



Community Redevelopment Authority (CRA)

**Thursday, March 16, 2006
Regular Meeting Packet**

Board Members:

Lee Elliott

Tom Gdowski

Barry Sandstrom

Sue Pirnie

Glen Murray

4:00 PM

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)

**Thursday, March 16, 2006
Regular Meeting**

Item A1

Agenda

Staff Contact: Chad Nabity

AGENDA
Thursday, March 16, 2006
9 a.m.
City Hall

1. Call to Order Barry Sandstrom
 2. Approval of Minutes of March 1, 2006 Meeting.
 3. Approval of Financial Reports
 4. Approval of Bills
 5. Approval of Contracts to Demolish Buildings Located at 408 E. Second Street
 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 April 12, 2006 4:00



Community Redevelopment Authority (CRA)

**Thursday, March 16, 2006
Regular Meeting**

Item B1

Meeting Minutes

Staff Contact: Chad Nabity

OFFICIAL PROCEEDINGS

MINUTES OF

COMMUNITY REDEVELOPMENT AUTHORITY
MEETING OF
MARCH 1, 2006

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 March 1, 2006, at City Hall 100 E First Street. Notice of the meeting was given in the February 25, 2006 Grand Island Independent.

1. CALL TO ORDER Chair Barry Sandstrom called the meeting to order at 11:34 a.m. The following members were present: Lee Elliott, Glen Murray, Barry Sandstrom, Tom Gdowski, Sue Pernie. Also present were, Legal Counsel Duane Burns, Secretary Karla Collinson, City Attorney Doug Walker, Council Liaison Margaret Hornady.
2. APPROVAL OF MINUTES. Motion by Murray, second by Gdowski to approve the minutes of the Community Redevelopment Authority meeting of February 8, 2006 meeting. Upon roll call vote, all present voted aye. Motion carried unanimously.
3. RESOLUTION TO APPROVE REDEVELOPMENT PLAN AMENDMENT FOR CRA AREA 5 AND TIF CONTRACT FOR REDEVELOPMENT PROPOSED BY ANNE BRUNS AT 1320 GEDDES STREET. The CRA members reviewed the Resolution and Contract for 1320 Geddes Street. Motion by Murray, second by Pernie to approve the resolution approving the redevelopment plan for CRA area 5. Upon roll call vote, all present voted aye. Motion carried unanimously. Motion by Elliott, second by Murray to approve the TIF contract for redevelopment proposed by Anne Bruns at 1320 Geddes Street. Upon roll call vote, all present voted aye. Motion carried unanimously.
4. DIRECTORS REPORT
There was no directors report

5.ADJOURNMENT Chairman Sandstrom adjourned the meeting at
11:45 a.m.

Respectfully submitted,
Chad Naby
Director



Community Redevelopment Authority (CRA)

**Thursday, March 16, 2006
Regular Meeting**

Item C1

Financial Reports

Staff Contact: Chad Nabity

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF FEBRUARY 2006

CONSOLIDATED	MONTH ENDED FEBRUARY 2006	2005 - 2006 YEAR TO DATE	2006 BUDGET	REMAINING BALANCE
Beginning Cash	1,001,971	1,139,804	1,139,804	
REVENUE:				
Property Taxes	21,849	188,223	640,864	452,641
Loan Proceeds	-	-		
Interest Income	323	4,761	9,000	4,239
Land Sales	-	-	50,000	
Other Revenue	-	174	-	(174)
TOTAL REVENUE	22,171	193,158	699,864	456,706
TOTAL RESOURCES	1,024,142	1,332,963	1,839,668	456,706
EXPENSES				
Auditing & Accounting	3,300	5,300	8,000	2,700
Legal Services	388	1,974	10,000	8,026
Consulting Services	-	-	15,000	15,000
Contract Services	2,850	8,850	50,000	41,150
Printing & Binding	-	-	1,500	1,500
Other Professional Services	-	-	5,000	5,000
General Liability Insurance	-	-	-	-
Matching Grant	-	-	-	-
Legal Notices	11	56	1,000	944
Licenses & Fees	-	-	-	-
Travel & Training	-	-	1,500	1,500
Other Expenditures	-	(50)	500	550
Office Supplies	-	49	750	701
Supplies	-	-	500	500
Land	-	160,608	200,000	39,392
Façade Improvement	-	60,520	150,000	89,480
South Locust	-	3,900	150,000	146,100
Alleyway Improvement	-	-	-	-
Other Projects	-	-	500,000	500,000
Bond Principal	-	40,219	71,993	31,774
Bond Interest	-	33,943	72,674	38,731
Interest Expense	-	-	-	-
TOTAL EXPENSES	6,548	315,369	1,238,417	923,048
INCREASE(DECREASE) IN CASH	15,623	(122,211)	(538,553)	(466,342)
ENDING CASH	1,017,594	1,017,594	601,251	(466,342)
LESS COMMITMENTS	745,730			
AVAILABLE CASH	271,864	1,017,594	601,251	(466,342)
CHECKING	333,781			
PETTY CASH	50			
INVESTMENTS	683,763			
Total Cash	1,017,594			

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF FEBRUARY 2006

	<u>MONTH ENDED</u> <u>FEBRUARY 2006</u>	<u>2005 - 2006</u> <u>YEAR TO DATE</u>	<u>2006</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>
CRA				
GENERAL OPERATIONS:				
Property Taxes	21,849	125,177	492,540	367,363
Interest Income	299	4,541	9,000	4,459
Land Sales		-	50,000	
Other Revenue & Motor Vehicle Tax		174		(174)
TOTAL	22,147	129,892	551,540	371,648
GILI TRUST				
Property Taxes		31,855	65,780	33,925
Interest Income		-		-
Other Revenue		-		-
TOTAL	-	31,855	65,780	33,925
CHERRY PARK LTD II				
Property Taxes		30,096	59,180	29,084
Interest Income	16	118	-	(118)
Other Revenue		-	-	-
TOTAL	16	30,214	59,180	28,966
GENTLE DENTAL				
Property Taxes		-	4,202	4,202
Interest Income	0	3	-	(3)
Other Revenue		-	-	-
TOTAL	0	3	4,202	4,199
PROCON TIF				
Property Taxes		-	19,162	19,162
Interest Income	3	71	-	(71)
Other Revenue		-	-	-
TOTAL	3	71	19,162	19,091
WALNUT HOUSING PROJECT				
Property Taxes		1,096	-	(1,096)
Interest Income	5	28	-	(28)
Other Revenue		-	-	-
TOTAL	5	1,124	-	(1,124)
TOTAL REVENUE	22,171	193,158	699,864	456,706

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF FEBRUARY 2006

EXPENSES	MONTH ENDED FEBRUARY 2006	2005 - 2006 YEAR TO DATE	2006 BUDGET	REMAINING BALANCE
CRA				
GENERAL OPERATIONS:				
Auditing & Accounting	3,300	5,300	8,000	2,700
Legal Services	388	1,974	10,000	8,026
Consulting Services		-	15,000	15,000
Contract Services	2,850	8,850	50,000	41,150
Printing & Binding		-	1,500	1,500
Other Professional Services		-	5,000	5,000
General Liability Insurance		-	-	-
Matching Grant		-	-	-
Legal Notices	11	56	1,000	944
Licenses & Fees		-	-	-
Travel & Training		-	1,500	1,500
Other Expenditures		(50)	500	550
Office Supplies		49	750	701
Supplies		-	500	500
Land		<u>160,608</u>	200,000	39,392
PROJECTS				
Façade Improvement		60,520	150,000	89,480
South Locust		3,900	150,000	146,100
Alleyway Improvement		-	-	-
Other Projects		-	500,000	500,000
TOTAL CRA EXPENSES	<u>6,548</u>	<u>241,207</u>	<u>1,093,750</u>	<u>852,543</u>
GILI TRUST				
Bond Principal		19,764	37,279	17,515
Bond Interest		13,126	28,501	15,375
TOTAL GILI EXPENSES	<u>-</u>	<u>32,890</u>	<u>65,780</u>	<u>32,890</u>
CHERRY PARK LTD II				
Bond Principal		15,517	29,322	13,805
Bond Interest		14,073	29,858	15,785
TOTAL CHERRY PARK EXPENSES	<u>-</u>	<u>29,590</u>	<u>59,180</u>	<u>29,590</u>
GENTLE DENTAL				
Legal Services		-	-	-
Bond Principal		891	1,735	-
Bond Interest		1,210	2,467	1,257
TOTAL GENTLE DENTAL	<u>-</u>	<u>2,101</u>	<u>4,202</u>	<u>1,257</u>
PROCON TIF				
Legal Services		-	-	-
Interest Expense		-	-	-
Licenses & Fees		-	-	-
Other Expenditures		-	-	-
Bond Principal		4,046	3,657	(389)
Bond Interest		5,535	11,848	6,313
TOTAL PROCON TIF	<u>-</u>	<u>9,581</u>	<u>15,505</u>	<u>5,924</u>
TOTAL EXPENSES	<u>6,548</u>	<u>315,369</u>	<u>1,238,417</u>	<u>922,204</u>



Community Redevelopment Authority (CRA)

**Thursday, March 16, 2006
Regular Meeting**

Item D1

Bills

Staff Contact: Chad Nabity

DATE: March 13, 2006
TO: Community Redevelopment Authority Board Members
FROM: Chad Nabity, Planning Department Director
RE: Bills Submitted for Payment at March 16, 2006 CRA Meeting

The following bills have been submitted to the Community Redevelopment Authority Treasurer for preparation of payment.

City of Grand Island Administration February & March Accounting	\$ 2,500.00
Grand Island Independent Monthly & Redevelopment Plan Notices	\$ 125.58
Meyer, Burns, Ahlschwede & Keonig	\$ 850.00
RDG Grand Island Gazebo Park	\$ 950.00
Third Party Environmental Asbestos Inspection 408 E 2nd Street	\$ 250.00
Rembolt Ludtke Procon draft documents	\$ 500.00
Total:	<hr/> \$ 5,175.58 <hr/>



Community Redevelopment Authority (CRA)

**Thursday, March 16, 2006
Regular Meeting**

Item E1

Committed Projects and CRA Properties

Staff Contact: Chad Nabity

COMMITTED PROJECTS	AMOUNT	ESTIMATED DUE DATE
Comprehensive Downtown Plan	\$9,980	Partial Payments made March 2006-Contract Approved
Martin Building Bill Ziller	\$39,500	March 31, 2006
Heartland Events Ctr	\$430,000	September 2006
Central NE Human Soc.	\$258,000	Spring 2007
JEO Consulting	\$117,000	Spring 2007
Cristo Cordero di Dios	\$35,000	Spring 2007
Maudies Stained Glass	\$92,300	Spring 2007
Housing Study	\$8,250	December 2007
Total Committed	\$990,030	

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	\$6,000	11-11-05	\$7,500	Cleared
2707 and 2709 S. Locust	\$155,740	12-30-05		Demo Pending

May 4, 2006



Community Redevelopment Authority (CRA)

Thursday, March 16, 2006
Regular Meeting

Item X1

Contract to Demo

Staff Contact: Chad Nabity

**CONTRACT AGREEMENT
FOR
DEMOLITION OF BUILDINGS
408 E Second Street**

THIS AGREEMENT made and entered into, by and between Galvan Construction Inc., hereinafter called the Contractor, and the Community Redevelopment Authority for the City of Grand Island, Nebraska, hereinafter called the CRA

WITNESSETH:

THAT, WHEREAS, in accordance with law, the CRA has received bids in response to a summary of work to be performed and has caused contract documents to be prepared per the contractor's proposal for the demolition of structures at 408 E Second Street; and

WHEREAS, the CRA, in the manner prescribed by law, has requested and received bids and has determined the aforesaid Contractor to be the lowest responsive and responsible bidder, and has duly awarded to the said Contractor a contract therefore, for the sum or sums named in the Contractor's bid, a copy thereof being attached to and made a part of this contract; and

WHEREAS, summary of work to be performed includes: demolition of existing structure; removal and disposal of all concrete from footings, foundation, floors, sidewalks, and driveways; fill in basement with fill and level lot to existing grade; remove all debris from demolition of house; and cap all utilities and wells and provide permit.

NOW, THEREFORE, in consideration of the compensation to be paid to the Contractor and of the mutual agreements herein contained, the parties have agreed and hereby agree, the CRA for itself and its successors, and the Contractor for itself, himself, or themselves, and its, his, or their successors, as follows:

ARTICLE I. That the Contractor shall (a) furnish all tools, equipment, superintendence, transportation, and other construction materials, services and facilities; (b) furnish, as agent for the CRA, all materials, supplies and equipment specified and required to be incorporated in and form a permanent part of the completed work; (c) provide and perform all necessary labor; and (d) in a good substantial and workmanlike manner and in accordance with the requirements, stipulations, provisions, and conditions of the contract documents as listed in the attached General Specifications, said documents forming the contract and being as fully a part thereof as if repeated verbatim herein, perform, execute, construct and complete all work included in and covered by the CRA's official award of this contract to the said Contractor, such award being based on the acceptance by the CRA of the Contractor's bid;

ARTICLE II. That the CRA shall pay to the Contractor for the performance of building demolition embraced in this contract and the Contractor will accept as full compensation therefore the sum (subject to adjustment as provided by the contract) of

Seven Thousand Five Hundred Dollars (\$7,500),
for all work covered by and included in the Contract award and designated in the foregoing Article I; payments thereof to be made in cash or its equivalent upon job completion.

ARTICLE III. It is understood and agreed that time is the essence of the Contract. No work shall commence until the Certificate of Insurance and bonds (when required) are approved by the CRA and the Contract is executed. The proposed work will commence as soon as possible after Contract execution, and that the Contractor shall complete the work on or before April 30, 2006 for demolition at 408 E Second Street.

ARTICLE IV. The Contractor agrees to comply with all applicable state fair labor standards in the execution of this contract as required by state law. The Contractor further agrees to comply with the provisions of state law, pertaining to contributions to the Unemployment Compensation Fund of the State of Nebraska. During the performance of this contract, the contractor and all subcontractors agree not to discriminate in hiring or any other employment practice on the basis of race, color, religion, sex, national origin, age or disability. The Contractor agrees to comply with all applicable Local, State and Federal rules and regulations.

IN WITNESS WHEREOF, the parties hereto have executed this Contract Agreement.

Contractor _____

By _____ Date _____

Title _____

COMMUNITY REDEVELOPMENT AUTHORITY

By _____ Date _____
Chair

Attest: _____ Date _____
Director

The contract and bond are in due form according to law and are hereby approved.

Attorney for the CRA Date _____