



# Community Redevelopment Authority (CRA)

**Wednesday, July 8, 2020  
Regular Meeting**

## **Item K1**

### **Preliminary 2020-2021 Budget**

**Staff Contact:**

July 2, 2020

From: Chad Nabity, AICP Director

To: CRA Board

Re: 2020-2021 Budget Discussion Points

Given the nature of the last several months and the potential issues that the City will have with budgeting it would be my recommendation that the CRA keep the tax asking for the 2020-21 budget level with the request from last year. This should result in a slightly lower levy amount while still providing adequate financing for the CRA and redevelopment activities.

Based on the projected tax revenue and other revenue sources and our projected payments for other grants and façade that have been approved/discussed this year I am anticipating that our starting cash for the year will be about \$617,000. Our committed projects would be limited to the 3 life safety projects for \$415,000 and payments for the Veteran's Home of \$255,000 or \$670,000.

I am anticipating that all of our 2020 façade projects will be paid before the end of September (\$223,660) along with \$225,000 of the money budgeted in other projects (\$105,000 for the Vets Home Contract and \$120,000 to purchase the first TIF bonds on the Startostka Fifth Street Project).

If the total of our committed funds for next year is \$670,000 and we end the year with \$622,000 we will need to devote \$48,000 of this next year's budget to these expenditures. Our projected unrestricted income available to the CRA from taxes and other sources will be \$550,000 not counting any land sales. Estimated operating costs for the CRA are \$109,000 so the CRA would have about \$400,000 that can be budgeted for façade and other grants. I would suggest that we put \$200,000 each into façade and \$200,000 into other grants. I would not recommend budgeting any money for land purchases but if we have an opportunity and the funds are available we can move funds from other grants to land purchases. Given the lack of interest in the Desert Rose Property I would recommend that we do not budget any land sales this year. If we do sell the property we can budget those funds into the 2021-22 budget.

The above recommendations allow for the levy to cover the Lincoln Pool bonds and for transfers in and out for TIF payments and Husker Harvest Days. Those numbers would be shown in the complete budget.

COMMUNITY REDEVELOPMENT AUTHORITY			
2021 BUDGET WORKSHEET			
	2020	2020-2021	2021
	<u>BUDGET</u>	<u>YE Projected</u>	<u>BUDGET</u>
<b>CONSOLIDATED</b>			
Beginning Cash	622,763	622,763	621,663
<b>REVENUE:</b>			
Property Taxes - CRA	529,646	529,646	529,646
Property Taxes - Lincoln Pool	194,229	194,229	194,229
Property Taxes - TIF's			
Interest Income - CRA	10,000	10,000	10,000
Interest Income - TIF'S			
Land Sales			
Other Revenue - CRA	320,000	630,000	220,000
<b>TOTAL REVENUE</b>	<b>1,053,875</b>	<b>1,363,875</b>	<b>953,875</b>
<b>TOTAL RESOURCES</b>	<b>1,676,638</b>	<b>1,986,638</b>	<b>1,575,538</b>
<b>EXPENSES</b>			
Auditing & Accounting	3,000	3,000	3,000
Legal Services	3,000	500	3,000
Consulting Services	5,000	-	5,000
Contract Services	75,000	65,000	75,000
Printing & Binding	1,000	-	1,000
Other Professional Services	16,000	200	16,000
General Liability Insurance	250	-	
Postage	200	100	200
Life Safety			
Legal Notices	500	250	500
Travel & Training	4,000	-	4,000
Other Expenditures	-	-	-
Office Supplies	1,000	-	1,000
Supplies	300	200	300
Land	100,000		-
Bond Principal - Lincoln Pool	180,000	180,000	180,000
Bond Interest	14,229	17,065	14,229
Husker Harvest Days Payment Year 1	200,000	200,000	200,000
Façade Improvement	220,000	223,660	200,000
Building Improvement	715,000	450,000	670,000
Other Projects	220,000	225,000	200,000
Bond Principal-TIF's			
Bond Interest-TIF's			
Interest Expense	-	-	-
<b>TOTAL EXPENSES</b>	<b>1,758,479</b>	<b>1,364,975</b>	<b>1,573,229</b>
<b>INCREASE(DECREASE) IN CASH</b>		(1,100)	(619,354)
<b>ENDING CASH</b>		621,663	2,309