



Community Redevelopment Authority (CRA)

**Thursday, August 24, 2006
Regular Meeting Packet**

Board Members:

Lee Elliott

Tom Gdowski

Barry Sandstrom

Sue Pirnie

Glen Murray

8:00 AM

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, August 24, 2006
Regular Meeting**

Item A1

Agenda

Staff Contact: Chad Nabity

AGENDA
Thursday August 24, 2006
8:00 a.m.
City Hall

Open Meetings Notifications (Posters on Wall)

1. Call to Order Barry Sandstrom
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 9, 2006 Meeting.
3. Approval of Bills
4. Public Hearing to take testimony on the 2006-07 Budget, Levy Request and 1% growth
increase to the revenue base for the Community Redevelopment Authority for the City of
Grand Island
5. Resolution to approve budget, levy request and 1% growth increase to the revenue base for
the 2006-07 Budget
6. Directors Report
7. Adjournment

Next Meeting September 21 or September 20, 2006 4:00 p.m.



Community Redevelopment Authority (CRA)

Thursday, August 24, 2006
Regular Meeting

Item B1

Meeting Minutes

Staff Contact: Chad Nabity

OFFICIAL PROCEEDINGS

MINUTES OF

COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF August 24, 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 August 24, 2006, at City Hall 100 E First Street. Notice of the meeting was given in the August 17, 2006 Grand Island Independent.

1. CALL TO ORDER Chair Barry Sandstrom called the meeting to order at 8:02 a.m. The following members were present: Lee Elliott, Barry Sandstrom, Tom Gdowski, Sue Pirnie, Glen Murray. Also present were; Director, Chad Nabity; Legal Counsel, Duane Burns; Secretary, Barb Quandt; Dave Springer. Chairman 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. Motion by Gdowski, second by Pirnie to approve the minutes of the Community Redevelopment Authority meeting of August 9, 2006. Upon roll call vote, all present voted aye. Motion carried unanimously.
3. APPROVAL OF BILLS. The bills were reviewed by the Authority. Motion by Pirnie, second by Murray to approve the bills in the amount of \$660.73. Upon roll call vote all present voted aye. Motion carried unanimously to approve the payment of bills in the amount of \$660.73.
4. PUBLIC HEARING TO TAKE TESTIMONY ON 2006-07 BUDGET, LEVY REQUEST AND 1% GROWTH INCREASE TO THE REVENUE BASE FOR THE COMMUNITY REDEVELOPMENT AUTHORITY FOR THE CITY OF GRAND ISLAND. Chairman Sandstrom opened the Public Hearing. Dave Springer briefly reviewed Resolution #72. He noted that the exact amount of the tax levy to this Authority was 2.25213 cents per \$100 of assessed value on personal and

real property. This is down one tenth of a percent from last year. No one asked to speak at the public hearing. Chairman Sandstrom declared the Public Hearing closed.

5. RESOLUTION TO APPROVE BUDGET, LEVY REQUEST AND 1% GROWTH INCREASE TO THE REVENUE BASE FOR THE 2006-07 BUDGET. Chairman Sandstrom asked for a motion to approve the Budget, levy request and 1% growth increase to the revenue base for the Community Redevelopment Authority for the City of Grand Island. A motion was made by Elliott to approve Resolution #72 as presented. The motion was seconded by Gdowski. Upon roll call vote, all present voted aye. Motion carried unanimously.
6. DIRECTOR'S REPORT. Nabity reported briefly concerning the South Locust property stating that he had placed an ad and responded via email to an inquiry about the proposal. The advertising sign has been ordered, but is not yet in place. Nabity also reported that an offer from a restoration company may be purchasing the Masonic Temple building. A development proposal may be forthcoming. Upon request Nabity also did a brief review of all CRA projects.

Respectfully submitted,

Chad Nabity
Director



Community Redevelopment Authority (CRA)

**Thursday, August 24, 2006
Regular Meeting**

Item D1

Bills

Staff Contact: Chad Nabity

DATE: August 24, 2006

TO: Community Redevelopment Authority Board Members

FROM: Chad Nabity, Planning Department Director

RE: Bills Submitted for Payment at August 24, 2006 CRA Meeting

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

Hendricksen Appraisal Company	650.00
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Grand Island Independent Monthly & Redevelopment Plan Notices	\$10.73
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Total:

\$ 660.73



Community Redevelopment Authority (CRA)

Thursday, August 24, 2006
Regular Meeting

Item K1

Budget

Staff Contact: Chad Nabity

COMMUNITY REDEVELOPMENT AUTHORITY
FY 2006 - 2007 BUDGET

	2004 Actual	2005 ACTUAL	2006 Revised Budget	2006 Projected	2007 Budget
CONSOLIDATED					
Beginning Cash	1,159,196	1,110,533	1,139,803	1,139,803	1,324,608
REVENUE:					
Property Taxes	576,254	590,228	640,864	678,100	715,336
Loan Proceeds	-				
Interest Income	14,416	15,926	9,000	17,320	10,000
Land Sales	-	13,434	50,000	-	100,000
Other Revenue	-	21,872	-	1,938	-
TOTAL REVENUE	590,670	641,460	699,864	697,358	825,336
TOTAL RESOURCES	1,749,866	1,751,993	1,839,667	1,837,161	2,149,944
EXPENSES					
Auditing & Accounting	12,750	4,700	8,000	7,000	8,000
Legal Services	7,599	5,907	10,000	6,000	10,000
Consulting Services	1,250	8,000	15,000	5,000	15,000
Contract Services	26,323	22,716	50,000	40,000	50,000
Printing & Binding	984	555	1,500	800	1,500
Other Professional Services	3,250	-	5,000	2,000	5,000
General Liability Insurance	-	-	-	-	-
Legal Notices	314	474	1,000	600	1,000
Licenses & Fees	62	-	-	-	-
Travel & Training	-	-	1,500	-	1,500
Other Expenditures	149,008	-	500	100	500
Office Supplies	292	246	750	250	750
Supplies	-	-	500	-	500
Land	-	17,521	200,000	165,000	115,000
Committed Façade Improvements					245,000
New Façade Improvement	221,655	195,699	150,000	100,000	100,000
South Locust	12,000	150,000	150,000	3,900	-
Alleyway Improvement	7,674	-	-	-	-
Other Projects	59,276	61,948	500,000	-	100,000
Committed Other Projects					725,000
Property Taxes BID Fees					4,000
Property Management					2,000
Bond Principal	62,450	72,009	71,993	86,707	118,906
Bond Interest	74,446	72,415	72,674	95,196	103,890
TOTAL EXPENSES	639,333	612,190	1,238,417	512,553	1,607,546
INCREASE(DECREASE) IN CASH	(48,663)	29,270	(538,553)	184,805	(782,210)
ENDING CASH	1,110,533	1,139,803	601,250	1,324,608	542,398
LESS COMMITMENTS			-	-	-
AVAILABLE CASH	1,110,533	1,139,803	601,250	1,324,608	542,398
CHECKING	639,382	1,139,803	(78,750)	1,324,608	542,398
INVESTMENTS	471,151	-	680,000	-	-
Total Cash	1,110,533	1,139,803	601,250	1,324,608	542,398

**COMMUNITY REDEVELOPMENT AUTHORITY
FY 2006 - 2007 BUDGET**

	2004 Actual	2005 ACTUAL	2006 Revised Budget	2006 Projected	2007 Budget
CRA					
GENERAL OPERATIONS:					
Property Taxes	440,206	456,540	492,540	492,540	492,540
Interest Income	14,173	15,695	9,000	17,000	10,000
Land Sales	-	13,434	50,000	-	100,000
Other Revenue	-	975		1,938	
TOTAL	454,379	486,644	551,540	511,478	602,540
GILI TRUST					
Property Taxes	68,189	66,498	65,780	65,780	65,780
Interest Income	-		-		
Other Revenue	-				
TOTAL	68,189	66,498	65,780	65,780	65,780
CHERRY PARK LTD II					
Property Taxes	64,425	66,094	59,180	59,180	59,180
Interest Income	216	141		180	-
Other Revenue					
TOTAL	64,641	66,235	59,180	59,360	59,180
GENTLE DENTAL					
Property Taxes	3,433		4,202	4,202	4,202
Interest Income	28	13		5	-
Other Revenue		1,734			
TOTAL	3,461	1,747	4,202	4,207	4,202
PROCON TIF					
Property Taxes			19,162	19,162	19,162
Loan Proceeds	-			95	
Interest Income		72			
Other Revenue		19,162			
TOTAL	-	19,234	19,162	19,257	19,162
WALNUT HOUSING PROJECT					
Property Taxes		1,096		37,236	74,472
Loan Proceeds	-	6		40	
Interest Income					
Other Revenue					
TOTAL	-	1,102	-	37,276	74,472
TOTAL REVENUE	590,670	641,460	699,864	697,358	825,336

**COMMUNITY REDEVELOPMENT AUTHORITY
FY 2006 - 2007 BUDGET**

	2004 Actual	2005 ACTUAL	2006 Revised Budget	2006 Projected	2007 Budget
EXPENSES					
CRA					
GENERAL OPERATIONS:					
Auditing & Accounting	12,750	4,700	8,000	7,000	8,000
Legal Services	2,599	5,907	10,000	6,000	10,000
Consulting Services	1,250	8,000	15,000	5,000	15,000
Contract Services	26,323	22,716	50,000	40,000	50,000
Printing & Binding	984	555	1,500	800	1,500
Other Professional Services	3,250	-	5,000	2,000	5,000
General Liability Insurance		-		-	250
Legal Notices	314	474	1,000	600	1,000
Licenses & Fees					
Travel & Training	-	-	1,500	-	1,500
Other Expenditures	25	-	500	100	500
Office Supplies	292	246	750	250	750
Supplies		-	500	-	500
Land		17,521	200,000	165,000	115,000
PROJECTS					
Façade Improvement	221,655	195,699	150,000	100,000	445,000
South Locust	12,000	150,000	150,000	3,900	-
Alleyway Improvement	7,674	-	0		
Other Projects	59,276	61,948	500,000	-	725,000
Property Taxes BID Fees					4,000
Property Management					2,000
TOTAL CRA OPERATING EXPENSES	348,392	467,766	1,093,750	330,650	1,385,000
GILI TRUST					
Bond Principal	34,470	37,279	37,279	37,279	37,279
Bond Interest	31,310	28,501	28,501	28,501	28,501
TOTAL GILI EXPENSES	65,780	65,780	65,780	65,780	65,780
CHERRY PARK LTD II					
Bond Principal	27,177	29,322	29,322	29,322	34,131
Bond Interest	32,003	29,858	29,858	29,858	25,049
TOTAL CHERRY PARK EXPENSES	59,180	59,180	59,180	59,180	59,180
GENTLE DENTAL					
Legal Services	-	-			
Bond Principal	803	1,735	1,735	1,735	1,987
Bond Interest	2,596	2,467	2,467	2,467	2,215
TOTAL GENTLE DENTAL	3,399	4,202	4,202	4,202	4,202
PROCON TIF					
Legal Services	5,000		-		
Licenses & Fees	61		-		
Other Expenditures	148,983		-		
Bond Principal		3,673	3,657	3,657	8,250
Bond Interest	8,538	11,589	11,848	11,848	10,912
TOTAL PROCON TIF	162,582	15,262	15,505	15,505	19,162
WALNUT HOUSING PROJECT					
Other Expenditures					
Bond Principal				14,714	30,934
Bond Interest				22,522	43,538
TOTAL WALNUT HOUSING PROJECT	-	-	-	37,236	74,472
TOTAL EXPENSES	639,333	612,190	1,238,417	512,553	1,607,796

COMMUNITY REDEVELOPMENT AUTHORITY
GRAND ISLAND, NEBRASKA

RESOLUTION #72

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF GRAND ISLAND, NEBRASKA (the "Authority") CERTIFYING THE AMOUNT OF TAX TO BE LEVIED FOR COMMUNITY REDEVELOPMENT PURPOSES FOR THE FISCAL YEAR BEGINNING ON OCTOBER 1, 2006 AND ENDING ON SEPTEMBER 30, 2007.

WHEREAS, the Mayor and City Council of the City of Grand Island, Nebraska (the "City"), by its Ordinance passed and adopted June 27, 1994, created the Community Redevelopment Authority of the City of Grand Island, Nebraska, pursuant to Sections 18-2101 through 18-2153 of the Nebraska Community Development Law; Reissue Revised Statutes of Nebraska, as amended (the "Act");

WHEREAS, the public hearing required by Section 77-1601.02 of the Nebraska Revised State Statutes was held on the 24th day of August 2006; and

WHEREAS, the members of the Community Redevelopment Authority have considered all information which has been put before them which is relevant to the tax request of this Authority, including, but not limited to, the City of Grand Island's allocation of a tax levy to this Authority in the amount of 2.25213 cents per \$100 of assessed value on personal and real property; and

WHEREAS, the members of this Authority have adopted a budget for the fiscal year beginning October 1, 2006, which provides for a property tax revenue of \$492,540.

NOW, THEREFORE, be it resolved as follows:

1. The Community Redevelopment Authority hereby establishes its tax request for the fiscal year beginning on October 1, 2006, at \$492,540.

2. The Community Redevelopment Authority hereby approves the additional 1% growth increase to the revenue base as permitted by state law.
3. The Chairman of this Authority and the Director of this Authority, and each of them separately, are hereby authorized, in the name of and for and on behalf of this Authority, to take any and all action necessary to carry out the provisions of this Resolution.

Passed and adopted by the Authority this _____ day of _____, 2006.

COMMUNITY REDEVELOPMENT
AUTHORITY OF THE CITY OF
GRAND ISLAND, NEBRASKA

By: _____
It's Chairperson

ATTEST:

Director/Secretary