



# **Community Redevelopment Authority (CRA)**

**Wednesday, August 14, 2019  
Regular Meeting Packet**

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## **Board Members:**

**Tom Gdowski - Chairman**

**Glen Murray – Vice Chairman**

**Sue Pirnie**

**Glenn Wilson**

**Krae Dutoit**

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**4:00 PM**

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## **Call to Order**

## **Roll Call**

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### **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.

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### **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.

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### **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, August 14, 2019**  
**Regular Meeting**

## **Item A1**

### **Agenda**

**Staff Contact:**



**AGENDA**  
**Wednesday, August 14, 2019**  
**4 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. The CRA may vote to go into Closed Session on any Agenda Item as allowed by State Law.
2. Approval of Minutes of July 10, 2019, Meeting.
3. Review of Financials.
4. Approval of Bills.
5. Review of Committed Projects and CRA Properties
6. Discussion and Action on 2019-20 CRA Budget
7. Director's Report
8. Adjournment

Next Meeting September 11, 2019



# Community Redevelopment Authority (CRA)

**Wednesday, August 14, 2019  
Regular Meeting**

## **Item B1**

### **Meeting Minutes 7-10-2019**

**Staff Contact:**

## OFFICIAL PROCEEDINGS

### MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF July 10, 2019

Pursuant to due call and notice thereof, a Meeting of the Community Redevelopment Authority of the City of Grand Island, Nebraska was conducted on July 10, 2019 at City Hall, 100 E. First Street. Notice of the meeting was given in the July 3, 2019 Grand Island Independent.

**1. CALL TO ORDER.**

Vice Chairman Murray called the meeting to order at 4:00 p.m. The following members were present: Glen Murray, Glenn Wilson, and Krae Dutoit. Also present were: Director Chad Nabity, Planning Administrative Assistant Norma Hernandez, City Council President Vaughn Minton, Patrick Brown and William Clingman from the Grand Island Finance Department.

**2. APPROVAL OF MINUTES.**

A motion for approval of the Minutes for the June 12, 2019 meeting was made by Dutoit and second by Wilson. Upon roll call vote, all present voted aye. Motion carried 3-0

**3. APPROVAL OF FINANCIAL REPORTS.**

William Clingman reviewed the financials from June 1, 2019 to June 30, 2019. A motion was made by Wilson and second by Dutoit. Upon roll call vote, all present voted aye. Motion carried 3-0.

**4. APPROVAL OF BILLS.**

The bills were reviewed by William Clingman. A motion was made by Dutoit and second by Wilson to approve the bills in the amount of \$295,839.45. Upon roll call vote, all present voted aye. Motion carried 3-0.

**5. REVIEW OF COMMITTED PROJECTS & CRA PROPERTY.**

The committed projects and CRA properties were reviewed by Nabity.

**Façade Projects** - Nabity mentioned not too many changes. Hedde Building – work still being done. Old City Hall building – Work has started. Paramount – Will have the bills and occupancy certificates by next meeting. Take Flight – Replacement of terracotta is coming along and looking nice. Tom Ziller sent pictures last week. **Life Safety Grants** – Hedde Building 201 & 203 W. 3<sup>rd</sup> Street – Will not be paid out this fiscal year. Old Sears Building – should have payment in August, Peaceful Root – have not heard anything. **Rawr Holdings – Have not heard anything.** Wing Properties - TIF contract is signed.

There is \$70,000 left in Life Safety for this year. This is the last year for Life Safety.

**Façade** – Everything has been allocated for this year. Other projects has \$10,000. Line item Land Sales \$100,000 was budgeted, about \$39,000 of sales with the Talon sale. Only property left is the Dessert Rose property.

**6. Redevelopment Contract Approval for CRA Area #1 for single family residential Starostka Contracting LLC**

A. Consideration of Resolution 315 –

Nabity stated the project consists of 20 lots on 5<sup>th</sup> Street and Cogden. City council approved the redevelopment plan **amendment**. Three bids came in for the sewer project. Starostka was the lowest bidder and was awarded that contract.

A motion was made by Dutoit and second by Wilson to approve Resolution 315. Upon roll call vote all, voted aye. Motion carried 3-0.

**7. Discussion of 2019-20 CRA Budget**

Nabity mentioned a letter was received from **Jay Vaverick**. Jay asked if the CRA would be willing to participate in helping with historical lighting and extending to his new restaurant. Nabity recommends to do a 50/50 match with the property owner and use other projects line item. Nabity explained this would be a way to extend the historical lighting down the street. This could encourage property owners to make then investment. Public Works will be going out to look at spacing on the lighting. They will pick 4 spots to see where the lighting will placed. Amos Anson, Downtown BID president, asked the board to take the following into consideration.

There are 3 concrete poles on each block. The historical lighting started in the middle with the intention of going down the block. Amos stated it's probably best to keep the pattern that has been started.

The board decided that Jay Vaverick should work with the Downtown BID. Nabity stated he is working with the finance department to figure out what the ending cash. **We are proposing to keep the levy the same as last year.**

**8. Director's Report**

**9. Adjournment**

Murray adjourned the meeting at 4:42 p.m.  
The next meeting is scheduled, **Wednesday, August 14, 2019.**

Respectfully Submitted,  
Norma Hernandez  
Administrative Assistant



# Community Redevelopment Authority (CRA)

**Wednesday, August 14, 2019  
Regular Meeting**

## **Item C1**

### **Financials July 2019**

**Staff Contact:**



**COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF JULY 2019**

	<b>MONTH ENDED</b>	<b>2018-2019</b>	<b>2019</b>	<b>REMAINING</b>	<b>% OF BUDGET</b>
	<b><u>July-19</u></b>	<b><u>YEAR TO DATE</u></b>	<b><u>BUDGET</u></b>	<b><u>BALANCE</u></b>	<b><u>USED</u></b>
<b>CONSOLIDATED</b>					
Beginning Cash	826,214		675,752		
<b>REVENUE:</b>					
Property Taxes - CRA	7,748	381,309	489,000	107,691	77.98%
Property Taxes - Lincoln Pool	1,055	109,171	197,000	87,829	55.42%
Property Taxes -TIF's	30,155	1,623,484	3,149,000	2,255,656	51.56%
Loan Income (Poplar Street Water Line)	-	-	14,000	14,000	0.00%
Interest Income - CRA	1,913	10,725	300	-	3575.16%
Interest Income - TIF'S	90	295	-	-	
Land Sales	-	500	100,000	99,500	0.50%
Other Revenue - CRA	206,963	1,166,404	430,000	-	271.26%
Other Revenue - TIF's	-	60,160	-	-	
<b>TOTAL REVENUE</b>	<b>247,924</b>	<b>3,352,047</b>	<b>4,379,300</b>	<b>2,564,676</b>	<b>76.54%</b>
<b>TOTAL RESOURCES</b>	<b>1,074,138</b>	<b>3,352,047</b>	<b>5,055,052</b>	<b>2,564,676</b>	
<b>EXPENSES</b>					
Auditing & Accounting	-	3,000	3,000	-	100.00%
Legal Services	-	1,050	3,000	1,950	35.00%
Consulting Services	-	-	5,000	5,000	0.00%
Contract Services	4,098	42,203	75,000	32,797	56.27%
Printing & Binding	-	-	1,000	1,000	0.00%
Other Professional Services	6,013	11,120	16,000	4,880	69.50%
General Liability Insurance	-	-	250	250	0.00%
Postage	-	-	200	200	0.00%
Life Safety	-	-	200,000	200,000	0.00%
Legal Notices	17	155	500	345	31.04%
Travel & Training	-	-	1,000	1,000	0.00%
Other Expenditures	-	-	-	-	
Office Supplies	-	-	1,000	1,000	0.00%
Supplies	-	-	300	300	0.00%
Land	-	140	-	-	
Bond Principal - Lincoln Pool	-	180,000	180,000	-	100.00%
Bond Interest	-	17,065	17,065	-	100.00%
Husker Harvest Days	-	200,000	200,000	-	100.00%
Façade Improvement	-	-	200,000	200,000	0.00%
Building Improvement	-	438,677	926,000	487,323	47.37%
Other Projects	-	-	25,000	25,000	0.00%
Bond Principal-TIF's	285,712	2,408,689.34	3,149,000	2,400,231	76.49%
Bond Interest-TIF's	-	5,915	-	-	
Interest Expense	-	-	-	-	
<b>TOTAL EXPENSES</b>	<b>295,839</b>	<b>3,308,015</b>	<b>5,003,315</b>	<b>3,361,276</b>	<b>66.12%</b>
<b>INCREASE(DECREASE) IN CASH</b>	<b>(47,916)</b>	<b>44,032</b>	<b>(624,015)</b>		
<b>ENDING CASH</b>	<b>778,298</b>	<b>44,032</b>	<b>51,737</b>	<b>-</b>	
<b>CRA CASH</b>	<b>606,185</b>				
<b>Lincoln Pool Tax Income Balance</b>	<b>126,300</b>				
<b>TIF CASH</b>	<b>45,814</b>				
<b>Total Cash</b>	<b>778,298</b>				

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF JULY 2019

	<u>MONTH ENDED</u> <u>July-19</u>	<u>2018-2019</u> <u>YEAR TO DATE</u>	<u>2019</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
<b>GENERAL OPERATIONS:</b>					
Property Taxes - CRA	7,748	381,309	489,000	107,691	77.98%
Property Taxes - Lincoln Pool	1,055	109,171	197,000	87,829	55.42%
Interest Income	1,913	10,725	300	-	3575.16%
Loan Income (Poplar Street Water Line)		-	14,000	14,000	0.00%
Land Sales		500	100,000	99,500	0.50%
Other Revenue & Motor Vehicle Tax	206,963	1,166,404	430,000	-	271.26%
<b>TOTAL</b>	<b>217,679</b>	<b>1,668,109</b>	<b>1,230,300</b>	<b>309,021</b>	<b>135.59%</b>
<b>WALNUT HOUSING PROJECT</b>					
Property Taxes	23,393	25,278	-	-	
Interest Income	90	295	-	-	
Other Revenue		60,160	-	-	
<b>TOTAL</b>	<b>23,483</b>	<b>85,732</b>	<b>-</b>	<b>-</b>	
<b>GIRARD VET CLINIC</b>					
Property Taxes		10,919	-	-	
<b>TOTAL</b>	<b>-</b>	<b>10,919</b>	<b>-</b>	<b>-</b>	
<b>GEDDES ST APTS-PROCON</b>					
Property Taxes		16,898	-	-	
<b>TOTAL</b>	<b>-</b>	<b>16,898</b>	<b>-</b>	<b>-</b>	
<b>SOUTHEAST CROSSING</b>					
Property Taxes		13,135	-	-	
<b>TOTAL</b>	<b>-</b>	<b>13,135</b>	<b>-</b>	<b>-</b>	
<b>POPLAR STREET WATER</b>					
Property Taxes	477	13,697	-	-	
<b>TOTAL</b>	<b>477</b>	<b>13,697</b>	<b>-</b>	<b>-</b>	
<b>CASEY'S @ FIVE POINTS</b>					
Property Taxes		7,501	-	-	
<b>TOTAL</b>	<b>-</b>	<b>7,501</b>	<b>-</b>	<b>-</b>	
<b>SOUTH POINTE HOTEL PROJECT</b>					
Property Taxes		44,674	-	-	
<b>TOTAL</b>	<b>-</b>	<b>44,674</b>	<b>-</b>	<b>-</b>	
<b>TODD ENCK PROJECT</b>					
Property Taxes		6,540	-	-	
<b>TOTAL</b>	<b>-</b>	<b>6,540</b>	<b>-</b>	<b>-</b>	
<b>JOHN SCHULTE CONSTRUCTION</b>					
Property Taxes		7,663	-	-	
<b>TOTAL</b>	<b>-</b>	<b>7,663</b>	<b>-</b>	<b>-</b>	
<b>PHARMACY PROPERTIES INC</b>					
Property Taxes		6,312	-	-	
<b>TOTAL</b>	<b>-</b>	<b>6,312</b>	<b>-</b>	<b>-</b>	
<b>KEN-RAY LLC</b>					
Property Taxes		24,678	-	-	
<b>TOTAL</b>	<b>-</b>	<b>24,678</b>	<b>-</b>	<b>-</b>	

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF JULY 2019

	<u>MONTH ENDED</u> <u>July-19</u>	<u>2018-2019</u> <u>YEAR TO DATE</u>	<u>2019</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
<b>TOKEN PROPERTIES RUBY</b>					
Property Taxes		3,017	-	-	
<b>TOTAL</b>	-	3,017	-	-	
<b>GORDMAN GRAND ISLAND</b>					
Property Taxes		37,729	-	-	
<b>TOTAL</b>	-	37,729	-	-	
<b>BAKER DEVELOPMENT INC</b>					
Property Taxes		1,998	-	-	
<b>TOTAL</b>	-	1,998	-	-	
<b>STRATFORD PLAZA INC</b>					
Property Taxes		17,605	-	-	
<b>TOTAL</b>	-	17,605	-	-	
<b>COPPER CREEK 2013 HOUSES</b>					
Property Taxes	375	45,210	-	-	
<b>TOTAL</b>	375	45,210	-	-	
<b>FUTURE TIF'S</b>					
Property Taxes		81	3,149,000	3,148,919	
<b>TOTAL</b>	-	81	3,149,000	3,148,919	
<b>CHIEF INDUSTRIES AURORA COOP</b>					
Property Taxes		20,102	-	(20,102)	
<b>TOTAL</b>	-	20,102	-	(20,102)	
<b>TOKEN PROPERTIES KIMBALL ST</b>					
Property Taxes		2,765	-	(2,765)	
<b>TOTAL</b>	-	2,765	-	(2,765)	
<b>GI HABITAT OF HUMANITY</b>					
Property Taxes		2,319	-	(2,319)	
<b>TOTAL</b>	-	2,319	-	(2,319)	
<b>AUTO ONE INC</b>					
Property Taxes		7,430	-	(7,430)	
<b>TOTAL</b>	-	7,430	-	(7,430)	
<b>EIG GRAND ISLAND</b>					
Property Taxes		38,108	-	(38,108)	
<b>TOTAL</b>	-	38,108	-	(38,108)	
<b>TOKEN PROPERTIES CARY ST</b>					
Property Taxes		8,326	-	(8,326)	
<b>TOTAL</b>	-	8,326	-	(8,326)	

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF JULY 2019

	<u>MONTH ENDED</u> <u>July-19</u>	<u>2018-2019</u> <u>YEAR TO DATE</u>	<u>2019</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
<b>WENN HOUSING PROJECT</b>					
Property Taxes		4,580	-	(4,580)	
<b>TOTAL</b>	-	4,580	-	(4,580)	
<b>COPPER CREEK 2014 HOUSES</b>					
Property Taxes	1,173	176,013	-	(176,013)	
<b>TOTAL</b>	1,173	176,013	-	(176,013)	
<b>TC ENCK BUILDERS</b>					
Property Taxes		3,662	-	(3,662)	
<b>TOTAL</b>	-	3,662	-	(3,662)	
<b>SUPER MARKET DEVELOPERS</b>					
Property Taxes		65,033	-	(65,033)	
<b>TOTAL</b>	-	65,033	-	(65,033)	
<b>MAINSTAY SUITES</b>					
Property Taxes		34,103	-	(34,103)	
<b>TOTAL</b>	-	34,103	-	(34,103)	
<b>TOWER 217</b>					
Property Taxes		14,178	-	(14,178)	
<b>TOTAL</b>	-	14,178	-	(14,178)	
<b>COPPER CREEK 2015 HOUSES</b>					
Property Taxes	4,736	177,537	-	(177,537)	
<b>TOTAL</b>	4,736	177,537	-	(177,537)	
<b>NORTHWEST COMMONS</b>					
Property Taxes		190,502	-	(190,502)	
<b>TOTAL</b>	-	190,502	-	(190,502)	
<b>HABITAT - 8TH &amp; SUPERIOR</b>					
Property Taxes		5,813		(5,813)	
<b>TOTAL</b>	-	5,813	-	(5,813)	
<b>KAUFMAN BUILDING</b>					
Property Taxes		6,846		(6,846)	
<b>TOTAL</b>	-	6,846	-	(6,846)	
<b>TALON APARTMENTS</b>					
Property Taxes		75,518		(75,518)	
<b>TOTAL</b>	-	75,518	-	(75,518)	
<b>VICTORY PLACE</b>					
Property Taxes		60,427		(60,427)	
<b>TOTAL</b>	-	60,427	-	(60,427)	
<b>THINK SMART</b>					
Property Taxes		1,920		(1,920)	
<b>TOTAL</b>	-	1,920	-	(1,920)	

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF JULY 2019

	<u>MONTH ENDED</u> <u>July-19</u>	<u>2018-2019</u> <u>YEAR TO DATE</u>	<u>2019</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
<b>BOSELMAN HQ</b>					
Property Taxes		92,530		(92,530)	
<b>TOTAL</b>	-	92,530	-	(92,530)	
<b>TALON APARTMENTS 2017</b>					
Property Taxes		60,157		(60,157)	
<b>TOTAL</b>	-	60,157	-	(60,157)	
<b>WEINRICH DEVELOPMENT</b>					
Property Taxes		749		(749)	
<b>TOTAL</b>	-	749	-	(749)	
<b>WING WILLIAMSONS</b>					
Property Taxes		1,492		(1,492)	
<b>TOTAL</b>	-	1,492	-	(1,492)	
<b>HATCHERY HOLDINGS</b>					
Property Taxes		166,618		(166,618)	
<b>TOTAL</b>	-	166,618	-	(166,618)	
<b>FEDERATION LABOR TEMPLE</b>					
Property Taxes		3,625		(3,625)	
<b>TOTAL</b>	-	3,625	-	(3,625)	
<b>MIDDLETON PROPERTIES II</b>					
Property Taxes		14,580		(14,580)	
<b>TOTAL</b>	-	14,580	-	(14,580)	
<b>COPPER CREEK 2016 HOUSES</b>					
Property Taxes		47,661		(47,661)	
<b>TOTAL</b>	-	47,661	-	(47,661)	
<b>EAST PARK ON STUHR</b>					
Property Taxes		57,955		(57,955)	
<b>TOTAL</b>	-	57,955	-	(57,955)	
<b>TOTAL REVENUE</b>	247,924	3,352,047	4,379,300	2,713,280	76.54%

**COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF JULY 2019**

<b>EXPENSES</b>	<b>MONTH ENDED <u>July-19</u></b>	<b>2018-2019 <u>YEAR TO DATE</u></b>	<b>2019 <u>BUDGET</u></b>	<b>REMAINING <u>BALANCE</u></b>	<b>% OF BUDGET <u>USED</u></b>
<b>CRA</b>					
<b>GENERAL OPERATIONS:</b>					
Auditing & Accounting		3,000	3,000	-	100.00%
Legal Services		1,050	3,000	1,950	35.00%
Consulting Services		-	5,000	5,000	0.00%
Contract Services	4,098	42,203	75,000	32,797	56.27%
Printing & Binding		-	1,000	1,000	0.00%
Other Professional Services	6,013	11,120	16,000	4,880	69.50%
General Liability Insurance		-	250	250	0.00%
Postage		-	200	200	0.00%
Lifesafety Grant		-	200,000	200,000	0.00%
Legal Notices	17	155	500	345	31.04%
Travel & Training		-	1,000	1,000	0.00%
Office Supplies		-	1,000	1,000	0.00%
Supplies		-	300	300	0.00%
Land		140	-	-	
Bond Principal - Lincoln Pool		180,000	180,000	-	100.00%
Bond Interest - Lincoln Pool		17,065	17,065	-	100.00%
<b>PROJECTS</b>					
Husker Harvest Days		200,000	200,000	-	100.00%
Facade Improvement		-	200,000	200,000	0.00%
Building Improvement		438,677	926,000	487,323	0.00%
Other Projects		-	25,000	25,000	0.00%
<b>TOTAL CRA EXPENSES</b>	<b>10,128</b>	<b>893,410</b>	<b>1,854,315</b>	<b>961,045</b>	<b>48.18%</b>
<b>WALNUT HOUSING PROJECT</b>					
Bond Principal		68,557	-	-	
Bond Interest		5,915	-	-	
<b>TOTAL</b>	<b>-</b>	<b>74,472</b>	<b>-</b>	<b>-</b>	
<b>GIRARD VET CLINIC</b>					
Bond Principal	5,228	10,919	-	-	
<b>TOTAL</b>	<b>5,228</b>	<b>10,919</b>	<b>-</b>	<b>-</b>	
<b>GEDDES ST APTS - PROCON</b>					
Bond Principal		16,898	-	-	
<b>TOTAL</b>	<b>-</b>	<b>16,898</b>	<b>-</b>	<b>-</b>	
<b>SOUTHEAST CROSSINGS</b>					
Bond Principal		13,135	-	-	
<b>TOTAL</b>	<b>-</b>	<b>13,135</b>	<b>-</b>	<b>-</b>	
<b>POPLAR STREET WATER</b>					
Bond Principal	4,322	13,220	-	-	
<b>TOTAL</b>	<b>4,322</b>	<b>13,220</b>	<b>-</b>	<b>-</b>	
<b>CASEY'S @ FIVE POINTS</b>					
Bond Principal	6,942	7,501	-	-	
<b>TOTAL</b>	<b>6,942</b>	<b>7,501</b>	<b>-</b>	<b>-</b>	

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF JULY 2019

	<u>MONTH ENDED</u> <u>July-19</u>	<u>2018-2019</u> <u>YEAR TO DATE</u>	<u>2019</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
<b>SOUTH POINTE HOTEL PROJECT</b>					
Bond Principal		44,674	-	-	
<b>TOTAL</b>	-	44,674	-	-	
<b>TODD ENCK PROJECT</b>					
Bond Principal	3,087	6,540	-	-	
<b>TOTAL</b>	3,087	6,540	-	-	
<b>JOHN SCHULTE CONSTRUCTION</b>					
Bond Principal	3,837	7,663	-	-	
<b>TOTAL</b>	3,837	7,663	-	-	
<b>PHARMACY PROPERTIES INC</b>					
Bond Principal		6,312	-	-	
<b>TOTAL</b>	-	6,312	-	-	
<b>KEN-RAY LLC</b>					
Bond Principal	22,838	24,678	-	-	
<b>TOTAL</b>	22,838	24,678	-	-	
<b>TOKEN PROPERTIES RUBY</b>					
Bond Principal	1,436	3,017	-	-	
<b>TOTAL</b>	1,436	3,017	-	-	
<b>GORDMAN GRAND ISLAND</b>					
Bond Principal		37,729	-	-	
<b>TOTAL</b>	-	37,729	-	-	
<b>BAKER DEVELOPMENT INC</b>					
Bond Principal	1,849	1,998	-	-	
<b>TOTAL</b>	1,849	1,998	-	-	
<b>STRATFORD PLAZA LLC</b>					
Bond Principal		17,605	-	-	
<b>TOTAL</b>	-	17,605	-	-	
<b>COPPER CREEK 2013 HOUSES</b>					
Bond Principal	4,426	44,834	-	-	
<b>TOTAL</b>	4,426	44,834	-	-	
<b>CHIEF INDUSTRIES AURORA COOP</b>					
Bond Principal	18,604	20,102	-	-	
<b>TOTAL</b>	18,604	20,102	-	-	
<b>TOKEN PROPERTIES KIMBALL STREET</b>					
Bond Principal	1,357	2,765	-	-	
<b>TOTAL</b>	1,357	2,765	-	-	
<b>GI HABITAT FOR HUMANITY</b>					
Bond Principal	2,146	2,319	-	-	
<b>TOTAL</b>	2,146	2,319	-	-	

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF JULY 2019

	<u>MONTH ENDED</u> <u>July-19</u>	<u>2018-2019</u> <u>YEAR TO DATE</u>	<u>2019</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
<b>AUTO ONE INC</b>					
Bond Principal	6,876	7,430	-	-	
<b>TOTAL</b>	6,876	7,430	-	-	
<b>EIG GRAND ISLAND</b>					
Bond Principal		38,108	-	-	
<b>TOTAL</b>	-	38,108	-	-	
<b>TOKEN PROPERTIES CARY STREET</b>					
Bond Principal	3,865	8,326	-	-	
<b>TOTAL</b>	3,865	8,326	-	-	
<b>WENN HOUSING PROJECT</b>					
Bond Principal		4,580	-	-	
<b>TOTAL</b>	-	4,580	-	-	
<b>COPPER CREEK 2014 HOUSES</b>					
Bond Principal	41,022	174,840	-	-	
<b>TOTAL</b>	41,022	174,840	-	-	
<b>TC ENCK BUILDERS</b>					
Bond Principal	1,678	3,662	-	-	
<b>TOTAL</b>	1,678	3,662	-	-	
<b>SUPER MARKET DEVELOPERS</b>					
Bond Principal		65,033	-	-	
<b>TOTAL</b>	-	65,033	-	-	
<b>MAINSTAY SUITES</b>					
Bond Principal	31,561	34,103	-	-	
<b>TOTAL</b>	31,561	34,103	-	-	
<b>TOWER 217</b>					
Bond Principal	13,129	14,178	-	-	
<b>TOTAL</b>	13,129	14,178	-	-	
<b>COPPER CREEK 2015 HOUSES</b>					
Bond Principal	33,659	172,801	-	-	
<b>TOTAL</b>	33,659	172,801	-	-	
<b>NORTHWEST COMMONS</b>					
Bond Principal	7,132	190,502	-	-	
<b>TOTAL</b>	7,132	190,502	-	-	
<b>HABITAT - 8TH &amp; SUPERIOR</b>					
Bond Principal	5,379	5,813	-	-	
<b>TOTAL</b>	5,379	5,813	-	-	
<b>KAUFMAN BUILDING</b>					
Bond Principal		6,846	-	-	
<b>TOTAL</b>	-	6,846	-	-	



COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF JULY 2019

	<u>MONTH ENDED</u> <u>July-19</u>	<u>2018-2019</u> <u>YEAR TO DATE</u>	<u>2019</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
<b>TALON APARTMENTS</b>					
Bond Principal		75,518	-	-	
<b>TOTAL</b>	-	75,518		-	
<b>VICTORY PLACE</b>					
Bond Principal		60,427	-	-	
<b>TOTAL</b>	-	60,427		-	
<b>FUTURE TIF'S</b>					
Bond Principal		748,769	3,149,000	2,400,231	
<b>TOTAL</b>	-	748,769	3,149,000	2,400,231	
<b>THINK SMART</b>					
Bond Principal		1,920	-	-	
<b>TOTAL</b>	-	1,920		-	
<b>BOSSELMAN HQ</b>					
Bond Principal		92,530	-	-	
<b>TOTAL</b>	-	92,530		-	
<b>TALON APARTMENTS 2017</b>					
Bond Principal		60,157	-	-	
<b>TOTAL</b>	-	60,157		-	
<b>WEINRICH DEVELOPMENT</b>					
Bond Principal	694	749	-	-	
<b>TOTAL</b>	694	749		-	
<b>WING WILLIAMSONS</b>					
Bond Principal		1,492	-	-	
<b>TOTAL</b>	-	1,492		-	
<b>HATCHERY HOLDINGS</b>					
Bond Principal		166,618	-	-	
<b>TOTAL</b>	-	166,618		-	
<b>FEDERATION LABOR TEMPLE</b>					
Bond Principal	3,585	3,625	-	-	
<b>TOTAL</b>	3,585	3,625		-	
<b>MIDDLETON PROPERTIES II</b>					
Bond Principal		14,580	-	-	
<b>TOTAL</b>	-	14,580		-	
<b>COPPER CREEK 2016 HOUSES</b>					
Bond Principal	7,426	47,661	-	-	
<b>TOTAL</b>	7,426	47,661		-	
<b>EAST PARK ON STUHR</b>					
Bond Principal	53,633	57,955	-	-	
<b>TOTAL</b>	53,633	57,955		-	
<b>TOTAL EXPENSES</b>	295,839	3,308,015	5,003,315	3,361,276	66.12%

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CITY OF GRAND ISLAND  
BALANCE SHEET FOR 2019 10

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FUND: 900 COMMUNITY REDEVELOPMENT AUTHOR			NET CHANGE FOR PERIOD	ACCOUNT BALANCE
<b>ASSETS</b>				
900	11110	OPERATING CASH	-47,915.63	778,298.65
900	11120	COUNTY TREASURER CASH	.00	140,410.38
900	11305	PROPERTY TAXES RECEIVABLE	.00	213,070.00
900	11500	INTEREST RECEIVABLE	.00	808.64
900	14100	NOTES RECEIVABLE	.00	125,290.09
900	14700	LAND	.00	490,485.75
TOTAL ASSETS			-47,915.63	1,748,363.51
<b>LIABILITIES</b>				
900	22100	LONG TERM DEBT	.00	-105,250.00
900	22400	OTHER LONG TERM DEBT	.00	-930,000.00
900	22900	ACCRUED INTEREST PAYABLE	.00	-5,344.79
900	25100	ACCOUNTS PAYABLE	.00	-65,572.06
900	25315	DEFERRED REVENUE-PROPERTY TAX	.00	-206,904.00
TOTAL LIABILITIES			.00	-1,313,070.85
<b>FUND BALANCE</b>				
900	39107	BUDGETARY FUND BAL - UNRESERVD	.00	645,381.00
900	39110	INVESTMENT IN FIXED ASSETS	.00	-490,485.75
900	39112	FUND BALANCE-BONDS	.00	909,959.91
900	39120	UNRESTRICTED FUND BALANCE	.00	-810,734.37
900	39130	ESTIMATED REVENUES	.00	2,892,117.00
900	39140	ESTIMATED EXPENSES	.00	-3,537,498.00
900	39500	REVENUE CONTROL	-247,923.82	-3,352,047.30
900	39600	EXPENDITURE CONTROL	295,839.45	3,308,014.85
TOTAL FUND BALANCE			47,915.63	-435,292.66
TOTAL LIABILITIES + FUND BALANCE			47,915.63	-1,748,363.51

\*\* END OF REPORT - Generated by Brian Schultz \*\*



# Community Redevelopment Authority (CRA)

**Wednesday, August 14, 2019**  
**Regular Meeting**

## **Item D1**

**Bills Aug 2019**

**Staff Contact:**



14-Aug-19

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 for July 2019	\$	3,768.01
Grand Island Independent	legal notice	\$	17.25
Peaceful Root	Life Safety Grant	\$	50,000.00

<b>Total:</b>		<b>\$</b>	<b><u>53,785.26</u></b>
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# Community Redevelopment Authority (CRA)

**Wednesday, August 14, 2019  
Regular Meeting**

## **Item E1**

### **July 2019 Committed Projects and CRA Projects**

**Staff Contact:**

COMMITTED PROJECTS	REMAINING GRANT AMOUNT	2019 FISCAL YR	2020 FISCAL YR	2021 FISCAL YR	ESTIMATED COMP
Bosselman-1607 S. Locust (11-14-18)	\$ 50,000.00	\$ 50,000.00			Summer 2019
Hedde Building 201-205 W. 3rd (10-18-	\$ 300,000.00	\$ 200,000.00	\$ 100,000.00		Spring 2020
Old City Hall -208 N. Pine St (12-12-18)	\$ 100,000.00	\$ 100,000.00			Summer 2019
Paramount Development - 411 W. 3rd St (2-13-19)	\$ 15,000.00	\$ 15,000.00			
Take Flight - 209 W. 3rd (11-14-18)	\$ 50,000.00	\$ 50,000.00			
Total Committed	\$ 465,000.00	\$ 365,000.00	\$ 100,000.00	\$ -	
FIRE & LIFE SAFETY GRANT	TOTAL AMOUNT	2019 FISCAL YR	2020 FISCAL YR	2021 FISCAL YR	ESTIMATED COMP
201-203 W. 3rd St. Anson (8-24-16)	\$ 310,000.00	\$ 310,000.00			Spring 2020
Old Sears Building - 4 Apartments (8-8-18)	\$ 80,000.00	\$ 80,000.00			Summer 2019
Peaceful Root - 112 W. 2nd St. (1-11-17)	\$ 50,000.00	\$ 50,000.00			Spring 2019
Rawr Holdings 110 W 2nd (12-12-18)	\$ 35,000.00	\$ 35,000.00			Winter 2019
Wing Properties 112 E 3rd (12-12-18)	\$ 20,000.00	\$ 20,000.00			Winter 2019
Total Committed F&L Safety Grant	\$ 495,000.00	\$ 495,000.00	\$ -	\$ -	

	BUDGET	COMMITTED	LEFT
Life Safety Budgeted 2019	\$ 200,000.00	\$ 130,000.00	\$ 70,000.00
Façade Budgeted 2019	\$ 200,000.00	\$ 200,000.00	\$ -
Other Projects 2019 Budgeted	\$ 25,000.00	\$ 15,000.00	\$ 10,000.00
Land - Budgeted 2019	\$ -	\$ -	\$ -
Land Sales Budgeted 2019	\$ (100,000.00)	\$ -	\$ (100,000.00)
subtotal		\$ 345,000.00	\$ (20,000.00)
Less committed		(\$860,000.00)	(\$100,000.00)
Balance remaining		\$ (515,000.00)	\$ (120,000.00)

	BUDGET	PAID	LEFT
Building Improvements *	\$ 926,000.00	\$ 438,677.00	\$ 487,323.00

\*Includes Life Safety, Façade, Other grants made in previous fiscal years

#### CRA PROPERTIES

Address	Purchase Price	Purchase Date	Demo Cost	Status
3235 S Locust (Desert Rose)	\$450,000	4/2/2010	\$39,764	Surplus

July 31, 2019



# Community Redevelopment Authority (CRA)

**Wednesday, August 14, 2019  
Regular Meeting**

## **Item K1**

### **2019-2020 Budget**

**Staff Contact:**

August 6, 2019

From: Chad Nabity, AICP Director

To: CRA Board

Re: 2019-2012 Budget

Enclosed you will find a draft of the 2019-2020 CRA Budget.

The 2019-2020 CRA Budget is presented with projected revenue from taxes of \$697,000 based on the tax levy used for the 2018-19 tax year. The levy was lowered in for the 2017-18 fiscal year the CRA levy was lowered from 0.026 to 0.023. If the levy from last year is being retained this would generate about \$503,000 for CRA purposes which includes: grants, façade improvements, committed projects and staffing as well as \$194,000 for Lincoln Park Pool.

During the 2018-19 fiscal year the CRA made payments on over \$487,000 of projects carried over from the 2017-18 fiscal year and it is anticipated that we will make payments on over \$715,000 of commitments that were made during the 2017-18 fiscal year. This has reduced our available cash significantly but also reduced our committed projects and carryover for the 2019-2020 fiscal year.

Based on our end of year projections, if the CRA makes payments on commitments that are expected to come due before the end of the fiscal year, our beginning cash budget for 2020 will be \$622,673. Projected revenues for 2020 are \$3,720,229. This includes over \$1,470,000 in TIF payments and a reserve of \$1,000,000 of authority for new TIF projects that come on line during the 2020 tax year. All of the TIF payments are pass through payments that will not be made if the money generated by those projects is not sent to the CRA. The revenues include \$503,000 from general property taxes an increase of 2.5% over last year and \$194,000 for the Lincoln Pool bonds and interest. The last Life Safety Fund contribution from the general fund of \$100,000 and the Husker Harvest Days contribution from the food and beverage tax of \$200,000 are shown under other CRA Revenue. Land sales is projected at \$200,000. The CRA does only have one property at this time available, the Desert Rose property on South Locust. The CRA did sell a portion of the Desert Rose property to Talon apartments in 2019 to give them access to Exchange Road.

At the beginning of the 2020 fiscal year it is expected that we will have about \$350,000 of façade projects approved by not paid out with payments expected in the 2020 fiscal year and \$365,000 of approved Life Safety Projects with \$100,000 of that due from the City of Grand Island General Fund after payment are made. We will begin the year with \$715,000 of carry over projects to be paid out in 2019-2020.



The Life Safety Program for downtown expires with the end of the 2018-19 fiscal year. The program has operated for 5 years and the CRA has committed. To date we have had twenty eight units completed of fifty one approved. All of the uncompleted units are accounted for in the Building Improvement line as committed projects. There is some desire among the Railside Board to continue this program but it is the recommendation of staff to wait and see what happens with additional downtown redevelopment.

It appears that if the levy remains the same the CRA will have about \$530,000 available for to program for the 2019-2020 fiscal year. Operating expenses including salaries, taxes, legal notices etc... will require about \$90,000 and \$440,000 for façade improvement, land purchase and other projects.

Last year the budget included \$200,000 for façade improvement and we committed all of those funds in the first 2 months of the year. I would suggest that we budget \$220,000 in this line item and the CRA may want to consider increasing the match required for façade projects or placing a limit on the amount of money that a project can receive. I would recommend that we include \$220,000 in other projects line. I expect that we will need to participate in the Fifth Street Sewer Project to buy the first portion of the TIF Bond on the Starostka Project of about \$120,000 final numbers will be available after the board of equalization meeting in the Summer of 2020. This money will be repaid to the CRA through the TIF proceeds similar what the CRA did to support the Habitat for Humanity Homes along Poplar Street. Other possible projects include expanding the Historic Lighting in the Railside Area. The CRA has used this money to provide funding for other studies and improvements in Business Improvement Districts.

I am recommending that we budget \$100,000 for property acquisition but that this money be reserved until either late in the fiscal year or until we sell the remainder of the Desert Rose property.

We will also have to budget \$200,000 for Husker Harvest Days but that will be a pass through with money received from the City food and beverage tax fund and should have no real impact on the overall budget. This is the 2<sup>nd</sup> of 10 annual payments to Farm Progress.

We are finalizing the projections on the TIF revenues and expenditures for the next year and those will be submitted for approval with offsetting revenues and expenditures in each TIF account. We are anticipating a final total on TIF Payments for the 2018 year to of about \$1,500,000. I intend to budget \$1,000,000 in any other TIF projects line to insure that we have authority to payout any new projects coming on line in the next year. We have done this for the past several years and finance creates an account for each new project as we begin to receive funds for the project. It generally takes between 2 and 3 years to start receiving the TIF funds generated by a project and is subject to when the project is complete and when the Assessor gets the project on the tax rolls.

**COMMUNITY REDEVELOPMENT AUTHORITY  
2020 BUDGET**

<b>CONSOLIDATED</b>	<b>2019 BUDGET</b>	<b>2018-2019 YE Projected</b>	<b>2020 BUDGET</b>	
Beginning Cash	675,752	675,752	622,763	
<b>REVENUE:</b>				
Property Taxes - CRA	489,000	489,000	503,000	
Property Taxes - Lincoln Pool	197,000	197,000	194,229	
Property Taxes - TIF's	2,400,000	2,400,000	2,500,000	All TIF Projects plus \$1M authority for new
Loan Income (Poplar Street Water Line)	14,000	13,000	13,000	
Interest Income - CRA	300	10,000	10,000	
Interest Income - TIF'S				
Land Sales	100,000	39,000	200,000	
Other Revenue - CRA	430,000	400,000	300,000	Includes LS and HHD Payments from City
Other Revenue - TIF's	749,000	749,000		
<b>TOTAL REVENUE</b>	<b>4,379,300</b>	<b>4,297,000</b>	<b>3,720,229</b>	
<b>TOTAL RESOURCES</b>	<b>5,055,052</b>	<b>4,972,752</b>	<b>4,342,992</b>	
<b>EXPENSES</b>				
Auditing & Accounting	3,000	3,000	3,000	
Legal Services	3,000	1,500	3,000	
Consulting Services	5,000	-	5,000	
Contract Services	75,000	60,000	75,000	
Printing & Binding	1,000	-	1,000	
Other Professional Services	16,000	5,107	16,000	
General Liability Insurance	250	-	250	
Postage	200	100	200	
Life Safety	200,000	80,000		
Legal Notices	500	200	500	
Travel & Training	1,000	-	4,000	
Other Expenditures	-	-	-	
Office Supplies	1,000	200	1,000	
Supplies	300	-	300	
Land	-	140	100,000	
Bond Principal - Lincoln Pool	180,000	180,000	180,000	
Bond Interest	17,065	17,065	14,229	
Husker Harvest Days Payment Year 2	200,000	200,000	200,000	2nd of 10 years of payments
Façade Improvement	200,000	150,000	220,000	
Building Improvement	926,000	488,677	715,000	All Carry Over Projects from 2019-20 Fifth Street Sewer, Historic Lighting
Other Projects	25,000	15,000	220,000	
Bond Principal-TIF's	3,149,000	3,149,000	2,500,000	
Bond Interest-TIF's				
Interest Expense				
<b>TOTAL EXPENSES</b>	<b>5,003,315</b>	<b>4,349,989</b>	<b>4,258,479</b>	
<b>INCREASE(DECREASE) IN CASH</b>	<b>(624,015)</b>	<b>(52,989)</b>	<b>(538,250)</b>	
<b>ENDING CASH</b>	<b>51,737</b>	<b>622,763</b>	<b>84,513</b>	Projected ending cash for 2019 is less than total committed projects