan. A revolving loan fund could last much longer than the TIF period.

If there are unspent dollars in the fund at the end of the project where do they go? They can still be spent on projects according to the redevelopment plan or the CRA can turn the money back over to the County Treasurer and the funds can be distributed to the taxing entities.

Can we designate an area with the intent to capture all of the tax increment created (realized) in the first 5 (or some other number) years for the full 15 year period but not collect any additional increment created between years 6 and 15? If we set it up that way are individual TIF projects available in the area? Yes the number of years can be less than 15. The project can even be terminated in the middle of the 15 year period if CRA and Council want to take that action. Once the bucket TIF district is no longer capturing funds a new project specific TIF project could be done. Also a new bucket TIF could be done. The look back period for establishing the value of the area or the project would be set based on the current valuations.

## **CDBG**

If we spend more than \$25,000 on a rehab project and CDBG funds are only \$25,000 or less do we need to abate the property? If we do projects like window replacement with other funds do we need to abate?

## **Housing**

How do we choose whether to rehab or rebuild?

How much can we pay for a structure that we intend to demolish?  
Can we pay more if we can get the whole block or ½ a block?

Can we contract with an appraiser to perform those services and charge that back to the TIF revenues?

Can we work with lenders to purchase foreclosed properties at a discount in an expedited manner? If so can we work with the lenders to allow Habitat or HDC make the purchase instead of the CRA?

If CRA purchases the property can they designate a buyer or designate a certain percentage of properties for types of buyer eg. Habitat, HDC, Private Developers?



Bacon discussed in length regarding the Bucket TIF, selecting an area that would be blighted and substandard. Bacon also discussed the lookback date involved in TIF's. Bacon also provided a copy of the TIF statutes that set forth how and what TIF dollars can be used for.

6. REVIEW OF COMMITTED PROJECTS AND CRA PROPERTY. Hall County is still moving forward Bids have been received and project should begin soon. Romsa Real Estate Center is waiting on parking and final inspections. Nothing received on BID 6 as of yet. Paul Warshauer (Masonic Temple) nothing has been done as of yet.
7. ADJOURN TO EXECUTIVE SESSION TO DISCUSS NEGOTIONS. No executive session needed.
8. DIRECTOR'S REPORT.  
Façade committee needed for a Façade request, needing final plans from Marv Webb on the application. Also some upcoming request from Grand Theater and Tom Ziller.
9. ADJOURNMENT.  
Chairman Sandstrom adjourned the meeting at 4:15. The next meeting is scheduled for July.

Respectfully submitted  
Chad Nabity  
Director



# Community Redevelopment Authority (CRA)

**Thursday, July 16, 2009  
Regular Meeting**

## **Item C1**

### **Financial Reports**

Staff Contact: Chad Nabity

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF JUNE 2009

<b>CONSOLIDATED</b>	<b>MONTH ENDED JUNE 2009</b>	<b>2008 - 2009 YEAR TO DATE</b>	<b>2009 BUDGET</b>	<b>REMAINING BALANCE</b>
Beginning Cash	1,470,060	1,236,622	1,236,622	
<b>REVENUE:</b>				
Property Taxes	88,733	568,398	697,796	129,398
Loan Proceeds	-	-	-	-
Interest Income	236	6,768	10,000	3,232
Land Sales	-	47,335	50,000	2,665
Other Revenue	6,538	23,871	-	(23,871)
<b>TOTAL REVENUE</b>	<b>95,507</b>	<b>646,372</b>	<b>757,796</b>	<b>111,424</b>
<b>TOTAL RESOURCES</b>	<b>1,565,567</b>	<b>1,882,994</b>	<b>1,994,418</b>	<b>111,424</b>
<b>EXPENSES</b>				
Auditing & Accounting	-	5,121	8,000	2,879
Legal Services	120	4,514	10,000	5,486
Consulting Services	-	-	10,000	10,000
Contract Services	2,106	20,990	40,000	19,010
Printing & Binding	-	-	1,000	1,000
Other Professional Services	-	-	6,000	6,000
General Liability Insurance	-	-	250	250
Postage	19	128	250	122
Matching Grant	-	-	-	-
Legal Notices	28	131	800	669
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	70,972	157,338	128,002	(29,336)
Bond Interest	41,572	85,445	94,794	9,349
Interest Expense	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>114,816</b>	<b>432,243</b>	<b>1,101,896</b>	<b>669,653</b>
<b>INCREASE(DECREASE) IN CASH</b>	<b>(19,309)</b>	<b>214,129</b>	<b>(344,100)</b>	<b>(558,229)</b>
<b>ENDING CASH</b>	<b>1,450,751</b>	<b>1,450,751</b>	<b>892,522</b>	<b>(558,229)</b>
<b>LESS COMMITMENTS</b>	<b>520,200</b>	<b>520,200</b>		
<b>AVAILABLE CASH</b>	<b>930,551</b>	<b>930,551</b>	<b>892,522</b>	<b>(558,229)</b>
<b>CHECKING</b>	<b>549,251</b>			
<b>PETTY CASH</b>	<b>50</b>			
<b>INVESTMENTS</b>	<b>901,451</b>			
<b>Total Cash</b>	<b>1,450,751</b>			

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF JUNE 2009

CRA	<u>MONTH ENDED</u> <u>JUNE 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	78,881	369,655	475,000	105,345
Interest Income	173	6,102	10,000	3,898
Land Sales	-	47,335	50,000	2,665
Other Revenue & Motor Vehicle Tax	-	8,357	-	(8,357)
<b>TOTAL</b>	<b>79,054</b>	<b>431,449</b>	<b>535,000</b>	<b>103,551</b>
<b>GILI TRUST</b>				
Property Taxes	45	65,728	65,780	52
Interest Income	-	-	-	-
Other Revenue	-	277	-	(277)
<b>TOTAL</b>	<b>45</b>	<b>66,005</b>	<b>65,780</b>	<b>(225)</b>
<b>CHERRY PARK LTD II</b>				
Property Taxes	42	62,099	59,180	(2,919)
Interest Income	50	423	-	(423)
Other Revenue	-	-	-	-
<b>TOTAL</b>	<b>93</b>	<b>62,522</b>	<b>59,180</b>	<b>(3,342)</b>
<b>GENTLE DENTAL</b>				
Property Taxes	3	196	4,202	4,006
Interest Income	0	1	-	(1)
Other Revenue	1,908	2,610	-	(2,610)
<b>TOTAL</b>	<b>1,911</b>	<b>2,806</b>	<b>4,202</b>	<b>1,396</b>
<b>PROCON TIF</b>				
Property Taxes	8,574	17,911	19,162	1,251
Interest Income	0	36	-	(36)
Other Revenue	232	232	-	(232)
<b>TOTAL</b>	<b>8,807</b>	<b>18,180</b>	<b>19,162</b>	<b>982</b>
<b>WALNUT HOUSING PROJECT</b>				
Property Taxes	43	32,821	74,472	41,651
Interest Income	13	207	-	(207)
Other Revenue	4,398	12,395	-	(12,395)
<b>TOTAL</b>	<b>4,453</b>	<b>45,423</b>	<b>74,472</b>	<b>29,049</b>
<b>BRUNS PET GROOMING</b>				
Property Taxes	-	4,986	-	(4,986)
Interest Income	-	-	-	-
Other Revenue	-	-	-	-
<b>TOTAL</b>	<b>-</b>	<b>4,986</b>	<b>-</b>	<b>(4,986)</b>
<b>GIRARD VET CLINIC</b>				
Property Taxes	-	4,940	-	(4,940)
Interest Income	-	-	-	-
Other Revenue	-	-	-	-
<b>TOTAL</b>	<b>-</b>	<b>4,940</b>	<b>-</b>	<b>(4,940)</b>
<b>GEDDES ST APTS-PROCON</b>				
Property Taxes	1,146	1,195	-	(1,195)
Interest Income	-	-	-	-
Other Revenue	-	-	-	-

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF JUNE 2009

	<u>MONTH ENDED</u> <u>JUNE 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>	1,146	1,195	-	(1,195)
<b>SOUTHEAST CROSSING</b>				
Property Taxes	-	8,866	-	(8,866)
Interest Income	-	-	-	-
Other Revenue	-	-	-	-
<b>TOTAL</b>	-	8,866	-	(8,866)
<b>TOTAL REVENUE</b>	95,507	646,372	757,796	111,424

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF JUNE 2009

EXPENSES	<u>MONTH ENDED</u> <u>JUNE 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	120	4,514	10,000	5,486
Consulting Services	-	-	10,000	10,000
Contract Services	2,106	20,990	40,000	19,010
Printing & Binding	-	-	1,000	1,000
Other Professional Services	-	-	6,000	6,000
General Liability Insurance	-	-	250	250
Postage	19	128	200	72
Matching Grant	-	-	-	-
Legal Notices	28	131	800	669
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>2,273</b>	<b>189,460</b>	<b>1,437,300</b>	<b>1,247,840</b>
<b>GILI TRUST</b>				
Bond Principal	26,000	51,001	51,001	(0)
Bond Interest	6,890	14,779	14,779	0
Other Expenditures	-	-	-	-
<b>TOTAL GILI EXPENSES</b>	<b>32,890</b>	<b>65,780</b>	<b>65,780</b>	<b>-</b>
<b>CHERRY PARK LTD II</b>				
Bond Principal	20,242	39,729	39,729	(0)
Bond Interest	9,348	19,451	19,451	0
<b>TOTAL CHERRY PARK EXPENSES</b>	<b>29,590</b>	<b>59,180</b>	<b>59,180</b>	<b>(0)</b>
<b>GENTLE DENTAL</b>				
Bond Principal	1,140	2,236	2,276	40
Bond Interest	961	1,966	1,926	(40)
<b>TOTAL GENTLE DENTAL</b>	<b>2,101</b>	<b>4,202</b>	<b>4,202</b>	<b>-</b>
<b>PROCON TIF</b>				
Bond Principal	4,491	9,064	9,467	404
Bond Interest	5,090	10,098	9,695	(403)
<b>TOTAL PROCON TIF</b>	<b>9,581</b>	<b>19,162</b>	<b>19,162</b>	<b>0</b>
<b>WALNUT HOUSING PROJECT</b>				
Bond Principal	17,953	35,321	39,151	3,830
Bond Interest	19,283	39,151	35,321	(3,830)
<b>TOTAL WALNUT HOUSING</b>	<b>37,236</b>	<b>74,472</b>	<b>74,472</b>	<b>0</b>

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF JUNE 2009

	<b>MONTH ENDED</b> <b>JUNE 2009</b>	<b>2008 - 2009</b> <b>YEAR TO DATE</b>	<b>2009</b> <b>BUDGET</b>	<b>REMAINING</b> <b>BALANCE</b>
<b>BRUNS PET GROOMING</b>				
Bond Principal	-	4,986	-	(4,986)
Bond Interest	-	-	-	-
<b>TOTAL BRUNS PET GROOMING</b>	<b>-</b>	<b>4,986</b>	<b>-</b>	<b>(4,986)</b>
<b>GIRARD VET CLINIC</b>				
Bond Principal	-	4,940	-	(4,940)
Bond Interest	-	-	-	-
<b>TOTAL GIRARD VET CLINIC</b>	<b>-</b>	<b>4,940</b>	<b>-</b>	<b>(4,940)</b>
<b>GEDDES ST APTS - PROCON</b>				
Bond Principal	1,146	1,195	-	(1,195)
Bond Interest	-	-	-	-
<b>TOTAL GEDDES ST APTS - PROCON</b>	<b>1,146</b>	<b>1,195</b>	<b>-</b>	<b>(1,195)</b>
<b>SOUTHEAST CROSSINGS</b>				
Bond Principal	-	8,866	-	(8,866)
Bond Interest	-	-	-	-
<b>TOTAL SOUTHEAST CROSSINGS</b>	<b>-</b>	<b>8,866</b>	<b>-</b>	<b>(8,866)</b>
<b>TOTAL EXPENSES</b>	<b>114,816</b>	<b>432,243</b>	<b>1,660,096</b>	<b>1,237,915</b>



# Community Redevelopment Authority (CRA)

**Thursday, July 16, 2009**  
**Regular Meeting**

## **Item D1**

### **Bills**

Staff Contact: Chad Nabity



16-Jul-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	\$2,105.87
Accounting	\$375.00
Officenet Inc.	
Postage	
Lawnscape	\$320.00
Grand Island Independent	
Monthly & Redevelopment Plan Notices	\$41.34
Mayer, Burns, Koenig & Janulewicz	Legal Services
	\$180.00
<b>Total:</b>	<u><u>\$3,022.21</u></u>



# Community Redevelopment Authority (CRA)

**Thursday, July 16, 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	Summer 2009
Romsa Real Estate Center	\$75,000	Fall 2009
New Life Community Church	\$2,500	July 2009
BID 6 (Conduit)	\$55,000	Spring 2009
Paul Warshauer (Masonic Temple)	\$17,700	Spring 2009
2008 Wayside Horns	\$140,000	Fall 2009
2009 Wayside Horns	\$100,000	Fall 2009
The Dock Façade	\$57,250	Fall 2009
Total Committed	\$579,950	

#### 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

June 30, 2009



# Community Redevelopment Authority (CRA)

**Thursday, July 16, 2009  
Regular Meeting**

## **Item K1**

### **Budget**

Staff Contact: Chad Nabity

COMMUNITY REDEVELOPMENT AUTHORITY  
GRAND ISLAND, NEBRASKA

RESOLUTION #101

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF GRAND ISLAND, NEBRASKA (the "Authority") RECOMMENDING A LEVY ALLOCATION BY THE CITY OF GRAND ISLAND TO THE AUTHORITY FOR ITS BUDGETARY PURPOSES IN FISCAL YEAR 2009-2010 AS AUTHORIZED BY NE. REV. STATUTES 77-3443, AS AMENDED.

WHEREAS, the Mayor and City Council of the City of Grand Island, Nebraska (the "City"), by its Ordinance passed and adopted June 27, 1994, created the Community Redevelopment Authority of the City of Grand Island, Nebraska, pursuant to Sections 18-2101 through 18-2153 of the Nebraska Community Development Law; Reissue Revised Statutes of Nebraska, as amended (the "Act");

WHEREAS, on July 21, 2009, the members of the Community Redevelopment Authority of the City of Grand Island considered its budget for fiscal year 2009-2010 and determined that a request for personal and real property tax in the amount of \$425,000 is necessary to accomplish the statutory purposes of the Authority in the upcoming fiscal year and that the accomplishment of these purposes is in the best interests of the City of Grand Island.

NOW, THEREFORE BE IT RESOLVED THAT, by copy of this Resolution delivered to the City of Grand Island on this date, the Authority hereby requests and recommends that the City of Grand Island, Nebraska, as a part of the City maximum levy of \$.45 per \$100 of taxable valuation of property, as authorized by the Revised Statutes of Nebraska, Section 77-3442, authorize a 2008-2009 levy allocation which will provide \$425,000 in personal and real property tax funds to the Community Redevelopment Authority of the City of Grand Island for the accomplishment of the purposes for which it was created.

Passed and approved by the Authority this 21<sup>st</sup> day of July, 2009.

COMMUNITY REDEVELOPMENT AUTHORITY OF  
THE CITY OF GRAND ISLAND, NEBRASKA

By: \_\_\_\_\_  
Chair

ATTEST:

\_\_\_\_\_  
Director