



# **Community Redevelopment Authority (CRA)**

**Wednesday, March 14, 2012  
Regular Meeting Packet**

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## **Board Members:**

**Michelle Fitzke**

**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)

**Wednesday, March 14, 2012**  
**Regular Meeting**

## **Item A1**

### **Agenda**

Staff Contact: Chad Nabity

**AGENDA**  
**Wednesday March 14, 2012**  
**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 February 28, 2012 Meeting.
3. Approval of Financial Reports.
4. Approval of Bills.
5. Presentation of Downtown Housing and Development Study.
6. Review of Committed Projects and CRA Properties.
7. Discussion concerning Purchase/Sale of Real Estate property.
8. Approve Resolution or Resolutions to Purchase/Sell Real Estate.
9. Directors Report
10. Adjournment

Next Meeting April 4, 2012

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



# Community Redevelopment Authority (CRA)

**Wednesday, March 14, 2012**  
**Regular Meeting**

## **Item B1**

### **Meeting Minutes**

Staff Contact: Chad Nabity

## OFFICIAL PROCEEDINGS

### MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF February 28, 2012

Pursuant to due call and notice thereof, a Special Meeting of the Community Redevelopment Authority of the City of Grand Island, Nebraska was conducted on February 28, 2012 at City Hall 100 E First Street. Notice of the meeting was given in the February 24, 2012 Grand Island Independent.

1. CALL TO ORDER. Barry Sandstrom called the meeting to order at 8:04 a.m. The following members were present: Sue Pirnie and Tom Gdowski. Also present were; Director, Chad Nabity; Secretary, Rose Woods.

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 February 15, 2012 meeting was made by Pirnie and seconded by Gdowski. Upon roll call vote all present voted aye. Motion carried unanimously.
3. CONSIDERATION OF RESOLUTION OF INTENT. Consideration to approve a Resolution of intent to enter into a Redevelopment Contract with Stratford Plaza, LLC, for redevelopment of an area within the city limits of the City of Grand Island, at 3333 Ramada Road, Grand Island. The CRA passed Resolution 127 notifying City Council of their intent to enter into a redevelopment contract at their meeting on January 11, 2012. The Hall County Regional Planning Commission met on February 1, 2012 and passed Resolution 2012-01 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 2012-37 approving the redevelopment plan at their meeting on February 14, 2012.

A motion to approve Resolution 129 was made by Gdowski and seconded by Pirnie. Upon roll call vote all present voted aye. Motion carried unanimously to approve Resolution 129.

4. DIRECTORS REPORT.  
Nabity talked briefly about the Council retreat and the creating of micro-blighted and substandard areas
5. ADJOURNMENT.

Sandstrom adjourned the meeting at 8:29 a.m.

The next meeting is scheduled for March 14, 2012 at 4:00 p.m.

Respectfully submitted  
Chad Nabity  
Director



# Community Redevelopment Authority (CRA)

**Wednesday, March 14, 2012  
Regular Meeting**

## **Item C1**

### **Financial Reports**

Staff Contact: Chad Nabity



COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF FEBRUARY 2012

<b>CONSOLIDATED</b>	<b><u>MONTH ENDED FEBRUARY 2012</u></b>	<b><u>2011-2012 YEAR TO DATE</u></b>	<b><u>2012 BUDGET</u></b>	<b><u>REMAINING BALANCE</u></b>
Beginning Cash	737,458	923,823	923,823	
<b>REVENUE:</b>				
Property Taxes-CRA	23,697	132,848	639,405	676,020
Property Taxes-TIF's	10,939	148,943	318,406	7,016
Loan Proceeds	-	-	-	-
Interest Income	263	984	8,000	7,016
Land Sales	-	-	70,000	63,646
Other Revenue	6,061	13,111	11,000	(2,111)
<b>TOTAL REVENUE</b>	<b>40,960</b>	<b>295,886</b>	<b>1,046,811</b>	<b>751,587</b>
<b>TOTAL RESOURCES</b>	<b>778,418</b>	<b>1,219,708</b>	<b>1,970,634</b>	<b>751,587</b>
<b>EXPENSES</b>				
Auditing & Accounting	4,025	4,025	5,000	975
Legal Services	165	671	10,000	9,330
Consulting Services	4,210	4,210	10,000	5,790
Contract Services	-	14,197	55,000	40,804
Printing & Binding	-	-	1,000	1,000
Other Professional Services	-	7,599	5,000	(2,599)
General Liability Insurance	-	-	250	250
Postage	21	99	200	101
Matching Grant	-	-	-	-
Legal Notices	15	954	800	(154)
Licenses & Fees	-	-	-	-
Travel & Training	161	161	1,000	839
Other Expenditures	-	-	500	500
Office Supplies	-	-	500	500
Supplies	-	-	300	300
Land	-	-	100,000	100,000
Bond Principal - Lincoln Pool	-	-	201,787	201,787
Façade Improvement	179,535	448,935	987,500	538,565
South Locust	-	-	-	-
Alleyway Improvement	-	-	-	-
Other Projects	-	-	111,000	111,000
Bond Principal	8,259	129,488	266,659	121,171
Bond Interest	-	27,088	50,747	23,659
Interest Expense	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>196,390</b>	<b>637,426</b>	<b>1,807,243</b>	<b>1,153,817</b>
<b>INCREASE(DECREASE) IN CASH</b>	<b>(155,430)</b>	<b>(341,540)</b>	<b>(760,432)</b>	
<b>ENDING CASH</b>	<b>582,028</b>	<b>582,283</b>	<b>163,391</b>	
<b>LESS COMMITMENTS</b>	<b>667,071</b>	<b>667,071</b>		
<b>AVAILABLE CASH</b>	<b>(85,043)</b>	<b>(84,788)</b>	<b>163,391</b>	<b>-</b>
<b>CHECKING</b>	<b>220,724</b>			
<b>INVESTMENTS</b>	<b>361,304</b>			
<b>Total Cash</b>	<b>582,028</b>			

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF FEBRUARY 2012

	<u>MONTH ENDED</u> <u>FEBRUARY 2012</u>	<u>2011-2012</u> <u>YEAR TO DATE</u>	<u>2012</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>
<b>CRA</b>				
<b>GENERAL OPERATIONS:</b>				
Property Taxes	23,697	132,848	639,405	506,557
Interest Income	252	387	8,000	7,613
Land Sales	-	-	70,000	70,000
Other Revenue & Motor Vehicle Tax	6,061	6,524	10,000	3,476
<b>TOTAL</b>	<b>30,010</b>	<b>139,759</b>	<b>727,405</b>	<b>587,646</b>
<b>GILI TRUST</b>				
Property Taxes	-	32,019	32,890	871
Interest Income	-	511	-	(511)
Other Revenue	-	-	-	-
<b>TOTAL</b>	<b>-</b>	<b>32,530</b>	<b>32,890</b>	<b>360</b>
<b>CHERRY PARK LTD II</b>				
Property Taxes	1,134	31,776	59,180	27,404
Interest Income	11	79	-	(79)
Other Revenue	-	-	-	-
<b>TOTAL</b>	<b>1,145</b>	<b>31,855</b>	<b>59,180</b>	<b>27,325</b>
<b>GENTLE DENTAL</b>				
Property Taxes	80	80	4,202	4,122
Interest Income	0	1	-	(1)
Other Revenue	-	-	-	-
<b>TOTAL</b>	<b>80</b>	<b>81</b>	<b>4,202</b>	<b>4,121</b>
<b>PROCON TIF</b>				
Property Taxes	322	9,109	19,162	10,053
Interest Income	-	2	-	(2)
Other Revenue	-	233	-	(233)
<b>TOTAL</b>	<b>322</b>	<b>9,344</b>	<b>19,162</b>	<b>9,818</b>
<b>WALNUT HOUSING PROJECT</b>				
Property Taxes	1,143	32,025	74,472	42,447
Interest Income	-	5	-	(5)
Other Revenue	-	6,354	-	(6,354)
<b>TOTAL</b>	<b>1,143</b>	<b>38,384</b>	<b>74,472</b>	<b>36,088</b>
<b>BRUNS PET GROOMING</b>				
Property Taxes	231	6,474	11,000	4,526
Interest Income	-	-	-	-
Other Revenue	-	-	-	-
<b>TOTAL</b>	<b>231</b>	<b>6,474</b>	<b>11,000</b>	<b>4,526</b>
<b>GIRARD VET CLINIC</b>				
Property Taxes	167	167	14,000	13,833
Interest Income	-	-	-	-
Other Revenue	-	-	-	-
<b>TOTAL</b>	<b>167</b>	<b>167</b>	<b>14,000</b>	<b>13,833</b>
<b>GEDDES ST APTS-PROCON</b>				
Property Taxes	474	23,881	30,000	6,119
Interest Income	-	-	-	-
Other Revenue	-	-	-	-

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF FEBRUARY 2012

	<u>MONTH ENDED FEBRUARY 2012</u>	<u>2011-2012 YEAR TO DATE</u>	<u>2012 BUDGET</u>	<u>REMAINING BALANCE</u>
<b>TOTAL</b>	474	23,881	30,000	6,119
<b>SOUTHEAST CROSSING</b>				
Property Taxes	5,341	7,255	14,000	6,745
Interest Income	-	-	-	-
Other Revenue	-	-	-	-
<b>TOTAL</b>	5,341	7,255	14,000	6,745
<b>Poplar Street Water</b>				
Property Taxes	61	61	1,000	939
Interest Income	-	-	-	-
Other Revenue	-	-	1,000	1,000
<b>TOTAL</b>	61	61	2,000	1,939
<b>CASEY'S @ FIVE POINTS</b>				
Property Taxes	152	4,262	15,000	10,738
Interest Income	-	-	-	-
Other Revenue	-	-	-	-
<b>TOTAL</b>	152	4,262	15,000	10,738
<b>SOUTH POINTE HOTEL PROJECT</b>				
Property Taxes	1,473	1,473	22,000	20,527
Interest Income	-	-	-	-
Other Revenue	-	-	-	-
<b>TOTAL</b>	1,473	1,473	22,000	20,527
<b>TODD ENCK PROJECT</b>				
Property Taxes	104	104	5,500	5,396
Interest Income	-	-	-	-
Other Revenue	-	-	-	-
<b>TOTAL</b>	104	104	5,500	5,396
<b>JOHN SCHULTE CONSTRUCTION</b>				
Property Taxes	77	77	3,000	2,923
Interest Income	-	-	-	-
Other Revenue	-	-	-	-
<b>TOTAL</b>	77	77	3,000	2,923
<b>PHARMACY PROPERTIES INC</b>				
Property Taxes	178	178	8,000	7,822
Interest Income	-	-	-	-
Other Revenue	-	-	-	-
<b>TOTAL</b>	178	178	8,000	7,822
<b>KEN-RAY LLC</b>				
Property Taxes	-	-	5,000	5,000
Interest Income	-	-	-	-
Other Revenue	-	-	-	-
<b>TOTAL</b>	-	-	5,000	5,000
<b>SKAGWAY</b>				
Property Taxes	-	-	-	-
Interest Income	-	-	-	-
Other Revenue	-	-	-	-

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF FEBRUARY 2012

	<u>MONTH ENDED</u> <u>FEBRUARY 2012</u>	<u>2011-2012</u> <u>YEAR TO DATE</u>	<u>2012</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>
<b>TOTAL</b>	-	-	-	-
<b>TOTAL REVENUE</b>	40,960	295,886	1,046,811	750,925

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF FEBRUARY 2012

	<u>MONTH ENDED</u> <u>FEBRUARY 2012</u>	<u>2011-2012</u> <u>YEAR TO DATE</u>	<u>2012</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>
<b>EXPENSES</b>				
<b>CRA</b>				
<b>GENERAL OPERATIONS:</b>				
Auditing & Accounting	4,025	4,025	5,000	975
Legal Services	165	671	10,000	9,330
Consulting Services	4,210	4,210	10,000	5,790
Contract Services	-	14,197	55,000	40,804
Printing & Binding	-	-	1,000	1,000
Other Professional Services	-	7,599	5,000	(2,599)
General Liability Insurance	-	-	250	250
Postage	21	99	200	101
Matching Grant	-	-	-	-
Legal Notices	15	954	800	(154)
Licenses & Fees	-	-	-	-
Travel & Training	161	161	1,000	839
Other Expenditures	-	-	500	500
Office Supplies	-	-	500	500
Supplies	-	-	300	300
Land	-	-	100,000	100,000
Bond Principal - Lincoln Pool	-	-	201,787	201,787
<b>PROJECTS</b>				
Façade Improvement	179,535	448,935	987,500	538,565
South Locust	-	-	-	-
Alleyway Improvement	-	-	-	-
Other Projects	-	-	111,000	111,000
<b>TOTAL CRA EXPENSES</b>	<b>188,131</b>	<b>480,850</b>	<b>1,489,837</b>	<b>1,008,987</b>
<b>GILI TRUST</b>				
Bond Principal	-	33,066	31,627	(1,439)
Bond Interest	-	1,325	1,263	(62)
Other Expenditures	-	-	-	-
<b>TOTAL GILI EXPENSES</b>	<b>-</b>	<b>34,390</b>	<b>32,890</b>	<b>(1,500)</b>
<b>CHERRY PARK LTD II</b>				
Bond Principal	-	24,473	49,894	25,421
Bond Interest	-	5,117	9,286	4,169
<b>TOTAL CHERRY PARK EXPENSES</b>	<b>-</b>	<b>29,590</b>	<b>59,180</b>	<b>29,590</b>
<b>GENTLE DENTAL</b>				
Bond Principal	-	1,349	2,760	1,411
Bond Interest	-	752	1,442	690
<b>TOTAL GENTLE DENTAL</b>	<b>-</b>	<b>2,101</b>	<b>4,202</b>	<b>2,101</b>
<b>PROCON TIF</b>				
Bond Principal	-	5,731	11,782	6,051
Bond Interest	-	3,850	7,380	3,530
<b>TOTAL PROCON TIF</b>	<b>-</b>	<b>9,581</b>	<b>19,162</b>	<b>9,581</b>
<b>WALNUT HOUSING PROJECT</b>				
Bond Principal	-	21,191	43,096	21,905
Bond Interest	-	16,045	31,376	15,331
	-	-	-	-
<b>TOTAL WALNUT HOUSING</b>	<b>-</b>	<b>37,236</b>	<b>74,472</b>	<b>37,236</b>

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF FEBRUARY 2012

	<b>MONTH ENDED FEBRUARY 2012</b>	<b>2011-2012 YEAR TO DATE</b>	<b>2012 BUDGET</b>	<b>REMAINING BALANCE</b>
<b>BRUNS PET GROOMING</b>				
Bond Principal	231	6,474	11,000	4,526
Bond Interest	-	-	-	-
<b>TOTAL BRUNS PET GROOMING</b>	<b>231</b>	<b>6,474</b>	<b>11,000</b>	<b>4,526</b>
<b>GIRARD VET CLINIC</b>				
Bond Principal	167	9,196	14,000	4,804
Bond Interest	-	-	-	-
<b>TOTAL GIRARD VET CLINIC</b>	<b>167</b>	<b>9,196</b>	<b>14,000</b>	<b>4,804</b>
<b>GEDDES ST APTS - PROCON</b>				
Bond Principal	474	14,852	30,000	15,148
Bond Interest	-	-	-	-
<b>TOTAL GEDDES ST APTS - PROCON</b>	<b>474</b>	<b>14,852</b>	<b>30,000</b>	<b>15,148</b>
<b>SOUTHEAST CROSSINGS</b>				
Bond Principal	5,341	7,255	14,000	6,745
Bond Interest	-	-	-	-
<b>TOTAL SOUTHEAST CROSSINGS</b>	<b>5,341</b>	<b>7,255</b>	<b>14,000</b>	<b>6,745</b>
<b>POPLAR STREET WATER</b>				
Bond Principal	61	61	-	(61)
Bond Interest	-	-	-	-
Auditing & Accounting	-	-	-	-
Contract Services	-	-	-	-
<b>TOTAL POPLAR STREET WATER</b>	<b>61</b>	<b>61</b>	<b>-</b>	<b>(61)</b>
<b>CASEY'S @ FIVE POINTS</b>				
Bond Principal	152	4,262	15,000	10,738
Bond Interest	-	-	-	-
<b>TOTAL CASEY'S @ FIVE POINTS</b>	<b>152</b>	<b>4,262</b>	<b>15,000</b>	<b>10,738</b>
<b>SOUTH POINTE HOTEL PROJECT</b>				
Bond Principal	1,473	1,473	22,000	20,527
Bond Interest	-	-	-	-
<b>TOTAL SOUTH POINTE HOTEL PROJECT</b>	<b>1,473</b>	<b>1,473</b>	<b>22,000</b>	<b>20,527</b>
<b>TODD ENCK PROJECT</b>				
Bond Principal	104	104	5,500	5,396
Bond Interest	-	-	-	-
<b>TOTAL TODD ENCK PROJECT</b>	<b>104</b>	<b>104</b>	<b>5,500</b>	<b>5,396</b>
<b>JOHN SCHULTE CONSTRUCTION</b>				
Bond Principal	77	77	3,000	2,923
Bond Interest	-	-	-	-
Auditing & Accounting	-	-	-	-
<b>TOTAL JOHN SCHULTE CONSTRUCTION</b>	<b>77</b>	<b>77</b>	<b>3,000</b>	<b>2,923</b>
<b>PHARMACY PROPERTIES INC</b>				
Bond Principal	178	178	8,000	7,822
Bond Interest	-	-	-	-
Auditing & Accounting	-	-	-	-

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF FEBRUARY 2012

	<u>MONTH ENDED</u> <u>FEBRUARY 2012</u>	<u>2011-2012</u> <u>YEAR TO DATE</u>	<u>2012</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>
<b>TOTAL PHARMACH PROPERTIES INC</b>	178	178	8,000	7,822
<b>KEN-RAY LLC</b>				
Bond Principal	-	-	5,000	5,000
Bond Interest	-	-	-	-
Auditing & Accounting	-	-	-	-
<b>TOTAL KEN-RAY LLC</b>	-	-	5,000	5,000
<b>SKAGWAY</b>				
Bond Principal	-	-	-	-
Bond Interest	-	-	-	-
Auditing & Accounting	-	-	-	-
<b>TOTAL SKAGWAY</b>	-	-	-	-
<b>TOTAL EXPENSES</b>	196,390	637,681	1,807,243	1,169,562



# Community Redevelopment Authority (CRA)

**Wednesday, March 14, 2012**  
**Regular Meeting**

## **Item D1**

### **Bills**

Staff Contact: Chad Nabity



14-Mar-12

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	\$ 1,909.39
Accounting	
Officenet Inc.	
Postage	\$ 30.97

Lawnscap	408 E 2nd - snow removal	\$ 30.00
Mike Bacon	Wenn TIF	\$ 1,250.00
Mike Bacon	Stratford Plaza TIF	\$ 5,000.00
Mike Bacon	Token Properties TIF	\$ 1,250.00
Grand Island Independent		
Monthly & Redevelopment Plan Notices		\$ 14.76
Mayer, Burns, Koenig & Janulewicz Legal Services		\$ 225.00

**Total:**

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**\$ 9,710.12**



# Community Redevelopment Authority (CRA)

**Wednesday, March 14, 2012  
Regular Meeting**

## **Item E1**

### **Committed Projects**

Staff Contact: Chad Nabity

COMMITTED PROJECTS	TOTAL AMOUNT	2011 FISCAL YR	2012 FISCAL YR	2013 FISCAL YR	ESTIMATED COMP
<b>Downtown BID</b>					
Grand Generation/YMCA		\$ 7,500.00			
Indv. Building Evaluations		\$ 14,816.62			
Historic Lighting Projects		\$ 30,000.00			
<b>Total Downtown BID</b>	<b>\$ 97,500.00</b>				Fall 2012
<b>3333 Ramada Rd - Howard Johnson</b>	<b>\$ 100,000.00</b>		\$ 100,000.00		Fall 2012
<b>Fonner Park</b>	<b>\$ 192,623.00</b>		\$ 96,311.50	\$ 96,311.50	
<b>YMCA</b>	<b>\$ 48,000.00</b>		\$ 48,000.00		
<b>2014 Wayside Horns (Custer/Blaine)</b>	<b>\$ 100,000.00</b>		\$ 100,000.00		Winter 2014
<b>Primitive Touch Antique Warehouse</b>	<b>\$ 70,443.00</b>		\$ 70,443.00		Fall 2012
<b>The Grand Façade \$300,000 (\$100 over 3 fiscal yrs)</b>	<b>\$ 300,000.00</b>	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	Spring 2012
<b>Wilmar Realty LLC \$300,000 (\$100k over 3 fiscal yrs) *</b>	<b>\$ 100,000.00</b>			\$ 100,000.00	Fall 2012
<b>Total Committed</b>	<b>\$ 767,943.00</b>	<b>\$ 152,316.62</b>	<b>\$ 514,754.50</b>	<b>\$ 296,311.50</b>	

#### CRA PROPERTIES

Address	Purchase Price	Purchase Date	Demo Cost	Status
408 E 2 <sup>nd</sup> St	\$4,869	11/11/2005	\$7,500	Surplus
3235 S Locust	\$450,000	4/2/2010	\$39,764	Surplus

**February 29, 2012**

\* Wilmar has been paid \$200,000 for their Façade grant (they have \$100,000 remaining)