



# Community Redevelopment Authority (CRA)

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

## **Item E1**

### **Committed Projects**

Staff Contact: Chad Nabity

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF April 2012

<b>CONSOLIDATED</b>	<b><u>2011-2012</u></b>	<b><u>2012</u></b>	<b><u>REMAINING</u></b>
	<b><u>YEAR TO DATE</u></b>	<b><u>BUDGET</u></b>	<b><u>BALANCE</u></b>
Beginning Cash	923,823	923,823	593,514
<b>REVENUE:</b>			
Property Taxes-CRA	169,984	639,405	469,421
Property Taxes-TIF's	148,943	318,406	169,463
Loan Proceeds	-	-	-
Interest Income - CRA	4,341	8,000	3,659
Interest Income - TIF'S	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>336,996</b>	<b>1,046,811</b>	<b>716,020</b>
<b>TOTAL RESOURCES</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	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	172	200	28
Matching Grant	-	-	-
Legal Notices	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	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>721,763</b>	<b>1,807,243</b>	<b>1,085,480</b>
<b>INCREASE(DECREASE) IN CASH</b>	<b>(384,768)</b>	<b>(760,432)</b>	<b>(369,460)</b>
<b>ENDING CASH</b>	<b>539,055</b>	<b>163,391</b>	<b>224,054</b>
<b>LESS COMMITMENTS</b>	<b>715,164</b>	<b>-</b>	<b>-</b>
<b>AVAILABLE CASH</b>	<b>(176,109)</b>	<b>163,391</b>	<b>224,054</b>
<b>CHECKING</b>			
<b>INVESTMENTS</b>			
<b>Total Cash</b>			

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF April 2012

	<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>			
Property Taxes	169,984	639,405	469,421
Interest Income	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>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>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	99	-	(99)
Other Revenue	-	-	-
<b>TOTAL</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	1	-	(1)
Other Revenue	-	-	-
<b>TOTAL</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	2	-	(2)
Other Revenue	233	-	(233)
<b>TOTAL</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	5	-	(5)
Other Revenue	6,354	-	(6,354)
<b>TOTAL</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>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>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>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>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>	336,996	1,046,811	709,815

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF April 2012

EXPENSES	<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	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	172	200	28
Matching Grant	-	-	-
Legal Notices	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	519,378	987,500	468,122
South Locust	-	-	-
Alleyway Improvement	-	-	-
Other Projects	-	111,000	111,000
<b>TOTAL CRA EXPENSES</b>	<u>564,932</u>	<u>1,489,837</u>	<u>924,905</u>
<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>	<u>34,390</u>	<u>32,890</u>	<u>(1,500)</u>
<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>	<u>29,590</u>	<u>59,180</u>	<u>29,590</u>
<b>GENTLE DENTAL</b>			
Bond Principal	1,349	2,760	1,411
Bond Interest	752	1,442	690
<b>TOTAL GENTLE DENTAL</b>	<u>2,101</u>	<u>4,202</u>	<u>2,101</u>
<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>	<u>9,581</u>	<u>19,162</u>	<u>9,581</u>
<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>	<u>37,236</u>	<u>74,472</u>	<u>37,236</u>

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	<u>2011-2012</u> <u>YEAR TO DATE</u>	<u>2012</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>
<b>BRUNS PET GROOMING</b>			
Bond Principal	6,474	11,000	4,526
Bond Interest	-	-	-
<b>TOTAL BRUNS PET GROOMING</b>	<b>6,474</b>	<b>11,000</b>	<b>4,526</b>
<b>GIRARD VET CLINIC</b>			
Bond Principal	9,196	14,000	4,804
Bond Interest	-	-	-
<b>TOTAL GIRARD VET CLINIC</b>	<b>9,196</b>	<b>14,000</b>	<b>4,804</b>
<b>GEDDES ST APTS - PROCON</b>			
Bond Principal	14,852	30,000	15,148
Bond Interest	-	-	-
<b>TOTAL GEDDES ST APTS - PROCON</b>	<b>14,852</b>	<b>30,000</b>	<b>15,148</b>
<b>SOUTHEAST CROSSINGS</b>			
Bond Principal	7,255	14,000	6,745
Bond Interest	-	-	-
<b>TOTAL SOUTHEAST CROSSINGS</b>	<b>7,255</b>	<b>14,000</b>	<b>6,745</b>
<b>POPLAR STREET WATER</b>			
Bond Principal	61	-	(61)
Bond Interest	-	-	-
Auditing & Accounting	-	-	-
Contract Services	-	-	-
<b>TOTAL POPLAR STREET WATER</b>	<b>61</b>	<b>-</b>	<b>(61)</b>
<b>CASEY'S @ FIVE POINTS</b>			
Bond Principal	4,262	15,000	10,738
Bond Interest	-	-	-
<b>TOTAL CASEY'S @ FIVE POINTS</b>	<b>4,262</b>	<b>15,000</b>	<b>10,738</b>
<b>SOUTH POINTE HOTEL PROJECT</b>			
Bond Principal	1,473	22,000	20,527
Bond Interest	-	-	-
<b>TOTAL SOUTH POINTE HOTEL PROJECT</b>	<b>1,473</b>	<b>22,000</b>	<b>20,527</b>
<b>TODD ENCK PROJECT</b>			
Bond Principal	104	5,500	5,396
Bond Interest	-	-	-
<b>TOTAL TODD ENCK PROJECT</b>	<b>104</b>	<b>5,500</b>	<b>5,396</b>
<b>JOHN SCHULTE CONSTRUCTION</b>			
Bond Principal	77	3,000	2,923
Bond Interest	-	-	-
Auditing & Accounting	-	-	-
<b>TOTAL JOHN SCHULTE CONSTRUCTION</b>	<b>77</b>	<b>3,000</b>	<b>2,923</b>
<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>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>	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>\$ 598,628.12</b>	<b>\$ 412,847.50</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>\$ (598,628.12)</b>	<b>\$ (412,847.50)</b>
<b>Balance remaining</b>	<b>\$ 80,493.98</b>	<b>\$ 785,652.50</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).