



Community Redevelopment Authority (CRA)

**Wednesday, January 9, 2013
Regular Meeting Packet**

Board Members:

Michelle Fitzke

Tom Gdowski

Barry Sandstrom

Sue Pirnie

Glen Murray

**4:00 PM
City Hall
100 E First St**

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, January 9, 2013
Regular Meeting

Item A1

Agenda

Staff Contact: Chad Nabity

AGENDA
Wednesday January 9, 2013
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 December 19, 2012 Meeting.
3. Approval of Financial Reports.
4. Approval of Bills.
5. Review of Committed Projects and CRA Properties.
6. Audit Review
7. Discussion concerning Purchase/Sale of Real Estate of property.
8. Approve Resolution or Resolutions to Purchase/Sell Real Estate.
9. Directors Report
10. Adjournment

Next Meeting February 13, 2013

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



Community Redevelopment Authority (CRA)

Wednesday, January 9, 2013
Regular Meeting

Item B1

Meeting Minutes

Staff Contact: Chad Nabity

OFFICIAL PROCEEDINGS

MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF December 19, 2012

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 December 19, 2012 at City Hall 100 E First Street. Notice of the meeting was given in the December 12, 2012 Grand Island Independent.

1. CALL TO ORDER. Chairman Barry Sandstrom called the meeting to order at 4:16 p.m. The following members were present: Tom Gdowski, Sue Pirnie, Glen Murray joined the meeting at 4:30. Also present were; Director, Chad Nabity; Secretary, Rose Rhoads; Senior Accountant, Mike Kezeor and Legal Counsel, Duane Burns (Member Michelle Fitzke was absent).

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 November 14, 2012 meeting was made by Gdowski and seconded by Pirnie. Upon roll call vote all present voted aye. Motion carried unanimously.
3. APPROVAL OF FINANCIAL REPORTS. Sandstrom reviewed the financial reports for the period of November 1, 2012 through November 30, 2012. Motion was made by Gdowski and seconded by Pirnie 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 Sandstrom. Motion made by Pirnie and seconded by Gdowski to approve the bills in the amount of \$423,154.14. Upon roll call vote all present voted aye. Motion carried unanimously to approve the payment of bills totaling \$423,154.14.
5. REVIEW OF COMMITTED PROJECTS & CRA PROPERTY. Nabity reviewed the Committed Projects. YMCA project is completed. A request for payment should be coming in sometime. The Downtown BID is working on the Grand Generation/YMCA tree project. The Howard Johnson Façade is complete; this is included in this month's bills. Personal Automotive Façade is complete as well this is included in this month's bills and will be removed from the Committed Projects.

6. CONSIDERATION OF REDEVELOPMENT CONTRACT. Consideration to approve Resolution 155 Token Properties, LLC, (the "Developer") has proposed to redevelop an area within the city limits of the City of Grand Island at 809-811 S Kimball Street. The CRA passed resolution 152 notifying City Council of their intent to enter into a redevelopment contract at their meeting on October 10, 2012. The Hall County Regional Planning Commission met on November 7, 2012, and passed Resolution 2013-03 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 2012-343 at their meeting on November 27, 2012.

A motion to approve Resolution 155 and enter into a Redevelopment contract with Token Properties, LLC, was made by Gdowski and seconded by Pirnie. Upon roll call vote all present voted aye. Motion carried unanimously.

7. ADJOURN TO EXECUTICE SESSION TO DISCUSS NEGOTIATIONS.

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

9. DIRECTORS REPORT.

Nabity proposed a trial period for the TIF process allowing five (5) years with Council's approval for a single redevelopment plan area. A motion for support was made by Pirnie and seconded by Gdowski. Upon roll call vote all present voted aye. Motion carried unanimously.

10. ADJOURNMENT.

Sandstrom adjourned the meeting at 4:50 p.m.

The next meeting is scheduled for January 9, 2013 at 4:00 p.m.

Respectfully submitted
Chad Nabity
Director



Community Redevelopment Authority (CRA)

Wednesday, January 9, 2013
Regular Meeting

Item C1

Financial Reports

Staff Contact: Chad Nabity

**COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF NOVEMBER 2012**

	MONTH ENDED NOVEMBER 2012	2012-2013 YEAR TO DATE	2013 BUDGET	REMAINING BALANCE
CONSOLIDATED				
Beginning Cash	2,089,548	186,509	186,509	
REVENUE:				
Property Taxes - CRA	3,671	47,303	446,578	399,275
Property Taxes - Lincoln Pool	1,488	22,069	207,859	185,790
Property Taxes -TIF's	-	86,571	438,016	351,445
Loan Proceeds (Lincoln Pool)	-	1,800,000	1,800,000	-
Loan Income (Poplar Street Water Line)	-	1,487	5,000	3,513
Interest Income - CRA	11	21	1,000	979
Interest Income - TIF'S	18	28	-	-
Land Sales	-	-	100,000	100,000
Other Revenue - CRA	8,250	14,250	22,000	7,750
Other Revenue - TIF's	-	-	-	-
TOTAL REVENUE	13,437	1,971,730	3,020,453	1,048,751
TOTAL RESOURCES	2,102,986	2,158,239	3,206,962	1,048,751
EXPENSES				
Auditing & Accounting	-	-	5,000	5,000
Legal Services	150	150	3,000	2,850
Consulting Services	-	-	10,000	10,000
Contract Services	15,462	17,783	55,000	37,217
Printing & Binding	-	-	1,000	1,000
Other Professional Services	-	2,088	16,000	13,912
General Liability Insurance	-	-	250	250
Postage	35	54	200	146
Matching Grant	-	-	-	-
Legal Notices	16	480	2,500	2,020
Licenses & Fees	-	-	-	-
Travel & Training	-	-	1,000	1,000
Other Expenditures	-	-	-	-
Office Supplies	-	-	300	300
Supplies	-	-	300	300
Land	-	-	20,000	20,000
Bond Principal - Lincoln Pool	-	-	207,859	207,859
Façade Improvement	-	-	572,000	572,000
Lincoln Pool Project	366,150	393,973	1,800,000	1,406,027
Other Projects	-	-	50,000	50,000
Bond Principal	-	22,539	396,335	373,796
Bond Interest	-	-	41,681	41,681
Interest Expense	-	-	-	-
TOTAL EXPENSES	381,813	437,067	3,182,425	2,745,358
INCREASE(DECREASE) IN CASH	(368,375)	1,534,663	(161,972)	
ENDING CASH	1,721,173	1,721,173	24,537	-
CRA CASH	416,806			
Lincoln Pool Tax Income Balance	(4,355)			
LINCOLN POOL Bond Account	1,225,373			
TIF CASH	83,348			
Total Cash	1,721,173			

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF NOVEMBER 2012

	<u>MONTH ENDED</u> <u>NOVEMBER 2012</u>	<u>2012-2013</u> <u>YEAR TO DATE</u>	<u>2013</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>
CRA				
GENERAL OPERATIONS:				
Property Taxes - CRA	3,671	47,303	446,578	399,275
Property Taxes - Lincoln Pool	1,488	22,069	207,859	185,790
Interest Income	11	21	1,000	979
Loan Income (Poplar Street Water Line)	-	1,487	5,000	3,513
Land Sales	-	-	100,000	100,000
Bond Proceeds Lincoln Pool	-	1,800,000	1,800,000	-
Other Revenue & Motor Vehicle Tax	8,250	14,250	22,000	7,750
TOTAL	13,419	1,885,131	2,582,437	697,306
CHERRY PARK LTD II				
Property Taxes	-	31,891	59,180	27,289
Interest Income	17	26	-	-
Other Revenue	-	-	-	-
TOTAL	17	31,917	59,180	27,289
GENTLE DENTAL				
Property Taxes	-	-	4,202	4,202
Interest Income	0	0	-	-
Other Revenue	-	-	-	-
TOTAL	0	0	4,202	4,202
PROCON TIF				
Property Taxes	-	-	19,162	19,162
Interest Income	0	2	-	(2)
Other Revenue	-	-	-	-
TOTAL	0	2	19,162	19,160
WALNUT HOUSING PROJECT				
Property Taxes	-	32,141	74,472	42,331
Interest Income	1	1	-	-
Other Revenue	-	-	-	-
TOTAL	1	32,142	74,472	42,331
BRUNS PET GROOMING				
Property Taxes	-	-	13,500	13,500
Interest Income	-	-	-	-
Other Revenue	-	-	-	-
TOTAL	-	-	13,500	13,500
GIRARD VET CLINIC				
Property Taxes	-	-	14,500	14,500
Interest Income	-	-	-	-
Other Revenue	-	-	-	-
TOTAL	-	-	14,500	14,500

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF NOVEMBER 2012

	<u>MONTH ENDED</u> <u>NOVEMBER 2012</u>	<u>2012-2013</u> <u>YEAR TO DATE</u>	<u>2013</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>
GEDDES ST APTS-PROCON				
Property Taxes	-	-	30,000	30,000
Interest Income	-	-	-	-
Other Revenue	-	-	-	-
TOTAL	-	-	30,000	30,000
SOUTHEAST CROSSING				
Property Taxes	-	-	12,000	12,000
Interest Income	-	-	-	-
Other Revenue	-	-	-	-
TOTAL	-	-	12,000	12,000
Poplar Street Water				
Property Taxes	-	1,487	2,500	1,013
Interest Income	-	-	-	-
Other Revenue	-	-	-	-
TOTAL	-	1,487	2,500	1,013
CASEY'S @ FIVE POINTS				
Property Taxes	-	4,278	10,000	5,722
Interest Income	-	-	-	-
Other Revenue	-	-	-	-
TOTAL	-	4,278	10,000	5,722
SOUTH POINTE HOTEL PROJECT				
Property Taxes	-	-	90,000	90,000
Interest Income	-	-	-	-
Other Revenue	-	-	-	-
TOTAL	-	-	90,000	90,000
TODD ENCK PROJECT				
Property Taxes	-	-	2,500	2,500
Interest Income	-	-	-	-
Other Revenue	-	-	-	-
TOTAL	-	-	2,500	2,500
JOHN SCHULTE CONSTRUCTION				
Property Taxes	-	-	6,000	6,000
Interest Income	-	-	-	-
Other Revenue	-	-	-	-
TOTAL	-	-	6,000	6,000
PHARMACY PROPERTIES INC				
Property Taxes	-	-	11,000	11,000
Interest Income	-	-	-	-
Other Revenue	-	-	-	-
TOTAL	-	-	11,000	11,000
KEN-RAY LLC				
Property Taxes	-	-	34,000	34,000
Interest Income	-	-	-	-
Other Revenue	-	-	-	-
TOTAL	-	-	34,000	34,000

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF NOVEMBER 2012

	MONTH ENDED NOVEMBER 2012	2012-2013 YEAR TO DATE	2013 BUDGET	REMAINING BALANCE
SKAGWAY				
Property Taxes	-	-	55,000	55,000
Interest Income	-	-	-	-
Other Revenue	-	-	-	-
TOTAL	-	-	55,000	55,000
TOTAL REVENUE	13,437	1,954,955	3,020,453	1,065,524
EXPENSES				
CRA				
GENERAL OPERATIONS:				
Auditing & Accounting	-	-	5,000	5,000
Legal Services	150	150	3,000	2,850
Consulting Services	-	-	10,000	10,000
Contract Services	15,462	17,783	55,000	37,217
Printing & Binding	-	-	1,000	1,000
Other Professional Services	-	2,088	16,000	13,912
General Liability Insurance	-	-	250	250
Postage	35	54	200	146
Matching Grant	-	-	-	-
Legal Notices	16	480	2,500	2,020
Licenses & Fees	-	-	-	-
Travel & Training	-	-	1,000	1,000
Other Expenditures	-	-	-	-
Office Supplies	-	-	300	300
Supplies	-	-	300	300
Land	-	-	20,000	20,000
Bond Principal - Lincoln Pool	-	-	207,859	207,859
PROJECTS				
Façade Improvement	-	-	572,000	572,000
Lincoln Pool Project	366,150	393,973	1,800,000	1,406,027
Alleyway Improvement	-	-	-	-
Other Projects	-	-	50,000	50,000
TOTAL CRA EXPENSES	381,813	414,528	2,744,409	2,329,881
CHERRY PARK LTD II				
Bond Principal	-	-	53,831	53,831
Bond Interest	-	-	5,349	5,349
TOTAL CHERRY PARK EXPENSES	-	-	59,180	59,180
GENTLE DENTAL				
Bond Principal	-	-	2,986	2,986
Bond Interest	-	-	1,216	1,216
TOTAL GENTLE DENTAL	-	-	4,202	4,202

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF NOVEMBER 2012

	<u>MONTH ENDED</u> <u>NOVEMBER 2012</u>	<u>2012-2013</u> <u>YEAR TO DATE</u>	<u>2013</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>
PROCON TIF				
Bond Principal	-	-	12,467	12,467
Bond Interest	-	-	6,695	6,695
TOTAL PROCON TIF	-	-	19,162	19,162
WALNUT HOUSING PROJECT				
Bond Principal	-	-	46,051	46,051
Bond Interest	-	-	28,421	28,421
TOTAL WALNUT HOUSING	-	-	74,472	74,472
BRUNS PET GROOMING				
Bond Principal	-	-	13,500	13,500
Bond Interest	-	-	-	-
TOTAL BRUNS PET GROOMING	-	-	13,500	13,500
GIRARD VET CLINIC				
Bond Principal	-	-	14,500	14,500
Bond Interest	-	-	-	-
TOTAL GIRARD VET CLINIC	-	-	14,500	14,500
GEDDES ST APTS - PROCON				
Bond Principal	-	-	30,000	30,000
Bond Interest	-	-	-	-
TOTAL GEDDES ST APTS - PROCON	-	-	30,000	30,000
SOUTHEAST CROSSINGS				
Bond Principal	-	-	12,000	12,000
Bond Interest	-	-	-	-
TOTAL SOUTHEAST CROSSINGS	-	-	12,000	12,000
POPLAR STREET WATER				
Bond Principal	-	1,487	2,500	1,013
Bond Interest	-	-	-	-
Auditing & Accounting	-	-	-	-
Contract Services	-	-	-	-
TOTAL POPLAR STREET WATER	-	1,487	2,500	1,013

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF NOVEMBER 2012

	<u>MONTH ENDED</u> <u>NOVEMBER 2012</u>	<u>2012-2013</u> <u>YEAR TO DATE</u>	<u>2013</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>
CASEY'S @ FIVE POINTS				
Bond Principal	-	4,278	10,000	5,722
Bond Interest	-	-	-	-
TOTAL CASEY'S @ FIVE POINTS	-	4,278	10,000	5,722
SOUTH POINTE HOTEL PROJECT				
Bond Principal	-	-	90,000	90,000
Bond Interest	-	-	-	-
TOTAL SOUTH POINTE HOTEL PROJECT	-	-	90,000	90,000
TODD ENCK PROJECT				
Bond Principal	-	-	2,500	2,500
Bond Interest	-	-	-	-
TOTAL TODD ENCK PROJECT	-	-	2,500	2,500
JOHN SCHULTE CONSTRUCTION				
Bond Principal	-	-	6,000	6,000
Bond Interest	-	-	-	-
Auditing & Accounting	-	-	-	-
TOTAL JOHN SCHULTE CONSTRUCTION	-	-	6,000	6,000
PHARMACY PROPERTIES INC				
Bond Principal	-	-	11,000	11,000
Bond Interest	-	-	-	-
Auditing & Accounting	-	-	-	-
TOTAL PHARMACH PROPERTIES INC	-	-	11,000	11,000
KEN-RAY LLC				
Bond Principal	-	16,775	34,000	17,225
Bond Interest	-	-	-	-
Auditing & Accounting	-	-	-	-
TOTAL KEN-RAY LLC	-	16,775	34,000	17,225
SKAGWAY				
Bond Principal	-	-	55,000	55,000
Bond Interest	-	-	-	-
Auditing & Accounting	-	-	-	-
TOTAL SKAGWAY	-	-	55,000	55,000
TOTAL EXPENSES	381,813	437,067	3,182,425	2,745,358



Community Redevelopment Authority (CRA)

Wednesday, January 9, 2013
Regular Meeting

Item D1

Bills

Staff Contact: Chad Nabity

9-Jan-13

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
Accounting
Officenet Inc.
Postage

Lawnscape	408 E 3rd Snow removal 2X
2012 Real Estate Tax	3235 S Locust (CRA Property)
2012 Real Estate Tax	3235 S Locust (CRA Property)
Grand Island Independent	monthly notices
YMCA - Tree Project	Downtown Grant
City of GI	Lincoln Pool Bond Fees
JEO Consulting	Lincoln Pool
Hausmann Construction, INC	
Almquist Maltzahn Galloway & Luth	CRA Audit

Mayer, Burns, Koenig & Janulewicz Legal Services

Total:

\$ 2,935.98
\$ 375.00

\$ 32.04

\$ 75.00

\$ 133.08
\$ 4,989.44
\$ 16.01
\$ 7,500.00
\$ 525.00
\$ 4,897.55
\$ 137,253.50
\$ 4,075.00

\$ 150.00

\$ 162,957.60



Community Redevelopment Authority (CRA)

Wednesday, January 9, 2013
Regular Meeting

Item E1

Committed Projects

Staff Contact: Chad Nabity

COMMITTED PROJECTS	TOTAL AMOUNT	2013 FISCAL YR	2014 FISCAL YR	2015 FISCAL YR	ESTIMATED COMP
Downtown BID					
Grand Generation/YMCA	\$ 7,500.00	\$ 7,500.00	\$ -		
Historic Lighting Projects	\$ 30,000.00	\$ 30,000.00	\$ -		
Ron Nitzel	\$ 31,948.00	\$ 31,948.00			Fall 2013
Fonner Park **	\$ 96,311.50	\$ 96,311.50			Complete Final
YMCA	\$ 48,000.00	\$ 48,000.00	\$ -		Complete Waiting
2014 Wayside Horns (Custer/ Blaine)	\$ 100,000.00		\$ 100,000.00	\$ -	Winter 2014
The Grand Façade \$300,000 (\$100 over 3 fiscal yrs)	\$ 100,000.00	\$ 100,000.00	\$ -		Complete Final Payment Spring 2013
	\$ -				
Total Committed	\$ 413,759.50	\$ 313,759.50	\$ 100,000.00	\$ -	

Façade Budget \$ Remaining	\$ 572,000.00
Other Projects	\$ 50,000.00
Land	\$ 20,000.00
 subtotal	\$ 642,000.00
Less committed	\$ (313,759.50)
Balance remaining	<u>\$ 328,240.50</u>

CRA PROPERTIES

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

December 31, 2012