



Community Redevelopment Authority (CRA)

**Wednesday, November 12, 2014
Regular Meeting Packet**

Board Members:

Michelle Fitzke

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)

Wednesday, November 12, 2014
Regular Meeting

Item A1

Agenda

Staff Contact: Chad Nabity

AGENDA
Wednesday, November 12, 2014
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 October 29, 2014 Meeting.
3. Approval of Financial Reports.
4. Approval of Bills.
5. Review of Committed Projects and CRA Properties.
6. Approve correction to Exhibit C of Redevelopment contract for 3420 W State Street, EIG Grand Island, LLC.
7. Consideration of sale of Northwest Crossings, 3420 W State Street., EIG Grand Island, LLC
8. Approve Resolution or Resolutions to Purchase/Sell Real Estate.
9. Directors Report.
10. Adjournment

Next Meeting December 10, 2014

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



Community Redevelopment Authority (CRA)

Wednesday, November 12, 2014
Regular Meeting

Item B1

Meeting Minutes

Staff Contact: Chad Nabity

OFFICIAL PROCEEDINGS

MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF October 29, 2014

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 October 29, 2014 at City Hall 100 E First Street. Notice of the meeting was given in the October 22, 2014 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: Sue Pirnie, Michelle Fitzke, Tom Gdowski and Glenn Wilson. Also present were; Director, Chad Nabity; Secretary, Rose Rhoads; Legal Counsel; Duane Burns, Council Liaison; Vaughn Minton; Finance Director, Jaye Monter; Glen Murray, Tim Lowe, Max Gansline, Ray O'Connor, and Keith Marvin.

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.

Sandstrom awarded a plaque to Glen Murray for his service and dedication to the CRA. Sandstrom also introduced the newest member Glenn Wilson to the CRA.

2. APPROVAL OF MINUTES. A motion for approval of Minutes for the September 22, 2014 meeting was made by Gdowski and seconded by Fitzke. 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 September 1, 2014 through September 30, 2014. Motion was made by Pirnie 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 Nabity. A motion was made by Fitzke and seconded by Pirnie to approve the bills in the amount of \$770,079.32. Upon roll call vote all present voted aye. Motion carried unanimously to approve the payment of bills totaling \$770,079.32.
5. REVIEW OF COMMITTED PROJECTS & CRA PROPERTY.

Nabity reviewed the Committed Projects. Nabity explained the Happy Brush façade permit application has been submitted. Ryan Waind's contractor has submitted plans for his Façade, his project is moving forward. The Housing Study is complete just waiting for the bill.

6. CONSIDERATION OF RESOLUTION 184.
Consideration of the redevelopment contract and Resolution 184 was considered for 2228 N Webb Rd. A motion was made by Pirnie and seconded by Gdowski to approve the TIF contract and Resolution 184. Motion carried.
7. PRESENTATION.
Keith Marvin gave a presentation on Substandard and Blight Area 16, Veterans Home. A motion was made by Pirnie and seconded by Fitzke to approve the acceptance of the Blight Study for Area 16. Motion carried.
8. DISCUSSION CONCERNING PURCHASE/SALE OF REAL ESTATE OF PROPERTY. A motion was made by Pirnie at 5:00 p.m. and seconded by Fitzke to enter into executive session, to discuss potential purchase of property. A motion was made by Fitzke at 5:19 p.m. to exit executive session and seconded by Gdowski.
9. APPROVE RESOLUTION OR RESOLUTIONS TO PURCHASE/SELL REAL ESTATE. None
10. DIRECTORS REPORT.
11. ADJORNMENT. Sandstrom adjourned the meeting at 5:25 p.m.

The next meeting is scheduled for November 12, 2014 at 4:00 p.m.

Respectfully submitted
Chad Nabity
Director



Community Redevelopment Authority (CRA)

Wednesday, November 12, 2014
Regular Meeting

Item C1

Financial Reports

Staff Contact: Chad Nabity

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF OCTOBER 2014

	MONTH ENDED October-14	2014-2015 YEAR TO DATE	2015 BUDGET	REMAINING BALANCE	% OF BUDGET USED
CONSOLIDATED					
Beginning Cash	744,615				
REVENUE:					
Property Taxes - CRA	40,038	40,038	493,195	453,157	8.12%
Property Taxes - Lincoln Pool	16,145	16,145	198,050	181,905	8.15%
Property Taxes -TIF's	43,501	43,501	1,321,092	1,277,591	3.29%
Interest Income - CRA	15	15	1,000	985	1.47%
Interest Income - TIF'S	0	0	-	-	
Land Sales	-	-	100,000	100,000	0.00%
Other Revenue - CRA	228	228	128,000	127,772	0.18%
Other Revenue - TIF's	-	-	-	-	
TOTAL REVENUE	99,927	99,927	2,241,337	2,141,411	4.46%
TOTAL RESOURCES	844,542	99,927	2,241,337	2,141,411	
EXPENSES					
Auditing & Accounting	-	-	5,000	5,000	0.00%
Legal Services	150	150	3,000	2,850	5.00%
Consulting Services	-	-	5,000	5,000	0.00%
Contract Services	6,468	6,468	65,000	58,532	9.95%
Printing & Binding	-	-	1,000	1,000	0.00%
Other Professional Services	3,059	3,059	16,000	12,941	19.12%
General Liability Insurance	-	-	250	250	0.00%
Postage	24	24	200	176	12.10%
Legal Notices	64	64	2,500	2,436	2.56%
Travel & Training	-	-	1,000	1,000	0.00%
Office Supplies	56	56	300	244	18.53%
Supplies	-	-	300	300	0.00%
Land	-	-	200,000	200,000	0.00%
Bond Principal - Lincoln Pool	-	-	175,000	175,000	0.00%
Bond Interest	-	-	23,050	23,050	
Façade Improvement	-	-	200,000	200,000	0.00%
Building Improvement	81,012	81,012	216,000	134,988	37.51%
Other Projects	-	-	175,000	175,000	0.00%
Bond Principal-TIF's	-	-	1,290,022	1,212,022	0.00%
Bond Interest-TIF's	-	-	31,070	31,070	
TOTAL EXPENSES	90,833	90,833	2,609,692	2,440,859	3.48%
INCREASE(DECREASE) IN CASH	9,093	9,093	(368,355)		
ENDING CASH	753,708	9,093	(368,355)	-	
CRA CASH	420,689				
Lincoln Pool Tax Income Balance	277,196				
TIF CASH	55,824				
Total Cash	753,708				

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF OCTOBER 2014

	<u>MONTH ENDED</u> <u>October-14</u>	<u>2014-2015</u> <u>YEAR TO DATE</u>	<u>2015</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
CRA					
GENERAL OPERATIONS:					
Property Taxes - CRA	40,038	40,038	493,195	453,157	8.12%
Property Taxes - Lincoln Pool	16,145	16,145	198,050	181,905	8.15%
Interest Income	15	15	1,000	985	1.47%
Land Sales	-	-	100,000	100,000	0.00%
Other Revenue & Motor Vehicle Tax	228	228	128,000	127,772	0.18%
TOTAL	56,426	56,426	920,245	863,819	6.13%
GENTLE DENTAL					
Property Taxes	-	-	-	-	
Interest Income	0	0	-	-	
TOTAL	0	0	-	-	
PROCON TIF					
Property Taxes	7,930	7,930	19,162	11,232	41.38%
Interest Income	0	0	-	-	
TOTAL	7,930	7,930	19,162	11,232	41.39%
WALNUT HOUSING PROJECT					
Property Taxes	32,419	32,419	74,472	42,053	43.53%
TOTAL	32,419	32,419	74,472	42,053	43.53%
BRUNS PET GROOMING					
Property Taxes	-	-	13,500	13,500	0.00%
TOTAL	-	-	13,500	13,500	0.00%
GIRARD VET CLINIC					
Property Taxes	-	-	14,500	14,500	0.00%
TOTAL	-	-	14,500	14,500	0.00%
GEDDES ST APTS-PROCON					
Property Taxes	-	-	30,000	30,000	0.00%
TOTAL	-	-	30,000	30,000	0.00%
SOUTHEAST CROSSING					
Property Taxes	-	-	15,000	15,000	0.00%
TOTAL	-	-	15,000	15,000	0.00%
Poplar Street Water					
Property Taxes	2,969	2,969	6,000	3,031	49.48%
TOTAL	2,969	2,969	6,000	3,031	49.48%
CASEY'S @ FIVE POINTS					
Property Taxes	-	-	10,000	10,000	0.00%

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF OCTOBER 2014

	<u>MONTH ENDED</u> <u>October-14</u>	<u>2014-2015</u> <u>YEAR TO DATE</u>	<u>2015</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
TOTAL	-	-	10,000	10,000	0.00%
SOUTH POINTE HOTEL PROJECT					
Property Taxes	-	-	90,000	90,000	0.00%
TOTAL	-	-	90,000	90,000	0.00%
TODD ENCK PROJECT					
Property Taxes	-	-	6,000	6,000	0.00%
TOTAL	-	-	6,000	6,000	0.00%
SKAGWAY					
Property Taxes	-	-	750,000	750,000	0.00%
TOTAL	-	-	750,000	750,000	0.00%
JOHN SCHULTE CONSTRUCTION					
Property Taxes	-	-	6,000	6,000	0.00%
TOTAL	-	-	6,000	6,000	0.00%
PHARMACY PROPERTIES INC					
Property Taxes	-	-	11,000	11,000	0.00%
TOTAL	-	-	11,000	11,000	0.00%
KEN-RAY LLC					
Property Taxes	-	-	34,000	34,000	0.00%
TOTAL	-	-	34,000	34,000	0.00%
COUNTY FUND 8598					
Property Taxes	-	-	1,458	1,458	0.00%
TOTAL	-	-	1,458	1,458	0.00%
GORDMAN GRAND ISLAND					
Property Taxes	-	-	40,000	40,000	0.00%
TOTAL	-	-	40,000	40,000	0.00%
BAKER DEVELOPMENT INC					
Property Taxes	182	182	3,000	2,818	0.00%
TOTAL	182	182	3,000	2,818	0.00%
STRATFORD PLAZA INC					
Property Taxes	-	-	35,000	35,000	0.00%
TOTAL	-	-	35,000	35,000	0.00%
FUTURE TIF'S					
Property Taxes	-	-	162,000	162,000	0.00%
TOTAL	-	-	162,000	162,000	0.00%

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF OCTOBER 2014

	<u>MONTH ENDED</u> <u>October-14</u>	<u>2014-2015</u> <u>YEAR TO DATE</u>	<u>2015</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
TOTAL REVENUE	99,927	99,927	2,241,337	2,141,411	4.46%
EXPENSES					
CRA					
GENERAL OPERATIONS:					
Auditing & Accounting	-	-	5,000	5,000	0.00%
Legal Services	150	150	3,000	2,850	5.00%
Consulting Services	-	-	5,000	5,000	0.00%
Contract Services	6,468	6,468	65,000	58,532	9.95%
Printing & Binding	-	-	1,000	1,000	0.00%
Other Professional Services	3,059	3,059	16,000	12,941	19.12%
General Liability Insurance	-	-	250	250	0.00%
Postage	24	24	200	176	12.10%
Lifesafety Grant	-	-	200,000	200,000	0.00%
Legal Notices	64	64	2,500	2,436	2.56%
Travel & Training	-	-	1,000	1,000	0.00%
Office Supplies	56	56	300	244	
Supplies	-	-	300	300	0.00%
Land	-	-	200,000	200,000	0.00%
Bond Principal - Lincoln Pool	-	-	175,000	175,000	0.00%
Bond Interest - Lincoln Pool	-	-	23,050	23,050	
PROJECTS					
Façade Improvement	-	-	200,000	200,000	0.00%
Building Improvement	81,012	81,012	216,000	134,988	0.00%
Other Projects	-	-	175,000	175,000	0.00%
TOTAL CRA EXPENSES	90,833	90,833	1,288,600	1,197,767	7.05%
GENTLE DENTAL					
Bond Principal	-	-	-	-	
Bond Interest	-	-	-	-	
TOTAL GENTLE DENTAL	-	-	-	-	
PROCON TIF					
Bond Principal	-	-	13,355	13,355	0.00%
Bond Interest	-	-	5,807	5,807	0.00%
TOTAL PROCON TIF	-	-	19,162	19,162	0.00%
WALNUT HOUSING PROJECT					
Bond Principal	-	-	49,209	49,209	0.00%
Bond Interest	-	-	25,263	25,263	0.00%
TOTAL WALNUT HOUSING	-	-	74,472	74,472	0.00%
BRUNS PET GROOMING					
Bond Principal	-	-	13,500	13,500	0.00%
TOTAL BRUNS PET GROOMING	-	-	13,500	13,500	0.00%
GIRARD VET CLINIC					
Bond Principal	-	-	14,500	14,500	0.00%

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF OCTOBER 2014

	MONTH ENDED October-14	2014-2015 YEAR TO DATE	2015 BUDGET	REMAINING BALANCE	% OF BUDGET USED
TOTAL GIRARD VET CLINIC	-	-	14,500	14,500	0.00%
GEDDES ST APTS - PROCON					
Bond Principal	-	-	30,000	30,000	0.00%
TOTAL GEDDES ST APTS - PROCON	-	-	30,000	30,000	0.00%
SOUTHEAST CROSSINGS					
Bond Principal	-	-	15,000	15,000	0.00%
TOTAL SOUTHEAST CROSSINGS	-	-	15,000	15,000	0.00%
POPLAR STREET WATER					
Bond Principal	-	-	6,000	6,000	0.00%
TOTAL POPLAR STREET WATER	-	-	6,000	6,000	0.00%
CASEY'S @ FIVE POINTS					
Bond Principal	-	-	10,000	10,000	0.00%
TOTAL CASEY'S @ FIVE POINTS	-	-	10,000	10,000	0.00%
SOUTH POINTE HOTEL PROJECT					
Bond Principal	-	-	90,000	90,000	0.00%
TOTAL SOUTH POINTE HOTEL PROJECT	-	-	90,000	90,000	0.00%
TODD ENCK PROJECT					
Bond Principal	-	-	6,000	6,000	0.00%
TOTAL TODD ENCK PROJECT	-	-	6,000	6,000	0.00%
SKAGWAY					
Bond Principal	-	-	750,000	750,000	0.00%
TOTAL SKAGWAY	-	-	750,000	750,000	0.00%
JOHN SCHULTE CONSTRUCTION					
Bond Principal	-	-	6,000	6,000	0.00%
TOTAL JOHN SCHULTE CONSTRUCTION	-	-	6,000	6,000	0.00%
PHARMACY PROPERTIES INC					
Bond Principal	-	-	11,000	11,000	0.00%
TOTAL PHARMACY PROPERTIES INC	-	-	11,000	11,000	0.00%
KEN-RAY LLC					
Bond Principal	-	-	34,000	34,000	0.00%
TOTAL KEN-RAY LLC	-	-	34,000	34,000	0.00%
COUNTY FUND #8598					
Bond Principal	-	-	1,458	1,458	
TOTAL COUNTY FUND #8598	-	-	1,458	1,458	
GORDMAN GRAND ISLAND					
Bond Principal	-	-	40,000	40,000	
TOTAL GORDMAN GRAND ISLAND	-	-	40,000	40,000	
BAKER DEVELOPMENT INC					
Bond Principal	-	-	3,000	3,000	

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF OCTOBER 2014

	MONTH ENDED	2014-2015	2015	REMAINING	% OF BUDGET
	<u>October-14</u>	<u>YEAR TO DATE</u>	<u>BUDGET</u>	<u>BALANCE</u>	<u>USED</u>
TOTAL BAKER DEVELOPMENT INC	-	-	3,000	3,000	
STRATFORD PLAZA LLC					
Bond Principal	-	-	35,000	35,000	
TOTAL STRATFORD PLAZA LLC	-	-	35,000	35,000	
FUTURE TIF'S					
Bond Principal	-	-	162,000	162,000	
TOTAL BLANK	-	-	162,000	162,000	
TOTAL EXPENSES	90,833	90,833	2,609,692	2,440,859	



FUND: 900 COMMUNITY REDEVELOPMENT AUTHOR		NET CHANGE FOR PERIOD	ACCOUNT BALANCE
ASSETS			
900	11110	9,093.38	753,706.13
900	11120	.00	131,794.44
900	11305	.00	27,860.00
900	14100	.00	512,678.76
900	14700	.00	495,354.28
TOTAL ASSETS		9,093.38	1,921,393.61
LIABILITIES			
900	22100	.00	-2,368,118.28
900	22900	.00	-7,048.85
900	25315	.00	-21,051.00
TOTAL LIABILITIES		.00	-2,396,218.13
FUND BALANCE			
900	39110	.00	-495,354.28
900	39120	.00	979,272.18
900	39500	-99,926.69	-99,926.69
900	39600	90,833.31	90,833.31
TOTAL FUND BALANCE		-9,093.38	474,824.52
TOTAL LIABILITIES + FUND BALANCE		-9,093.38	-1,921,393.61

** END OF REPORT - Generated by William Clingman **



Community Redevelopment Authority (CRA)

Wednesday, November 12, 2014
Regular Meeting

Item E1

Committed Projects

Staff Contact: Chad Nabity

COMMITTED PROJECTS	TOTAL AMOUNT	2015 FISCAL YR	2016 FISCAL YR	2017 FISCAL YR	ESTIMATED COMP
J Elizabeth LLC	\$ 69,440.00	\$ 69,440.00			2015
2222 W 2nd St - Ryan Waind	\$ 92,608.00	\$ 46,304.00	\$ 46,304.00		2015
Housing Study (EDC)	\$ 10,000.00	\$ 10,000			2015
Downtown Kaufman - Cummings Plaza	\$ 50,000	\$ 50,000.00			2015
Tower 217 (Amos Investment & Development)	\$ 291,581.00	\$ 97,193.67	\$ 97,193.67	\$ 97,193.67	2017
	\$ -				
Total Committed	\$ 513,629.00	\$ 272,937.67	\$ 143,497.67	\$ 97,193.67	

Façade Budget \$ Remaining	\$ 200,000.00
Other Projects	\$ 309,988.00
Land - Budget \$ Remaining	\$ 200,000.00
Land Sales	(\$100,000.00)
subtotal	\$ 609,988.00
Less committed	(\$272,937.67)
Balance remaining	<u><u>\$ 337,050.33</u></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

October 31, 2014



Community Redevelopment Authority (CRA)

Wednesday, November 12, 2014
Regular Meeting

Item X1

Consideration of Sale - 3420 W State St

Staff Contact: Chad Nabity



October 23, 2014

**VIA OVERNIGHT DELIVERY AND
EMAIL cnabity@grand-island.com**

Mr. Chad Nabity, AICP
Hall County Regional Planning Department
100 E 1st Street
Grand Island, NE 68802

RE: Proposed Sale of the Shops at Northwest Crossings Shopping Center located at
3420 W. State Street, Grand Island, NE (the "Property")
Owner: EIG Grand Island, LLC

Dear Chad,

Thank you for taking the time to talk with me regarding the proposed sale of the above referenced Property, currently the subject of a Redevelopment Contract dated December 6, 2012 (the "Contract") and the Tax Increment Revenue Note of the Community Authority of the City of Grand Island, Nebraska dated June 13, 2002 (the "Note"). As I mentioned we are looking to sell this property, and assign our interest in the Contract and Note, to ARCP MT Grand Island NE, LLC, a Delaware limited liability company, a division of American Realty Capital Properties, Inc. (the "Buyer"). We have requested an Accredited Investor letter from the Buyer and will forward that as soon as we receive it. Be assured the Buyer is a publically traded REIT; however, you can learn more about them on their website www.arcpreit.com.

We hereby respectfully request the Redevelopment Authority address and approve this sale of the Property, subject to the Contract and Note, at your next meeting on November 12, 2014.

Additionally, enclosed please find an Estoppel Certificate the Buyer is requesting from the City of Grand Island assuring them the Contract is in place and that we are not currently in default. We are scheduled to close on this transaction November 13, 2014 or as soon as we have approval from the City of Grand Island.

If you need additional information regarding this request or the Buyer, please do not hesitate to contact me.

Sincerely,

Todd M. Jacobs
Chief Financial Officer
As Agent for Owner

cc: JayD'Elia, VP Legal Services - American Realty Capital Properties, Inc.