



Community Redevelopment Authority (CRA)

**Wednesday, September 8, 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, September 8, 2010
Regular Meeting

Item A1

Agenda

Staff Contact: Chad Nabity

AGENDA
Wednesday September 8, 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 August 4, 2010 Meeting.
3. Approval of Financial Reports.
4. Approval of Bills.
5. Consideration of Façade Improvement and Demolition Grant Request for Grand Island Christian School, 1804 W State Street.
6. Review of Request for Development Proposals for 3235 S Locust Street.
7. Review of Request for Development Proposals for 312 and 316 S Pine Street.
8. Lincoln Pool Study.
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 October 13, 2010

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



Community Redevelopment Authority (CRA)

Wednesday, September 8, 2010
Regular Meeting

Item B1

Meeting Minutes

Staff Contact: Chad Nabity

OFFICIAL PROCEEDINGS

MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF August 4, 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 August 4, 2010 at City Hall 100 E First Street. Notice of the meeting was given in the July 28, 2010 Grand Island Independent.

1. CALL TO ORDER. Barry Sandstrom called the meeting to order at 4:00 p.m. The following members were present: Tom Gdowski, Glen Murray, and Sue Pirnie. Also present were; Director, Chad Nabity; Secretary, Rose Woods; Finance Director, Mary Lou Brown; Legal Council, Duane Burns.

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 July 1, 2010 meeting, Pirnie made the motion to approve the July 1, 2010 meeting minutes. Motion was seconded by Murray. 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 June 1, 2010 through June 30, 2010. She noted revenue in the amount of \$190,929 and expenses in the amount of \$121,308 for the month. Total cash was \$1,183,141. Motion by Murray, seconded by Pirnie to approve the financial reports. Upon roll call vote, all present voted aye. Motion carried unanimously.

Tom Gdowski joined the meeting at 4:10 p.m.

4. APPROVAL OF BILLS. The bills were reviewed by Nabity. Motion made by Gdowski and seconded by Pirnie to approve the bills in the amount of \$125,656.03. Upon roll call vote all present voted aye. Motion carried unanimously to approve the payment of bills totaling \$125,656.03.
5. REVIEW OF COMMITTED PROJECTS AND CRA PROPERTIES. Nabity reviewed the committed projects. Big O Tires is starting on their façade, this project may be completed in August. Still awaiting a bill for

the conduit in the BID 6 area, this may have been paid for by the state or the city may have paid this bill. Masonic Temple Life Study Plan is now complete and can be removed from the committed projects list. The Dock Façade is complete just waiting on a complete copy of invoices. The "Bucket" TIF will be reduced by the amount currently paid to Utilities. There still may be a few lingering bills as the project nears completion. BID 7 will be removed. The property switch is complete and transfer deeds have been signed, they are just waiting to be filed.

6. ADJOURN TO EXECUTIVE SESSION TO DISCUSS NEGOTIATIONS.
Not at this time.

7. APPROVE RESOLUTION OR RESOLUTIONS TO PURCHASE/SELL PROPERTY.

8. DIRECTOR'S REPORT. Nabity spoke of the CRA budget discussions with City Council. There is no expected revenue for next year. September there will be a new TIF request and a couple more Façade requests as well. Also for sale signs are in place on the old Desert Rose property.

9. ADJOURNMENT.
Sandstrom adjourned the meeting at 4:32 p.m.

The next meeting is scheduled for September 8, 2010 at 4:00 p.m.

Respectfully submitted
Chad Nabity
Director



Community Redevelopment Authority (CRA)

Wednesday, September 8, 2010
Regular Meeting

Item C1

Financial Reports

Staff Contact: Chad Nabity

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF JULY 2010

CONSOLIDATED	MONTH ENDED JUNE 2010	MONTH ENDED JULY 2010	2009 - 2010 YEAR TO DATE	2010 BUDGET	REMAINING BALANCE
Beginning Cash	1,113,520	1,183,141	1,547,542	1,547,542	
REVENUE:					
Property Taxes	186,682	11,437	530,494	662,843	132,349
Loan Proceeds	-	-	-	-	-
Interest Income	107	1,301	17,054	12,940	(4,114)
Land Sales	-	-	-	50,000	50,000
Other Revenue	4,139	10,582	24,326	-	(24,326)
TOTAL REVENUE	190,929	23,320	571,874	725,783	153,909
TOTAL RESOURCES	1,304,449	1,206,461	2,119,416	2,273,325	153,909
EXPENSES					
Auditing & Accounting	-	-	5,392	7,500	2,108
Legal Services	-	-	2,115	10,000	7,885
Consulting Services	-	-	-	10,000	10,000
Contract Services	3,660	42,780	71,864	40,000	(31,864)
Printing & Binding	-	-	-	1,000	1,000
Other Professional Services	-	-	-	5,000	5,000
General Liability Insurance	-	-	-	250	250
Postage	32	20	154	200	47
Matching Grant	-	-	-	-	-
Legal Notices	-	14	586	800	214
Licenses & Fees	-	-	-	-	-
Travel & Training	-	-	-	1,000	1,000
Other Expenditures	-	-	-	500	500
Office Supplies	-	-	-	500	500
Supplies	-	-	-	300	300
Land	-	-	448,720	100,000	(348,720)
Façade Improvement	6,218	154,557	326,315	539,950	213,635
South Locust	-	-	-	-	-
Alleyway Improvement	-	-	-	-	-
Other Projects	-	-	-	800,000	800,000
Bond Principal	75,517	4,472	185,199	161,611	(23,588)
Bond Interest	35,881	-	74,453	81,172	6,719
Interest Expense	-	-	-	-	-
TOTAL EXPENSES	121,308	201,843	1,114,798	1,759,783	644,985
INCREASE(DECREASE) IN CASH	69,621	(178,522)	(542,924)	513,542	
ENDING CASH	1,183,141	1,004,618	1,004,618	2,061,084	
LESS COMMITMENTS	874,511	699,470	706,489		
AVAILABLE CASH	308,630	305,149	298,129	2,061,084	-
CHECKING	603,468	541,872			
INVESTMENTS	579,673	462,747			
Total Cash	1,183,141	1,004,618			

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF JULY 2010

	<u>MONTH ENDED JUNE 2010</u>	<u>MONTH ENDED JULY 2010</u>	<u>2009 - 2010 YEAR TO DATE</u>	<u>2010 BUDGET</u>	<u>REMAINING BALANCE</u>
CRA					
GENERAL OPERATIONS:					
Property Taxes	85,314	6,965	339,572	425,000	85,428
Interest Income	91	1,282	16,752	8,000	(8,752)
Land Sales	-	-	-	50,000	50,000
Other Revenue & Motor Vehicle Tax	-	10,408	11,966	-	(11,966)
TOTAL	85,405	18,656	368,290	483,000	114,710
GILI TRUST					
Property Taxes	31,720	-	65,694	65,780	86
Interest Income	-	-	-	-	-
Other Revenue	-	-	8	-	(8)
TOTAL	31,720	-	65,702	65,780	78
CHERRY PARK LTD II					
Property Taxes	30,355	-	32,832	59,180	26,348
Interest Income	15	19	269	-	(269)
Other Revenue	-	-	-	-	-
TOTAL	30,371	19	33,102	59,180	26,078
GENTLE DENTAL					
Property Taxes	-	-	4,479	4,202	(277)
Interest Income	0	0	1	-	(1)
Other Revenue	-	-	-	-	-
TOTAL	0	0	4,480	4,202	(278)
PROCON TIF					
Property Taxes	8,701	-	17,972	19,162	1,190
Interest Income	0	-	5	-	(5)
Other Revenue	-	174	1,172	-	(1,172)
TOTAL	8,701	174	19,148	19,162	14
WALNUT HOUSING PROJECT					
Property Taxes	30,593	-	33,089	74,472	41,383
Interest Income	0	-	26	-	(26)
Other Revenue	4,139	-	11,180	-	(11,180)
TOTAL	34,732	-	44,296	74,472	30,176
BRUNS PET GROOMING					
Property Taxes	-	-	5,457	4,986	(471)
Interest Income	-	-	-	4,940	4,940
Other Revenue	-	-	-	-	-
TOTAL	-	-	5,457	9,926	4,469
GIRARD VET CLINIC					
Property Taxes	-	4,472	9,383	-	(9,383)
Interest Income	-	-	-	-	-
Other Revenue	-	-	-	-	-
TOTAL	-	4,472	9,383	-	(9,383)
GEDDES ST APTS-PROCON					
Property Taxes	-	-	14,809	1,195	(13,614)
Interest Income	-	-	-	-	-
Other Revenue	-	-	-	-	-

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF JULY 2010

	<u>MONTH ENDED JUNE 2010</u>	<u>MONTH ENDED JULY 2010</u>	<u>2009 - 2010 YEAR TO DATE</u>	<u>2010 BUDGET</u>	<u>REMAINING BALANCE</u>
TOTAL	-	-	14,809	1,195	(13,614)
SOUTHEAST CROSSING					
Property Taxes	-	-	7,208	8,866	1,658
Interest Income	-	-	-	-	-
Other Revenue	-	-	-	-	-
TOTAL	-	-	7,208	8,866	1,658
TOTAL REVENUE	190,929	23,320	571,874	725,783	153,909

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF JULY 2010

	<u>MONTH ENDED JUNE 2010</u>	<u>MONTH ENDED JULY 2010</u>	<u>2009 - 2010 YEAR TO DATE</u>	<u>2010 BUDGET</u>	<u>REMAINING BALANCE</u>
EXPENSES					
CRA					
GENERAL OPERATIONS:					
Auditing & Accounting	-	-	4,392	7,500	3,108
Legal Services	-	-	2,115	10,000	7,885
Consulting Services	-	-	-	10,000	10,000
Contract Services	3,660	42,780	71,864	40,000	(31,864)
Printing & Binding	-	-	-	1,000	1,000
Other Professional Services	-	-	-	5,000	5,000
General Liability Insurance	-	-	-	250	250
Postage	32	20	154	200	47
Matching Grant	-	-	-	-	-
Legal Notices	-	14	586	800	214
Licenses & Fees	-	-	-	-	-
Travel & Training	-	-	-	1,000	1,000
Other Expenditures	-	-	-	500	500
Office Supplies	-	-	-	500	500
Supplies	-	-	-	300	300
Land	-	-	448,720	100,000	(348,720)
PROJECTS					
Façade Improvement	6,218	154,557	326,315	539,950	213,635
South Locust	-	-	-	-	-
Alleyway Improvement	-	-	-	-	-
Other Projects	-	-	-	800,000	800,000
TOTAL CRA EXPENSES	9,910	197,371	854,146	1,517,000	662,854
GILI TRUST					
Bond Principal	28,119	-	55,158	51,001	(4,157)
Bond Interest	4,771	-	10,622	14,779	4,157
Other Expenditures	-	-	-	-	-
TOTAL GILI EXPENSES	32,890	-	65,780	65,780	(0)
CHERRY PARK LTD II					
Bond Principal	21,839	-	42,864	39,729	(3,135)
Bond Interest	7,751	-	16,316	19,451	3,135
TOTAL CHERRY PARK EXPENSES	29,590	-	59,180	59,180	(0)
GENTLE DENTAL					
Bond Principal	1,221	-	2,395	2,276	(119)
Bond Interest	880	-	1,807	1,926	119
TOTAL GENTLE DENTAL	2,101	-	4,202	4,202	-
PROCON TIF					
Bond Principal	5,154	-	10,183	9,467	(716)
Bond Interest	4,427	-	8,979	9,695	716
TOTAL PROCON TIF	9,581	-	19,162	19,162	0
WALNUT HOUSING PROJECT					
Bond Principal	19,184	-	37,743	39,151	1,408
Bond Interest	18,052	-	36,729	35,321	(1,408)
	-	-	-	-	-
TOTAL WALNUT HOUSING	37,236	-	74,472	74,472	0

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF JULY 2010

	<u>MONTH ENDED</u> <u>JUNE 2010</u>	<u>MONTH ENDED</u> <u>JULY 2010</u>	<u>2009 - 2010</u> <u>YEAR TO DATE</u>	<u>2010</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>
BRUNS PET GROOMING					
Bond Principal	-	-	5,457	4,986	(471)
Bond Interest	-	-	-	-	-
TOTAL BRUNS PET GROOMING	-	-	5,457	4,986	(471)
GIRARD VET CLINIC					
Bond Principal	-	4,472	9,383	4,940	(4,443)
Bond Interest	-	-	-	-	-
TOTAL GIRARD VET CLINIC	-	4,472	9,383	4,940	(4,443)
GEDDES ST APTS - PROCON					
Bond Principal	-	-	14,809	1,195	(13,614)
Bond Interest	-	-	-	-	-
TOTAL GEDDES ST APTS - PROCON	-	-	14,809	1,195	(13,614)
SOUTHEAST CROSSINGS					
Bond Principal	-	-	7,208	8,866	1,658
Bond Interest	-	-	-	-	-
TOTAL SOUTHEAST CROSSINGS	-	-	7,208	8,866	1,658
POPLAR STREET WATER					
Bond Principal	-	-	-	-	-
Bond Interest	-	-	-	-	-
Auditing & Accounting	-	-	1,000	-	(1,000)
TOTAL SOUTHEAST CROSSINGS	-	-	1,000	-	(1,000)
TOTAL EXPENSES	121,308	201,843	1,114,798	1,759,783	644,985



Community Redevelopment Authority (CRA)

Wednesday, September 8, 2010
Regular Meeting

Item D1

Bills

Staff Contact: Chad Nabity

8-Sep-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	\$ 2,200.04
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Accounting	
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Officenet Inc.	
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Postage	\$ 9.70
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Lawnscape	\$ 382.00
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Love Signs	Install For Sale signs	\$ 265.00
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Grand Island Independent

Mayer, Burns, Koenig & Janulewicz	\$ 480.00
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Total:	\$ 3,336.74
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Community Redevelopment Authority (CRA)

Wednesday, September 8, 2010
Regular Meeting

Item E1

Committed Projects

Staff Contact: Chad Nabity

COMMITTED PROJECTS	AMOUNT	ESTIMATED DUE DATE
Big O Tires	\$65,297.52	Fall 2010
The Chocolate Bar	\$37,772	Spring 2011
120, 122, 124 W 3 rd	\$71,170	Spring 2011
BID 6 (Conduit)	\$55,000	Spring 2010
2010 Wayside Horns (Oak, Pine, Elm & Walnut)	\$140,000	Fall 2010
2012 Wayside Horns (Custer/Blaine)	\$100,000	Fall 2011
The Dock Façade	\$57,250	Fall 2010
Goodwill	\$9280	Winter 2010
“Bucket” TIF 11 th & Poplar Streets	\$47,101.38	Fall 2010
Total Committed	\$582,872.90	

CRA PROPERTIES

Address	Purchase Price	Purchase Date	Demo Cost	Status
408 E 2 nd St	\$4,869	11-11-05	\$7,500	Surplus
3235 S Locust	\$450,000	4-2-2010	\$39,764	Surplus
Campbell’s Sub Lots 10 & 11	City Swap for 203, 211 & 217 E 1 st St.	6-2010	-	Surplus

August 31, 2010



Community Redevelopment Authority (CRA)

**Wednesday, September 8, 2010
Regular Meeting**

Item F1

Facade Request

Staff Contact: Chad Nabity



Facade Improvement Program Application

Project Redeveloper Information

- I. Applicant Name: Grand Island Christian School
Address: 1804 W. State St.
Telephone No.: 308-384-2755
Contact: Tim Salcedo, Principal
- II. Legal Street Address of Project Site: 1804 W. State St.
- III. Zoning of Project Site: R3 Medium Density Residential
- IV. Current and Contemplated Use of Project: Educational Use
- V. Present Ownership of Project Site: Grand Island Christian School
- VI. Proposed Project: Describe in detail; attach plans and specifications:
Grand Island Christian School is currently engaging in an interior and exterior remodel project
to enhance their existing facilities and property. The interior project features new HVAC
system, new lighting, electrical system, and complete interior finishes. The exterior features
new landscaping, sidewalks, roof system, aluminum storefront entry systems, new windows
with contemporary sun shading and kalwall panels at the top of existing window openings.
The School will also consider demolition of the oldest wing of the building which will be
developed into green space. See Site Plan, Floor Plan, and Exterior Elevation.
- VII. Estimated Project Costs
- Acquisition Costs:
- A. Land \$ 0
- B. Building \$ 0

Construction Costs:

A. Renovation or Building Costs Attributable
to Façade Improvements (attach detail): \$ 80,000

B. Other Construction Costs: \$ 180,900

VIII. Source of Financing:

A. Developer Equity: \$ 30,000

B. Commercial Bank Loan: \$ 150,000

C. Historic Tax Credits: \$ 0

D. Tax Increment Assistance: \$ 0

E. Other (Describe _____) \$ 0

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

Ken Frederick, Architect | Master Builder Associates, 602 W 6th St, Doniphan, NE 68832

Dave Watson, Construction Manager | Master Builder Associates, 602 W 6th St, Doniphan, NE

Brad Mostek, PE & Jim Fricke, PE | Olsson Associates, 1111 Lincoln Mall, Suite 111, Lincoln,
NE 68508

X. Project Construction Schedule:

A. Construction Start Date: August 1, 2010

B. Construction Completion Date: August 1, 2011

Financing Request Information

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

We are requesting \$80,000 for the purpose of improving the facade of Grand Island

Christian School. These funds will be used to improve exterior sidewalks, landscaping,

entrances, windows, and siding.

II. Statement Identifying Financial Gap and Necessity for use of Façade Improvement Program Funds or Proposed Project: _____

We have the ability to fund the interior portion of our remodeling plans which we
estimate will amount to \$180,900. Adding in the exterior improvements, the total comes
\$260,900 for a gap of \$80,000 which needs to be filled through other means. Since the
Five Points area has a blighted status, and it is in the city's best interest to encourage
development in this area, we are requesting support from the city to support the exterior
plans of our project with CRA funds.

III. Application of Grant Funds:

_____ Grant to Redeveloper; or
_____ Interest Rate Buy-Down

Post Office Box 1968
Grand Island, Nebraska 68802-1968
Phone: 308 385-5240
Fax: 308 385-5423
Email: cnabity@grand-island.com



Community Redevelopment Authority (CRA)

Wednesday, September 8, 2010
Regular Meeting

Item G1

Grant Request

Staff Contact: Chad Nabity



Grand Island Christian School

Academic
Excellence
***Distinctively
Christian***

Grand Island Christian
School exists to train
students to see
all of life through
the truth of Scripture
while deepening
their desire
to love God
with their whole
heart, soul and mind.

**“Assisting the
Christ-centered
Home and Church
Since 1979”**

GICS is a member of the
Association of Christian
Schools International,
approved by the state of
Nebraska, and a 501(c)(3)
corporation.

1804 W State Street
Grand Island, NE 68803
Phone: 308-384-2755
Fax: 308-389-3286
info@gichristian.org
www.gichristian.org



Go Lions!

July 23, 2010

Community Redevelopment Authority
c/o Chad Nabity, Director
P.O. Box 1486
Grand Island, NE 68802-1486

Dear CRA Members Barry Sandstrom, Sue Pirnie, Glen Murray,
Lee Elliott and Tom Gdowski:

Our current location at the corner of State Street and Broadwell Avenue is a very noticeable location. It has a lot of history and we often have people who want to see inside the old school and are glad it's still around. However, it has had some serious maintenance challenges that sent our board looking for a possible alternate location.

After a search lasting several months, our board came to the conclusion that our current Five Points location is the best location for us, after all, and the best use of our time and financial resources.

Knowing your interest in this blighted area, we wanted to explore how we could help each other in improving Five Points. We own one of the largest single properties in this area, and feel any improvements we make will reflect on the whole area positively.

We are working with Master Builder Associates of Doniphan to implement a plan to improve and make our property more usable. It has been determined that the newer part of the building on the west is in better condition than the older portion on the east. The older part of GICS was constructed prior to 1919 and is in need of major renovation, while the newer part, constructed in the 50's, is made of steel and concrete and will last for many years with upgraded HVAC and new windows. Since the space in the older section is not needed by us, and is virtually unusable for more than just storage without costly upgrades, we believe demolition is the best option for it.

In its place will be a beautiful green space and playground area highly visible from Broadwell. The whole community will appreciate and benefit from this plus we will benefit from lower utility and maintenance costs. When funds allow in the future, our master plan calls for a new gymnasium on the east side of the

building. To see more clearly what our plans are please refer to the enclosed site plan.

We have received estimates from \$80,000 to \$100,000 to demolish the eastern half, including asbestos removal, and are able to spend up to \$50,000 of our own money on this phase, but we must rely on help from other sources to see the project completed. This is why we are asking for your assistance.

Demolition, construction, and visible improvements to this area will be noticed by the whole community and help change the status of the area from "blighted" to something much nicer to behold. It may stir up interest in commercial properties that have long been for sale in the area and bring back more vibrant commerce while preserving the newer half of the building and its educational function.

We have much work ahead of us and we hope that you will be able to provide the financial assistance necessary to realize our shared goal. Thank you for your consideration of our request and please don't hesitate to call with your questions.

Sincerely,

A handwritten signature in black ink, reading "Tim Salcedo". The signature is fluid and cursive, with a long horizontal stroke at the end.

Tim Salcedo
Administrator/Principal

Enc: proposed site plan



Community Redevelopment Authority (CRA)

Wednesday, September 8, 2010
Regular Meeting

Item X1

Proposals

Staff Contact: Chad Nabity

**Request for Development Proposals Voo Doo Lounge Property
3235 S. Locust Street Grand Island, NE**

The Grand Island Community Redevelopment Authority (CRA) is seeking development proposals on property located at 3235 S. Locust Street (former Voo Doo Lounge). A legal description for the property is included in attachment A. This property is located within the CRA Area 2 in the City of Grand Island. CRA area 2 has been designated as Blighted and Substandard by the City of Grand Island and the CRA.

The CRA owns the property. This property has been cleared and is ready for redevelopment. Public sewer and water as well as electric and gas utilities are available to the property. The property is zoned B2-AC General Business with an Arterial Commercial Overlay. Redevelopment efforts on this property may be eligible for tax increment financing.

The CRA will consider all proposals for uses consistent with the B2-AC General Business Zone with an Arterial Commercial overlay designation. The developer will be required to provide landscaping and parking on-site consistent with the Grand Island Zoning Regulations.

Proposals must include:

- Description of intended use of the property,
- Site plan for development including building location, proposed landscaping and parking,
- Elevation plan showing the proposed building, and
- Bid for the property

Proposals will be evaluated based on the completeness of the application using the following point scale: 25 points for intended use, 30 points for site plan, 30 points for elevation plan, and 15 points for bid.

The CRA reserves the right to reject all proposals.

Complete proposals may be submitted at any time and will be reviewed by the CRA upon receipt and considered for approval at a regularly scheduled CRA Meeting.

Note:

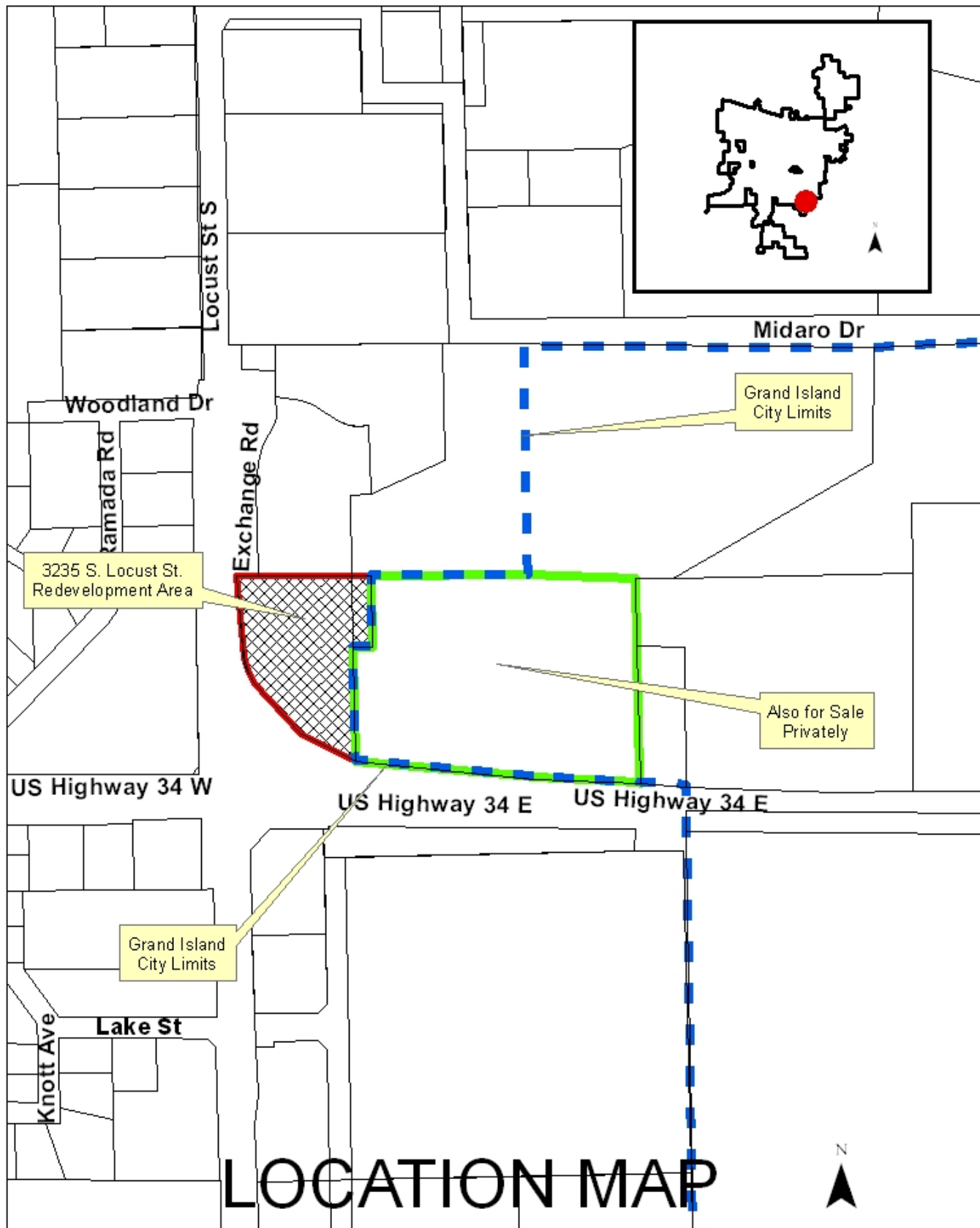
This property is adjacent to and contiguous with a privately owned 12+ acre parcel of ground that is also on the market. The adjacent tract is not in the City Limits or eligible for Tax Increment Financing.

Attachment A

Legal Description 3235 South Locust Street in Grand Island, Nebraska

Lot One (1), Desert Rose Subdivision, in the City of Grand Island, Hall County, Nebraska except a certain tract deeded to the City of Grand Island, Nebraska more particularly described in deed recorded as Document No. 200007898

3.0 Acres more or less



**Request for Development Proposals Property located South of the old Grand Island Fire
Station 1
312 and 316 S. Pine Street Grand Island, NE**

The Grand Island Community Redevelopment Authority (CRA) is seeking development proposals on property located at 312 and 316 S. Pine Street (immediately south of the old Fire Station 1). A legal description for the property is included in attachment A. This property is located within the CRA Area 1 in the City of Grand Island. CRA area 1 has been designated as Blighted and Substandard by the City of Grand Island and the CRA.

The CRA owns the property. This property has been cleared and is ready for redevelopment. Public sewer and water as well as electric and gas utilities are available to the property. The property is zoned B2-General Business. Redevelopment efforts on this property may be eligible for tax increment financing.

The CRA will consider all proposals for uses consistent with the B2 General Business Zone. The developer will be required to provide landscaping and parking on-site consistent with the Grand Island Zoning Regulations.

Proposals must include:

- Description of intended use of the property,
- Site plan for development including building location, proposed landscaping and parking,
- Elevation plan showing the proposed building (if any), and
- Bid for the property

Proposals will be evaluated based on the completeness of the application using the following point scale: 25 points for intended use, 30 points for site plan, 30 points for elevation plan, and 15 points for bid.

The CRA reserves the right to reject all proposals. The CRA will consider proposals for each lot both separately and together.

Complete proposals may be submitted at any time at least 2 weeks prior to a regularly scheduled meeting. Proposals will be reviewed by the CRA upon receipt and considered for approval at the next regularly scheduled CRA Meeting. The CRA meets on the second Wednesday of each month.

Note:

There are two lots available, commercial or residential uses are permitted on this property. The property at 312 S. Pine is paved and was used as a parking lot for the fire station. This can continue to be used as a parking lot.

Attachment A

Lots Ten and Eleven (10 & 11) of Campbell's Subdivision in the City of Grand Island, Hall County, Nebraska.



Proposal Score Sheet

Fire Station Lots

Proposal From

Proposal for 312 S. Pine or 316 S. Pine or Both Lots

Proposals will be evaluated based on the completeness of the application using the following point scale: 25 points for intended use, 30 points for site plan, 30 points for elevation plan, and 15 points for bid.

Category	Max Points	Score
Intended Use	25	
Site Plan	30	
Elevation Plan	30	
Bid	15	
Total		