



# Community Redevelopment Authority (CRA)

**Wednesday, May 9, 2012  
Regular Meeting**

## **Item C1**

### **Financial Reports**

Staff Contact: Chad Nabity

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF April 2012

<b>CONSOLIDATED</b>	<b>MONTH ENDED APRIL 2012</b>	<b>2011-2012 YEAR TO DATE</b>	<b>2012 BUDGET</b>	<b>REMAINING BALANCE</b>
Beginning Cash	593,514	923,823	923,823	593,514
<b>REVENUE:</b>				
Property Taxes-CRA	19,897	169,984	639,405	469,421
Property Taxes-TIF's	-	148,943	318,406	169,463
Loan Proceeds	-	-	-	-
Interest Income - CRA	7	4,341	8,000	3,659
Interest Income - TIF'S	10	617	-	-
Land Sales	-	-	70,000	70,000
Other Revenue - CRA	-	6,524	10,000	3,476
Other Revenue - TIF's	-	6,587	1,000	-
<b>TOTAL REVENUE</b>	<b>19,914</b>	<b>336,996</b>	<b>1,046,811</b>	<b>716,020</b>
<b>TOTAL RESOURCES</b>	<b>613,428</b>	<b>1,260,819</b>	<b>1,970,634</b>	<b>1,309,533</b>
<b>EXPENSES</b>				
Auditing & Accounting	-	4,025	5,000	975
Legal Services	-	896	10,000	9,105
Consulting Services	-	-	10,000	10,000
Contract Services	3,115	30,961	55,000	24,039
Printing & Binding	-	-	1,000	1,000
Other Professional Services	-	7,599	5,000	(2,599)
General Liability Insurance	-	-	250	250
Postage	42	172	200	28
Matching Grant	-	-	-	-
Legal Notices	772	1,740	800	(940)
Licenses & Fees	-	-	-	-
Travel & Training	-	161	1,000	839
Other Expenditures	-	-	500	500
Office Supplies	-	-	500	500
Supplies	-	-	300	300
Land	-	-	100,000	100,000
Bond Principal - Lincoln Pool	-	-	201,787	201,787
Façade Improvement	70,443	519,378	987,500	468,122
South Locust	-	-	-	-
Alleyway Improvement	-	-	-	-
Other Projects	-	-	111,000	111,000
Bond Principal	-	129,743	266,659	136,916
Bond Interest	-	27,088	50,747	23,659
Interest Expense	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>74,372</b>	<b>721,763</b>	<b>1,807,243</b>	<b>1,085,480</b>
<b>INCREASE(DECREASE) IN CASH</b>	<b>(54,458)</b>	<b>(384,768)</b>	<b>(760,432)</b>	<b>(369,460)</b>
<b>ENDING CASH</b>	<b>539,055</b>	<b>539,055</b>	<b>163,391</b>	<b>224,054</b>
<b>LESS COMMITMENTS</b>	<b>715,164</b>	<b>715,164</b>		
<b>AVAILABLE CASH</b>	<b>(176,109)</b>	<b>(176,109)</b>	<b>163,391</b>	<b>224,054</b>
<b>CHECKING</b>	<b>173,814</b>			
<b>INVESTMENTS</b>	<b>365,241</b>			
<b>Total Cash</b>	<b>539,055</b>			

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF April 2012

CRA	<u>MONTH ENDED</u> <u>APRIL 2012</u>	<u>2011-2012</u> <u>YEAR TO DATE</u>	<u>2012</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>
<b>GENERAL OPERATIONS:</b>				
Property Taxes	19,897	169,984	639,405	469,421
Interest Income	7	4,341	8,000	3,659
Land Sales	-	-	70,000	70,000
Other Revenue & Motor Vehicle Tax	-	6,524	10,000	3,476
<b>TOTAL</b>	<b>19,904</b>	<b>180,849</b>	<b>727,405</b>	<b>546,556</b>
<b>GILI TRUST</b>				
Property Taxes	-	32,019	32,890	871
Interest Income	-	511	-	(511)
Other Revenue	-	-	-	-
<b>TOTAL</b>	<b>-</b>	<b>32,530</b>	<b>32,890</b>	<b>360</b>
<b>CHERRY PARK LTD II</b>				
Property Taxes	-	31,776	59,180	27,404
Interest Income	10	99	-	(99)
Other Revenue	-	-	-	-
<b>TOTAL</b>	<b>10</b>	<b>31,875</b>	<b>59,180</b>	<b>27,305</b>
<b>GENTLE DENTAL</b>				
Property Taxes	-	80	4,202	4,122
Interest Income	0	1	-	(1)
Other Revenue	-	-	-	-
<b>TOTAL</b>	<b>0</b>	<b>81</b>	<b>4,202</b>	<b>4,121</b>
<b>PROCON TIF</b>				
Property Taxes	-	9,109	19,162	10,053
Interest Income	0	2	-	(2)
Other Revenue	-	233	-	(233)
<b>TOTAL</b>	<b>0</b>	<b>9,344</b>	<b>19,162</b>	<b>9,818</b>
<b>WALNUT HOUSING PROJECT</b>				
Property Taxes	-	32,025	74,472	42,447
Interest Income	0	5	-	(5)
Other Revenue	-	6,354	-	(6,354)
<b>TOTAL</b>	<b>0</b>	<b>38,384</b>	<b>74,472</b>	<b>36,088</b>
<b>BRUNS PET GROOMING</b>				
Property Taxes	-	6,474	11,000	4,526
Interest Income	-	-	-	-
Other Revenue	-	-	-	-
<b>TOTAL</b>	<b>-</b>	<b>6,474</b>	<b>11,000</b>	<b>4,526</b>
<b>GIRARD VET CLINIC</b>				
Property Taxes	-	9,196	14,000	4,804
Interest Income	-	-	-	-
Other Revenue	-	-	-	-
<b>TOTAL</b>	<b>-</b>	<b>9,196</b>	<b>14,000</b>	<b>4,804</b>
<b>GEDDES ST APTS-PROCON</b>				
Property Taxes	-	14,852	30,000	15,148
Interest Income	-	-	-	-
Other Revenue	-	-	-	-

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF April 2012

	<u>MONTH ENDED</u> <u>APRIL 2012</u>	<u>2011-2012</u> <u>YEAR TO DATE</u>	<u>2012</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>
<b>TOTAL</b>	-	14,852	30,000	15,148
<b>SOUTHEAST CROSSING</b>				
Property Taxes	-	7,255	14,000	6,745
Interest Income	-	-	-	-
Other Revenue	-	-	-	-
<b>TOTAL</b>	-	7,255	14,000	6,745
<b>Poplar Street Water</b>				
Property Taxes	-	61	1,000	939
Interest Income	-	-	-	-
Other Revenue	-	-	1,000	1,000
<b>TOTAL</b>	-	61	2,000	1,939
<b>CASEY'S @ FIVE POINTS</b>				
Property Taxes	-	4,262	15,000	10,738
Interest Income	-	-	-	-
Other Revenue	-	-	-	-
<b>TOTAL</b>	-	4,262	15,000	10,738
<b>SOUTH POINTE HOTEL PROJECT</b>				
Property Taxes	-	1,473	22,000	20,527
Interest Income	-	-	-	-
Other Revenue	-	-	-	-
<b>TOTAL</b>	-	1,473	22,000	20,527
<b>TODD ENCK PROJECT</b>				
Property Taxes	-	104	5,500	5,396
Interest Income	-	-	-	-
Other Revenue	-	-	-	-
<b>TOTAL</b>	-	104	5,500	5,396
<b>JOHN SCHULTE CONSTRUCTION</b>				
Property Taxes	-	77	3,000	2,923
Interest Income	-	-	-	-
Other Revenue	-	-	-	-
<b>TOTAL</b>	-	77	3,000	2,923
<b>PHARMACY PROPERTIES INC</b>				
Property Taxes	-	178	8,000	7,822
Interest Income	-	-	-	-
Other Revenue	-	-	-	-
<b>TOTAL</b>	-	178	8,000	7,822
<b>KEN-RAY LLC</b>				
Property Taxes	-	-	5,000	5,000
Interest Income	-	-	-	-
Other Revenue	-	-	-	-
<b>TOTAL</b>	-	-	5,000	5,000
<b>SKAGWAY</b>				
Property Taxes	-	-	-	-
Interest Income	-	-	-	-
Other Revenue	-	-	-	-

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF April 2012

	<u>MONTH ENDED</u> <u>APRIL 2012</u>	<u>2011-2012</u> <u>YEAR TO DATE</u>	<u>2012</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>
<b>TOTAL</b>	-	-	-	-
<b>TOTAL REVENUE</b>	19,914	336,996	1,046,811	709,815

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF April 2012

EXPENSES	<u>MONTH ENDED</u> <u>APRIL 2012</u>	<u>2011-2012</u> <u>YEAR TO DATE</u>	<u>2012</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>
<b>CRA</b>				
<b>GENERAL OPERATIONS:</b>				
Auditing & Accounting	-	4,025	5,000	975
Legal Services	-	896	10,000	9,105
Consulting Services	-	-	10,000	10,000
Contract Services	3,115	30,961	55,000	24,039
Printing & Binding	-	-	1,000	1,000
Other Professional Services	-	7,599	5,000	(2,599)
General Liability Insurance	-	-	250	250
Postage	42	172	200	28
Matching Grant	-	-	-	-
Legal Notices	772	1,740	800	(940)
Licenses & Fees	-	-	-	-
Travel & Training	-	161	1,000	839
Other Expenditures	-	-	500	500
Office Supplies	-	-	500	500
Supplies	-	-	300	300
Land	-	-	100,000	100,000
Bond Principal - Lincoln Pool	-	-	201,787	201,787
<b>PROJECTS</b>				
Façade Improvement	70,443	519,378	987,500	468,122
South Locust	-	-	-	-
Alleyway Improvement	-	-	-	-
Other Projects	-	-	111,000	111,000
<b>TOTAL CRA EXPENSES</b>	<b>74,372</b>	<b>564,932</b>	<b>1,489,837</b>	<b>924,905</b>
<b>GILI TRUST</b>				
Bond Principal	-	33,066	31,627	(1,439)
Bond Interest	-	1,325	1,263	(62)
Other Expenditures	-	-	-	-
<b>TOTAL GILI EXPENSES</b>	<b>-</b>	<b>34,390</b>	<b>32,890</b>	<b>(1,500)</b>
<b>CHERRY PARK LTD II</b>				
Bond Principal	-	24,473	49,894	25,421
Bond Interest	-	5,117	9,286	4,169
<b>TOTAL CHERRY PARK EXPENSES</b>	<b>-</b>	<b>29,590</b>	<b>59,180</b>	<b>29,590</b>
<b>GENTLE DENTAL</b>				
Bond Principal	-	1,349	2,760	1,411
Bond Interest	-	752	1,442	690
<b>TOTAL GENTLE DENTAL</b>	<b>-</b>	<b>2,101</b>	<b>4,202</b>	<b>2,101</b>
<b>PROCON TIF</b>				
Bond Principal	-	5,731	11,782	6,051
Bond Interest	-	3,850	7,380	3,530
<b>TOTAL PROCON TIF</b>	<b>-</b>	<b>9,581</b>	<b>19,162</b>	<b>9,581</b>
<b>WALNUT HOUSING PROJECT</b>				
Bond Principal	-	21,191	43,096	21,905
Bond Interest	-	16,045	31,376	15,331
<b>TOTAL WALNUT HOUSING</b>	<b>-</b>	<b>37,236</b>	<b>74,472</b>	<b>37,236</b>

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF April 2012

	MONTH ENDED APRIL 2012	2011-2012 YEAR TO DATE	2012 BUDGET	REMAINING BALANCE
<b>BRUNS PET GROOMING</b>				
Bond Principal	-	6,474	11,000	4,526
Bond Interest	-	-	-	-
<b>TOTAL BRUNS PET GROOMING</b>	-	6,474	11,000	4,526
<b>GIRARD VET CLINIC</b>				
Bond Principal	-	9,196	14,000	4,804
Bond Interest	-	-	-	-
<b>TOTAL GIRARD VET CLINIC</b>	-	9,196	14,000	4,804
<b>GEDDES ST APTS - PROCON</b>				
Bond Principal	-	14,852	30,000	15,148
Bond Interest	-	-	-	-
<b>TOTAL GEDDES ST APTS - PROCON</b>	-	14,852	30,000	15,148
<b>SOUTHEAST CROSSINGS</b>				
Bond Principal	-	7,255	14,000	6,745
Bond Interest	-	-	-	-
<b>TOTAL SOUTHEAST CROSSINGS</b>	-	7,255	14,000	6,745
<b>POPLAR STREET WATER</b>				
Bond Principal	-	61	-	(61)
Bond Interest	-	-	-	-
Auditing & Accounting	-	-	-	-
Contract Services	-	-	-	-
<b>TOTAL POPLAR STREET WATER</b>	-	61	-	(61)
<b>CASEY'S @ FIVE POINTS</b>				
Bond Principal	-	4,262	15,000	10,738
Bond Interest	-	-	-	-
<b>TOTAL CASEY'S @ FIVE POINTS</b>	-	4,262	15,000	10,738
<b>SOUTH POINTE HOTEL PROJECT</b>				
Bond Principal	-	1,473	22,000	20,527
Bond Interest	-	-	-	-
<b>TOTAL SOUTH POINTE HOTEL PROJECT</b>	-	1,473	22,000	20,527
<b>TODD ENCK PROJECT</b>				
Bond Principal	-	104	5,500	5,396
Bond Interest	-	-	-	-
<b>TOTAL TODD ENCK PROJECT</b>	-	104	5,500	5,396
<b>JOHN SCHULTE CONSTRUCTION</b>				
Bond Principal	-	77	3,000	2,923
Bond Interest	-	-	-	-
Auditing & Accounting	-	-	-	-
<b>TOTAL JOHN SCHULTE CONSTRUCTION</b>	-	77	3,000	2,923
<b>PHARMACY PROPERTIES INC</b>				
Bond Principal	-	178	8,000	7,822
Bond Interest	-	-	-	-
Auditing & Accounting	-	-	-	-

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF April 2012

	<u>MONTH ENDED</u> <u>APRIL 2012</u>	<u>2011-2012</u> <u>YEAR TO DATE</u>	<u>2012</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>
<b>TOTAL PHARMACH PROPERTIES INC</b>	-	178	8,000	7,822
<b>KEN-RAY LLC</b>				
Bond Principal	-	-	5,000	5,000
Bond Interest	-	-	-	-
Auditing & Accounting	-	-	-	-
<b>TOTAL KEN-RAY LLC</b>	-	-	5,000	5,000
<b>SKAGWAY</b>				
Bond Principal	-	-	-	-
Bond Interest	-	-	-	-
Auditing & Accounting	-	-	-	-
<b>TOTAL SKAGWAY</b>	-	-	-	-
<b>TOTAL EXPENSES</b>	74,372	721,763	1,807,243	1,085,480



COMMITTED PROJECTS	TOTAL AMOUNT	2012 FISCAL YR	2013 FISCAL YR	2014 FISCAL YR	ESTIMATE D COMP
<b>Downtown BID</b>					
Grand Generation/YMCA		\$ 7,500.00			
Indv. Building Evaluations		\$ 14,816.62			
Historic Lighting Projects		\$ 30,000.00			
<b>Total Downtown BID *</b>	<b>\$ 97,500.00</b>				Fall 2012
<b>Larry Fowle/Micro Blight</b>	<b>\$ 2,000.00</b>	\$ 2,000.00			Fall 2012
<b>Chief Industries</b>	<b>\$ 100,000.00</b>	\$ 100,000.00			Summer 2012
<b>The Chocolate Bar</b>	<b>\$ 116,536.00</b>	\$ 116,536.00			Spring 2013
<b>3333 Ramada Rd - Howard Johnson</b>	<b>\$ 100,000.00</b>	\$ 100,000.00			Fall 2012
<b>Fonner Park **</b>	<b>\$ 192,623.00</b>	\$ 96,311.50	\$ 96,311.50		Spring 2012
<b>YMCA</b>	<b>\$ 48,000.00</b>	\$ 48,000.00			Summer 2012
<b>2014 Wayside Horns (Custer/Blaine)</b>	<b>\$ 100,000.00</b>			\$ 100,000.00	Winter 2014
<b>Primitive Touch Antique Warehouse</b>	<b>\$ 70,443.00</b>	Paid April			Fall 2012
<b>The Grand Façade \$300,000 (\$100 over 3 fiscal yrs)</b>	<b>\$ 300,000.00</b>	\$ 200,000.00	\$ 100,000.00		Spring 2012
<b>Wilmar Realty LLC \$300,000 (\$100k over 3 fiscal yrs) ***</b>	<b>\$ 100,000.00</b>		\$ 100,000.00		Fall 2012
<b>Total Committed</b>	<b>\$ 1,227,102.00</b>	<b>\$ 715,164.12</b>	<b>\$ 296,311.50</b>	<b>\$ 100,000.00</b>	

<b>Façade Budget \$ Remaining</b>	<b>\$ 468,122.10</b>	<b>\$ 987,500.00</b>
<b>Other Budget \$ to use</b>	<b>\$ 100,000.00</b>	<b>\$ 100,000.00</b>
<b>Other Budget \$ to use</b>	<b>\$ 111,000.00</b>	<b>\$ 111,000.00</b>
<b>    subtotal</b>	<b>\$ 679,122.10</b>	<b>\$ 1,198,500.00</b>
<b>Less committed</b>	<b>\$ (715,164.12)</b>	<b>\$ (296,311.50)</b>
<b>Balance remaining</b>	<b>\$ (36,042.02)</b>	<b>\$ 902,188.50</b>

#### CRA PROPERTIES

Address	Purchase Price	Purchase Date	Demo Cost	Status
408 E 2 <sup>nd</sup> St	\$4,869	11/11/2005	\$7,500	Surplus
3235 S Locust	\$450,000	4/2/2010	\$39,764	Surplus

April 30, 2012

\* Downtown BID 8 has been paid for the POW Marker and for a part of the building evaluations.

\*\* Fonner Park to be paid out over two years (project completed in Spring 2012).

\*\*\* Wilmar has been paid \$200,000 for their Façade grant (they have \$100,000 remaining).