



Community Redevelopment Authority (CRA)

**Wednesday, November 17, 2010
Regular Meeting Packet**

Board Members:

Michelle Fitzke

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, November 17, 2010
Regular Meeting**

Item A1

Agenda

Staff Contact: Chad Nabity

AGENDA
Wednesday November 17, 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 October 20, 2010 Meeting.
3. Approval of Financial Reports.
4. Approval of Bills.
5. Review Proposals.
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 December 8, 2010

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



Community Redevelopment Authority (CRA)

Wednesday, November 17, 2010
Regular Meeting

Item B1

Meeting Minutes

Staff Contact: Chad Nabity

OFFICIAL PROCEEDINGS

MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF October 20, 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 October 20, 2010 at City Hall 100 E First Street. Notice of the meeting was given in the October 13, 2010 Grand Island Independent.

1. CALL TO ORDER. Barry Sandstrom called the meeting to order at 1:00 p.m. The following members were present: Tom Gdowski, Glen Murray, Sue Pirnie and Michelle Fitzke. Also present were; Director, Chad Nabity; Secretary, Rose Woods; Legal Council, Duane Burns, Carl Mayhew, Kim Mettenbrink, 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 September 30, 2010 meeting, Gdowski made the motion to approve the September 30, 2010 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 September 1, 2010 through September 30, 2010. She noted revenue in the amount of \$109,731 and expenses in the amount of \$19,823 for the month. Total cash was \$980,091. 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 Nabity. Motion made by Pirnie and seconded by Murray to approve the bills in the amount of \$63,112.83. Upon roll call vote all present voted aye. Motion carried unanimously to approve the payment of bills totaling \$63,112.83.
5. CONSIDERATION OF FAÇADE IMPROVEMENTS. Tom Ziller, who is a board member for the Grand Theatre, located at 316 W 3rd St., has requested funding under the façade development program to assist with façade improvements at this location. The anticipated cost of the façade project is \$670,000 with a total project cost of approximately \$344,000 of developer equity in updates to the building. Ziller is asking for

a grant of \$300,000. That would be \$100,000 a year for three years to offset the costs of the façade improvements. Improvements will be made to the exterior of The Grand to refurbish the sign and marquee, resurface the façade and to restore the box office facing 3rd Street. A report from the review team will be made at the meeting. Ziller explained the recent addition of the digital projection system that was just purchased.

Pirnie and Murray both agreed the Grand Theatre is important to downtown GI.

Kim Mettenbrink commented the Grand is a “beacon in the community” the Grand has become an important part of Grand Island. Carl Mayhew stated the Grand Theatre is operated by 300 plus volunteers and is self sustaining.

Gdowski supports the Grand Theatre but believed the \$300,000 request was a little excessive.

Motion made by Pirnie and seconded by Murray to approve the \$300,000 façade request for the Grand Theatre. Upon roll call vote all but one voted aye. Gdowski voted no. Motion carried to approve the façade grant in the amount \$300,000 given \$100,000 over the next three years, the total would be given upon completion of the project.

6. REVIEW OF COMMITTED PROJECTS AND CRA PROPERTIES.

Nabity reviewed the committed projects. Big O Tires is complete just waiting on the bills. The Chocolate Bar is scheduled to be complete in the spring of 2011. Erives is still moving forward with the project on 120, 122, and 124 W 3rd St. The City of Grand Island is still in the process of handling the BID 6 conduit, which may have been paid for by Federal funds and is trying to figure out how the best way is to go about paying. The Wayside horns project has heard back from the railroad they are asking for a new letter from Steve. The Dock is now complete and has been paid with bills this month. The Goodwill is complete and has been paid this month. The “Bucket” TIF for 11th and Poplar streets is done and just awaiting a \$10,000-15,000 for the remaining amount. Habitat for Humanity is on their second of four houses planned for the area. Nabity also talked the property on Pine and on south Locust has been advertised and bids are being accepted. There is no timeline for the acceptance of bids for the south Locust property but the south Pine bids will close near the end of October.

7. ADJOURN TO EXECUTIVE SESSION TO DISCUSS NEGOTIATIONS.

Not at this time.

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

None at this time.

9. ELECTION OF CHAIR AND VICE-CHAIR.

Gdowski nominated Sandstrom for Chair and was seconded by Murray.
Upon roll call vote all except one voted aye, Sandstrom abstained.
Gdowski nominated Murray for Vice-Chair and was seconded by Pirnie.
Upon roll call vote all except one voted aye, Murray abstained. Sandstrom will remain the Chairman and Murray takes over as Vice-Chair.

Election of chairs will be held every October.

10. DIRECTOR'S REPORT.

Nabity stated there may be a change in next month's meeting date.

11. ADJOURNMENT.

Sandstrom adjourned the meeting at 1:42 p.m.

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

Respectfully submitted
Chad Nabity
Director



Community Redevelopment Authority (CRA)

Wednesday, November 17, 2010
Regular Meeting

Item C1

Financial Reports

Staff Contact: Chad Nabity

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF OCTOBER 2010

CONSOLIDATED	<u>MONTH ENDED OCTOBER 2010</u>	<u>2010 - 2011 YEAR TO DATE</u>	<u>2011 BUDGET</u>	<u>REMAINING BALANCE</u>
Beginning Cash	980,091	980,091	980,091	
REVENUE:				
Property Taxes	171,967	171,967	662,843	490,876
Loan Proceeds	-	-	-	-
Interest Income	99	99	12,940	12,841
Land Sales	-	-	50,000	50,000
Other Revenue	147	147	-	(147)
TOTAL REVENUE	172,212	172,212	725,783	553,571
TOTAL RESOURCES	1,152,303	1,152,303	1,705,874	553,571
EXPENSES				
Auditing & Accounting	-	-	7,500	7,500
Legal Services	300	300	10,000	9,700
Consulting Services	-	-	10,000	10,000
Contract Services	3,563	3,563	40,000	36,437
Printing & Binding	-	-	1,000	1,000
Other Professional Services	-	-	5,000	5,000
General Liability Insurance	-	-	250	250
Postage	46	46	200	154
Matching Grant	-	-	-	-
Legal Notices	289	289	800	511
Licenses & Fees	-	-	-	-
Travel & Training	-	-	1,000	1,000
Other Expenditures	-	-	500	500
Office Supplies	-	-	500	500
Supplies	-	-	300	300
Land	-	-	100,000	100,000
Façade Improvement	58,915	58,915	539,950	481,035
South Locust	-	-	-	-
Alleyway Improvement	-	-	-	-
Other Projects	-	-	800,000	800,000
Bond Principal	13,691	13,691	161,611	147,920
Bond Interest	-	-	81,172	81,172
Interest Expense	-	-	-	-
TOTAL EXPENSES	76,804	76,804	1,759,783	1,682,979
INCREASE(DECREASE) IN CASH	95,408	95,408	(53,909)	
ENDING CASH	1,075,499	1,075,499	926,183	
LESS COMMITMENTS	676,481	676,481		
AVAILABLE CASH	399,018	399,018	926,183	-
CHECKING	609,874			
INVESTMENTS	465,625			
Total Cash	1,075,499			

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF OCTOBER 2010

	<u>MONTH ENDED OCTOBER 2010</u>	<u>2010 - 2011 YEAR TO DATE</u>	<u>2011 BUDGET</u>	<u>REMAINING BALANCE</u>
CRA				
GENERAL OPERATIONS:				
Property Taxes	56,907	56,907	425,000	368,093
Interest Income	87	87	8,000	7,913
Land Sales		-	50,000	50,000
Other Revenue & Motor Vehicle Tax	147	147	-	(147)
TOTAL	57,140	57,140	483,000	425,860
GILI TRUST				
Property Taxes	31,720	31,720	65,780	34,061
Interest Income		-	-	-
Other Revenue		-	-	-
TOTAL	31,720	31,720	65,780	34,061
CHERRY PARK LTD II				
Property Taxes	30,355	30,355	59,180	28,825
Interest Income	12	12	-	(12)
Other Revenue		-	-	-
TOTAL	30,367	30,367	59,180	28,813
GENTLE DENTAL				
Property Taxes		-	4,202	4,202
Interest Income	0	0	-	(0)
Other Revenue		-	-	-
TOTAL	0	0	4,202	4,202
PROCON TIF				
Property Taxes	8,701	8,701	19,162	10,461
Interest Income		-	-	-
Other Revenue		-	-	-
TOTAL	8,701	8,701	19,162	10,461
WALNUT HOUSING PROJECT				
Property Taxes	30,593	30,593	74,472	43,879
Interest Income		-	-	-
Other Revenue		-	-	-
TOTAL	30,593	30,593	74,472	43,879
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		-	-	-
Interest Income		-	-	-
Other Revenue		-	-	-
TOTAL	-	-	-	-
GEDDES ST APTS-PROCON				
Property Taxes	13,691	13,691	1,195	(12,496)
Interest Income		-	-	-
Other Revenue		-	-	-

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF OCTOBER 2010

	<u>MONTH ENDED</u> <u>OCTOBER 2010</u>	<u>2010 - 2011</u> <u>YEAR TO DATE</u>	<u>2011</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>
TOTAL	13,691	13,691	1,195	(12,496)
SOUTHEAST CROSSING				
Property Taxes	-	-	8,866	8,866
Interest Income	-	-	-	-
Other Revenue	-	-	-	-
TOTAL	-	-	8,866	8,866
TOTAL REVENUE	172,212	172,212	725,783	553,571

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF OCTOBER 2010

	<u>MONTH ENDED</u> <u>OCTOBER 2010</u>	<u>2010 - 2011</u> <u>YEAR TO DATE</u>	<u>2011</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>
EXPENSES				
CRA				
GENERAL OPERATIONS:				
Auditing & Accounting		-	7,500	7,500
Legal Services	300	300	10,000	9,700
Consulting Services		-	10,000	10,000
Contract Services	3,563	3,563	40,000	36,437
Printing & Binding		-	1,000	1,000
Other Professional Services		-	5,000	5,000
General Liability Insurance		-	250	250
Postage	46	46	200	154
Matching Grant		-	-	-
Legal Notices	289	289	800	511
Licenses & Fees		-	-	-
Travel & Training		-	1,000	1,000
Other Expenditures		-	500	500
Office Supplies		-	500	500
Supplies		-	300	300
Land		-	100,000	100,000
PROJECTS				
Façade Improvement	58,915	58,915	539,950	481,035
South Locust		-	-	-
Alleyway Improvement		-	-	-
Other Projects		-	800,000	800,000
TOTAL CRA EXPENSES	63,113	63,113	1,517,000	1,453,887
GILI TRUST				
Bond Principal		-	51,001	51,001
Bond Interest		-	14,779	14,779
Other Expenditures		-	-	-
TOTAL GILI EXPENSES	-	-	65,780	65,780
CHERRY PARK LTD II				
Bond Principal		-	39,729	39,729
Bond Interest		-	19,451	19,451
TOTAL CHERRY PARK EXPENSES	-	-	59,180	59,180
GENTLE DENTAL				
Bond Principal		-	2,276	2,276
Bond Interest		-	1,926	1,926
TOTAL GENTLE DENTAL	-	-	4,202	4,202
PROCON TIF				
Bond Principal		-	9,467	9,467
Bond Interest		-	9,695	9,695
TOTAL PROCON TIF	-	-	19,162	19,162
WALNUT HOUSING PROJECT				
Bond Principal		-	39,151	39,151
Bond Interest		-	35,321	35,321
		-	-	-
TOTAL WALNUT HOUSING	-	-	74,472	74,472

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF OCTOBER 2010

	<u>MONTH ENDED</u> <u>OCTOBER 2010</u>	<u>2010 - 2011</u> <u>YEAR TO DATE</u>	<u>2011</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>
BRUNS PET GROOMING				
Bond Principal		-	4,986	4,986
Bond Interest		-	-	-
TOTAL BRUNS PET GROOMING	-	-	4,986	4,986
GIRARD VET CLINIC				
Bond Principal		-	4,940	4,940
Bond Interest		-	-	-
TOTAL GIRARD VET CLINIC	-	-	4,940	4,940
GEDDES ST APTS - PROCON				
Bond Principal	13,691	13,691	1,195	(12,496)
Bond Interest		-	-	-
TOTAL GEDDES ST APTS - PROCON	13,691	13,691	1,195	(12,496)
SOUTHEAST CROSSINGS				
Bond Principal		-	8,866	8,866
Bond Interest		-	-	-
TOTAL SOUTHEAST CROSSINGS	-	-	8,866	8,866
POPLAR STREET WATER				
Bond Principal		-	-	-
Bond Interest		-	-	-
Auditing & Accounting		-	-	-
Contract Services		-	-	-
TOTAL SOUTHEAST CROSSINGS	-	-	-	-
TOTAL EXPENSES	76,804	76,804	1,759,783	1,682,979



Community Redevelopment Authority (CRA)

Wednesday, November 17, 2010
Regular Meeting

Item D1

Bills

Staff Contact: Chad Nabity

17-Nov-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		\$ 2,551.31
Accounting	Oct., Nov., & Dec. 2010	
Officenet Inc.		
Postage		\$ 29.11
Lawnscape mowing		\$ 214.00

Grand Island Independent	Request for Proposals	
Monthly & Redevelopment Plan Notices		\$ 95.28
Mayer, Burns, Koenig & Janulewicz	Legal Services	\$ 169.00

Total:

\$ 3,058.70



Community Redevelopment Authority (CRA)

Wednesday, November 17, 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
“Bucket” TIF 11 th & Poplar Streets	\$47,101.38	Fall 2010
The Grand Façade	\$300,000	Spring 2012
Total Committed	\$676,480.90	

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

October 31, 2010