



Community Redevelopment Authority (CRA)

Thursday, September 23, 2021 Regular Meeting Packet

Board Members:

Tom Gdowski - Chairman

Glen Murray – Vice Chairman

Sue Pirnie

Glenn Wilson

Krae Dutoit

9:00 AM

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)

**Thursday, September 23, 2021
Regular Meeting**

Item A1

Agenda September 23, 2021

Staff Contact:



AGENDA
Thursday, September 23, 2021
9 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. The CRA may vote to go into Closed Session on any Agenda Item as allowed by State Law.
2. Approval of Minutes of September 8, 2021, Meeting.
3. Review of Financials.
4. Approval of Bills.
5. Review of Committed Projects and CRA Properties.
6. Director's Report
7. Adjournment

Next Meeting October 13, 2021

COMMUNITY REDEVELOPMENT AUTHORITY

AGENDA MEMORANDUM

9 a.m. Thursday, September 23, 2021

2. APPROVAL OF MINUTES. The minutes of the Community Redevelopment Authority meeting September 8, 2021 are submitted for approval. A MOTION is in order.
3. APPROVAL OF FINANCIAL REPORTS. Financial reports for the period of August 1 through August 31, 2021 are submitted for approval. A MOTION is in order.
4. APPROVAL OF BILLS. Payment of bills in the amount of \$1,848,868.89 is submitted for approval. It is possible that a new schedule of bill will be sent out prior to the meeting. A MOTION is in order.
5. REVIEW OF COMMITTED PROJECTS AND CRA PROPERTIES.
6. DIRECTOR'S REPORT.
7. ADJOURNMENT

Chad Nabity
Director



Community Redevelopment Authority (CRA)

**Thursday, September 23, 2021
Regular Meeting**

Item B1

Minutes September 8, 2021

Staff Contact:

OFFICIAL PROCEEDINGS

MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF September 8, 2021

Pursuant to due call and notice thereof, a Meeting of the Community Redevelopment Authority of the City of Grand Island, Nebraska was conducted on September 8, 2021 at City Hall, 100 E. First Street. Notice of the meeting was given in the September 1, 2021 Grand Island Independent.

1. CALL TO ORDER.

Chairman Gdowski called the meeting to order at 4:00 p.m. The following members were present: Tom Gdowski, Bart Qualsett, Krae Dutoit and Jim Truell. Also present were: Director Chad Nabity, Planning Administrative Assistant Norma Hernandez, Finance Director Patrick Brown, Assistant Finance Director Brian Schultz and Councilman Vaughn Minton.

2. APPROVAL OF MINUTES.

A motion for approval of the Minutes for the August 11, 2021 was made by Qualsett and second by Truell. Upon roll call vote, all present voted aye. Motion carried 4-0

3. APPROVAL OF FINANCIAL REPORTS.

Review of Financials will be done at the September 23rd meeting.

4. APPROVAL OF BILLS.

Review of Bills will be done at the September 23rd meeting.

5. REVIEW OF COMMITTED PROJECTS & CRA PROPERTY.

Review of Committed Projects and CRA Projects will be done at the meeting on September 23.

6. Redevelopment Plan Amendment for CRA Area #5-Procon Flex Industrial.

- a. Consideration of Resolution 361 – Forward a Redevelopment Plan Amendment to the Grand Island City Council for Lots 1 through 6 of Sunny Side Third Subdivision – Procon Properties LLC

Nabity stated Regional Planning Commission did hold a public meeting and recommended approval. The request now is to send it on to city council for consideration of the redevelopment plan.

A motion was made by Truell and second by Dutoit to approve resolution 361. Upon roll call vote, all present voted. 3 – aye and 1 abstained - Qualsett. Motion carried 3-1.

7. Redevelopment Plan Amendment for CRA Area #32-3MJR LLC.

- a. Consideration of Resolution 362 – Forward a Redevelopment Plan Amendment to the Hall County Regional Planning Commission for property to be redeveloped as Jaxson Subdivision located west of North Road and south of Old Potash Highway – 3MJR, LLC
- b. Consideration of Resolution 363 – Resolution of Intent to enter into a Site Specific Redevelopment Contract and Approval of related actions 30-day notice to city council for property to be redeveloped as Jaxson Subdivision located west of North Road and south of Old Potash Highway – 3MJR, LLC

Nabity stated the proposals calls for redevelopment of this property for residential purposes with 192 apartments for persons 55 years and older. The plan requests \$7,460.038 in tax increment financing along with associated interest on TIF bonds.

Gdowski asked if there are other age restricted projects under consideration at this time by the city. Nabity stated that there are none that he has been contacted about.

CRA discussed the number of age restricted units that were projected to be needed in the 2020 housing study. They agreed that the need for age restricted housing does exist as does a need for any type of new housing.

A motion was made by Dutoit and second by Truell to approve resolution 363. Upon roll call vote, all present voted aye. Motion carried 4-0.

8. Redevelopment Plan Amendment for CRA Area #33 – Innate Development 2, LLC.

- a. Consideration of Resolution 364 – Forward a Redevelopment Plan Amendment to the Hall County Regional Planning Commission for property to be redeveloped as Husker Highway Subdivision – Innate Development 2LLC – Innate Development 2, LLC
- b. Consideration of Resolution 365 – Resolution of Intent to enter into a Site Specific Redevelopment Contract and Approval of related actions 30-day notice to city council for property to be redeveloped as Husker Highway Subdivision located north of Husker Highway and west of Prairieview Street – Innate Development 2, LLC

Nabity stated the project is for 200 acres located north of Husker Highway and west of Prairieview Street. The request calls for redevelopment of this property for mixed use residential and commercial purposes. This plan is both a general plan for the development of the whole property and a specific plan authorizing the use of TIF for the first phase of the development. The area specific plan requests \$14,430,226 in tax increment financing along with associated interest on TIF bonds.

A motion was made by Qualsett and second by Truell to approve Resolutions 364 and Resolution 365. Upon roll call vote, all present voted aye. Motion carried 4-0.

9. Director's Report

Adjournment

10. Adjournment at 4:40 P.M.

Next meeting 4:00 P.M September 23, 2021

Respectfully Submitted,
Norma Hernandez
Administrative Assistant



Community Redevelopment Authority (CRA)

**Thursday, September 23, 2021
Regular Meeting**

Item C1

CRA August 2021 Financials

Staff Contact:

**COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF AUGUST 2021**

	MONTH ENDED <u>August-21</u>	2020-2021 <u>YEAR TO DATE</u>	2021 <u>BUDGET</u>	REMAINING <u>BALANCE</u>	% OF BUDGET <u>USED</u>
CONSOLIDATED					
Beginning Cash	551,682		677,632		
REVENUE:					
Property Taxes - CRA	10,913	377,601	504,203	126,602	74.89%
Property Taxes - Lincoln Pool	2,655	122,744	195,805	73,061	62.69%
Property Taxes -TIF's	102,109	2,940,742	4,858,000	2,445,181	60.53%
Loan Income (Poplar Street Water Line)	-	-	20,000	20,000	0.00%
Interest Income - CRA	-	2,983	10,000	7,017	29.83%
Interest Income - TIF'S	-	-	-	-	
Land Sales	-	-	-	-	#DIV/0!
Other Revenue - CRA	43	13,723	200,000	186,277	6.86%
Other Revenue - TIF's	-	-	-	-	
TOTAL REVENUE	115,720	3,457,794	5,788,008	2,858,137	59.74%
TOTAL RESOURCES	667,403	3,457,794	6,465,640	2,858,137	
EXPENSES					
Auditing & Accounting	-	-	3,000	3,000	0.00%
Legal Services	-	16	3,000	2,984	0.54%
Consulting Services	-	-	5,000	5,000	0.00%
Contract Services	4,071	50,139	75,000	24,861	66.85%
Printing & Binding	-	-	1,000	1,000	0.00%
Other Professional Services	-	10,567	16,000	5,433	66.04%
General Liability Insurance	-	-	250	250	0.00%
Postage	-	-	200	200	0.00%
Legal Notices	58	138	500	362	27.51%
Travel & Training	-	-	4,000	4,000	0.00%
Other Expenditures	-	-	-	-	
Office Supplies	-	249	1,000	751	24.89%
Supplies	-	-	300	300	0.00%
Land	-	-	30,000	30,000	
Bond Principal - Lincoln Pool	-	185,000	185,000	-	100.00%
Bond Interest	-	10,805	10,805	-	100.00%
Fiscal Agent Fees/Bond Costs	-	525	-	-	
Husker Harvest Days	-	200,000	200,000	-	100.00%
Façade Improvement	-	319,477	200,000	-	159.74%
Building Improvement	-	15,736	670,000	654,264	2.35%
Other Projects	-	3,000	200,000	197,000	1.50%
Bond Principal-TIF's	20,350	2,834,683	4,857,800	2,023,117	58.35%
Bond Interest-TIF's	-	-	-	-	
Interest Expense	-	-	-	-	
TOTAL EXPENSES	24,480	3,630,334	6,462,855	2,952,523	56.17%
INCREASE(DECREASE) IN CASH	91,241	(172,540)	(674,847)		
ENDING CASH	642,923	(172,540)	2,785	-	
CRA CASH	438,243				
Lincoln Pool Tax Income Balance	91,309				
TIF CASH	113,371				
Total Cash	642,923				

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF AUGUST 2021

	<u>MONTH ENDED</u> <u>August-21</u>	<u>2020-2021</u> <u>YEAR TO DATE</u>	<u>2021</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
GENERAL OPERATIONS:					
Property Taxes - CRA	10,913	377,601	504,203	126,602	74.89%
Property Taxes - Lincoln Pool	2,655	122,744	195,805	73,061	62.69%
Interest Income		2,983	10,000	7,017	29.83%
Loan Income (Poplar Street Water Line)		-	20,000	20,000	0.00%
Land Sales		-	-	-	#DIV/0!
Other Revenue & Motor Vehicle Tax	43	13,723	200,000	186,277	6.86%
TOTAL	13,611	517,052	930,008	412,956	55.60%
WALNUT HOUSING PROJECT					
Property Taxes		-		-	
Interest Income		-		-	
Other Revenue		-	-	-	
TOTAL	-	-	-	-	
GIRARD VET CLINIC					
Property Taxes		11,025		-	
TOTAL	-	11,025	-	-	
GEDDES ST APTS-PROCON					
Property Taxes		17,622		-	
TOTAL	-	17,622	-	-	
SOUTHEAST CROSSING					
Property Taxes		10,539		-	
TOTAL	-	10,539	-	-	
POPLAR STREET WATER					
Property Taxes	184	11,390		-	
TOTAL	184	11,390	-	-	
CASEY'S @ FIVE POINTS					
Property Taxes		7,629		-	
TOTAL	-	7,629	-	-	
SOUTH POINTE HOTEL PROJECT					
Property Taxes	43,273	90,810		-	
TOTAL	43,273	90,810	-	-	
TODD ENCK PROJECT					
Property Taxes		-		-	
TOTAL	-	-	-	-	
JOHN SCHULTE CONSTRUCTION					
Property Taxes		3,842		-	
TOTAL	-	3,842	-	-	
PHARMACY PROPERTIES INC					
Property Taxes		6,870		-	
TOTAL	-	6,870	-	-	
KEN-RAY LLC					
Property Taxes		-		-	
TOTAL	-	-	-	-	

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF AUGUST 2021

	<u>MONTH ENDED</u> <u>August-21</u>	<u>2020-2021</u> <u>YEAR TO DATE</u>	<u>2021</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
TOKEN PROPERTIES RUBY					
Property Taxes		1,683		-	
TOTAL	-	1,683	-	-	
GORDMAN GRAND ISLAND					
Property Taxes	41,139	122,046		-	
TOTAL	41,139	122,046	-	-	
BAKER DEVELOPMENT INC					
Property Taxes		4,065		-	
TOTAL	-	4,065	-	-	
STRATFORD PLAZA INC					
Property Taxes		18,350		-	
TOTAL	-	18,350	-	-	
COPPER CREEK 2013 HOUSES					
Property Taxes	2,590	84,208		-	
TOTAL	2,590	84,208	-	-	
FUTURE TIF'S					
Property Taxes		-	4,858,000	4,858,000	
TOTAL	-	-	4,858,000	4,858,000	
CHIEF INDUSTRIES AURORA COOP					
Property Taxes		20,968		(20,968)	
TOTAL	-	20,968	-	(20,968)	
TOKEN PROPERTIES KIMBALL ST					
Property Taxes		1,592		(1,592)	
TOTAL	-	1,592	-	(1,592)	
GI HABITAT OF HUMANITY					
Property Taxes		3,118		(3,118)	
TOTAL	-	3,118	-	(3,118)	
AUTO ONE INC					
Property Taxes		8,162		(8,162)	
TOTAL	-	8,162	-	(8,162)	
EIG GRAND ISLAND					
Property Taxes		36,653		(36,653)	
TOTAL	-	36,653	-	(36,653)	
TOKEN PROPERTIES CARY ST					
Property Taxes		4,445		(4,445)	
TOTAL	-	4,445	-	(4,445)	

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF AUGUST 2021

	MONTH ENDED <u>August-21</u>	2020-2021 <u>YEAR TO DATE</u>	2021 <u>BUDGET</u>	REMAINING <u>BALANCE</u>	% OF BUDGET <u>USED</u>
WENN HOUSING PROJECT					
Property Taxes		4,956		(4,956)	
TOTAL	-	4,956	-	(4,956)	
COPPER CREEK 2014 HOUSES					
Property Taxes	2,298	276,169		(276,169)	
TOTAL	2,298	276,169	-	(276,169)	
TC ENCK BUILDERS					
Property Taxes		1,959		(1,959)	
TOTAL	-	1,959	-	(1,959)	
SUPER MARKET DEVELOPERS					
Property Taxes		65,787		(65,787)	
TOTAL	-	65,787	-	(65,787)	
MAINSTAY SUITES					
Property Taxes		36,775		(36,775)	
TOTAL	-	36,775	-	(36,775)	
TOWER 217					
Property Taxes		13,918		(13,918)	
TOTAL	-	13,918	-	(13,918)	
COPPER CREEK 2015 HOUSES					
Property Taxes	9,831	202,377	-	(202,377)	
TOTAL	9,831	202,377	-	(202,377)	
NORTHWEST COMMONS					
Property Taxes		212,556	-	(212,556)	
TOTAL	-	212,556	-	(212,556)	
HABITAT - 8TH & SUPERIOR					
Property Taxes		6,301		(6,301)	
TOTAL	-	6,301	-	(6,301)	
KAUFMAN BUILDING					
Property Taxes		6,720		(6,720)	
TOTAL	-	6,720	-	(6,720)	
TALON APARTMENTS					
Property Taxes		100,313		(100,313)	
TOTAL	-	100,313	-	(100,313)	
VICTORY PLACE					
Property Taxes		4,965		(4,965)	
TOTAL	-	4,965	-	(4,965)	
THINK SMART					
Property Taxes		6,744		(6,744)	
TOTAL	-	6,744	-	(6,744)	

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF AUGUST 2021

	<u>MONTH ENDED</u> <u>August-21</u>	<u>2020-2021</u> <u>YEAR TO DATE</u>	<u>2021</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
BOSSELMAN HQ					
Property Taxes		81,653		(81,653)	
TOTAL	-	81,653	-	(81,653)	
TALON APARTMENTS 2017					
Property Taxes		112,989		(112,989)	
TOTAL	-	112,989	-	(112,989)	
WEINRICH DEVELOPMENT					
Property Taxes		3,526		(3,526)	
TOTAL	-	3,526	-	(3,526)	
WING WILLIAMSONS					
Property Taxes		2,799		(2,799)	
TOTAL	-	2,799	-	(2,799)	
HATCHERY HOLDINGS					
Property Taxes		88,798		(88,798)	
TOTAL	-	88,798	-	(88,798)	
FEDERATION LABOR TEMPLE					
Property Taxes		7,319		(7,319)	
TOTAL	-	7,319	-	(7,319)	
MIDDLETON PROPERTIES II					
Property Taxes		7,914		(7,914)	
TOTAL	-	7,914	-	(7,914)	
COPPER CREEK 2016 HOUSES					
Property Taxes		126,040		(126,040)	
TOTAL	-	126,040	-	(126,040)	
MENDEZ ENTERPRISES LLC PHASE 1					
Property Taxes		306		(306)	
TOTAL	-	306	-	(306)	
EAST PARK ON STUHR					
Property Taxes		60,510		(60,510)	
TOTAL	-	60,510	-	(60,510)	
TAKE FLIGHT INVESTMENTS					
Property Taxes	2,795	8,752		(8,752)	
TOTAL	2,795	8,752	-	(8,752)	
PRATARIA VENTURES HOSPITAL					
Property Taxes		969,258		(969,258)	
TOTAL	-	969,258	-	(969,258)	
AMMUNITION PLANT					
Property Taxes		-		-	
TOTAL	-	-	-	-	
URBAN ISLAND LLC					
Property Taxes		1,949		(1,949)	
TOTAL	-	1,949	-	(1,949)	

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF AUGUST 2021

	MONTH ENDED <u>August-21</u>	2020-2021 <u>YEAR TO DATE</u>	2021 <u>BUDGET</u>	REMAINING <u>BALANCE</u>	% OF BUDGET <u>USED</u>
PEACEFUL ROOT					
Property Taxes		5,240		(5,240)	
TOTAL	-	5,240	-	(5,240)	
TALON 2019 LOOKBACK					
Property Taxes		2,942		(2,942)	
TOTAL	-	2,942	-	(2,942)	
COPPER CREEK PH2 2019 LOOKBACK					
Property Taxes		3,837		(3,837)	
TOTAL	-	3,837	-	(3,837)	
GRAND ISLAND HOTEL					
Property Taxes		29,647		(29,647)	
TOTAL	-	29,647	-	(29,647)	
PARAMOUNT OLD SEARS					
Property Taxes		716		(716)	
TOTAL	-	716	-	(716)	
CENTRAL NE TRUCK WASH					
Property Taxes		21,993		(21,993)	
TOTAL	-	21,993	-	(21,993)	
TOTAL REVENUE	115,720	3,457,794	5,788,008	4,381,215	59.74%

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF AUGUST 2021

	<u>MONTH ENDED</u> <u>August-21</u>	<u>2020-2021</u> <u>YEAR TO DATE</u>	<u>2021</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
EXPENSES					
CRA					
GENERAL OPERATIONS:					
Auditing & Accounting		-	3,000	3,000	0.00%
Legal Services		16	3,000	2,984	0.54%
Consulting Services		-	5,000	5,000	0.00%
Contract Services	4,071	50,139	75,000	24,861	66.85%
Printing & Binding		-	1,000	1,000	0.00%
Other Professional Services		10,567	16,000	5,433	66.04%
General Liability Insurance		-	250	250	0.00%
Postage		-	200	200	0.00%
Legal Notices	58	138	500	362	27.51%
Travel & Training		-	4,000	4,000	0.00%
Other Expenditures		-	-	-	
Office Supplies		249	1,000	751	24.89%
Supplies		-	300	300	0.00%
Land		-	30,000	30,000	
Bond Principal - Lincoln Pool		185,000	185,000	-	100.00%
Bond Interest - Lincoln Pool		10,805	10,805	-	100.00%
Fiscal Agent Fees/Bond Costs		525	-	-	#DIV/0!
PROJECTS					
Husker Harvest Days		200,000	200,000	-	100.00%
Façade Improvement		319,477	200,000	-	159.74%
Building Improvement		18,736	670,000	651,264	0.00%
Other Projects		-	200,000	200,000	0.00%
TOTAL CRA EXPENSES	4,129	795,652	1,605,055	929,405	49.57%
WALNUT HOUSING PROJECT					
Bond Principal		-	-	-	
Bond Interest		-	-	-	
TOTAL	-	-	-	-	
GIRARD VET CLINIC					
Bond Principal		11,025	-	-	
TOTAL	-	11,025	-	-	
GEDDES ST APTS - PROCON					
Bond Principal		17,622	-	-	
TOTAL	-	17,622	-	-	
SOUTHEAST CROSSINGS					
Bond Principal		10,539	-	-	
TOTAL	-	10,539	-	-	
POPLAR STREET WATER					
Bond Principal	43	11,206	-	-	
TOTAL	43	11,206	-	-	
CASEY'S @ FIVE POINTS					
Bond Principal		7,629	-	-	
TOTAL	-	7,629	-	-	

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF AUGUST 2021

	<u>MONTH ENDED</u> <u>August-21</u>	<u>2020-2021</u> <u>YEAR TO DATE</u>	<u>2021</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
SOUTH POINTE HOTEL PROJECT					
Bond Principal		47,537	-	-	
TOTAL	-	47,537	-	-	
TODD ENCK PROJECT					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
JOHN SCHULTE CONSTRUCTION					
Bond Principal		198	-	-	
TOTAL	-	198	-	-	
PHARMACY PROPERTIES INC					
Bond Principal		6,870	-	-	
TOTAL	-	6,870	-	-	
KEN-RAY LLC					
Bond Principal		-	-	-	
TOTAL	-	-	-	-	
TOKEN PROPERTIES RUBY					
Bond Principal		1,683	-	-	
TOTAL	-	1,683	-	-	
GORDMAN GRAND ISLAND					
Bond Principal		80,907	-	-	
TOTAL	-	80,907	-	-	
BAKER DEVELOPMENT INC					
Bond Principal		4,065	-	-	
TOTAL	-	4,065	-	-	
STRATFORD PLAZA LLC					
Bond Principal		18,350	-	-	
TOTAL	-	18,350	-	-	
COPPER CREEK 2013 HOUSES					
Bond Principal	2,419	81,617	-	-	
TOTAL	2,419	81,617	-	-	
CHIEF INDUSTRIES AURORA COOP					
Bond Principal		20,968	-	-	
TOTAL	-	20,968	-	-	
TOKEN PROPERTIES KIMBALL STREET					
Bond Principal		1,592	-	-	
TOTAL	-	1,592	-	-	
GI HABITAT FOR HUMANITY					
Bond Principal		3,118	-	-	
TOTAL	-	3,118	-	-	

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF AUGUST 2021

	<u>MONTH ENDED</u> <u>August-21</u>	<u>2020-2021</u> <u>YEAR TO DATE</u>	<u>2021</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
AUTO ONE INC					
Bond Principal		8,162	-	-	
TOTAL	-	8,162	-	-	
EIG GRAND ISLAND					
Bond Principal		36,653	-	-	
TOTAL	-	36,653	-	-	
TOKEN PROPERTIES CARY STREET					
Bond Principal		4,445	-	-	
TOTAL	-	4,445	-	-	
WENN HOUSING PROJECT					
Bond Principal		4,956	-	-	
TOTAL	-	4,956	-	-	
COPPER CREEK 2014 HOUSES					
Bond Principal	372	273,871	-	-	
TOTAL	372	273,871	-	-	
TC ENCK BUILDERS					
Bond Principal		1,959	-	-	
TOTAL	-	1,959	-	-	
SUPER MARKET DEVELOPERS					
Bond Principal		65,787	-	-	
TOTAL	-	65,787	-	-	
MAINSTAY SUITES					
Bond Principal		36,775	-	-	
TOTAL	-	36,775	-	-	
TOWER 217					
Bond Principal	12,678	13,918	-	-	
TOTAL	12,678	13,918	-	-	
COPPER CREEK 2015 HOUSES					
Bond Principal	1,771	192,547	-	-	
TOTAL	1,771	192,547	-	-	
NORTHWEST COMMONS					
Bond Principal		212,556	-	-	
TOTAL	-	212,556	-	-	
HABITAT - 8TH & SUPERIOR					
Bond Principal		6,301	-	-	
TOTAL	-	6,301	-	-	
KAUFMAN BUILDING					
Bond Principal		6,720	-	-	
TOTAL	-	6,720	-	-	

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF AUGUST 2021

	MONTH ENDED <u>August-21</u>	2020-2021 <u>YEAR TO DATE</u>	2021 <u>BUDGET</u>	REMAINING <u>BALANCE</u>	% OF BUDGET <u>USED</u>
TALON APARTMENTS					
Bond Principal	158	100,313	-	-	
TOTAL	158	100,313		-	
VICTORY PLACE					
Bond Principal		7,764	-	-	
TOTAL	-	7,764		-	
FUTURE TIF'S					
Bond Principal		-	4,857,800	4,857,800	
TOTAL	-	-	4,857,800	4,857,800	
THINK SMART					
Bond Principal		6,744	-	-	
TOTAL	-	6,744		-	
BOSSELMAN HQ					
Bond Principal		81,653	-	-	
TOTAL	-	81,653		-	
TALON APARTMENTS 2017					
Bond Principal		113,133	-	-	
TOTAL	-	113,133		-	
WEINRICH DEVELOPMENT					
Bond Principal		3,526	-	-	
TOTAL	-	3,526		-	
WING WILLIAMSONS					
Bond Principal	1,334	2,799	-	-	
TOTAL	1,334	2,799		-	
HATCHERY HOLDINGS					
Bond Principal		88,798	-	-	
TOTAL	-	88,798		-	
FEDERATION LABOR TEMPLE					
Bond Principal		7,319	-	-	
TOTAL	-	7,319		-	
MIDDLETON PROPERTIES II					
Bond Principal		7,914	-	-	
TOTAL	-	7,914		-	
COPPER CREEK 2016 HOUSES					
Bond Principal		125,179	-	-	
TOTAL	-	125,179		-	
EAST PARK ON STUHR					
Bond Principal		60,510	-	-	
TOTAL	-	60,510		-	
TAKE FLIGHT INVESTMENTS					
Bond Principal		5,957	-	-	
TOTAL	-	5,957		-	

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF AUGUST 2021

	<u>MONTH ENDED</u> <u>August-21</u>	<u>2020-2021</u> <u>YEAR TO DATE</u>	<u>2021</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
PRATARIA VENTURES HOSPITAL					
Bond Principal		969,258	-	-	
TOTAL	-	969,258		-	
AMMUNITION PLANT					
Bond Principal		-	-	-	
TOTAL	-	-		-	
URBAN ISLAND LLC					
Bond Principal		1,949	-	-	
TOTAL	-	1,949		-	
PEACEFUL ROOT					
Bond Principal		5,240	-	-	
TOTAL	-	5,240		-	
TALON 2019 LOOKBACK					
Bond Principal		-	-	-	
TOTAL	-	-		-	
COPPER CREEK PH2 2019 LOOKBACK					
Bond Principal	860	4,697	-	-	
TOTAL	860	4,697		-	
GRAND ISLAND HOTEL					
Bond Principal		29,647	-	-	
TOTAL	-	29,647		-	
PARAMOUNT OLD SEARS					
Bond Principal	716	716	-	-	
TOTAL	716	716		-	
CENTRAL NE TRUCK WASH					
Bond Principal		21,993	-	-	
TOTAL	-	21,993		-	
TOTAL EXPENSES	24,480	3,630,334	6,462,855	5,787,205	56.17%



Community Redevelopment Authority (CRA)

**Thursday, September 23, 2021
Regular Meeting**

Item D1

Bill September 2021

Staff Contact:



23-Sep-21

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 August 2021	\$	4,082.44
City of Grand Island	Accounting fees July, Aug, Sept 2021	\$	450.00
Grand Island Independent	Legals	\$	17.71
Central NE Truck Wash	TIF Pass Through	\$	20,019.79
Paramount Old Sears 1 2nd floor	TIF Pass Through	\$	651.91
GI Hotel	TIF Pass Through	\$	26,987.56
Copper Creek Phase II	TIF Pass Through	\$	2,867.73
Prataria Hospital	TIF Pass Through	\$	724,957.88
Take Flight	TIF Pass Through	\$	2,795.02
Eastpark on Stuhr	TIF Pass Through	\$	55,082.08
Copper Creek Phase 4	TIF Pass Through	\$	79,715.79
Middleton Electric	TIF Pass Through	\$	7,204.01
Federation Labor Temple	TIF Pass Through	\$	3,461.48
Hatchery Holdings Project	TIF Pass Through	\$	80,832.55
Plum Street Project	TIF Pass Through	\$	3,209.28
Victory Village	TIF Pass Through	\$	4,519.92
Kaufman Building	TIF Pass Through	\$	6,121.48
GI Area Habitat For Humanity	TIF Pass Through	\$	5,735.71
Northwest Commons Project	TIF Pass Through	\$	7,055.01
Copper Creek Phase 3	TIF Pass Through	\$	124,545.52

Tower 217	TIF Pass Through	\$ 12,677.79
Mainstay Suites	TIF Pass Through	\$ 33,476.29
Super Marker Develop	TIF Pass Through	\$ 59,885.86
TC Enck - Eddy Street	TIF Pass Through	\$ 1,783.40
Copper Creek Phase 2	TIF Pass Through	\$ 155,417.21
Wenn Housing Project	TIF Pass Through	\$ 2,385.31
Todd Enck - Carey St	TIF Pass Through	\$ 4,046.42
EIG Grand Island	TIF Pass Through	\$ 1,472.98
Auto One Inc	TIF Pass Through	\$ 7,429.40
GI Area Habitat For Humanity	TIF Pass Through	\$ 2,838.61
Todd Enck Kimball	TIF Pass Through	\$ 1,449.40
Chief Industries - Auroroa Coop	TIF Pass Through -	\$ 19,086.78
Copper Creek	TIF Pass Through	\$ 43,638.39
Stratford Plaza LLC	TIF Pass Through -	\$ 16,703.82
Baker Development INC	TIF Pass Through -	\$ 1,964.89
Gordman Grand Island	TIF Pass Through	\$ 41,139.36
Token Properties	TIF Pass Though	\$ 1,532.37
JD Schulte	Repayment of property taxes	\$ 3,644.54
South Pointe Hotel	TIF Pass Though	\$ 43,272.76
Casey's - #2737 1814 N Eddy	TIF Pass Through	\$ 6,944.59
Poplar St Water Line	TIF Pass Through	\$ 7,354.70
Southeast Crossing	TIF Pass Through	\$ 4,156.99
Geddes St Apt	TIF Pass Though	\$ 16,040.83
Girard	TIF Pass Though	\$ 5,213.33

Fonner View Center	Façade Grant	\$ 100,000.00
Nebraska State Fair 1868 Foundation	Grant - Master Planning	\$ 50,000.00
H.E.L.P	Vet's Home	\$ 45,000.00
TOTAL		\$ 1,848,868.89



Community Redevelopment Authority (CRA)

**Thursday, September 23, 2021
Regular Meeting**

Item E1

Review of Committed Projects and CRA Properties

Staff Contact:

COMMITTED PROJECTS	REMAINING GRANT AMOUNT	2021 FISCAL YR	2022 FISCAL YR	2023 FISCAL YR	ESTIMATED COMP
1868 Foundation (3/10/21)	\$ 50,000.00	\$ 50,000.00			
Carnegie Library (4/14/21)	\$ 85,000.00	\$ 85,000.00			
Southeast Commons 1201 S Locust	\$ 100,000.00	\$ 100,000.00			Summer 2021
Total Committed	\$ 235,000.00	\$ 235,000.00	\$ -	\$ -	
FIRE & LIFE SAFETY GRANT	TOTAL AMOUNT	2021 FISCAL YR	2022 FISCAL YR	2023 FISCAL YR	ESTIMATED COMP
201-203 W. 3rd St. Anson (8-24-16)	\$ 310,000.00	\$ 310,000.00			Spring 2022
Azure Investment Group (5-12-21)	\$ 70,000.00	\$ 70,000.00			Fall 2021
Rawr Holdings 110 W 2nd (12/12/18)	\$ 35,000.00	\$ 35,000.00			Winter 2022
Total Committed F&L Safety Grant	\$ 415,000.00	\$ 415,000.00	\$ -	\$ -	

	BUDGET	2021	2021 LEFT
Façade Budgeted 2021	\$ 200,000.00	\$ 199,977.00	\$ 23.00
Other Projects Budgeted 2021	\$ 200,000.00	\$ 161,500.00	\$ 38,500.00
Land - Budgeted 2021	\$ 30,000.00	\$ -	\$ 30,000.00
Land Sales Budgeted 2021	\$ -	\$ -	\$ -
subtotal		\$ 361,477.00	\$ 68,523.00
Balance		\$ 361,477.00	\$ 68,523.00

	BUDGET	PAID	LEFT
Building Improvements *	\$ 670,000.00	\$ 15,736.05	\$ 654,263.95

*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

August 31, 2021