Community Redevelopment Authority (CRA)

Tuesday, February 19, 2013
Regular Meeting Packet

Board Members:

Michelle Fitzke

Tom Gdowski

Barry Sandstrom

Sue Pirnie

Glen Murray

8:00 AM
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)

Tuesday, February 19, 2013
Regular Meeting

Item A1

Agenda

Staff Contact: Chad Nabity

AGENDA
Tuesday, February 19, 2013
8:00 a.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 January 9, 2013 Meeting.

3. Approval of Financial Reports.

4. Approval of Bills.

5. Review of Committed Projects and CRA Properties.

6. Discussion concerning Purchase/Sale of Real Estate of property.

7. Approve Resolution or Resolutions to Purchase/Sell Real Estate.

8. Directors Report

9. Adjournment

Next Meeting March 13, 2013

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

Community Redevelopment Authority (CRA)

Tuesday, February 19, 2013
Regular Meeting

Item B1

Meeting Minutes

Staff Contact: Chad Nabity

OFFICIAL PROCEEDINGS

MINUTES OF
COMMUNITY REDEVELOPMENT AUTHORITY
MEETING OF
January 9, 2013

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 January 9, 2013 at City Hall 100 E First Street. Notice of the meeting was given in the January 2, 2013 Grand Island Independent.

1. CALL TO ORDER. Chairman Barry Sandstrom called the meeting to order at 4:00 p.m. The following members were present: Tom Gdowski, Michelle Fitzke and Glen Murray. Also present were; Director, Chad Nabity; Secretary, Rose Rhoads; Finance Director Jaye Monter, Legal Counsel, Duane Burns; Council Liaison, Vaughn Minton and Terry Galloway. (Member Sue Pirnie 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 Minutes for the December 19, 2012 meeting was made by Gdowski and seconded by Murray. Upon roll call vote all present voted aye. Motion carried unanimously.

3. APPROVAL OF FINANCIAL REPORTS. Monter reviewed the financial reports for the period of December 1, 2012 through December 31, 2012. Motion was made by Murray and seconded by Fitzke 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 Fitzke and seconded by Gdowski to approve the bills in the amount of $162,957.60. Upon roll call vote all present voted aye. Motion carried unanimously to approve the payment of bills totaling $162,957.60.

5. REVIEW OF COMMITTED PROJECTS & CRA PROPERTY. Nabity reviewed the Committed Projects. YMCA project is completed; the bill has been received and will be submitted for payment at the February CRA meeting. The Downtown BID has completed the tree project the bill

was submitted and approved for payment at the January 9, 2013 meeting. Ron Nitzel's façade is moving forward.

6. AUDIT REVIEW. Terry Galloway reviewed the audit. A motion was made by Gdowski and seconded by Murray to approve the audit as presented. Upon roll call vote all present voted aye. Motion carried unanimously to approve the audit.

7. ADJOURN TO EXECUTICE SESSION TO DISCUSS NEGOTIATIONS.

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

9. DIRECTORS REPORT.
   Nabity noted there has been one Façade application received and will be ready to review in September.

10. ADJOURNMENT.
    Sandstrom adjourned the meeting at 5:07 p.m.

The next meeting is scheduled for February 13, 2013 at 4:00 p.m.

Respectfully submitted
Chad Nabity
Director

Community Redevelopment Authority (CRA)

Tuesday, February 19, 2013
Regular Meeting

Item C1

Financial Reports

Staff Contact: Chad Nabity

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF JANUARY 2013

	MONTH ENDED JANUARY 2013	2012-2013 YEAR TO DATE	2013 BUDGET	REMAINING BALANCE
CONSOLIDATED				
Beginning Cash	1,232,995	186,509	186,509	
REVENUE:				
Property Taxes - CRA	31,190	79,921	446,578	366,657
Property Taxes - Lincoln Pool	13,591	36,262	207,859	171,597
Property Taxes -TIF's	1,959	88,530	438,016	349,486
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	61	152	1,000	848
Interest Income - TIF'S	15	64	-	-
Land Sales	-	-	100,000	100,000
Other Revenue - CRA	-	20,250	22,000	1,750
Other Revenue - TIF's	-	5,365	-	-
TOTAL REVENUE	46,816	2,032,031	3,020,453	993,851
TOTAL RESOURCES	1,279,812	2,218,540	3,206,962	993,851
EXPENSES				
Auditing & Accounting	4,075	4,075	5,000	925
Legal Services	150	480	3,000	2,520
Consulting Services	-	-	10,000	10,000
Contract Services	3,386	24,091	55,000	30,909
Printing & Binding	-	-	1,000	1,000
Other Professional Services	5,123	7,210	16,000	8,790
General Liability Insurance	-	-	250	250
Postage	32	119	200	81
Matching Grant	-	-	-	-
Legal Notices	16	496	2,500	2,004
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
Fiscal Agent Fees/ Bond Costs	525	525	-	-
Façade Improvement	7,500	191,101	572,000	380,899
Lincoln Pool Project	142,151	772,541	1,800,000	1,027,459
Other Projects	-	-	50,000	50,000
Bond Principal	-	79,132	396,335	317,203
Bond Interest	-	21,915	41,681	19,766
Interest Expense	-	-	-	-
TOTAL EXPENSES	162,958	1,101,686	3,182,425	2,081,264
INCREASE(DECREASE) IN CASH	(116,141)	930,345	(161,972)	
ENDING CASH	1,116,854	1,116,854	24,537	-

CRA CASH	**27,776**
Lincoln Pool Tax Income Balance	**190,496**
LINCOLN POOL Bond Account	**846,908**
TIF CASH	**51,675**
Total Cash	**1,116,854**

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF JANUARY 2013

	MONTH ENDED JANUARY 2013	2012-2013 YEAR TO DATE	2013 BUDGET	REMAINING BALANCE
CRA				
GENERAL OPERATIONS:				
Property Taxes - CRA	31,190	79,921	446,578	366,657
Property Taxes - Lincoln Pool	13,591	36,262	207,859	171,597
Interest Income	61	152	1,000	848
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	-	20,250	22,000	1,750
TOTAL	44,842	1,938,072	2,582,437	644,365
CHERRY PARK LTD II				
Property Taxes	-	31,891	59,180	27,289
Interest Income	15	60	-	-
Other Revenue	-	-	-	-
TOTAL	15	31,951	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	-	2	-	
Other Revenue	-	271	-	
TOTAL	-	273	19,162	19,162
WALNUT HOUSING PROJECT				
Property Taxes	-	32,141	74,472	42,331
Interest Income	-	2	-	-
Other Revenue	-	5,094	-	-
TOTAL	-	37,237	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 JANUARY 2013

	MONTH ENDED JANUARY 2013	2012-2013 YEAR TO DATE	2013 BUDGET	REMAINING BALANCE
GEDDES ST APTS-PROCON				
Property Taxes	-	-	30,000	30,000
Interest Income	-	-	-	-
Other Revenue	-	-	-	-
TOTAL	-	-	30,000	30,000
SOUTHEAST CROSSING				
Property Taxes	1,959	1,959	12,000	10,041
Interest Income	-	-	-	-
Other Revenue	-	-	-	-
TOTAL	1,959	1,959	12,000	10,041
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	-	16,775	34,000	17,225
Interest Income	-	-	-	-
Other Revenue	-	-	-	-
TOTAL	-	16,775	34,000	17,225

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF JANUARY 2013

	MONTH ENDED JANUARY 2013	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	46,816	2,032,031	3,020,453	993,851
EXPENSES				
CRA				
GENERAL OPERATIONS:				
Auditing & Accounting	4,075	4,075	5,000	925
Legal Services	150	480	3,000	2,520
Consulting Services	-	-	10,000	10,000
Contract Services	3,386	24,091	55,000	30,909
Printing & Binding	-	-	1,000	1,000
Other Professional Services	5,123	7,210	16,000	8,790
General Liability Insurance	-	-	250	250
Postage	32	119	200	81
Matching Grant	-	-	-	-
Legal Notices	16	496	2,500	2,004
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
Fiscal Agent Fees/Bond Costs	525	525	-	-
PROJECTS				
Façade Improvement	7,500	191,101	572,000	380,899
Lincoln Pool Project	142,151	772,541	1,800,000	1,027,459
Alleyway Improvement	-	-	-	-
Other Projects	-	-	50,000	50,000
TOTAL CRA EXPENSES	162,958	1,000,639	2,744,409	1,744,295
CHERRY PARK LTD II				
Bond Principal	-	26,404	53,831	27,427
Bond Interest	-	3,186	5,349	2,163
TOTAL CHERRY PARK EXPENSES	-	29,590	59,180	29,590
GENTLE DENTAL				
Bond Principal	-	1,419	2,986	1,567
Bond Interest	-	682	1,216	534
TOTAL GENTLE DENTAL	-	2,101	4,202	2,101

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF JANUARY 2013

	MONTH ENDED JANUARY 2013	2012-2013 YEAR TO DATE	2013 BUDGET	REMAINING BALANCE
PROCON TIF				
Bond Principal	-	6,126	12,467	6,341
Bond Interest	-	3,455	6,695	3,240
TOTAL PROCON TIF	-	9,581	19,162	9,581
WALNUT HOUSING PROJECT				
Bond Principal	-	22,644	46,051	23,407
Bond Interest	-	14,592	28,421	13,829
		-	-	-
TOTAL WALNUT HOUSING	-	37,236	74,472	37,236
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 - PROCOI	-	-	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 JANUARY 2013

	MONTH ENDED JANUARY 2013	2012-2013 YEAR TO DATE	2013 BUDGET	REMAINING BALANCE
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 CONSTRU	-	-	6,000	6,000
PHARMACY PROPERTIES INC				
Bond Principal	-	-	11,000	11,000
Bond Interest	-	-	-	-
Auditing & Accounting	-	-	-	-
TOTAL PHARMACH PROPERTIES I	-	-	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	162,958	1,101,686	3,182,425	2,081,264

Community Redevelopment Authority (CRA)

Tuesday, February 19, 2013
Regular Meeting

Item D1

Bills

Staff Contact: Chad Nabity

13-Feb-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

YMCA

Grand Island Independent	monthly notices
City of Grand Island Finance	TIF Accounting Fees
JEO Consulting	Lincoln Pool
Hausmann Construction, INC	Lincoln Pool
Mayer, Burns, Koenig & Janulewicz	Legal Services

Total:

	$ 4,112.67
	$ 23.79
	$ 48,000.00
	$ 16.01
	$ 11,000.00
	$ 1,886.50
	$ 117,512.00
	$ 165.00
	$ 182,715.97

Community Redevelopment Authority (CRA)

Tuesday, February 19, 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					
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 payment Spring
YMCA	**$ 48,000.00**	$ 48,000.00	$ -		Complete Waiting on Bill
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	**$ 406,259.50**	**$ 306,259.50**	**$ 100,000.00**	**$ -**	

Façade Budget $ Remaining	**$ 380,889.00**
Other Projects	**$ 50,000.00**
Land	**$ 20,000.00**
subtotal	**$ 450,889.00**
Less committed	**$ (306,259.50)**
Balance remaining	**$ 144,629.50**

CRA PROPERTIES

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

January 31, 2013