



Community Redevelopment Authority (CRA)

**Wednesday, October 14, 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, October 14, 2009
Regular Meeting

Item A1

Agenda

Staff Contact: Chad Nabity

AGENDA
Wednesday October 14, 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 September 9, 2009 Meeting.
3. Approval of Financial Reports.
4. Approval of Bills.
5. Review of Committed Projects and CRA Properties.
6. ADJOURN TO EXECUTIVE SESSION TO DISCUSS NEGOTIATIONS.

RETURN TO REGULAR SESSION

7. Approve Resolution or Resolutions to Purchase/Sell Property.
8. Directors Report
9. Adjournment

Next Meeting November 12, 2009

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



Community Redevelopment Authority (CRA)

Wednesday, October 14, 2009
Regular Meeting

Item B1

Meeting Minutes

Staff Contact: Chad Nabity

OFFICIAL PROCEEDINGS

MINUTES OF

COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF

September 9, 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 September 9, 2009 at City Hall 100 E First Street. Notice of the meeting was given in the September 2, 2009 Grand Island Independent.

1. CALL TO ORDER Co-Chairman Lee Elliott called the meeting to order at 4:05 p.m. The following members were present: Glen Murray, Tom Gdowski, Sue Pirnie and Lee Elliott. Also present were; Director, Chad Nabity; Rose Woods; CRA Attorney; Duane Burns, Finance Director; Mary Lou Brown, Council Liaison; Kirk Ramsey, Brent Linder, Jay Huston, Maureen Danis.

Elliott 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 August 12, 2009 meeting, Gdowski made the motion to approve the August 12, 2009, meeting minutes. Motion was seconded by Pirnie. Upon roll call vote, all present voted aye. Motion carried unanimously.
3. APPROVAL OF FINANCIAL REPORTS. Nabity reviewed the financial reports for the period of August 1, 2009 through August 31, 2009. He noted revenue in the amount of \$15,201 and expenses in the amount of \$42,257 for the month. Total cash was \$1,444,190. Motion by Murray, seconded 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 Brown. Motion made by Pirnie seconded by Murray to approve the bills in the amount of \$49,539.42. Upon roll call vote all present voted aye. Motion carried unanimously to approve the payment of bills totaling \$49,539.42.
5. CONSIDERATION OF FAÇADE IMPROVEMENT GRANT REQUEST FOR SIN CITY. Brent Linder reviewed the application and gave a brief overview of the project. Nabity stated only \$27,000 of the requested \$58,

644, would be eligible for Façade grant money. Murray and Pirnie noted this is a good project that is bringing continued improvements to the downtown area

Pirnie made the motion to approve the Façade request in the amount of \$27,000, seconded by Murray to approve the Façade request. Upon roll call vote all present voted aye. Motion carried unanimously to approve the Façade request for \$27, 000.

7. CONSIDERATION OF FAÇADE IMPROVEMENT GRANT REQUEST FOR RYDER, ROSACKER, MCHUE and HUSTON. Jay Huston gave a brief overview of the project. Nabity stated only 30% of the requested \$195,480, would be eligible for Façade grant money. This total would be \$58,644 to help offset the costs of the Façade improvements. Murray and Pirnie noted this is a good project this is continuing with the improvements in an area of town that needs improvement. Mayor Hornady did receive and e-mail encouraging the CRA not to fund the project.

Gdowski made the motion to approve the Façade request in the amount of \$58,644, seconded by Pirnie to approve the Façade request. Upon roll call vote all present voted aye. Motion carried unanimously to approve the Façade request for \$58,644.

8. APPROVAL OF LEGAL SERVICES FOR 11th & POPLAR "BUCKET" TIF. Nabity explained this would be entering into a contract with Mike Bacon for the "Bucket" TIF on 11th & Poplar Street, the fee is \$5000; this will two days of community meetings, documentation will include, but not limited to: Redevelopment Plan Amendment, Required notices, Resolutions for CRA, Planning Commission and City Council, Financial Documents to fund infrastructure improvements and filing appropriate notices with County Assessor and Treasurer. Additional visits will be at the rate of \$200.00 per hour. One change was requested by CRA Board, to place a cap on the visits. Additional visits will be contingent upon final approval by CRA board prior to having any added visits other than the two included in the \$5,000.

Gdowski made the motion to approve entering into a contract, with the change adding a cap on visits. Any additional visits will be contingent upon final approval of CRA board, seconded by Pirnie to approve entering into a contract with Mike Bacon. Upon roll call vote all present voted aye. Motion carried unanimously to approve the 11th & Poplar "Bucket" TIF contact with Mike Bacon.

9. REVIEW OF COMMITTED PROJECTS AND CRA PROPERTY. BID 6 submitted a bill for the first phase of landscaping, \$46,000; Romsa is still remodeling the interior of his building. No bill from the State of NE on the conduit. Nothing has been received from the Masonic Temple; Wayside Horns has been delayed due to more discussions with the railroad and Public Works. Dock Façade is moving forward work is currently going on. T.R. Merchan received their letter and the bank called to confirm money was allotted for the project. "Bucket" TIF is on the committed projects list but has yet to be approved. Adding to the Committed Projects for next month with is Sin City in the amount of \$27, 000 and Ryder, Rosaker, McHue and Huston in the amount of \$58, 644.

10. ADJOURN TO EXECUTIVE SESSION TO DISCUSS NEGOTIATIONS.
Murray made the motion to adjourn into executive session, seconded by Pirnie, at 4:30 p.m.

Gdowski made the motion to adjourn out of executive session, seconded by Murray at 4:55 p.m.

11. DIRECTOR'S REPORT.
One request for a potential TIF project.

12. ADJOURNMENT.
Co Chairman Elliott adjourned the meeting at 5:01 p.m.
The next meeting is scheduled for October 14, 2009 at 4:00 p.m.

Respectfully submitted
Chad Nabity
Director



Community Redevelopment Authority (CRA)

Wednesday, October 14, 2009
Regular Meeting

Item C1

Financial Reports

Staff Contact: Chad Nabity

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF SEPTEMBER 2009

	<u>MONTH ENDED</u> <u>SEPTEMBER 2009</u>	<u>2008 - 2009</u> <u>YEAR TO DATE</u>	<u>2009</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>
CONSOLIDATED				
Beginning Cash	1,444,190	1,236,622	1,236,622	
REVENUE:				
Property Taxes	157,160	755,133	697,796	(57,337)
Loan Proceeds	-	-	-	-
Interest Income	202	15,630	10,000	(5,630)
Land Sales	-	47,335	50,000	2,665
Other Revenue	118	24,473	-	(24,473)
TOTAL REVENUE	<u>157,480</u>	<u>842,571</u>	<u>757,796</u>	<u>(84,775)</u>
TOTAL RESOURCES	<u>1,601,670</u>	<u>2,079,193</u>	<u>1,994,418</u>	<u>(84,775)</u>
EXPENSES				
Auditing & Accounting	2,106	7,601	8,000	399
Legal Services	-	4,829	10,000	5,171
Consulting Services	-	-	10,000	10,000
Contract Services	600	26,122	40,000	13,878
Printing & Binding	-	-	1,000	1,000
Other Professional Services	-	-	6,000	6,000
General Liability Insurance	-	-	250	250
Postage	14	159	250	91
Matching Grant	-	-	-	-
Legal Notices	578	750	800	50
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	46,242	241,793	200,000	(41,793)
South Locust	-	-	-	-
Alleyway Improvement	-	-	-	-
Other Projects	-	2,858	500,000	497,142
Bond Principal	4,589	161,927	128,002	(33,925)
Bond Interest	-	85,445	94,794	9,349
Interest Expense	-	-	-	-
TOTAL EXPENSES	<u>54,128</u>	<u>531,650</u>	<u>1,101,896</u>	<u>570,246</u>
INCREASE(DECREASE) IN CASH	<u>103,353</u>	<u>310,920</u>	<u>(344,100)</u>	<u>(655,020)</u>
ENDING CASH	<u>1,547,542</u>	<u>1,547,542</u>	<u>892,522</u>	<u>(655,020)</u>
LESS COMMITMENTS	<u>799,265</u>	<u>844,507</u>		
AVAILABLE CASH	<u>748,277</u>	<u>703,035</u>	<u>892,522</u>	<u>(655,020)</u>
CHECKING	<u>637,818</u>			
PETTY CASH	<u>50</u>			
INVESTMENTS	<u>909,674</u>			
Total Cash	<u>1,547,542</u>			

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF SEPTEMBER 2009

	<u>MONTH ENDED</u> <u>SEPTEMBER 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	92,883	487,610	475,000	(12,610)
Interest Income	186	14,889	10,000	(4,889)
Land Sales	-	47,335	50,000	2,665
Other Revenue & Motor Vehicle Tax	118	8,959	-	(8,959)
TOTAL	93,187	558,792	535,000	(23,792)
GILI TRUST				
Property Taxes	-	65,817	65,780	(37)
Interest Income	-	-	-	-
Other Revenue	-	277	-	(277)
TOTAL	-	66,094	65,780	(314)
CHERRY PARK LTD II				
Property Taxes	29,653	91,836	59,180	(32,656)
Interest Income	16	497	-	(497)
Other Revenue	-	-	-	-
TOTAL	29,669	92,334	59,180	(33,154)
GENTLE DENTAL				
Property Taxes	-	4,427	4,202	(225)
Interest Income	0	1	-	(1)
Other Revenue	-	2,610	-	(2,610)
TOTAL	0	7,037	4,202	(2,835)
PROCON TIF				
Property Taxes	-	17,925	19,162	1,237
Interest Income	0	36	-	(36)
Other Revenue	-	232	-	(232)
TOTAL	0	18,193	19,162	969
WALNUT HOUSING PROJECT				
Property Taxes	30,035	62,942	74,472	11,530
Interest Income	0	207	-	(207)
Other Revenue	-	12,395	-	(12,395)
TOTAL	30,035	75,544	74,472	(1,072)
BRUNS PET GROOMING				
Property Taxes	4,589	9,575	-	(9,575)
Interest Income	-	-	-	-
Other Revenue	-	-	-	-
TOTAL	4,589	9,575	-	(9,575)
GIRARD VET CLINIC				
Property Taxes	-	4,940	-	(4,940)
Interest Income	-	-	-	-
Other Revenue	-	-	-	-
TOTAL	-	4,940	-	(4,940)
GEDDES ST APTS-PROCON				
Property Taxes	-	1,195	-	(1,195)
Interest Income	-	-	-	-
Other Revenue	-	-	-	-

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF SEPTEMBER 2009

	<u>MONTH ENDED</u> <u>SEPTEMBER 2009</u>	<u>2008 - 2009</u> <u>YEAR TO DATE</u>	<u>2009</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>
TOTAL	-	1,195	-	(1,195)
SOUTHEAST CROSSING				
Property Taxes	-	8,866	-	(8,866)
Interest Income	-	-	-	-
Other Revenue	-	-	-	-
TOTAL	-	8,866	-	(8,866)
TOTAL REVENUE	157,480	842,571	757,796	(84,775)

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF SEPTEMBER 2009

	<u>MONTH ENDED</u> <u>SEPTEMBER 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	2,106	7,601	8,000	399
Legal Services	-	4,829	10,000	5,171
Consulting Services	-	-	10,000	10,000
Contract Services	600	26,122	40,000	13,878
Printing & Binding	-	-	1,000	1,000
Other Professional Services	-	-	6,000	6,000
General Liability Insurance	-	-	250	250
Postage	14	159	200	41
Matching Grant	-	-	-	-
Legal Notices	578	750	800	50
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	46,242	241,793	758,750	516,957
South Locust	-	-	-	-
Alleyway Improvement	-	-	-	-
Other Projects	-	2,858	500,000	497,142
TOTAL CRA EXPENSES	49,539	284,279	1,437,300	1,153,021
GILI TRUST				
Bond Principal	-	51,001	51,001	(0)
Bond Interest	-	14,779	14,779	0
Other Expenditures	-	-	-	-
TOTAL GILI EXPENSES	-	65,780	65,780	-
CHERRY PARK LTD II				
Bond Principal	-	39,729	39,729	(0)
Bond Interest	-	19,451	19,451	0
TOTAL CHERRY PARK EXPENSES	-	59,180	59,180	(0)
GENTLE DENTAL				
Bond Principal	-	2,236	2,276	40
Bond Interest	-	1,966	1,926	(40)
TOTAL GENTLE DENTAL	-	4,202	4,202	-
PROCON TIF				
Bond Principal	-	9,064	9,467	404
Bond Interest	-	10,098	9,695	(403)
TOTAL PROCON TIF	-	19,162	19,162	0
WALNUT HOUSING PROJECT				
Bond Principal	-	35,321	39,151	3,830
Bond Interest	-	39,151	35,321	(3,830)
TOTAL WALNUT HOUSING	-	74,472	74,472	0

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF SEPTEMBER 2009

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BRUNS PET GROOMING				
Bond Principal	4,589	9,575	-	(9,575)
Bond Interest	-	-	-	-
TOTAL BRUNS PET GROOMING	4,589	9,575	-	(9,575)
GIRARD VET CLINIC				
Bond Principal	-	4,940	-	(4,940)
Bond Interest	-	-	-	-
TOTAL GIRARD VET CLINIC	-	4,940	-	(4,940)
GEDDES ST APTS - PROCON				
Bond Principal	-	1,195	-	(1,195)
Bond Interest	-	-	-	-
TOTAL GEDDES ST APTS - PROCON	-	1,195	-	(1,195)
SOUTHEAST CROSSINGS				
Bond Principal	-	8,866	-	(8,866)
Bond Interest	-	-	-	-
TOTAL SOUTHEAST CROSSINGS	-	8,866	-	(8,866)
TOTAL EXPENSES	54,128	531,650	1,660,096	1,138,507



Community Redevelopment Authority (CRA)

Wednesday, October 14, 2009
Regular Meeting

Item D1

Bills

Staff Contact: Chad Nabity

14-Oct-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	\$ 2,105.89
Accounting	\$ 375.00
Officenet Inc.	
Postage	\$ 22.47
Lawnscape June -Sept mowing Apr weed application	\$ 930.00
Grand Island Independent	\$ 458.43
Monthly & Redevelopment Plan Notices	
Mayer, Burns, Koenig & Janulewicz Legal Services Aug	\$ 180.00
Legal Services Sept	\$ 75.00

Total:

\$ 4,146.79



Community Redevelopment Authority (CRA)

Wednesday, October 14, 2009
Regular Meeting

Item E1

Committed Projects

Staff Contact: Chad Nabity

COMMITTED PROJECTS	AMOUNT	ESTIMATED DUE DATE
BID 6 (Landscaping)	\$49,758.23	Fall 2009
Romsa Real Estate Center	\$75,000	Fall 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
T.R. Merchen Facade Tattered Book	\$154,557	Fall 2009
“Bucket” TIF 11 th & Poplar Streets	\$150,000	Starting in 2010
Sin City Façade	\$27,000	Spring 2010
Ryder, Rosacker, McHue and Huston Insurance	\$58,644	Spring 2010
Total Committed	\$884,909.23	

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

September 30, 2009