



Community Redevelopment Authority (CRA)

**Wednesday, February 10, 2010
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, February 10, 2010
Regular Meeting**

Item A1

Agenda

Staff Contact: Chad Nabity

AGENDA
Wednesday February 10, 2010
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 January 13, 2010 Meeting.
3. Approval of Financial Reports.
4. Approval of Bills.
5. Audit Report with Terry Galloway.
6. Consideration of Contribution Request. Contribution request from Grand Island Area Economic Development Corporation, for the 2010 Census "Grand Island – Be Counted" campaign.
7. Consideration of Redevelopment contract for 423 W 4th St., with Pharmacy Properties, LLC, Mike Hamik.
8. Consideration of a Redevelopment contract between the City of Grand Island and Community Redevelopment Authority.
9. Review of Committed Projects and CRA Properties.
10. ADJOURN TO EXECUTIVE SESSION TO DISCUSS NEGOTIATIONS.

RETURN TO REGULAR SESSION

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

Next Meeting March 10, 2010

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



Community Redevelopment Authority (CRA)

**Wednesday, February 10, 2010
Regular Meeting**

Item B1

Meeting Minutes

Staff Contact: Chad Nabity

OFFICIAL PROCEEDINGS

MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF January 13, 2010

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 January 13, 2010 at City Hall 100 E First Street. Notice of the meeting was given in the January 6, 2010 Grand Island Independent.

1. CALL TO ORDER Chairman Barry Sandstrom called the meeting to order at 4:05 p.m. The following members were present: Barry Sandstrom, Sue Pirnie, Glen Murray and Tom Gdowski. Also present were; Director, Chad Nabity; Secretary, Rose Woods; Finance Director, Mary Lou Brown and Council Liaison, Mitch Nickerson.

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 December 8, 2009 meeting, Gdowski made the motion to approve the December 8, 2009 meeting minutes. Motion was seconded by Pirnie. Upon roll call vote, all present voted aye. Motion carried unanimously.
3. APPROVAL OF FINANCIAL REPORTS. Brown reviewed the financial reports for the period of December 1, 2009 through December 31, 2009. She noted revenue in the amount of \$11,788 and expenses in the amount of \$263,344 for the month. Total cash was \$1,416,636. Motion by Murray, seconded by Gdowski, 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 Gdowski and seconded by Murray to approve the bills in the amount of \$3529.69. Upon roll call vote all present voted aye. Motion carried unanimously to approve the payment of bills totaling \$3529.69.
5. CONSIDERATION OF REDEVELOPMENT CONTRACT. John Schulte Construction, (the "Developer") has proposed to redevelop an area within the city limits of the City of Grand Island at 703 S. Lincoln Ave. The CRA passed resolution 103 notifying City Council of their intent to enter into a redevelopment contract at their meeting on November 12, 2009. The Hall County Regional Planning Commission met on December 2, 2009, and

passed Resolution 2010-01 finding that this plan amendment is consistent with the comprehensive development plan for the City of Grand Island. The Grand Island City Council passed Resolution 2009-314 approving the redevelopment plan at their meeting on December 15, 2009. Motion was made by Gdowski and seconded by Pirnie to approve the Redevelopment Contract as presented for 703 S Lincoln Ave. Upon roll call vote all present voted aye. Motion carried unanimously to approve the Redevelopment Plan for 703 S Lincoln Ave.

6. REVIEW OF COMMITTED PROJECTS. Nabity discussed he had spoke with Bob Dodendorf and the BID 6 will be finishing up this spring, there still has been no bill from NDOR for the conduit, Nabity said he would call Scott and find out where the bill is. No word from Paul Warshauer on the Masonic Temple. Public Works is still working on the Wayside horns. Public Works is also working on the Bucket TIF that is contingent on the approval by City Council on January 26, 2010. Habitat is looking to begin work in April or May. The Dock Façade and T.R. Merchen are still moving forward. Ryder, Rosacker, McHue and Huston Insurance are not moving forward with their project so this can be removed from the Committed Projects list Nabity explained he is just waiting on a letter requesting their withdrawal. Nabity also stated he just received the signed purchase agreement for 3235 S Locust with one amendment made to the contract.
7. ADJOURN TO EXECUTIVE SESSION TO DISCUSS NEGOTIATIONS.
8. APPROVE RESOLUTION TO PURCHASE/SELL PROPERTY. There were no resolutions to purchase or sell property; there was a motion to approve an amendment made to the Purchase Contract for 3235 S Locust. The Amendment made a change to number 12, on page 4, the amendment states if there are such tanks, the seller, in its sole discretion, shall have the right to void this agreement. A motion was made by Gdowski to approve per amended Purchase contract for 3235 S Locust and seconded by Pirnie. Upon roll call vote all present voted aye. Motion carried unanimously to approve the Amended Purchase Contract for 3235 S Locust
9. DIRECTOR'S REPORT.
10. ADJOURNMENT.
Chairman Sandstrom adjourned the meeting at 4:25 p.m.

The next meeting is scheduled for February 10, 2010 at 4:00 p.m.

Respectfully submitted
Chad Nabity
Director



Community Redevelopment Authority (CRA)

**Wednesday, February 10, 2010
Regular Meeting**

Item C1

Financial Reports

Staff Contact: Chad Nabity

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF JANUARY 2010

CONSOLIDATED	MONTH ENDED JANUARY 2010	2009 - 2010 YEAR TO DATE	2010 BUDGET	REMAINING BALANCE
Beginning Cash	1,416,636	1,547,542	1,547,542	
REVENUE:				
Property Taxes	23,528	149,482	662,843	513,361
Loan Proceeds	-	-	-	-
Interest Income	170	10,367	12,940	2,573
Land Sales	-	-	50,000	50,000
Other Revenue	-	8,169	-	(8,169)
TOTAL REVENUE	23,697	168,018	725,783	557,765
TOTAL RESOURCES	1,440,334	1,715,560	2,273,325	557,765
EXPENSES				
Auditing & Accounting	3,975	4,392	7,500	3,108
Legal Services	210	705	10,000	9,295
Consulting Services	-	-	10,000	10,000
Contract Services	3,288	11,594	40,000	28,406
Printing & Binding	-	-	1,000	1,000
Other Professional Services	-	-	5,000	5,000
General Liability Insurance	-	-	250	250
Postage	6	20	200	180
Matching Grant	-	-	-	-
Legal Notices	25	511	800	289
Licenses & Fees	-	-	-	-
Travel & Training	-	-	1,000	1,000
Other Expenditures	-	50	500	450
Office Supplies	-	-	500	500
Supplies	(3,975)	-	300	300
Land	-	-	100,000	100,000
Façade Improvement	-	145,540	539,950	394,410
South Locust	-	-	-	-
Alleyway Improvement	-	-	-	-
Other Projects	-	-	800,000	800,000
Bond Principal	-	77,372	161,611	84,239
Bond Interest	-	38,572	81,172	42,600
Interest Expense	-	-	-	-
TOTAL EXPENSES	3,530	278,756	1,759,783	1,481,027
INCREASE(DECREASE) IN CASH	20,168	(110,738)	513,542	
ENDING CASH	1,436,804	1,436,804	2,061,084	
LESS COMMITMENTS	1,116,725	1,334,909		
AVAILABLE CASH	320,079	101,895	2,061,084	-
CHECKING	520,967			
PETTY CASH	-			
INVESTMENTS	915,837			
Total Cash	1,436,804			

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF JANUARY 2010

	MONTH ENDED JANUARY 2010	2009 - 2010 YEAR TO DATE	2010 BUDGET	REMAINING BALANCE
CRA				
GENERAL OPERATIONS:				
Property Taxes	23,528	104,984	425,000	320,016
Interest Income	136	10,160	8,000	(2,160)
Land Sales	-	-	50,000	50,000
Other Revenue & Motor Vehicle Tax	-	122	-	(122)
TOTAL	23,664	115,266	483,000	367,734
GILI TRUST				
Property Taxes	-	31,386	65,780	34,394
Interest Income	-	-	-	-
Other Revenue	-	8	-	(8)
TOTAL	-	31,394	65,780	34,386
CHERRY PARK LTD II				
Property Taxes	-	-	59,180	59,180
Interest Income	33	176	-	(176)
Other Revenue	-	-	-	-
TOTAL	33	176	59,180	59,004
GENTLE DENTAL				
Property Taxes	-	-	4,202	4,202
Interest Income	0	1	-	(1)
Other Revenue	-	-	-	-
TOTAL	0	1	4,202	4,201
PROCON TIF				
Property Taxes	-	8,567	19,162	10,595
Interest Income	-	5	-	(5)
Other Revenue	-	998	-	(998)
TOTAL	-	9,569	19,162	9,593
WALNUT HOUSING PROJECT				
Property Taxes	-	-	74,472	74,472
Interest Income	-	25	-	(25)
Other Revenue	-	7,041	-	(7,041)
TOTAL	-	7,067	74,472	67,405
BRUNS PET GROOMING				
Property Taxes	-	-	4,986	4,986
Interest Income	-	-	4,940	4,940
Other Revenue	-	-	-	-
TOTAL	-	-	9,926	9,926
GIRARD VET CLINIC				
Property Taxes	-	4,546	-	(4,546)
Interest Income	-	-	-	-
Other Revenue	-	-	-	-
TOTAL	-	4,546	-	(4,546)
GEDDES ST APTS-PROCON				
Property Taxes	-	-	1,195	1,195
Interest Income	-	-	-	-
Other Revenue	-	-	-	-

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF JANUARY 2010

	<u>MONTH ENDED</u> <u>JANUARY 2010</u>	<u>2009 - 2010</u> <u>YEAR TO DATE</u>	<u>2010</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	23,697	168,018	725,783	557,765

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF JANUARY 2010

	MONTH ENDED JANUARY 2010	2009 - 2010 YEAR TO DATE	2010 BUDGET	REMAINING BALANCE
EXPENSES				
CRA				
GENERAL OPERATIONS:				
Auditing & Accounting	3,975	4,392	7,500	3,108
Legal Services	210	705	10,000	9,295
Consulting Services	-	-	10,000	10,000
Contract Services	3,288	11,594	40,000	28,406
Printing & Binding	-	-	1,000	1,000
Other Professional Services	-	-	5,000	5,000
General Liability Insurance	-	-	250	250
Postage	6	20	200	180
Matching Grant	-	-	-	-
Legal Notices	25	511	800	289
Licenses & Fees	-	-	-	-
Travel & Training	-	-	1,000	1,000
Other Expenditures	-	50	500	450
Office Supplies	-	-	500	500
Supplies	(3,975)	-	300	300
Land	-	-	100,000	100,000
PROJECTS				
Façade Improvement	-	145,540	539,950	394,410
South Locust	-	-	-	-
Alleyway Improvement	-	-	-	-
Other Projects	-	-	800,000	800,000
TOTAL CRA EXPENSES	3,530	162,813	1,517,000	1,354,187
GILI TRUST				
Bond Principal	-	27,039	51,001	23,962
Bond Interest	-	5,851	14,779	8,928
Other Expenditures	-	-	-	-
TOTAL GILI EXPENSES	-	32,890	65,780	32,890
CHERRY PARK LTD II				
Bond Principal	-	21,025	39,729	18,704
Bond Interest	-	8,565	19,451	10,886
TOTAL CHERRY PARK EXPENSES	-	29,590	59,180	29,590
GENTLE DENTAL				
Bond Principal	-	1,175	2,276	1,101
Bond Interest	-	926	1,926	1,000
TOTAL GENTLE DENTAL	-	2,101	4,202	2,101
PROCON TIF				
Bond Principal	-	5,029	9,467	4,438
Bond Interest	-	4,552	9,695	5,143
TOTAL PROCON TIF	-	9,581	19,162	9,581
WALNUT HOUSING PROJECT				
Bond Principal	-	18,559	39,151	20,592
Bond Interest	-	18,677	35,321	16,644
TOTAL WALNUT HOUSING	-	37,236	74,472	37,236

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF JANUARY 2010

	MONTH ENDED	2009 - 2010	2010	REMAINING
	JANUARY 2010	YEAR TO DATE	BUDGET	BALANCE
BRUNS PET GROOMING				
Bond Principal	-	-	4,986	4,986
Bond Interest	-	-	-	-
TOTAL BRUNS PET GROOMING	-	-	4,986	4,986
GIRARD VET CLINIC				
Bond Principal	-	4,546	4,940	394
Bond Interest	-	-	-	-
TOTAL GIRARD VET CLINIC	-	4,546	4,940	394
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	3,530	278,756	1,759,783	1,470,966



Community Redevelopment Authority (CRA)

**Wednesday, February 10, 2010
Regular Meeting**

Item D1

Bills

Staff Contact: Chad

10-Feb-10

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		\$ 2,151.89
Accounting		
Officenet Inc.		
Postage		\$ 30.61
Lawnscape	Snow removal	\$ 50.00
Chlonate LLC - 3235 S Locust	Earnest money	\$ 10,000.00
Grand Island Independent		\$ 13.63
Monthly & Redevelopment Plan Notices		
Mayer, Burns, Koenig & Janulewicz		\$ 345.00

Total:

\$ 12,591.13



Community Redevelopment Authority (CRA)

**Wednesday, February 10, 2010
Regular Meeting**

Item E1

Committed Projects

Staff Contact: Chad Nabity

COMMITTED PROJECTS	AMOUNT	ESTIMATED DUE DATE
BID 6 (Landscaping)	\$6217.74	Spring 2010
BID 6 (Conduit)	\$55,000	Spring 2010
Paul Warshauer (Masonic Temple)	\$17,700	Spring 2010
2010 Wayside Horns (Oak, Pine, Elm & Walnut)	\$140,000	Fall 2010
2012 Wayside Horns (Custer/Blaine)	\$100,000	Fall 2012
The Dock Façade	\$57,250	Spring 2010
T.R. Merchen Facade Tattered Book	\$154,557	Spring 2010
“Bucket” TIF 11 th & Poplar Streets	\$136,000	Starting in 2010
3235 S Locust	\$450,000	Purchase Pending
Total Committed	\$1,116,724.74	

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
3235 S Locust	\$450,000	?	?	

January 31, 2010



Community Redevelopment Authority (CRA)

**Wednesday, February 10, 2010
Regular Meeting**

Item G1

Grant

Staff Contact: Chad Nabity

February 2, 2010

From: Chad Nabity, AICP Director

To: CRA Board

Re: Complete Count Committee Grant Funding

Overview

The CRA has received a request for \$20,000 to assist the local complete count committee in their efforts to promote the 2010 Census. The advertising campaign is designed to reach all residents of Grand Island. It will however, concentrate on those people living in 4 census tracts defined as hard to count by the U.S. Census and on persons 60 years old and above, also a population defined as hard to count. The total budget for the advertising campaign is estimated at \$90,000 the funds would be granted to the Grand Island Chamber of Commerce Foundation and restricted to pay for production of advertising materials to be used in the campaign. The remaining funds are being raised through private donations.

The members of the complete count committee are:

This group represents a variety of government, not-for-profit and business interests from across Grand Island that feel that it is important to get as accurate a count of our population as possible. The decennial census is the one shot we (as a community) have every 10 years to establish good base data for the community that is universally accepted and useable for a wide variety of statistical purposes.

Census data from the decennial census provides the basis for comprehensive plans, economic development studies, housing studies and even studies to determine if an area qualifies as blighted and substandard. Federal and state grant dollars are awarded based on census information as well. This Census is particularly important for Grand Island as we are likely to break the 50,000 population mark within the urbanized area of the city. Reaching this population level should open doors to additional federal funding in the form of Community Development Block Grants (funds that can be used in areas that have been declared blighted and substandard to compliment and enhance CRA programs) and transportation funds. Reaching this population will also let the federal government declare Grand Island to be a Metropolitan Statistical Area (MSA). Communities that have been declared MSAs get more frequent and better data on economic indicators in the region. They also show up on the list of MSAs that companies consider when looking for potential locations. It does not guarantee that a company will locate here but it does mean they will at least consider the community.

Enclosed you will find maps of the 4 census tracts that have been identified as hard to count. Much of the area in these tracts is also in areas that have been declared blighted and substandard by the Grand Island City Council.

One potential area of concern would be whether the CRA can finance this activity. In response to that question I asked Duane Burns to research the issue. He identified the following statutory reference.

18-2107. Authority; powers and duties.

An authority shall constitute a public body corporate and politic, exercising public and essential governmental functions and having all the powers necessary or convenient to carry out and effectuate the purposes and provisions of the Community Development Law and sections [18-2147](#) to [18-2151](#), including the power:

8) Within its area of operation, to make or have made all surveys, appraisals, studies, and plans, but not including the preparation of a general plan for the community, necessary to the carrying out of the purposes of the Community Development Law and to **contract or cooperate with any and all persons or agencies, public or private, in the making and carrying out of such surveys, appraisals, studies, and plans;**

Nebraska State Statutes give authority to the CRA to fund this type of activity. The excerpt below makes it clear that the CRA can spend money to contract or cooperate with any and all persons or agencies, public or private, in the making and carrying out of such surveys, appraisals, studies, and plans. This is the same authority that the CRA has used in partnering in the production of Housing Studies for the City of Grand Island.