



Community Redevelopment Authority (CRA)

**Wednesday, June 15, 2011
Regular Meeting Packet**

Board Members:

Michelle Fitzke

Tom Gdowski

Barry Sandstrom

Sue Pirnie

Glen Murray

**4:00 PM
Grand Island City Hall
100 E 1st Street**

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, June 15, 2011
Regular Meeting**

Item A1

Agenda

Staff Contact: Chad Nabity

AGENDA
Wednesday June 15, 2011
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 May 11, 2011 Meeting.
3. Approval of Financial Reports.
4. Approval of Bills.
5. Review of proposals received for a Blight Study and Redevelopment Plan for the proposed CRA Area #8 near Adams Street south of Anna Street.
6. Review of 2011-2012 Budget.
7. Review of Committed Projects and CRA Properties.
8. Discussion concerning Purchase/Sale of Real Estate of property.
9. Approve Resolution or Resolutions to Purchase/Sell Real Estate.
10. Directors Report
11. Adjournment

Next Meeting July 13, 2011

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



Community Redevelopment Authority (CRA)

Wednesday, June 15, 2011
Regular Meeting

Item B1

Meeting Minutes

Staff Contact: Chad Nabity

OFFICIAL PROCEEDINGS

MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF May 11, 2011

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 May 11, 2011 at City Hall 100 E First Street. Notice of the meeting was given in the May 4, 2011 Grand Island Independent.

1. CALL TO ORDER. Barry Sandstrom called the meeting to order at 4:00 p.m. The following members were present: Tom Gdowski, Michelle Fitzke, and Sue Pirnie. Also present were; Director, Chad Nabity; Secretary, Rose Woods; Council Liaison, Randy Gard and Legal Council Duane Burns. Glen Murray was absent.

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.

2. APPROVAL OF MINUTES. A motion for approval of the Minutes for the April 20, 2011 meeting was made by Gdowski. Motion was seconded by Pirnie. Upon roll call vote, all present voted aye. Motion carried unanimously.
3. APPROVAL OF FINANCIAL REPORTS. The financial reports for the period of April 1, 2011 through April 30, 2011. Motion to 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 Sandstrom. Motion made by Gdowski and seconded by Pirnie to approve the bills in the amount of \$45,533.97. Upon roll call vote all present voted aye. Motion carried unanimously to approve the payment of bills totaling \$45,533.97.
5. REVIEW OF COMMITTED PROJECTS AND CRA PROPERTIES. Nabity reviewed the committed projects. The Chocolate Bar will be removed with the payment made this month. The BID 6 (Conduit) has never received a bill from the State. This may have been paid by the City. It was discussed and removed from the Committed Projects. GI Christian School is currently working on their Façade. Wilmar Realty LLC has completed the demo of all the buildings to the west of Skagway Five

Points. The Downtown BID will be starting their projects soon beginning with the POW memorial.

6. DISCUSSION CONCERNING PURCHASE/SALE OF REAL ESTATE.
Motion made by Gdowski to enter into executive session, seconded by Pirnie at 4:32 p.m. Upon roll call vote all present voted aye. Motion carried unanimously.

Motion made by Gdowski to exit executive session, seconded by Pirnie at 4:42 p.m. Upon roll call vote all present voted aye. Motion carries unanimously.

7. APPROVE RESOLUTION OR RESOLUTIONS TO PURCHASE/SELL PROPERTY.

8. DIRECTORS REPORT.
Nabity discussed his presentation that was presented to Council regarding the Lincoln neighborhood study.

9. ADJOURNMENT.
Sandstrom adjourned the meeting at 4:50 p.m.

The next meeting is scheduled for June 15, 2011 at 4:00 p.m.

Respectfully submitted
Chad Nabity
Director



Community Redevelopment Authority (CRA)

**Wednesday, June 15, 2011
Regular Meeting**

Item C1

Financial Reports

Staff Contact: Chad Nabity

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF MAY 2011

CONSOLIDATED	MONTH ENDED MAY 2011	2010 - 2011 YEAR TO DATE	2011 BUDGET	REMAINING BALANCE
Beginning Cash	882,882	985,902	985,902	
REVENUE:				
Property Taxes	126,119	387,214	653,977	266,763
Loan Proceeds	-	-	-	-
Interest Income	99	1,898	12,940	11,042
Land Sales	-	29,906	50,000	20,094
Other Revenue	6,356	14,959	-	(14,959)
TOTAL REVENUE	132,573	433,978	716,917	282,939
TOTAL RESOURCES	1,015,455	1,419,879	1,702,819	282,939
EXPENSES				
Auditing & Accounting	-	-	7,500	7,500
Legal Services	120	1,684	10,000	8,316
Consulting Services	-	-	10,000	10,000
Contract Services	7,553	70,780	40,000	(30,780)
Printing & Binding	-	-	1,000	1,000
Other Professional Services	-	6,393	5,000	(1,393)
General Liability Insurance	-	-	250	250
Postage	-	631	200	(431)
Matching Grant	-	-	-	-
Legal Notices	-	452	800	348
Licenses & Fees	-	-	-	-
Travel & Training	-	-	1,000	1,000
Other Expenditures	-	-	500	500
Office Supplies	89	810	500	(310)
Supplies	-	-	300	300
Land	-	2,002	100,000	97,998
Façade Improvement	37,772	233,155	539,950	306,795
South Locust	-	-	-	-
Alleyway Improvement	-	-	-	-
Other Projects	-	-	800,000	800,000
Bond Principal	22,132	123,114	161,611	38,497
Bond Interest	-	33,071	81,172	48,101
Interest Expense	-	-	-	-
TOTAL EXPENSES	67,666	472,091	1,759,783	1,287,692
INCREASE(DECREASE) IN CASH	64,907	(38,113)	(56,965)	
ENDING CASH	947,789	947,789	928,937	
LESS COMMITMENTS	705,900	705,900		
AVAILABLE CASH	241,889	241,889	928,937	-
CHECKING	595,718			
INVESTMENTS	352,071			
Total Cash	947,789			

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF MAY 2011

CRA	<u>MONTH ENDED</u> <u>MAY 2011</u>	<u>2010 - 2011</u> <u>YEAR TO DATE</u>	<u>2011</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>
GENERAL OPERATIONS:				
Property Taxes	99,936	232,957	425,000	192,043
Interest Income	86	1,736	8,000	6,264
Land Sales		29,906	50,000	20,094
Other Revenue & Motor Vehicle Tax	6,356	7,445	-	(7,445)
TOTAL	106,378	272,045	483,000	210,955
GILI TRUST				
Property Taxes	1,242	34,204	65,780	31,576
Interest Income	12	12	-	(12)
Other Revenue		-	-	-
TOTAL	1,254	34,216	65,780	31,564
CHERRY PARK LTD II				
Property Taxes	1,189	32,733	59,180	26,447
Interest Income		133	-	(133)
Other Revenue		-	-	-
TOTAL	1,189	32,865	59,180	26,315
GENTLE DENTAL				
Property Taxes	84	169	4,202	4,033
Interest Income	0	1	-	(1)
Other Revenue		-	-	-
TOTAL	84	170	4,202	4,032
PROCON TIF				
Property Taxes	338	9,376	19,162	9,786
Interest Income	0	4	-	(4)
Other Revenue		878	-	(878)
TOTAL	338	10,258	19,162	8,904
WALNUT HOUSING PROJECT				
Property Taxes	1,198	32,989	74,472	41,483
Interest Income	0	13	-	(13)
Other Revenue		6,636	-	(6,636)
TOTAL	1,198	39,637	74,472	34,835
BRUNS PET GROOMING				
Property Taxes	242	484	4,986	4,502
Interest Income		-	4,940	4,940
Other Revenue		-	-	-
TOTAL	242	484	9,926	9,442
GIRARD VET CLINIC				
Property Taxes	175	350	-	(350)
Interest Income		-	-	-
Other Revenue		-	-	-
TOTAL	175	350	-	(350)
GEDDES ST APTS-PROCON				
Property Taxes	558	14,807	1,195	(13,612)
Interest Income		-	-	-
Other Revenue		-	-	-

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF MAY 2011

	<u>MONTH ENDED</u> <u>MAY 2011</u>	<u>2010 - 2011</u> <u>YEAR TO DATE</u>	<u>2011</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>
TOTAL	558	14,807	1,195	(13,612)
SOUTHEAST CROSSING				
Property Taxes	228	7,252	8,866	1,614
Interest Income		-	-	-
Other Revenue		-	-	-
TOTAL	228	7,252	8,866	1,614
CASEY'S @ FIVE POINTS				
Property Taxes	159	319	-	(319)
Interest Income		-	-	-
Other Revenue		-	-	-
TOTAL	159	319	-	(319)
SOUTH POINTE HOTEL PROJECT				
Property Taxes	20,739	21,514	-	(21,514)
Interest Income		-	-	-
Other Revenue		-	-	-
TOTAL	20,739	21,514	-	(21,514)
TODD ENCK PROJECT				
Property Taxes	30	61	-	(61)
Interest Income		-	-	-
Other Revenue		-	-	-
TOTAL	30	61	-	(61)
TOTAL REVENUE	132,573	433,978	725,783	291,805

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF MAY 2011

EXPENSES	<u>MONTH ENDED</u> <u>MAY 2011</u>	<u>2010 - 2011</u> <u>YEAR TO DATE</u>	<u>2011</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>
CRA				
GENERAL OPERATIONS:				
Auditing & Accounting		-	7,500	7,500
Legal Services	120	1,684	10,000	8,316
Consulting Services		-	10,000	10,000
Contract Services	7,553	32,651	40,000	7,349
Printing & Binding		-	1,000	1,000
Other Professional Services		6,393	5,000	(1,393)
General Liability Insurance		-	250	250
Postage		631	200	(431)
Matching Grant		-	-	-
Legal Notices		452	800	348
Licenses & Fees		-	-	-
Travel & Training		-	1,000	1,000
Other Expenditures		-	500	500
Office Supplies	89	810	500	(310)
Supplies		-	300	300
Land		2,002	100,000	97,998
PROJECTS				
Façade Improvement	37,772	233,155	539,950	306,795
South Locust		-	-	-
Alleyway Improvement		-	-	-
Other Projects		-	800,000	800,000
TOTAL CRA EXPENSES	45,534	277,777	1,517,000	1,239,223
GILI TRUST				
Bond Principal		29,243	51,001	21,758
Bond Interest		3,647	14,779	11,132
Other Expenditures		-	-	-
TOTAL GILI EXPENSES	-	32,890	65,780	32,890
CHERRY PARK LTD II				
Bond Principal		22,684	39,729	17,045
Bond Interest		6,906	19,451	12,545
TOTAL CHERRY PARK EXPENSES	-	29,590	59,180	29,590
GENTLE DENTAL				
Bond Principal		1,259	2,276	1,017
Bond Interest		842	1,926	1,084
TOTAL GENTLE DENTAL	-	2,101	4,202	2,101
PROCON TIF				
Bond Principal		5,310	9,467	4,157
Bond Interest		4,271	9,695	5,424
TOTAL PROCON TIF	-	9,581	19,162	9,581
WALNUT HOUSING PROJECT				
Bond Principal		19,831	39,151	19,320
Bond Interest		17,405	35,321	17,916
TOTAL WALNUT HOUSING	-	37,236	74,472	37,236

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF MAY 2011

	MONTH ENDED MAY 2011	2010 - 2011 YEAR TO DATE	2011 BUDGET	REMAINING BALANCE
BRUNS PET GROOMING				
Bond Principal	242	484	4,986	4,502
Bond Interest		-	-	-
TOTAL BRUNS PET GROOMING	242	484	4,986	4,502
GIRARD VET CLINIC				
Bond Principal	175	350	4,940	4,590
Bond Interest		-	-	-
TOTAL GIRARD VET CLINIC	175	350	4,940	4,590
GEDDES ST APTS - PROCON				
Bond Principal	558	14,807	1,195	(13,612)
Bond Interest		-	-	-
TOTAL GEDDES ST APTS - PROCON	558	14,807	1,195	(13,612)
SOUTHEAST CROSSINGS				
Bond Principal	228	7,252	8,866	1,614
Bond Interest		-	-	-
TOTAL SOUTHEAST CROSSINGS	228	7,252	8,866	1,614
POPLAR STREET WATER				
Bond Principal		-	-	-
Bond Interest		-	-	-
Auditing & Accounting		-	-	-
Contract Services		38,129	-	(38,129)
TOTAL POPLAR STREET WATER	-	38,129	-	(38,129)
CASEY'S @ FIVE POINTS				
Bond Principal	159	319	-	(319)
Bond Interest		-	-	-
TOTAL CASEY'S @ FIVE POINTS	159	319	-	(319)
SOUTH POINTE HOTEL PROJECT				
Bond Principal	20,739	21,514	-	(21,514)
Bond Interest		-	-	-
TOTAL SOUTH POINTE HOTEL PROJECT	20,739	21,514	-	(21,514)
TODD ENCK PROJECT				
Bond Principal	30	61	-	(61)
Bond Interest		-	-	-
TOTAL CASEY'S @ FIVE POINTS	30	61	-	(61)
TOTAL EXPENSES	67,666	472,091	1,759,783	1,287,692



Community Redevelopment Authority (CRA)

**Wednesday, June 15, 2011
Regular Meeting**

Item D1

Bills

Staff Contact: Chad Nabity

15-Jun-11

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

Accounting \$ 2,583.33

Officenet Inc.

Postage \$ 35.01

Lawnscape mowing/shredding May \$ 303.00

Grand Island Independent \$ 13.18

Mayer, Burns, Koenig & Janulewicz Legal Services \$ 285.00

Total:

\$ 3,219.52



Community Redevelopment Authority (CRA)

**Wednesday, June 15, 2011
Regular Meeting**

Item E1

Committed Projects

Staff Contact: Chad Nabity

COMMITTED PROJECTS	TOTAL AMOUNT	2011 FISCAL YR	2012 FISCAL YR	2013 FISCAL YR	ESTIMATED COMP
2010 Wayside Horns (Oak, Pine, Elm & Walnut)	\$140,000	\$140,000			Winter 2011
2012 Wayside Horns (Custer/Blaine)	\$100,000		\$100,000		Winter 2012
Grand Island Christian School (Demo)	\$129,000	\$129,000			Spring 2011
Grand Island Christian School (Façade)	\$80,000	\$80,000			Fall 2011
123 W 3 rd St.	\$59,400	\$59,400			Spring 2011
The Grand Façade \$300,000 (\$100 over 3 fiscal yrs)	\$300,000	\$100,000	\$100,000	\$100,000	Spring 2012
Wilmar Realty LLC \$300,000 (\$100 over 3 fiscal yrs)	\$300,000	\$100,000	\$100,000	\$100,000	Fall 2012
Downtown BID	\$97,500	\$97,500			Fall 2011
Total Committed	\$1,205,900.00	\$705,900.00	\$300,000.00	\$200,000.00	

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

May 31, 2011



Community Redevelopment Authority (CRA)

Wednesday, June 15, 2011
Regular Meeting

Item K1

Budget

Staff Contact: Chad Nabity

COMMUNITY REDEVELOPMENT AUTHORITY
FY 2011- 2012 BUDGET

	2008 Actual	2009 Actual	2010 Actual	2011 Budget	2011 Forecasted	2012 Budget
CONSOLIDATED						
Beginning Cash	952,497	1,236,622	1,547,542	980,091	980,091	772,491
REVENUE:						
Property Taxes	750,800	755,133	648,172	667,783	667,783	935,687
Loan Proceeds	-	-	-	-	0	-
Interest Income	41,968	15,630	20,137	8,000	8,000	8,000
Loan Income (Poplar Street Water Line)	-	-	-	-	-	1,000
Land Sales	15,152	47,335	-	50,000	30,000	70,000
Other Revenue	-	24,473	24,516	-	10,000	10,000
TOTAL REVENUE	807,920	842,571	692,826	725,783	715,783	1,024,687
TOTAL RESOURCES	1,760,417	2,079,193	2,240,368	2,415,663	1,695,874	1,797,178
EXPENSES						
Auditing & Accounting	5,000	7,601	5,392	7,500	3,975	5,000
Legal Services	2,143	4,829	3,060	10,000	4,000	10,000
Consulting Services	-	-	-	10,000	5,000	10,000
Contract Services	34,362	26,122	173,875	40,000	50,000	55,000
Printing & Binding	568	-	-	1,000	-	1,000
Other Professional Services	4,112	-	-	5,000	-	5,000
General Liability Insurance	-	-	-	250	-	250
Postage	142	159	202	200	850	200
Legal Notices	828	750	613	800	-	800
Licenses & Fees	-	-	-	-	-	-
Travel & Training	-	-	-	1,000	-	1,000
Other Expenditures	-	-	-	500	-	500
Office Supplies	105	38	328	500	810	500
Supplies	-	-	-	300	-	300
Land	33,090	129	448,720	100,000	2,002	100,000
Façade Improvement	207,871	241,793	354,015	150,000	150,000	150,000
South Locust	-	-	-	-	-	-
Other Projects	-	2,858	-	800,000	280,000	100,000
Property Taxes BID Fees	-	-	-	-	-	11,000
2nd Street BID	-	-	-	-	-	-
Outstanding Façade Improvement Grants	-	-	-	132,250	132,250	500,000
Railroad Horns	-	-	-	240,000	-	240,000
Other Committed Projects	-	-	-	17,700	17,700	97,500
Debt Payments Interest Fees (Lincoln Pool)	-	-	-	-	-	200,787
Bond Principal	142,543	161,927	199,617	161,611	215,415	252,659
Bond Interest	93,031	85,445	74,453	81,172	61,381	50,747
TOTAL EXPENSES	523,795	531,650	1,260,276	1,759,783	923,383	1,792,243
INCREASE(DECREASE) IN CASH	284,125	310,920	(567,451)	(1,034,000)	(207,600)	(767,556)
ENDING CASH	1,236,622	1,547,542	980,091	655,880	772,491	4,935
LESS COMMITMENTS	-	-	-	-	-	-
AVAILABLE CASH	1,236,622	1,547,542	980,091	655,880	772,491	4,935
CHECKING	786,622	637,868	514,467	355,880	420,420	(347,136)
INVESTMENTS	450,000	909,674	465,625	300,000	352,071	352,071
Total Cash	1,236,622	1,547,542	980,091	655,880	772,491	4,935

COMMUNITY REDEVELOPMENT AUTHORITY
FY 2011- 2012 BUDGET

	2008 Actual	2009 Actual	2010 Actual	2011 Budget	2011 Forecasted	2012 Budget
CRA						
GENERAL OPERATIONS: 01						
Property Taxes	493,602	487,610	442,832	425,000	425,000	431,384
Property Taxes-Lincoln Pool Levy						200,787
Interest Income	41,561	14,889	19,804	8,000	8,000	8,000
Loan Income (Poplar Street Water Line)						1,000
Land Sales	-	47,335	-	50,000	30,000	70,000
Other Revenue & Motor Vehicle Tax	1,300	8,959	12,156		10,000	10,000
TOTAL	536,463	558,792	474,791	483,000	473,000	721,171
GILI TRUST 07						
Property Taxes	66,410	65,817	65,694	65,780	65,780	33,000
Interest Income	-		-			
Other Revenue	1,108	277	8			
TOTAL	67,518	66,094	65,702	65,780	65,780	33,000
CHERRY PARK LTD II						
Property Taxes	62,743	91,836	32,832	59,180	59,180	59,180
Interest Income	251	497	301	-		
Other Revenue		-	-			
TOTAL	62,994	92,334	33,133	59,180	59,180	59,180
GENTLE DENTAL						
Property Taxes	3,497	4,427	4,479	4,202	4,202	4,202
Interest Income	3	1	2	-		
Other Revenue	947	2,610	-			
TOTAL	4,447	7,037	4,481	4,202	4,202	4,202
PROCON TIF						
Property Taxes	18,138	17,925	17,972	19,162	19,162	19,162
Interest Income	53	36	5			
Other Revenue	972	232	1,172			
TOTAL	19,163	18,193	19,148	19,162	19,162	19,162
WALNUT HOUSING PROJECT						
Property Taxes	93,632	62,942	33,089	74,472	74,472	74,472
Interest Income	100	207	26			
Other Revenue	10,825	12,395	11,180			
TOTAL	104,557	75,544	44,296	74,472	74,472	74,472

COMMUNITY REDEVELOPMENT AUTHORITY
FY 2011- 2012 BUDGET

	2008 Actual	2009 Actual	2010 Actual	2011 Budget	2011 Forecasted	2012 Budget
BRUNS PET GROOMING						
Property Taxes	9,536	9,575	10,502	4,986	11,000	11,000
Interest Income			-			
TOTAL	9,536	9,575	10,502	4,986	11,000	11,000
GIRAD VET CLINIC						
Property Taxes	3,242	4,940	13,855	4,940	14,000	14,000
Interest Income			-			
TOTAL	3,242	4,940	13,855	4,940	14,000	14,000
GEDDES ST APTS - PROCON						
Property Taxes		1,195	14,809	1,195	15,000	15,000
Interest Income			-			
TOTAL	-	1,195	14,809	1,195	15,000	15,000
SOUTHEAST CROSSINGS						
Property Taxes		8,866	12,109	8,866	14,000	14,000
Interest Income			-			
TOTAL	-	8,866	12,109	8,866	14,000	14,000
POPLAR STREET WATER						
Loan Proceeds (Property Taxes Collected)			-			1,000
Interest Income			-			-
TOTAL	-	-	-	-	-	1,000
TC ENCK						
Property Taxes						5,500
Interest Income			-			
TOTAL TC ENCK	-	-	-	-	-	5,500
CASEY'S FIVE POINTS						
Property Taxes						15,000
Interest Income			-			
TOTAL CASEY'S FIVE POINTS	-	-	-	-	-	15,000
SOUTHPOINTE HOTEL						
Property Taxes						22,000
Interest Income			-			
TOTAL SOUTHPOINTE HOTEL	-	-	-	-	-	22,000
JOHN SCHULTE CONSTRUCTION						
Property Taxes						3,000
Interest Income			-			
TOTAL JOHN SCHULTE CONSTRUCTION	-	-	-	-	-	3,000
PHARMACY PROPERTIES INC						
Property Taxes						8,000
Interest Income			-			
TOTAL PHARMACY PROPERTIES INC	-	-	-	-	-	8,000
KEN-RAY LLC						
Property Taxes						5,000
Interest Income			-			
TOTAL KEN-RAY LLC	-	-	-	-	-	5,000
TOTAL REVENUE	807,920	842,571	692,826	725,783	749,796	1,024,687

COMMUNITY REDEVELOPMENT AUTHORITY
FY 2011- 2012 BUDGET

	2008 Actual	2009 Actual	2010 Actual	2011 Budget	2011 Forecasted	2012 Budget
EXPENSES						
CRA						
GENERAL OPERATIONS:						
Auditing & Accounting	5,000	7,601	4,392	7,500	3,975	5,000
Legal Services	2,143	4,829	3,060	10,000	4,000	10,000
Consulting Services	-	-	-	10,000	5,000	14,000
Contract Services	34,362	26,122	84,977	40,000	50,000	55,000
Printing & Binding	568	-	-	1,000		1,000
Other Professional Services	4,112	-	-	5,000		5,000
General Liability Insurance	-	-	-	250		250
Postage	142	159	202	200	850	200
Legal Notices	828	750	613	800		800
Licenses & Fees	-	-	-			
Travel & Training	-	-	-	1,000		1,000
Other Expenditures	-	-	-	500		500
Office Supplies	105	38	328	500	810	500
Supplies	-	-	-	300		300
Land	33,090	129	448,720	100,000	2,002	100,000
DEBT						
Bond Payments/Fees (Lincoln Pool)						200,787
PROJECTS						
Façade Improvement	207,871	241,793	354,015	150,000	150,000	150,000
South Locust	-	-	-	-		
2nd Street BID	-	-	-	-		
Outstanding Façade Improvement Grants	-	-	-	132,250	132,250	500,000
Railroad Horns	-	-	-	240,000		240,000
Other Committed Projects	-	-	-	17,700	17,700	97,500
Other Projects	-	2,858	-	800,000	280,000	100,000
Property Taxes BID Fees	-	-	-	-		11,000
	-	-	-	-		
TOTAL CRA OPERATING EXPENSES	288,221	284,279	896,308	1,517,000	646,587	1,492,837
GILI TRUST						
Bond Principal	47,158	51,009	55,158	51,001	59,654	31,627
Bond Interest	18,622	14,779	10,622	14,779	6,126	1,263
Other Expenditures	-	-	-			
TOTAL GILI EXPENSES	65,780	65,788	65,780	65,780	65,780	32,890
CHERRY PARK LTD II						
Bond Principal	36,824	39,729	42,864	39,729	48,035	49,894
Bond Interest	22,356	19,451	16,316	19,451	11,145	9,286
TOTAL CHERRY PARK EXPENSES	59,180	59,180	59,180	59,180	59,180	59,180
GENTLE DENTAL						
Bond Principal	2,127	2,236	2,395	2,276	2,566	2,760
Bond Interest	2,075	1,966	1,807	1,926	1,636	1,442
TOTAL GENTLE DENTAL	4,202	4,202	4,202	4,202	4,202	4,202
PROCON TIF						
Bond Principal	10,601	9,064	10,183	9,467	10,829	11,782
Bond Interest	8,561	10,098	8,979	9,695	8,333	7,380
TOTAL PROCON TIF	19,162	19,162	19,162	19,162	19,162	19,162

COMMUNITY REDEVELOPMENT AUTHORITY
FY 2011- 2012 BUDGET

	2008 Actual	2009 Actual	2010 Actual	2011 Budget	2011 Forecasted	2012 Budget
WALNUT HOUSING PROJECT						
Other Expenditures						
Bond Principal	33,055	35,321	37,743	39,151	40,331	43,096
Bond Interest	41,417	39,151	36,729	35,321	34,141	31,376
TOTAL WALNUT HOUSING PROJECT	74,472	74,472	74,472	74,472	74,472	74,472
BRUNS PET GROOMING						
Bond Principal	9,536	9,575	10,502	4,986	11,000	11,000
Bond Interest	-	-	-	-	-	-
TOTAL BRUNS PET GROOMING	9,536	9,575	10,502	4,986	11,000	11,000
GIRARD VET CLINIC						
Bond Principal	6,242	4,940	13,855	4,940	14,000	14,000
Bond Interest	-	-	-	-	-	-
TOTAL GIRARD VET CLINIC	6,242	4,940	13,855	4,940	14,000	14,000
GEDDES ST APTS - PROCON						
Bond Principal	-	1,195	14,809	1,195	15,000	15,000
Bond Interest	-	-	-	-	-	-
TOTAL GEDDES ST APTS - PROCON	-	1,195	14,809	1,195	15,000	15,000
SOUTHEAST CROSSINGS						
Bond Principal	-	8,866	12,109	8,866	14,000	14,000
Bond Interest	-	-	-	-	-	-
TOTAL SOUTHEAST CROSSINGS	-	8,866	12,109	8,866	14,000	14,000
POPLAR STREET WATER						
Auditing & Accounting	-	-	1,000	-	-	-
Contract Services	-	-	89,899	-	38,129	-
Bond Principal	-	-	-	-	-	1,000
Bond Interest	-	-	-	-	-	-
TOTAL POPLAR STREET WATER	-	-	90,899	-	38,129	1,000
TC ENCK						
Bond Principal	-	-	-	-	1,000	5,500
Bond Interest	-	-	-	-	-	-
TOTAL TC ENCK	-	-	-	-	1,000	5,500
CASEY'S FIVE POINTS						
Bond Principal	-	-	-	-	4,000	15,000
Bond Interest	-	-	-	-	-	-
TOTAL CASEY'S FIVE POINTS	-	-	-	-	4,000	15,000
SOUTHPOINTE HOTEL						
Bond Principal	-	-	-	-	21,514	22,000
Bond Interest	-	-	-	-	-	-
TOTAL SOUTHPOINTE HOTEL	-	-	-	-	21,514	22,000
JOHN SCHULTE CONSTRUCTION						
Bond Principal	-	-	-	-	-	3,000
Bond Interest	-	-	-	-	-	-
TOTAL JOHN SCHULTE CONSTRUCTION	-	-	-	-	-	3,000
PHARMACY PROPERTIES INC						
Bond Principal	-	-	-	-	-	8,000
Bond Interest	-	-	-	-	-	-
TOTAL PHARMACY PROPERTIES INC	-	-	-	-	-	8,000
KEN-RAY LLC						
Bond Principal	-	-	-	-	-	5,000
Bond Interest	-	-	-	-	-	-
TOTAL KEN-RAY LLC	-	-	-	-	-	5,000
TOTAL EXPENSES	526,795	531,658	1,261,276	1,759,783	988,026	1,796,243



Community Redevelopment Authority (CRA)

**Wednesday, June 15, 2011
Regular Meeting**

Item X1

Blight Study

Staff Contact: Chad Nabity



June 30, 2011

Steve Milner AICP, ASLA
Olsson Associates
1111 Lincoln Mall, Suite 111
PO Box 84608
Lincoln NE 68501-4608

Barry Sandstrom
Chair

Dear Steve:

Michelle Vitzke

Tom Gdowski

Glen Murray

Sue Pirnie

Thank you for submitting a proposal to conduct a blighted and substandard study for Community Redevelopment Authority (CRA) Area #8 in Grand Island, Nebraska. The CRA met on June 29, 2011 and selected your team: Olsson Associates working with Marvin Planning and Ken Bunger for the job.

Chad Nabity
Director

We look forward to working with you on this project. The Chair has been authorized to sign a contract for this study based on your proposed scope of work, deliverable and timetable with a contract price not to exceed \$8,500.

If you can send the contract to me I will get it executed and we can begin working on the project.

Sincerely,

Chad Nabity, AICP
Director

Post Office Box 1968
Grand Island, Nebraska 68802-1968
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Fax: 308 385-5423
Email: cnabity@grand-island.com