



# **City of Grand Island**

**Thursday, August 15, 2013**

**Special Meeting**

## **Item -1**

### **Community Redevelopment Authority 2013-2014 Budget**

**Staff Contact: Chad Nabity**

# **Council Agenda Memo**

**From:** Chad Nabity, AICP, Director

**Meeting:** August 15, 2013

**Subject:** Community Redevelopment Authority 2013-2014  
Annual Budget

**Item #'s:** 1

**Presenter(s):** Chad Nabity, AICP, Director

It is my privilege to present to you the budget for the Community Redevelopment Authority for 2013-2014. This plan and budget continues the high-quality services that have enabled the CRA to partner with the City of Grand Island, private developers and businesses and with property owners in the blighted and substandard areas to make Grand Island vibrant, clean, safe and attractive.

The CRA budget for 2013-2014 is offered to you with a review of the responsibilities of the CRA. Those responsibilities and abilities are outlined in State Statutes and are summarized, in part, as follows:

The creation of Redevelopment Authority was authorized by the Nebraska Legislature in order to provide communities with the ability to address certain areas of a city in need of improvement and development. Powers granted to Community Redevelopment Authorities are outlined in Chapter 18 of the Statutes and include the ability to expend funds to acquire substandard or blighted areas, make public improvements, and assist with development and redevelopment projects in specified areas. The Authority has virtually the same powers as any political subdivision, including borrowing money, issuing bonds, undertaking surveys and appraisals and asking for a levy of taxes.

A five-member board, appointed by the Mayor with the approval of the City Council, governs the CRA. The CRA is administered by a Director and devotes the overwhelming share of its resources to highly visible and effective programs. The CRA funds its programs primarily through assessments on taxable properties within the Grand Island city limits.

## **BLIGHTED AND SUBSTANDARD AREAS**

There are twelve (12) designated Blighted and Substandard Areas within the Grand Island City Limits (see attached map). The City of Grand Island has the authority to

designate up to 35% of the community a blighted and substandard. At present 18.2% of the City has been designated blighted and substandard. Council has approved one blight study during the last year, Copper Creek.

## **CRA MISSION**

The CRA's mission is **to reduce, slow or eliminate blighting influences on property in those areas that have been designated as blighted and substandard by the Grand Island City Council.** They do this by encouraging new investment and improved infrastructure in older areas of the community through the use of tax increment financing. They also take an active role in purchasing and demolishing properties that need to be cleared. This property is then made available for redevelopment.

## **FISCAL RESOURCES**

### **General Revenues for 2013-2014**

The CRA is requesting property tax revenues of \$667,500 including \$195,000 for Lincoln Pool Construction and Bonds and \$472,500 for all other CRA programs. The program dollars are slightly more than the amount requested for the 2009 to 2013 budgets and down from \$475,000 in 2008-09 and down from \$500,000 in 2007-2008. The CRA is requesting the same levy that was approved last year. This will allow the CRA to meet obligations for the Lincoln Park Pool and continue with their other successful programs. Historically, the levies and tax asking have been:

<b>2012-2013</b>	<b>2011-2012</b>	<b>2010-2011</b>	<b>2009-2010</b>	<b>2008-2009</b>	<b>2007-2008</b>	<b>2006-2007</b>
0.026	0.026	0.017742	\$0.018076	\$0.020790	\$0.0225655	\$0.022824
\$667,500	\$639,405	\$425,000	\$425,000	\$475,000	\$500,000	\$477,204

### **Program Funding**

The CRA is proposing a budget with funding levels returning to near the levels they were prior to the 2012-2013 budget year. The CRA has or will make final payments on several large multi-year projects including the Grand Theater façade and funding the heat in the sheep barn at the Fonner Park.

The Community Redevelopment Authority has the ability to assist private developers and governmental entities with the commercial, residential or mixed-use redevelopment projects throughout the City. Specific detail on projects is as follows:

- Purchase of Dilapidated Properties/Infrastructure. The 2013-2014 budget includes \$50,000 for the acquisition of substandard properties in the blighted and substandard areas and for the provision of infrastructure. The Authority will consider any property within the designated areas.

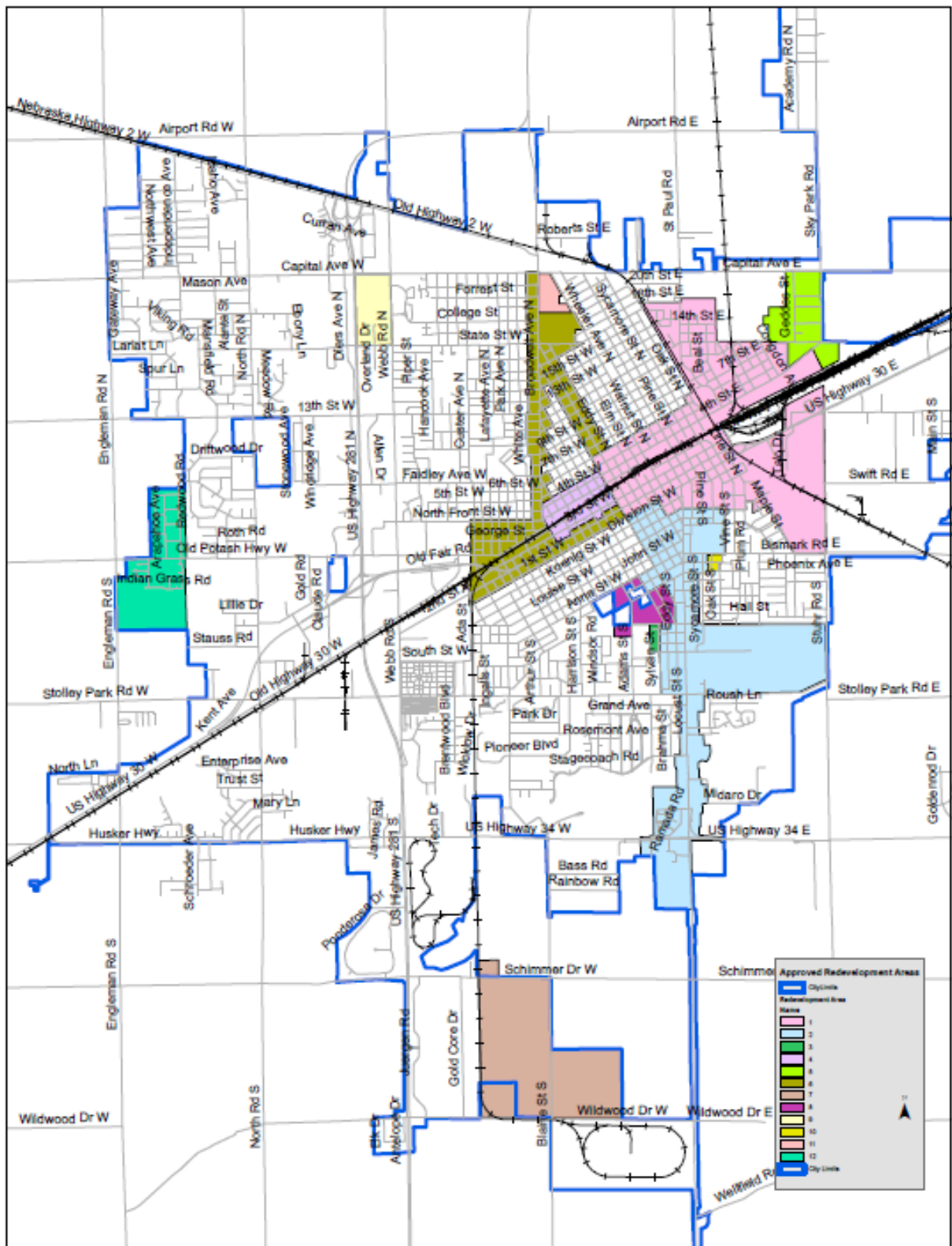
- Facade Development. For the façade development program \$150,000 has been budgeted, including grants and interest buy down these projects are unidentified at this time. This program has been used extensively in the Downtown area but is available to all blighted and substandard areas. The CRA approved façade projects that used the full allocation of façade dollars for the 2012-13 fiscal year in October of 2012 and has been holding an application for the 2013-14 fiscal year since January.
- Other Projects. In the blighted and substandard areas \$100,000 has been reserved for other projects. In the 2012-13 fiscal year this funding was used:
  - to provide matching funds for a housing study for the City of Grand Island.
  - to provide funding for the installation of fire sprinkler line necessary for the redevelopment of the Gibby's Pool Hall Building at Eddy and 4th Street.

This funding can be assigned to specific projects including but not limited to infrastructure improvements in the blighted and substandard areas that would support larger redevelopment plans. The CRA has used this funding item in the past to fund additional façade improvement projects and to make grants to fund specific projects for the: Business Improvement Districts, the Grand Island Parks Department, Fonner Park, The Central Nebraska Humane Society, St. Stephens, Habitat for Humanity and other community groups for specific projects that meet the mission of the CRA.

## CONCLUSION

This budget provides for measured funding of redevelopment efforts during the 2013-2014 fiscal year. The investments this community has made in housing, redevelopment efforts, infrastructure and economic development, bode well for the future of the community.

The CRA will also continue to examine the community to identify areas that might benefit from a Blighted and Substandard declaration and to review and recommend approval of redevelopment plan amendments for tax increment financing projects on both large and small scale developments. All of the tools used by the CRA are necessary for them to accomplish their mission: **to reduce, slow or eliminate blighting influences on property in those areas that have been designated as blighted and substandard by the Grand Island City Council.**



COMMUNITY REDEVELOPMENT AUTHORITY  
FY 2013- 2014 BUDGET

	2008 Actual	2009 Actual	2010 Actual	2011 Actual	2012 Actual	2013 Budget	2013 Forecasted	2014 Budget
<b>CONSOLIDATED</b>								
Beginning Cash	952,497	1,236,622	1,547,542	985,902	923,823	298,766	186,509	197,191
<b>REVENUE:</b>								
Property Taxes-CRA	491,044	487,610	442,832	421,109	464,412	446,578	437,618	472,500
Property Taxes-Lincoln Pool	-	-	-	-	154,234	207,859	201,787	195,000
Property Taxes-TIF's	257,199	267,523	205,341	312,136	404,016	438,016	332,998	575,124
Loan Proceeds					-	-	-	-
Motor Vehicle Tax	2,557	2,434	2,156	1,872	2,658			
Interest Income-CRA	41,561	14,889	19,804	2,403	4,667	1,000	2,000	1,000
Interest Income - TIF's	954	741	334	217	165	-	-	-
Loan Income (Poplar Street Water Line)						5,000	1,800	5,000
Land Sales	-	47,335	-	30,000	-	100,000	-	100,000
Bond Proceeds - Lincoln Pool	-	-	-	-	-	1,800,000	1,800,000	-
Other Revenue	1,300	6,525	10,000	10,500	12,552	22,000	12,000	22,000
Other Revenue - TIF's	13,304	15,514	12,361	12,143	10,064	-	-	-
<b>TOTAL REVENUE</b>	<b>807,920</b>	<b>842,571</b>	<b>692,826</b>	<b>790,379</b>	<b>1,052,768</b>	<b>3,020,453</b>	<b>2,788,203</b>	<b>1,370,624</b>
<b>***MAKE SURE THESE TOTALS MATCH THE TOTAL EXPENSES IN THE BOTTOM BELOW!</b>								
<b>TOTAL RESOURCES</b>	<b>1,760,417</b>	<b>2,079,193</b>	<b>2,240,368</b>	<b>1,776,281</b>	<b>1,976,591</b>	<b>3,319,219</b>	<b>2,974,713</b>	<b>1,567,815</b>
<b>EXPENSES</b>								
Auditing & Accounting	5,000	7,601	5,392	4,998	4,025	5,000	4,000	5,000
Legal Services	2,143	4,829	3,060	2,389	2,187	3,000	3,000	3,000
Consulting Services	-	-	-	-	-	10,000	5,000	10,000
Contract Services	34,362	26,122	174,875	78,795	44,428	55,000	55,000	65,000
Printing & Binding	568	-	-	-	-	1,000	-	1,000
Other Professional Services	4,113	-	-	6,393	7,599	5,000	-	5,000
General Liability Insurance	-	-	-	-	-	250	250	250
Postage	142	159	202	712	328	200	200	200
Legal Notices	828	750	613	881	1,979	2,500	1,500	2,500
Licenses & Fees	-	-	-	-	-	-	-	-
Travel & Training	-	-	-	-	161	1,000	200	1,000
Other Expenditures	-	-	-	94	796	-	-	-
Office Supplies	106	38	328	746	-	300	300	300
Supplies	-	-	-	-	-	300	-	300
Land	33,090	129	448,720	2,002	-	20,000	-	50,000
Façade Improvement-to be applied for	207,871	241,793	354,015	442,155	1,146,639	120,000	117,000	150,000
Lincoln Pool Bond Proceeds pay out	-	-	-	-	180,658	1,800,000	1,880,062	-
Other Projects	-	2,858	-	-	-	50,000	-	100,000
Property Taxes South Locust Project			-			11,000	11,000	11,000
2nd Street BID			-	-	-	-	-	-
Outstanding Façade Improvement Grants			-			318,000	200,000	-
Railroad Horns			-			-	-	-
Other Committed Projects			-			134,000	152,000	40,000
Property Management			-			-	-	-
Bond Payment /Fees						207,859	-	207,859
Debt-Lincoln Pool						-	-	-
Lincoln Pool Principal Bond Payment							-	170,000
Lincoln Pool Interest Bond Payment							15,105	23,828
Bond Principal-TIF's	145,498	161,935	199,617	255,618	350,317	396,334	291,223	541,944
Bond Interest-TIF's	93,076	85,445	74,453	63,170	50,965	41,682	41,682	33,180
<b>TOTAL EXPENSES</b>	<b>526,796</b>	<b>531,658</b>	<b>1,261,276</b>	<b>857,952</b>	<b>1,790,082</b>	<b>3,182,425</b>	<b>2,777,522</b>	<b>1,421,360</b>
<b>***MAKE SURE THESE TOTALS MATCH THE TOTAL EXPENSES IN THE BOTTOM SECTION!</b>								
<b>INCREASE(DECREASE) IN CASH</b>	<b>281,124</b>	<b>310,912</b>	<b>(568,451)</b>	<b>(67,572)</b>	<b>(737,314)</b>	<b>(161,972)</b>	<b>10,681</b>	<b>(50,736)</b>
<b>ENDING CASH</b>	<b>1,233,621</b>	<b>1,547,534</b>	<b>979,091</b>	<b>918,329</b>	<b>186,509</b>	<b>136,794</b>	<b>197,191</b>	<b>146,455</b>
<b>LESS COMMITMENTS</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>AVAILABLE CASH</b>	<b>1,233,621</b>	<b>1,547,534</b>	<b>979,091</b>	<b>918,329</b>	<b>186,509</b>	<b>136,794</b>	<b>197,191</b>	<b>146,455</b>
<b>CRA CASH</b>	<b>1,141,841</b>	<b>1,449,393</b>	<b>937,028</b>	<b>870,571</b>	<b>152,203</b>	<b>7,249</b>	<b>69,143</b>	<b>17,234</b>
<b>LINCOLN POOL CASH</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(26,424)</b>	<b>81,787</b>	<b>80,196</b>	<b>81,368</b>
<b>TIF CASH</b>	<b>91,781</b>	<b>98,141</b>	<b>42,063</b>	<b>47,758</b>	<b>60,730</b>	<b>47,758</b>	<b>47,851</b>	<b>47,852</b>
<b>TOTAL CASH</b>	<b>1,233,621</b>	<b>1,547,534</b>	<b>979,091</b>	<b>918,329</b>	<b>186,509</b>	<b>136,794</b>	<b>197,191</b>	<b>146,455</b>

COMMUNITY REDEVELOPMENT AUTHORITY  
FY 2013- 2014 BUDGET

**CRA**

**GENERAL OPERATIONS: 01**

	2008 Actual	2009 Actual	2010 Actual	2011 Actual	2012 Actual	2013 Budget	2013 Forecasted	2014 Budget
<b>REVENUES</b>								
Property Taxes	491,044	487,610	442,832	421,109	464,412	446,578	437,618	472,500
Property Taxes-Lincoln Pool Levy					154,234	207,859	201,787	195,000
Motor Vehicle Tax	2,557	2,434	2,156	1,872	2,658			
Interest Income	41,561	14,889	19,804	2,403	4,667	1,000	2,000	1,000
Loan Income (Poplar Street Water Line)						5,000	1,800	5,000
Land Sales	-	47,335	-	30,000		100,000	-	100,000
Bond Proceeds Lincoln Pool						1,800,000	1,800,000	
Other Revenue & Motor Vehicle Tax	1,300	6,525	10,000	10,500	12,552	22,000	12,000	22,000
<b>TOTAL</b>	<b>536,463</b>	<b>558,792</b>	<b>474,791</b>	<b>465,884</b>	<b>638,523</b>	<b>2,582,437</b>	<b>2,455,205</b>	<b>795,500</b>

**GILI TRUST-07**

Property Taxes	66,410	65,817	65,694	66,223	32,019			
Interest Income	548		-	12	-		-	
Other Revenue	560	277	8		511			
<b>TOTAL</b>	<b>67,518</b>	<b>66,094</b>	<b>65,702</b>	<b>66,235</b>	<b>32,530</b>	<b>-</b>	<b>-</b>	<b>-</b>

**CHERRY PARK LTD II-08**

Property Taxes	62,743	91,836	32,832	63,374	64,641	59,180	59,180	29,588
Interest Income	251	497	301	186	157	-	-	-
Other Revenue		-	-					
<b>TOTAL</b>	<b>62,994</b>	<b>92,334</b>	<b>33,133</b>	<b>63,561</b>	<b>64,797</b>	<b>59,180</b>	<b>59,180</b>	<b>29,588</b>

**GENTLE DENTAL-09**

Property Taxes	3,497	4,427	4,479	4,512	4,659	4,202	4,202	4,202
Interest Income	3	1	2	2	1	-	-	-
Other Revenue	947	2,610	-	-	-			
<b>TOTAL</b>	<b>4,447</b>	<b>7,037</b>	<b>4,481</b>	<b>4,514</b>	<b>4,660</b>	<b>4,202</b>	<b>4,202</b>	<b>4,202</b>

**PROCON TIF-10**

Property Taxes	18,138	17,925	17,972	18,163	27,675	19,162	19,162	19,162
Interest Income	53	36	5	4	2	-	-	-
Other Revenue	972	232	1,172	1,555	233			
<b>TOTAL</b>	<b>19,163</b>	<b>18,193</b>	<b>19,148</b>	<b>19,722</b>	<b>27,910</b>	<b>19,162</b>	<b>19,162</b>	<b>19,162</b>

**WALNUT HOUSING PROJECT-11**

Property Taxes	93,632	62,942	33,089	63,871	65,147	74,472	74,472	74,472
Interest Income	100	207	26	13	6	-	-	-
Other Revenue	10,825	12,395	11,180	10,588	9,320			
<b>TOTAL</b>	<b>104,557</b>	<b>75,544</b>	<b>44,296</b>	<b>74,471</b>	<b>74,473</b>	<b>74,472</b>	<b>74,472</b>	<b>74,472</b>

**BRUNS PET GROOMING-12**

Property Taxes	9,536	9,575	10,502	6,727	19,667	13,500	12,755	13,500
Interest Income			-		-			
<b>TOTAL</b>	<b>9,536</b>	<b>9,575</b>	<b>10,502</b>	<b>6,727</b>	<b>19,667</b>	<b>13,500</b>	<b>12,755</b>	<b>13,500</b>

COMMUNITY REDEVELOPMENT AUTHORITY  
FY 2013- 2014 BUDGET

	2008 Actual	2009 Actual	2010 Actual	2011 Actual	2012 Actual	2013 Budget	2013 Forecasted	2014 Budget
<b>GIRAD VET CLINIC-13</b>								
Property Taxes	3,242	4,940	13,855	350	18,736	14,500	14,037	14,500
Interest Income	-	-	-	-	-	-	-	-
<b>TOTAL</b>	3,242	4,940	13,855	350	18,736	14,500	14,037	14,500
<b>GEDDES ST APTS - PROCON-14</b>								
Property Taxes		1,195	14,809	29,185	41,923	30,000	29,099	30,000
Interest Income	-	-	-	-	-	-	-	-
<b>TOTAL</b>	-	1,195	14,809	29,185	41,923	30,000	29,099	30,000
<b>SOUTHEAST CROSSINGS-15</b>								
Property Taxes	-	8,866	12,109	12,200	12,616	12,000	8,674	12,000
Interest Income	-	-	-	-	-	-	-	-
<b>TOTAL</b>	-	8,866	12,109	12,200	12,616	12,000	8,674	12,000
<b>POPLAR STREET WATER-16</b>								
Property Taxes	-	-	-	-	2,052	2,500	1,826	2,500
Interest Income	-	-	-	-	-	-	-	-
Other Revenue					-			
<b>TOTAL</b>	-	-	-	-	2,052	2,500	1,826	2,500
<b>CASEY'S FIVE POINTS-17</b>								
Property Taxes	-			4,429	8,670	10,000	8,670	10,000
Interest Income	-	-	-	-	-			
<b>TOTAL CASEY'S FIVE POINTS</b>	-	-	-	4,429	8,670	10,000	8,670	10,000
<b>SOUTHPOINTE HOTEL-18</b>								
Property Taxes	-	-	-	41,479	85,341	90,000	88,000	90,000
Interest Income	-	-	-	-	-			
<b>TOTAL SOUTHPOINTE HOTEL</b>	-	-	-	41,479	85,341	90,000	88,000	90,000
<b>TODD ENCK-19</b>								
Property Taxes	-	-	-	1,622	6,059	2,500	3,126	3,200
Interest Income	-	-	-	-	-			
<b>TOTAL TC ENCK</b>	-	-	-	1,622	6,059	2,500	3,126	3,200
<b>SKAGWAY - 20</b>								
Property Taxes	-	-	-	-	-	55,000	-	55,000
Interest Income	-	-	-	-	-		-	
<b>TOTAL SKAGWAY - 20</b>	-	-	-	-	-	55,000	-	55,000
<b>JOHN SCHULTE CONSTRUCTION-21</b>								
Property Taxes	-	-	-	-	4,449	6,000	4,448	6,000
Interest Income	-	-	-	-	-			
<b>TOTAL JOHN SCHULTE CONSTRUCTION</b>	-	-	-	-	4,449	6,000	4,448	6,000
<b>PHARMACY PROPERTIES INC-22</b>								
Property Taxes	-	-	-	-	10,363	11,000	5,347	11,000
Interest Income	-	-	-	-	-		-	
<b>TOTAL PHARMACY PROPERTIES INC</b>	-	-	-	-	10,363	11,000	5,347	11,000
<b>KEN-RAY LLC-23</b>								
Property Taxes	-	-	-	-	-	34,000	-	34,000
Interest Income	-	-	-	-	-		-	
<b>TOTAL KEN-RAY LLC</b>	-	-	-	-	-	34,000	-	34,000
<b>COUNTY FUND #8598</b>								
Property Taxes	-	-	-	-	-	-	-	-
Interest Income	-	-	-	-	-		-	
<b>TOTAL COUNTY FUND #8598</b>	-	-	-	-	-	-	-	-
<b>ARNOLD WENN- Duplex 13th &amp; Huston-NEW 2013-2014</b>								
Property Taxes	-	-	-	-	-	-	-	3,000
Interest Income	-	-	-	-	-		-	
<b>TOTAL ARNOLD WENN</b>	-	-	-	-	-	-	-	3,000
<b>TOKEN PROPERTIES LLC - Duplex N Ruby-NEW 2013-2014</b>								
Property Taxes	-	-	-	-	-	-	-	3,000
Interest Income	-	-	-	-	-		-	



COMMUNITY REDEVELOPMENT AUTHORITY  
FY 2013- 2014 BUDGET

	2008 Actual	2009 Actual	2010 Actual	2011 Actual	2012 Actual	2013 Budget	2013 Forecasted	2014 Budget
<b>TOTAL TOKEN PROPERTIES LLC</b>	-	-	-	-	-	-	-	3,000
<b>STRATFORD PLAZA- HOWARD JOHNSON-NEW 2013-2014</b>								
Property Taxes	-	-	-	-	-	-	-	15,000
Interest Income	-	-	-	-	-	-	-	-
<b>TOTAL STRATFORD PLAZA</b>	-	-	-	-	-	-	-	15,000
<b>EIG GRAND ISLAND LLC- STATE STREET-NEW 2013-2014</b>								
Property Taxes	-	-	-	-	-	-	-	40,000
Interest Income	-	-	-	-	-	-	-	-
<b>TOTAL EIG GRAND ISLAND LLC</b>	-	-	-	-	-	-	-	40,000
<b>BAKER DEVELOPMENT -NEW 2013-2014</b>								
Property Taxes	-	-	-	-	-	-	-	3,000
Interest Income	-	-	-	-	-	-	-	-
<b>TOTAL BAKER DEVELOPMENT</b>	-	-	-	-	-	-	-	3,000
<b>TOKEN PROPERTIES LLC (CAREY ST) - NEW 2013-2014</b>								
Property Taxes	-	-	-	-	-	-	-	3,000
Interest Income	-	-	-	-	-	-	-	-
<b>TOTAL TOKEN PROPERTIES LLC(CAREY ST)</b>	-	-	-	-	-	-	-	3,000
<b>GORDMAN GRAND ISLAND LLC -NEW 2013-2014</b>								
Property Taxes	-	-	-	-	-	-	-	40,000
Interest Income	-	-	-	-	-	-	-	-
<b>TOTAL GORDMAN GRAND ISLAND LLC</b>	-	-	-	-	-	-	-	40,000
<b>TOKEN PROPERTIES LLC (KIMBALL ST)-NEW 2013-2014</b>								
Property Taxes	-	-	-	-	-	-	-	3,000
Interest Income	-	-	-	-	-	-	-	-
<b>TOTAL TOKEN PROPERTIES LLC (KIMBALL ST)</b>	-	-	-	-	-	-	-	3,000
<b>AUTO GROUP -PINE ST &amp; S LOCUST -NEW 2013-2014</b>								
Property Taxes	-	-	-	-	-	-	-	10,000
Interest Income	-	-	-	-	-	-	-	-
<b>TOTAL AUTO GROUP</b>	-	-	-	-	-	-	-	10,000
<b>HABITAT (ST PAUL RD)-NEW 2013-2014</b>								
Property Taxes	-	-	-	-	-	-	-	6,000
Interest Income	-	-	-	-	-	-	-	-
<b>TOTAL HABITAT</b>	-	-	-	-	-	-	-	6,000
<b>CHIEF FABRICATION(ADAMS ST)-NEW 2013-2014</b>								
Property Taxes	-	-	-	-	-	-	-	40,000
Interest Income	-	-	-	-	-	-	-	-
<b>TOTAL CHIEF FABRICATION</b>	-	-	-	-	-	-	-	40,000
<b>PRIDON LLC-NEW 2013-2014</b>								
Property Taxes	-	-	-	-	-	-	-	-
Interest Income	-	-	-	-	-	-	-	-
<b>TOTAL PRIDON LLC</b>	-	-	-	-	-	-	-	-
<b>COPPER CREEK-NEW 2013-2014</b>								
Property Taxes	-	-	-	-	-	-	-	-
Interest Income	-	-	-	-	-	-	-	-
<b>TOTAL COPPER CREEK</b>	-	-	-	-	-	-	-	-
<b>TOTAL REVENUE</b>	807,920	842,571	692,826	790,379	1,052,768	3,020,453	2,788,203	1,370,624

COMMUNITY REDEVELOPMENT AUTHORITY  
FY 2013- 2014 BUDGET

	2008 Actual	2009 Actual	2010 Actual	2011 Actual	2012 Actual	2013 Budget	2013 Forecasted	2014 Budget
<b>EXPENSES</b>	<b>EXPENSES</b>							
<b>CRA</b>								
<b>GENERAL OPERATIONS: 01</b>								
Auditing & Accounting	5,000	7,601	4,392	3,998	4,025	5,000	4,000	5,000
Legal Services	2,143	4,829	3,060	2,389	2,187	3,000	3,000	3,000
Consulting Services	-	-	-	-	-	10,000	5,000	10,000
Contract Services	34,362	26,122	84,977	40,666	44,428	55,000	55,000	65,000
Printing & Binding	568	-	-	-	-	1,000	-	1,000
Other Professional Services	4,113	-	-	6,393	7,599	5,000	-	5,000
General Liability Insurance	-	-	-	-	-	250	250	250
Postsge	142	159	202	712	328	200	200	200
Legal Notices	828	750	613	881	1,979	2,500	1,500	2,500
Licenses & Fees	-	-	-	-	-	-	-	-
Travel & Training	-	-	-	-	161	1,000	200	1,000
Other Expenditures	-	-	-	94	796	-	-	-
Office Supplies	106	38	328	746	-	300	300	300
Supplies	-	-	-	-	-	300	-	300
Land	33,090	129	448,720	2,002	-	20,000	-	50,000
						-	-	-
<b>DEBT</b>								
Bond Payments/Fees						207,859	-	207,859
Lincoln Pool Principal Bond Payment							-	170,000
Lincoln Pool Interest Bond Payment							15,105	23,828
Payment to City-Lincoln Pool engineering fees						-	-	-
<b>PROJECTS: 05</b>								
Façade Improvement	207,871	241,793	354,015	442,155	1,146,639	120,000	117,000	150,000
Lincoln Pool Construction From Bond Proceeds	-	-	-		180,658	1,800,000	1,880,062	
2nd Street BID	-	-	-		-	-	-	-
Outstanding Façade Improvement Grants	-	-	-			318,000	200,000	
Railroad Horns	-	-	-			-		-
Other Committed Projects	-	-	-			134,000	152,000	40,000
Other Projects	-	2,858	-	-		50,000		100,000
Property Taxes BID Fees	-	-	-	-		11,000	11,000	11,000
Property Management	-	-	-	-		-	-	-
<b>TOTAL CRA OPERATING EXPENSES</b>	<b>288,221</b>	<b>284,279</b>	<b>896,308</b>	<b>500,035</b>	<b>1,388,800</b>	<b>2,744,409</b>	<b>2,444,617</b>	<b>846,237</b>
<b>GILI TRUST-07</b>								
Bond Principal	47,159	51,009	55,158	59,654	33,066	-	-	-
Bond Interest	18,622	14,779	10,622	6,126	1,325	-	-	-
Other Expenditures	-	-	-	-	-			
<b>TOTAL GILI EXPENSES</b>	<b>65,781</b>	<b>65,788</b>	<b>65,780</b>	<b>65,780</b>	<b>34,390</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>CHERRY PARK LTD II-08</b>								
Bond Principal	36,824	39,729	42,864	46,245	49,894	53,831	53,831	28,486
Bond Interest	22,356	19,451	16,316	12,935	9,286	5,349	5,349	1,102
<b>TOTAL CHERRY PARK EXPENSES</b>	<b>59,180</b>	<b>59,180</b>	<b>59,180</b>	<b>59,180</b>	<b>59,180</b>	<b>59,180</b>	<b>59,180</b>	<b>29,588</b>
<b>GENTLE DENTAL-09</b>								
Bond Principal	2,082	2,236	2,395	2,566	2,745	2,986	2,986	3,195
Bond Interest	2,120	1,966	1,807	1,636	1,457	1,216	1,216	1,007
<b>TOTAL GENTLE DENTAL</b>	<b>4,202</b>	<b>4,202</b>	<b>4,202</b>	<b>4,202</b>	<b>4,202</b>	<b>4,202</b>	<b>4,202</b>	<b>4,202</b>
<b>PROCON TIF-10</b>								
Bond Principal	10,601	9,064	10,183	10,829	11,641	12,467	12,467	13,355
Bond Interest	8,560	10,098	8,979	8,333	7,521	6,695	6,695	5,807
<b>TOTAL PROCON TIF</b>	<b>19,162</b>	<b>19,162</b>	<b>19,162</b>	<b>19,162</b>	<b>19,162</b>	<b>19,162</b>	<b>19,162</b>	<b>19,162</b>
<b>WALNUT HOUSING PROJECT-11</b>								
Bond Principal	33,055	35,321	37,743	40,331	43,096	46,051	46,051	49,209
Bond Interest	41,417	39,151	36,729	34,141	31,376	28,421	28,421	25,263
<b>TOTAL WALNUT HOUSING PROJECT</b>	<b>74,472</b>	<b>74,472</b>	<b>74,472</b>	<b>74,472</b>	<b>74,472</b>	<b>74,472</b>	<b>74,472</b>	<b>74,472</b>

COMMUNITY REDEVELOPMENT AUTHORITY  
FY 2013- 2014 BUDGET

	2008 Actual	2009 Actual	2010 Actual	2011 Actual	2012 Actual	2013 Budget	2013 Forecasted	2014 Budget
<b>BRUNS PET GROOMING-12</b>								
Bond Principal	9,536	9,575	10,502	6,727	19,667	13,500	13,170	13,500
Bond Interest	-	-	-	-	-			
<b>TOTAL BRUNS PET GROOMING</b>	9,536	9,575	10,502	6,727	19,667	13,500	13,170	13,500
<b>GIRARD VET CLINIC-13</b>								
Bond Principal	6,242	4,940	13,855	350	18,736	14,500	14,037	14,500
Bond Interest	-	-	-	-	-			
<b>TOTAL GIRARD VET CLINIC</b>	6,242	4,940	13,855	350	18,736	14,500	14,037	14,500
<b>GEDDES ST APTS - PROCON-14</b>								
Bond Principal	-	1,195	14,809	29,185	41,923	30,000	28,591	30,000
Bond Interest	-	-	-	-	-			
<b>TOTAL GEDDES ST APTS - PROCON</b>	-	1,195	14,809	29,185	41,923	30,000	28,591	30,000
<b>SOUTHEAST CROSSINGS-15</b>								
Bond Principal	-	8,866	12,109	12,200	12,616	12,000	8,674	12,000
Bond Interest	-	-	-	-	-			
<b>TOTAL SOUTHEAST CROSSINGS</b>	-	8,866	12,109	12,200	12,616	12,000	8,674	12,000
<b>POPLAR STREET WATER-16</b>								
Auditing & Accounting	-	-	1,000	-	-		-	
Contract Services	-	-	89,899	38,129	-			
Bond Principal	-	-	-	-	2,052	2,500	1,826	2,500
Bond Interest	-	-	-	-	-			
<b>TOTAL POPLAR STREET WATER</b>	-	-	90,899	38,129	2,052	2,500	1,826	2,500
<b>CASEY'S FIVE POINTS-17</b>								
Bond Principal	-			4,429	8,670	10,000	8,670	10,000
Bond Interest	-	-	-	-	-			
<b>TOTAL CASEY'S FIVE POINTS</b>	-	-	-	4,429	8,670	10,000	8,670	10,000
<b>SOUTHPOINTE HOTEL-18</b>								
Bond Principal	-			41,479	85,341	90,000	88,000	90,000
Bond Interest	-	-	-	-	-			
<b>TOTAL SOUTHPOINTE HOTEL</b>	-	-	-	41,479	85,341	90,000	88,000	90,000
<b>TODD ENCK PROJECT - 19</b>								
Bond Principal	-			1,622	6,059	2,500	3,126	3,200
Bond Interest	-	-	-	-	-			
<b>TOTAL TODD ENCK PROJECT</b>	-	-	-	1,622	6,059	2,500	3,126	3,200
<b>SKAGWAY - 20</b>								
Auditing & Accounting	-	-	-	1,000	-			
Bond Principal	-			-	-	55,000		55,000
Bond Interest	-	-	-	-	-			
<b>TOTAL SKAGWAY</b>	-	-	-	1,000	-	55,000	-	55,000
<b>JOHN SCHULTE CONSTRUCTION-21</b>								
Bond Principal	-	-	-	-	4,449	6,000	4,448	6,000
Bond Interest	-	-	-	-	-			
<b>TOTAL JOHN SCHULTE CONSTRUCTION</b>	-	-	-	-	4,449	6,000	4,448	6,000
<b>PHARMACY PROPERTIES INC-22</b>								
Bond Principal	-	-	-	-	10,363	11,000	5,347	11,000
Bond Interest	-	-	-	-	-			
<b>TOTAL PHARMACY PROPERTIES INC</b>	-	-	-	-	10,363	11,000	5,347	11,000
<b>KEN-RAY LLC-23</b>								
Bond Principal	-	-	-	-	-	34,000	-	34,000
Bond Interest	-	-	-	-	-			
<b>TOTAL KEN-RAY LLC</b>	-	-	-	-	-	34,000	-	34,000
<b>COUNTY FUND #8598</b>								
Bond Principal	-	-	-	-	-		-	-
Bond Interest	-	-	-	-	-			
<b>TOTAL COUNTY FUND #8598</b>	-	-	-	-	-	-	-	-
<b>ARNOLD WENN- Duplex 13th &amp; Huston-NEW 2013-2014</b>								
Bond Principal	-	-	-	-	-		-	3,000
Bond Interest	-	-	-	-	-			
<b>TOTAL ARNOLD WENN</b>	-	-	-	-	-	-	-	3,000
<b>TOKEN PROPERTIES LLC- Duplex N Ruby-NEW 2013-2014</b>								
Bond Principal	-	-	-	-	-		-	3,000

COMMUNITY REDEVELOPMENT AUTHORITY  
FY 2013- 2014 BUDGET

	2008 Actual	2009 Actual	2010 Actual	2011 Actual	2012 Actual	2013 Budget	2013 Forecasted	2014 Budget
Bond Interest	-	-	-	-	-			
<b>TOTAL TOKEN PROPERTIES LLC</b>	-	-	-	-	-	-	-	3,000
<b>STRATFORD PLAZA LLC (HOWARD JOHNSONS)- New 2013-2014</b>								
Bond Principal	-	-	-	-	-		-	15,000
Bond Interest	-	-	-	-	-			
<b>TOTAL STRATFORD PLAZA</b>	-	-	-	-	-	-	-	15,000
<b>EIG GRAND ISLAND LLC- STATE ST - New 2013-2014</b>								
Bond Principal	-	-	-	-	-		-	40,000
Bond Interest	-	-	-	-	-			
<b>TOTAL EIG GRAND ISLAND LLC</b>	-	-	-	-	-	-	-	40,000
<b>BAKER DEVELOPMENT - New 2013-2014</b>								
Bond Principal	-	-	-	-	-		-	3,000
Bond Interest	-	-	-	-	-			
<b>TOTAL BAKER DEVELOPMENT</b>	-	-	-	-	-	-	-	3,000
<b>TOKEN PROPERTIES LLC (CAREY ST) - New 2013-2014</b>								
Bond Principal	-	-	-	-	-		-	3,000
Bond Interest	-	-	-	-	-			
<b>TOTAL TOKEN PROPERTIES LLC</b>	-	-	-	-	-	-	-	3,000
<b>GORDMAN GRAND ISLAND - New 2013-2014</b>								
Bond Principal	-	-	-	-	-		-	40,000
Bond Interest	-	-	-	-	-			
<b>TOTAL GORDMAN GRAND ISLAND</b>	-	-	-	-	-	-	-	40,000
<b>TOKEN PROPERTIES LLC(KIMBALL ST) - New 2013-2014</b>								
Bond Principal	-	-	-	-	-		-	3,000
Bond Interest	-	-	-	-	-			
<b>TOTAL TOKEN PROPERTIES LLC</b>	-	-	-	-	-	-	-	3,000
<b>AUTO GROUP -PINE ST &amp; LOCUST - New 2013-2014</b>								
Bond Principal	-	-	-	-	-		-	10,000
Bond Interest	-	-	-	-	-			
<b>TOTAL AUTO GROUP</b>	-	-	-	-	-	-	-	10,000
<b>HABITAT (ST PAUL RD) - New 2013-2014</b>								
Bond Principal	-	-	-	-	-		-	6,000
Bond Interest	-	-	-	-	-			
<b>TOTAL HABITAT</b>	-	-	-	-	-	-	-	6,000
<b>CHIEF FABRICATION -ADAMS ST - New 2013-2014</b>								
Bond Principal	-	-	-	-	-		-	40,000
Bond Interest	-	-	-	-	-			
<b>TOTAL CHIEF FABRICATION</b>	-	-	-	-	-	-	-	40,000
<b>PRIDON LLC - New 2013-2014</b>								
Bond Principal	-	-	-	-	-		-	-
Bond Interest	-	-	-	-	-			
<b>TOTAL PRIDON LLC</b>	-	-	-	-	-	-	-	-
<b>COPPER CREEK - New 2013-2014</b>								
Bond Principal	-	-	-	-	-		-	-
Bond Interest	-	-	-	-	-			
<b>TOTAL COPPER CREEK</b>	-	-	-	-	-	-	-	-
<b>Blank TIFF - New 2013-2014</b>								
Bond Principal	-	-	-	-	-		-	-
Bond Interest	-	-	-	-	-			
<b>TOTAL BLANK TIF</b>	-	-	-	-	-	-	-	-
<b>Blank TIFF - New 2013-2014</b>								
Bond Principal	-	-	-	-	-		-	-
Bond Interest	-	-	-	-	-			
<b>TOTAL BLANK TIF</b>	-	-	-	-	-	-	-	-
<b>Blank TIFF - New 2013-2014</b>								
Bond Principal	-	-	-	-	-		-	-
Bond Interest	-	-	-	-	-			
<b>TOTAL BLANK TIF</b>	-	-	-	-	-	-	-	-
<b>Blank TIFF - New 2013-2014</b>								
Bond Principal	-	-	-	-	-		-	-
Bond Interest	-	-	-	-	-			

COMMUNITY REDEVELOPMENT AUTHORITY  
FY 2013- 2014 BUDGET

	2008 Actual	2009 Actual	2010 Actual	2011 Actual	2012 Actual	2013 Budget	2013 Forecasted	2014 Budget
TOTAL BLANK TIF	-	-	-	-	-	-	-	-
TOTAL EXPENSES	526,796	531,658	1,261,276	857,952	1,790,082	3,182,425	2,777,522	1,421,360

## CRA Budget with Lincoln Park Pool

		<b>2013 Budget</b>	<b>2013 Forecasted</b>	<b>2014 Budget</b>
Revenue		3,020,453	2,788,203	1,370,624
Expenses				
	Operating	83,500	69,450	93,550
	Program	653,000	480,000	351,000
	TIF/Bond Payments	438,016	332,905	575,124
	Lincoln Pool	2,005,574	1,895,763	195,000
Total Expenses		3,180,090	2,777,118	1,214,574


Property Tax Asking of \$667,500 proposed Levy \$0.026

## CRA Budget Highlights


### Operating Expenses

 \$93,550 budgeted up from \$83,500

### Façade Improvement

 \$150,000 up from \$120,000

### Property Purchase

 \$50,000 up from \$20,000

### Lincoln Pool

 Bond Payment Principal and Interest of \$195,000

### Other Projects

 \$100,000 up from \$50,000

## CRA Budget Highlights

### Carry Over Projects:

-  Downtown Projects (Lighting)

-  Housing Study with GIAEDC

-  Fire Sprinkler Project for Gibby's Bar Property