



City of Grand Island

Tuesday, August 16, 2016

Study Session

Item -2

Presentation on Proposed Fiscal Year 2016-2017 Community Redevelopment Authority (CRA) Budget

Staff Contact: Chad Nabity

Council Agenda Memo

From: Chad Nabity, AICP, Regional Planning Director

Meeting: August 16, 2016

Subject: Community Redevelopment Authority 2016-2017
Annual Budget

Presenter(s): Chad Nabity, Regional Planning Director

It is my privilege to present to you the budget for the Community Redevelopment Authority (CRA) for 2016-2017. This plan and budget continues the high-quality services that have enabled the CRA to partner with the City of Grand Island, private developers and businesses and with property owners in the blighted and substandard areas to make Grand Island vibrant, clean, safe and attractive.

The CRA budget for 2016-2017 is offered to you with a review of the responsibilities of the CRA. Those responsibilities and abilities are outlined in State Statutes and are summarized, in part, as follows:

The creation of a Redevelopment Authority was authorized by the Nebraska Legislature in order to provide communities with the ability to address certain areas of a city in need of improvement and development. Powers granted to CRAs are outlined in Chapter 18 of the Statutes and include the ability to expend funds to acquire substandard or blighted areas, make public improvements, and assist with development and redevelopment projects in specified areas. The Authority has virtually the same powers as any political subdivision, including borrowing money, issuing bonds, undertaking surveys and appraisals and asking for a levy of taxes.

A five-member board, appointed by the Mayor with the approval of the City Council, governs the CRA. The CRA is administered by a Director and devotes the overwhelming share of its resources to highly visible and effective programs. The CRA funds its programs primarily through assessments on taxable properties within the Grand Island city limits.

BLIGHTED AND SUBSTANDARD AREAS

There are 18 designated Blighted and Substandard Areas within the Grand Island City Limits (see attached map). The City of Grand Island has the authority to designate up to 35% of the community as blighted and substandard. At present 19.84% of the City has

been designated blighted and substandard. Council has approved two blight studies during the last year for areas 18 south of U.S. Highway 30 and east of Webb Road and 19 the Vanosdall Ball Fields. The CRA does have a study that completed that includes the Veteran’s Home and surrounding area.

CRA MISSION

The CRA’s mission is **to reduce, slow or eliminate blighting influences on property in those areas that have been designated as blighted and substandard by the Grand Island City Council.** They do this by encouraging new investment and improved infrastructure in older areas of the community through the use of tax increment financing. They also take an active role in purchasing and demolishing properties that need to be cleared. This property is then made available for redevelopment.

FISCAL RESOURCES

General Revenues for 2016-2017

The CRA is requesting property tax revenues of \$746,691 including \$198,050 for Lincoln Pool Construction and Bonds and \$548,645 for all other CRA programs. The CRA is requesting the same levy that was approved last year. This will allow the CRA to meet obligations, and continue with their successful programs. The levies and tax asking have been:

2015-2016	2014-2015	2013-2014	2012-2013	2011-2012	2010-2011	2009-2010	2008-2009
0.026	0.026	0.026	0.026	0.026	0.017742	\$0.018076	\$0.020790
\$732,050	\$691,245	\$669,384	\$654,437	\$639,405	\$425,000	\$425,000	\$475,000

Program Funding

The CRA has the ability to assist private developers and governmental entities with the commercial, residential or mixed-use redevelopment projects throughout the City. Specific details on projects are as follows:

- Purchase of Dilapidated Properties/Infrastructure. The 2016-2017 budget includes \$50,000 for the acquisition of substandard properties in the blighted and substandard areas and for the provision of infrastructure. The Authority will consider any property within the designated areas.
- Facade Development. For the façade development program \$200,000 has been budgeted, including grants and interest buy down; these projects are unidentified at this time. This program has been used extensively in the Downtown part of Redevelopment Area #1 but has also been used in Areas #2 and #6. It is only

available in those areas that have a generalized redevelopment plan including commercial façade development.

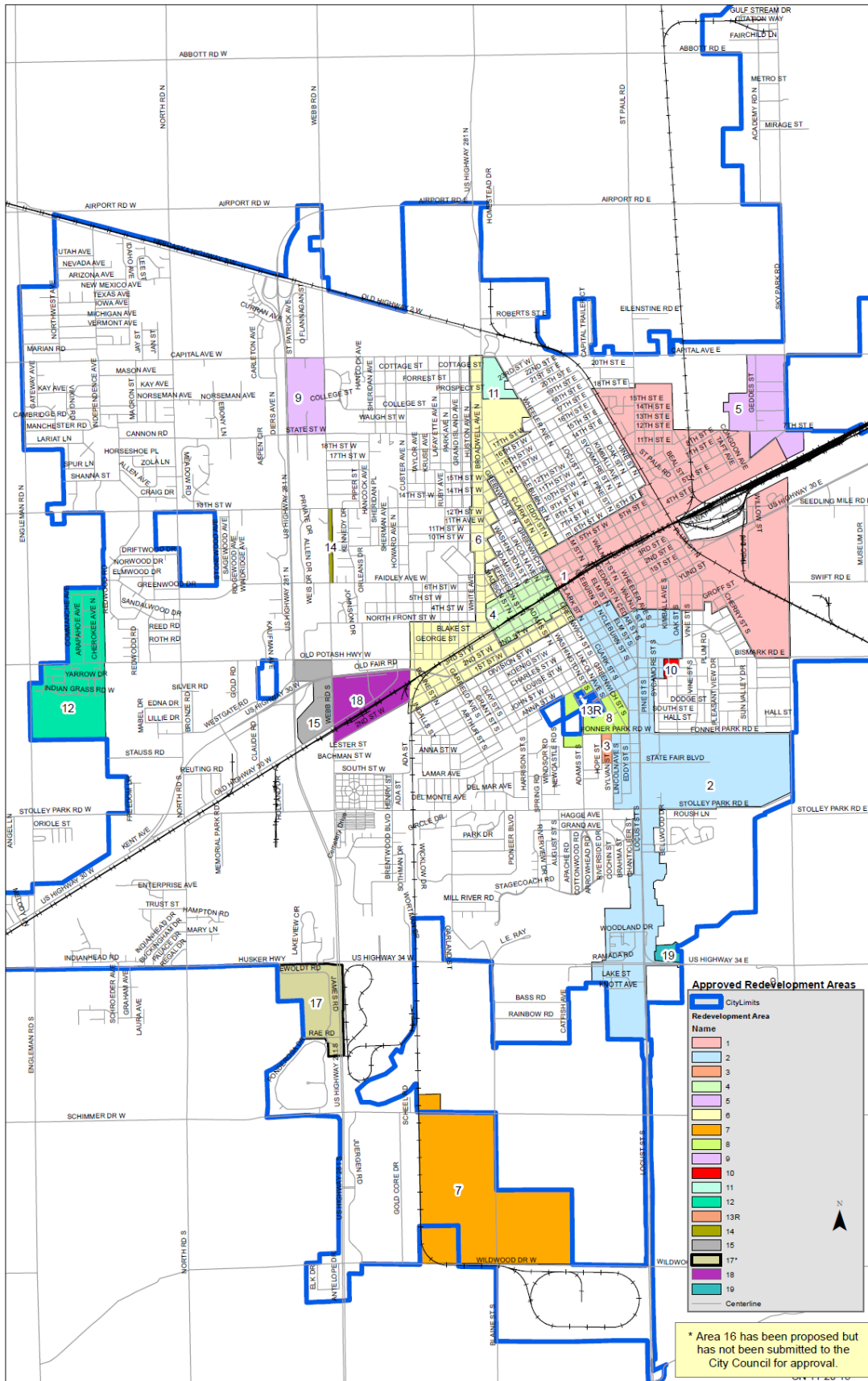
- Life Safety and Infrastructure Grants. This is a proposed program to encourage upper story residential development in Downtown Grand Island. The CRA has budgeted \$265,000 in this line item but is also showing revenue of \$100,000 from the City of Grand Island General Fund. It is anticipated that this program would be a multi-year program to encourage the development of 50 additional residential units over the course of a 5 year period. The redevelopment plan for this program was approved by Council in February of 2015. The CRA received two requests this last year for funding of \$220,000 worth of commitments. A total of 13 housing units will be funded. The proposed budget line carries over the \$65,000 of unspent funding for upper story residential.
- Other Projects. In the blighted and substandard areas, \$50,000 has been reserved for other projects. Council has indicated an interest in an additional study into the effectiveness and overall impact of Tax Increment Financing projects in Grand Island. Money from this line item could be allocated toward that project and analysis.

This funding can be assigned to specific projects including but not limited to infrastructure improvements in the blighted and substandard areas that would support larger redevelopment plans. The CRA has used this funding item in the past to fund additional façade improvement projects and to make grants to fund specific projects for: the Business Improvement Districts, the Grand Island Parks Department, Fonner Park, The Central Nebraska Humane Society, St. Stephens, Habitat for Humanity and other community groups for specific projects that meet the mission of the CRA.

CONCLUSION

This budget provides for measured funding of redevelopment efforts during the 2016-2017 fiscal year. The investments this community has made in housing, redevelopment efforts, infrastructure and economic development bode well for the future of the community. This budget is reflective of the commitments the CRA has made and will enable them to pay off existing commitments and maintain a cash balance to guarantee payment of future commitments.

The CRA will also continue to examine the community to identify areas that might benefit from a Blighted and Substandard declaration and to review and recommend approval of redevelopment plan amendments for tax increment financing projects on both large and small scale developments. All of the tools used by the CRA are necessary for them to accomplish their mission: **to reduce, slow or eliminate blighting influences on property in those areas that have been designated as blighted and substandard by the Grand Island City Council.**



**COMMUNITY REDEVELOPMENT AUTHORITY
16-17 BUDGET**

	As of 6/30/16				
	2015-2016	2016	REMAINING	EXPECTED	2017
CONSOLIDATED	<u>YEAR TO DATE</u>	<u>BUDGET</u>	<u>BALANCE</u>	<u>YEAR END</u>	<u>BUDGET</u>
Beginning Cash	841,354	841,354	841,354	841,354	901,546
REVENUE:					
Property Taxes - CRA	383,509	534,000	150,491	534,000	548,641
Property Taxes - Lincoln Pool	124,262	198,050	73,788	198,050	198,050
Property Taxes -TIF's	439,377	2,041,892	1,680,042	770,556	1,809,856
Loan Income (Poplar Street Water Line)	640	-	-	7,500	8,000
Interest Income - CRA	121	300	179	300	300
Interest Income - TIF'S	8	-	-	23,720	23,720
Land Sales	-	100,000	100,000	-	250,000
Other Revenue - CRA	17,316	130,000	112,684	130,000	130,000
Other Revenue - TIF's	-	-	-	-	-
TOTAL REVENUE	965,235	3,004,242	2,117,183	1,664,126	2,968,567
TOTAL RESOURCES	1,806,589	3,845,596	2,958,537	2,505,480	3,870,113
EXPENSES					
Auditing & Accounting	-	5,000	5,000	5,000	5,000
Legal Services	1,005	3,000	1,995	2,000	3,000
Consulting Services	-	5,000	5,000	-	5,000
Contract Services	51,478	65,000	13,522	75,000	75,000
Printing & Binding	-	1,000	1,000	-	1,000
Other Professional Services	8,698	16,000	7,302	9,000	16,000
General Liability Insurance	-	250	250	-	250
Postage	71	350	279	100	200
Life Safety	-	285,000	285,000	-	265,000
Legal Notices	144	2,000	1,856	1,500	500
Licenses & Fees	53	-	-	-	-
Travel & Training	-	1,000	1,000	-	1,000
Other Expenditures	-	-	-	-	-
Office Supplies	926	400	-	1,100	1,000
Supplies	-	300	300	50	300
Land	-	200,000	200,000	-	50,000
Bond Principal - Lincoln Pool	175,000	-	-	175,000	175,000
Bond Interest	22,088	-	-	22,088	20,863
Façade Improvement	-	350,000	350,000	-	200,000
Building Improvement	350,855	368,972	18,117	475,000	835,148
Other Projects	525	450,000	449,476	15,525	50,000
Bond Principal-TIF's	339,755	1,290,022	1,006,141	777,245	1,815,774
Bond Interest-TIF's	22,663	31,070	8,949	45,326	17,463
Interest Expense	-	-	-	-	-
TOTAL EXPENSES	973,259	3,074,364	2,355,187	1,603,934	3,537,497
INCREASE(DECREASE) IN CASH	(8,024)	(70,122)	(238,004)	60,192	(568,930)
ENDING CASH	833,330	771,232	603,350	901,546	332,615
CRA CASH	534,449			634,140	62,683
Lincoln Pool Tax Income Balance	176,208			249,996	252,183
TIF CASH	122,673			17,410	17,749
Total Cash	833,330			901,546	332,615

COMMUNITY REDEVELOPMENT AUTHORITY

16-17 BUDGET

As of 6/30/16

	<u>2015-2016</u>	<u>2016</u>	<u>REMAINING</u>	<u>EXPECTED</u>	<u>2017</u>
	<u>YEAR TO DATE</u>	<u>BUDGET</u>	<u>BALANCE</u>	<u>YEAR END</u>	<u>BUDGET</u>
CRA					
GENERAL OPERATIONS:					
Property Taxes - CRA	383,509	534,000	150,491	534,000	548,641
Property Taxes - Lincoln Pool	124,262	198,050	73,788	198,050	198,050
Interest Income	121	300	179	300	300
Loan Income (Poplar Street Water Line)	640	-	-	7,500	8,000
Land Sales	-	100,000	100,000	-	250,000
Other Revenue & Motor Vehicle Tax	17,316	130,000	112,684	130,000	130,000
TOTAL	525,850	962,350	437,141	869,850	1,134,991
GENTLE DENTAL					
Property Taxes	5,084	-	-	3,598	3,598
Interest Income	1	-	-	404	404
TOTAL	5,085	-	-	4,002	4,002
PROCON TIF					
Property Taxes	28,188	19,162	-	15,601	15,601
Interest Income	3	-	-	4,101	4,101
TOTAL	28,191	19,162	-	19,702	19,702
WALNUT HOUSING PROJECT					
Property Taxes	34,977	74,472	39,495	55,257	55,257
Interest Income	4	-	-	19,215	19,215
TOTAL	34,981	74,472	39,495	74,472	74,472
BRUNS PET GROOMING					
Property Taxes	13,809	13,500	-	13,500	13,500
TOTAL	13,809	13,500	-	13,500	13,500
GIRARD VET CLINIC					
Property Taxes	5,113	14,500	9,387	14,500	14,500
TOTAL	5,113	14,500	9,387	14,500	14,500
GEDDES ST APTS-PROCON					
Property Taxes	28,334	30,000	1,667	30,000	30,000
TOTAL	28,334	30,000	1,667	30,000	30,000
SOUTHEAST CROSSING					
Property Taxes	9,754	15,000	5,246	15,000	18,000
TOTAL	9,754	15,000	5,246	15,000	18,000
POPLAR STREET WATER					
Property Taxes	5,751	6,000	249	7,500	8,000
TOTAL	5,751	6,000	249	7,500	8,000
CASEY'S @ FIVE POINTS					
Property Taxes	4,655	10,000	5,345	10,000	10,000
TOTAL	4,655	10,000	5,345	10,000	10,000

COMMUNITY REDEVELOPMENT AUTHORITY
16-17 BUDGET

	As of 6/30/16				
	2015-2016	2016	REMAINING	EXPECTED	2017
	<u>YEAR TO DATE</u>	<u>BUDGET</u>	<u>BALANCE</u>	<u>YEAR END</u>	<u>BUDGET</u>
SOUTH POINTE HOTEL PROJECT					
Property Taxes	45,061	90,000	44,939	90,000	90,000
TOTAL	45,061	90,000	44,939	90,000	90,000
TODD ENCK PROJECT					
Property Taxes	3,410	6,000	2,590	6,000	6,000
TOTAL	3,410	6,000	2,590	6,000	6,000
JOHN SCHULTE CONSTRUCTION					
Property Taxes	2,632	6,000	3,368	6,000	6,000
TOTAL	2,632	6,000	3,368	6,000	6,000
PHARMACY PROPERTIES INC					
Property Taxes	5,995	11,000	5,005	11,000	11,000
TOTAL	5,995	11,000	5,005	11,000	11,000
KEN-RAY LLC					
Property Taxes	42,273	34,000	-	85,000	85,000
TOTAL	42,273	34,000	-	85,000	85,000
TOKEN PROPERTIES RUBY					
Property Taxes	1,559	1,458	-	1,500	1,500
TOTAL	1,559	1,458	-	1,500	1,500
GORDMAN GRAND ISLAND					
Property Taxes	9,770	40,000	30,230	40,000	40,000
TOTAL	9,770	40,000	30,230	40,000	40,000
BAKER DEVELOPMENT INC					
Property Taxes	3,504	3,000	-	3,000	3,000
TOTAL	3,504	3,000	-	3,000	3,000
STRATFORD PLAZA INC					
Property Taxes	12,454	35,000	22,546	35,000	35,000
TOTAL	12,454	35,000	22,546	35,000	35,000
COPPER CREEK 2013 Houses					
Property Taxes	40,644	-	-	80,000	80,000
TOTAL	40,644	-	-	80,000	80,000
FUTURE TIF'S					
Property Taxes	-	882,800	882,800	-	900,000
TOTAL	-	882,800	882,800	-	900,000
CHIEF INDUSTRIES AURORA COOP					
Property Taxes	19,737	-	(19,737)	40,000	40,000
TOTAL	19,737	-	(19,737)	40,000	40,000

COMMUNITY REDEVELOPMENT AUTHORITY

16-17 BUDGET

As of 6/30/16

	<u>2015-2016</u> <u>YEAR TO DATE</u>	<u>2016</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>EXPECTED</u> <u>YEAR END</u>	<u>2017</u> <u>BUDGET</u>
TOKEN PROPERTIES KIMBALL ST					
Property Taxes	1,382	-	(1,382)	2,700	2,700
TOTAL	1,382	-	(1,382)	2,700	2,700
GI HABITAT OF HUMANITY					
Property Taxes	2,180	-	(2,180)	4,200	8,000
TOTAL	2,180	-	(2,180)	4,200	8,000
AUTO ONE INC					
Property Taxes	6,002	-	(6,002)	11,000	11,000
TOTAL	6,002	-	(6,002)	11,000	11,000
EIG GRAND ISLAND					
Property Taxes	26,539	-	(26,539)	50,000	50,000
TOTAL	26,539	-	(26,539)	50,000	50,000
TOKEN PROPERTIES CARY ST					
Property Taxes	3,959	-	(3,959)	8,000	8,000
TOTAL	3,959	-	(3,959)	8,000	8,000
WENN HOUSING PROJECT					
Property Taxes	2,179	-	(2,179)	4,200	4,200
TOTAL	2,179	-	(2,179)	4,200	4,200
COPPER CREEK 2014 Houses					
Property Taxes	60,846	-	(60,846)	100,000	200,000
TOTAL	60,846	-	(60,846)	100,000	200,000
TC ENCK BUILDERS					
Property Taxes	-	-	-	-	3,000
TOTAL	-	-	-	-	3,000
SUPER MARKET DEVELOPERS					
Property Taxes	-	-	-	-	20,000
TOTAL	-	-	-	-	20,000
MAINSTAY SUITES					
Property Taxes	12,961	-	(12,961)	25,000	25,000
TOTAL	12,961	-	(12,961)	25,000	25,000
TOWER 217					
Property Taxes	626	-	(626)	3,000	12,000
TOTAL	626	-	(626)	3,000	12,000
TOTAL REVENUE	965,235	3,004,242		1,664,126	2,968,567

COMMUNITY REDEVELOPMENT AUTHORITY

16-17 BUDGET

As of 6/30/16

	<u>2015-2016</u>	<u>2016</u>	<u>REMAINING</u>	<u>EXPECTED</u>	<u>2017</u>
EXPENSES	YEAR TO DATE	BUDGET	BALANCE	YEAR END	BUDGET
	-	-		-	-
CRA					
GENERAL OPERATIONS:					
Auditing & Accounting	-	5,000	5,000	5,000	5,000
Legal Services	1,005	3,000	1,995	2,000	3,000
Consulting Services	-	5,000	5,000	-	5,000
Contract Services	51,478	65,000	13,522	75,000	75,000
Printing & Binding	-	1,000	1,000	-	1,000
Other Professional Services	8,698	16,000	7,302	9,000	16,000
General Liability Insurance	-	250	250	-	250
Postage	71	350	279	100	200
Lifesafety Grant	-	285,000	285,000		265,000
Legal Notices	144	2,000	1,856	1,500	500
Travel & Training	-	1,000	1,000	-	1,000
Office Supplies	926	400	-	1,100	1,000
Supplies	-	300	300	50	300
Land	-	200,000	200,000	-	50,000
Bond Principal - Lincoln Pool	175,000	-	-	175,000	175,000
Bond Interest - Lincoln Pool	22,088	-	-	22,088	20,863
PROJECTS					
Façade Improvement	-	350,000	350,000		200,000
Building Improvement	350,855	368,972	18,117	475,000	835,148
Other Projects	525	450,000	449,476	15,525	50,000
TOTAL CRA EXPENSES	610,841	1,753,272	1,340,097	781,363	1,704,261
GENTLE DENTAL					
Bond Principal	3,660		-	7,319	3,917
Bond Interest	542		-	1,085	285
TOTAL GENTLE DENTAL	4,202	-	-	8,404	4,202
PROCON TIF					
Bond Principal	15,325	13,355	-	30,649	16,416
Bond Interest	3,837	5,807	1,970	7,675	2,747
TOTAL PROCON TIF	19,162	19,162	1,970	38,324	19,163
WALNUT HOUSING PROJECT					
Bond Principal	56,188	49,209	-	112,376	60,041
Bond Interest	18,284	25,263	6,979	36,567	14,431
TOTAL WALNUT HOUSING	74,472	74,472	6,979	148,944	74,472
BRUNS PET GROOMING					
Bond Principal	7,315	13,500	6,185	13,000	13,500
TOTAL BRUNS PET GROOMING	7,315	13,500	6,185	13,000	13,500
GIRARD VET CLINIC					
Bond Principal	418	14,500	14,082	10,000	14,500
TOTAL GIRARD VET CLINIC	418	14,500	14,082	10,000	14,500
GEDDES ST APTS - PROCON					
Bond Principal	28,334	30,000	1,667	30,000	30,000
TOTAL GEDDES ST APTS - PROCON	28,334	30,000	1,667	30,000	30,000

COMMUNITY REDEVELOPMENT AUTHORITY

16-17 BUDGET

As of 6/30/16

	2015-2016	2016	REMAINING	EXPECTED	2017
	<u>YEAR TO DATE</u>	<u>BUDGET</u>	<u>BALANCE</u>	<u>YEAR END</u>	<u>BUDGET</u>
SOUTHEAST CROSSINGS					
Bond Principal	8,451	15,000	6,549	18,000	18,000
TOTAL SOUTHEAST CROSSINGS	8,451	15,000	6,549	18,000	18,000
POPLAR STREET WATER					
Bond Principal	2,124	6,000	3,876	10,000	8,000
TOTAL POPLAR STREET WATER	2,124	6,000	3,876	10,000	8,000
CASEY'S @ FIVE POINTS					
Bond Principal	380	10,000	9,620	8,600	10,000
TOTAL CASEY'S @ FIVE POINTS	380	10,000	9,620	8,600	10,000
SOUTH POINTE HOTEL PROJECT					
Bond Principal	45,061	90,000	44,939	88,000	90,000
TOTAL SOUTH POINTE HOTEL PROJECT	45,061	90,000	44,939	88,000	90,000
TODD ENCK PROJECT					
Bond Principal	279	6,000	5,721	8,800	6,000
TOTAL TODD ENCK PROJECT	279	6,000	5,721	8,800	6,000
JOHN SCHULTE CONSTRUCTION					
Bond Principal	2,723	6,000	3,277	6,000	6,000
TOTAL JOHN SCHULTE CONSTRUCTION	2,723	6,000	3,277	6,000	6,000
PHARMACY PROPERTIES INC					
Bond Principal	5,995	11,000	5,005	11,500	11,000
TOTAL PHARMACH PROPERTIES INC	5,995	11,000	5,005	11,500	11,000
KEN-RAY LLC					
Bond Principal	42,273	34,000	-	45,000	85,000
TOTAL KEN-RAY LLC	42,273	34,000	-	45,000	85,000
TOKEN PROPERTIES RUBY					
Bond Principal	127	1,458	1,331	1,500	1,500
TOTAL COUNTY FUND #8598	127	1,458	1,331	1,500	1,500
GORDMAN GRAND ISLAND					
Bond Principal	9,770	40,000	30,230	40,000	40,000
TOTAL GORDMAN GRAND ISLAND	9,770	40,000	30,230	40,000	40,000
BAKER DEVELOPMENT INC					
Bond Principal	1,817	3,000	1,183	3,400	3,000
TOTAL BAKER DEVELOPMENT INC	1,817	3,000	1,183	3,400	3,000
STRATFORD PLAZA LLC					
Bond Principal	12,454	35,000	22,546	35,000	35,000
TOTAL STRATFORD PLAZA LLC	12,454	35,000	22,546	35,000	35,000
COPPER CREEK 2013 Houses					
Bond Principal	34,993	-	-	80,000	80,000
TOTAL COPPER CREEK	34,993	-	-	80,000	80,000

COMMUNITY REDEVELOPMENT AUTHORITY

16-17 BUDGET

As of 6/30/16

	<u>2015-2016</u>	<u>2016</u>	<u>REMAINING</u>	<u>EXPECTED</u>	<u>2017</u>
	<u>YEAR TO DATE</u>	<u>BUDGET</u>	<u>BALANCE</u>	<u>YEAR END</u>	<u>BUDGET</u>
CHIEF INDUSTRIES AURORA COOP					
Bond Principal	1,612		(1,612)	36,500	40,000
TOTAL CHIEF IND AURORA COOP	1,612		(1,612)	36,500	40,000
TOKEN PROPERTIES KIMBALL STREET					
Bond Principal	1,382		(1,382)	2,600	2,700
TOTAL TOKEN PROPERTIES KIMBALL ST	1,382		(1,382)	2,600	2,700
GI HABITAT FOR HUMANITY					
Bond Principal	178		(178)	4,000	8,000
TOTAL BLANK	178		(178)	4,000	8,000
AUTO ONE INC					
Bond Principal	490		(490)	11,000	11,000
TOTAL AUTO ONE INC	490		(490)	11,000	11,000
EIG GRAND ISLAND					
Bond Principal	2,168		(2,168)	26,000	50,000
TOTAL BLANK	2,168		(2,168)	26,000	50,000
TOKEN PROPERTIES CARY STREET					
Bond Principal	3,959		(3,959)	7,600	8,000
TOTAL TOKEN PROPERTIES CARY ST	3,959		(3,959)	7,600	8,000
WENN HOUSING PROJECT					
Bond Principal	2,179		(2,179)	4,200	4,200
TOTAL WENN HOUSING PROJECT	2,179		(2,179)	4,200	4,200
COPPER CREEK 2014 Homes					
Bond Principal	48,992		(48,992)	100,000	200,000
TOTAL COPPER CREEK 2014 Homes	48,992		(48,992)	100,000	200,000
TC ENCK BUILDERS					
Bond Principal	-		-		3,000
TOTAL TC ENCK BUILDERS	-		-		3,000
SUPER MARKET DEVELOPERS					
Bond Principal	-		-		20,000
TOTAL SUPER MARKET DEVELOPERS	-		-		20,000
MAINSTAY SUITES					
Bond Principal	1,059		(1,059)	25,000	25,000
TOTAL MAINSTAY SUITES	1,059		(1,059)	25,000	25,000
TOWER 217					
Bond Principal	51		(51)	1,200	12,000
TOTAL TOWER 217	51		(51)	1,200	12,000
FUTURE TIF'S					
Bond Principal	-	162,000	162,000		900,000
TOTAL FUTURE TIF'S	-	162,000	162,000		900,000
TOTAL EXPENSES	973,259	3,074,364		1,603,934	3,537,497