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# City of Grand Island



**Thursday, August 15, 2013**  
**Special Meeting Packet**

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**City Council:**

**Linna Dee Donaldson**  
**Scott Dugan**  
**John Gericke**  
**Peg Gilbert**  
**Chuck Haase**  
**Julie Hehnke**  
**Vaughn Minton**  
**Mitchell Nickerson**  
**Bob Niemann**  
**Mike Paulick**

**Mayor:**

**Jay Vavricek**

**City Administrator:**

**Mary Lou Brown**

**City Clerk:**

**RaNae Edwards**

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**7:00 PM**  
**Council Chambers - City Hall**  
**100 East 1st Street**

## **Call to Order**

**This is an open meeting of the Grand Island City Council. The City of Grand Island abides by the Open Meetings Act in conducting business. A copy of the Open Meetings Act is displayed in the back of this room as required by state law.**

**The City Council may vote to go into Closed Session on any agenda item as allowed by state law.**

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## **Invocation**

## **Pledge of Allegiance**

## **Roll Call**

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### **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.

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### **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.



# **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.

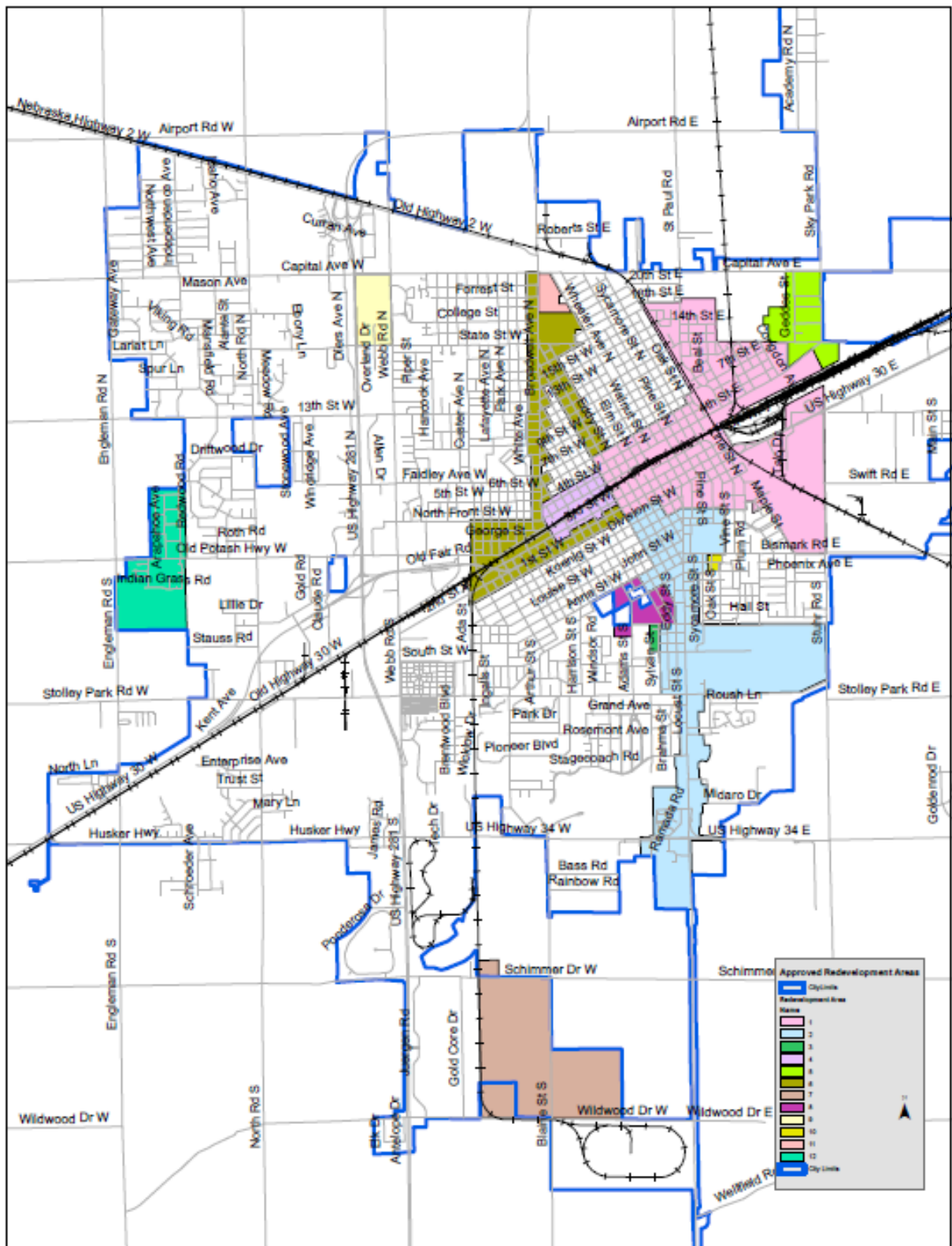
- Facade Development. For the façade development program \$150,000 has been budgeted, including grants and interest buy down these projects are unidentified at this time. This program has been used extensively in the Downtown area but is available to all blighted and substandard areas. The CRA approved 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



# **City of Grand Island**

**Thursday, August 15, 2013**

**Special Meeting**

## **Item -2**

### **Employee Pension Reserve Funds**

**Staff Contact: Jaye Monter**

# **Council Agenda Memo**

**From:** Jaye Monter, Finance Director  
**Meeting:** August 13, 2013  
**Subject:** Employee Pension Reserve Funds  
**Item #'s:** 2  
**Presenter(s):** Jaye Monter, Finance Director

## **Background**

The City of Grand Island's budget includes three fiduciary funds to account for assets held in trust for pension benefits of police and fire employees subject to a defined benefit pension plan. The subject of the excess funds in the Fire Reserve Fund was part of the January 15, 2013 Study Session involving Pre-84 Retiree Pension plans. Several outside experts were present on January 15, to help answer Council's questions.

Excess funds from the Fire Reserve Fund are transferred to the General Fund each budget year to cover employer pension costs.

## **Discussion**

While the net assets of the Fire Reserve Fund remain in excess of future liabilities, the net assets of the Police Reserve Fund are not sufficient to meet future obligations of pension benefits for the remaining 6 pre-84 police officers and one disabled police officer. Tonight's discussion will focus on the needs of each fiduciary fund.

Robert Evnen from Woods & Aitken, LLP is here tonight to assist Council with this discussion.

## **Conclusion**

This item is presented to the City Council in a Study Session to allow for any questions to be answered and to create a greater understanding of the issue at hand.

# **Employee Pension Reserve Funds**

**August 15, 2013**

# **Pre-84 Retiree Pension Study Session**

**January 15, 2013**

# Joining us Jan 15, 2013

## **Gregg Rueschhoff**

ASA, Principal & Consulting Actuary  
**Milliman, Inc.**

## **Jay Huston**

CIC

**Ryder, Rosacker, McCue & Huston**

## **Terry Galloway**

CPA, CGFM, CFE, CVA, PFS  
**Almquist, Maltzahn, Galloway &  
Luth, CPAs**

## **Greg Anderson**

Vice President and Trust Officer,  
Relationship Manager  
**Wells Fargo Institutional  
Retirement and Trust**

## **Robert Evnen**

**Woods & Aitken LLP**

## **Rodney Cerny**

CFA, Senior Vice President  
**Smith Hayes Advisors Inc.**

**Joining us August 15, 2013**

**Robert Evnen  
Woods & Aitken LLP**



# **The Question To Be Answered August 15, 2013...**

- 1) Are the cash reserves in the three employee pension reserve funds of the City part of the pension plan covered by State Statutes?**

## 4 – Budget – Cash Reserves vs. Unallocated Funds

### Cash Balances in the City's Budget

- **800 Fund** - Police and Fire Pension Fund - accounts for direct pension payments to personnel who retired prior to 84 under a defined benefit plan - 24 remain
- **805 Fund** - Police Reserve Fund - accounts for administration of the pre-84 police officers pension benefits under a defined benefit plan- 6 remain
- **810 Fund** - Fire Reserve Fund - accounts for administration of the pre-84 firefighters pension benefits under a defined benefit plan- 1 remain

Jan 15, 2013

## 4 – Budget – Cash Reserves vs. Unallocated Funds

### Cash Balances NOT in the City's Budget

#### Retirement Plans through Wells Fargo

##### ☛ Police Pension Plan – 2 Accounts

- ☛ Employee's Retirement Account
  - ☛ Employee Contribution – 6%
  - ☛ Employer Contribution – 6%
- ☛ Unallocated Forfeiture Account
  - ☛ Unvested Employer Contributions

##### ☛ Fire Pension Plan – 2 Accounts

- ☛ Employee's Retirement Account
  - ☛ Employee Contribution – 6½%
  - ☛ Employer Contribution – 13%
- ☛ Unallocated Forfeiture Account
  - ☛ Unvested Employer Contributions

**Starting October 1, 2013**

**Employee Contribution 6 1/2%**

**Employer Contribution 6 1/2%**

Jan 15, 2013

## Unallocated Funds in Pension Plan

- Unallocated Forfeiture account
- Represent funds accumulated in an account within the pension plan from unvested employer contributions
- Subject to State Statutes 16-1023-1025

## Statement of Net Assets - Fiduciary Funds

September 30, 2012

(excerpt from audit report, p. 26)

	<b>Employee Pension Reserve Funds</b>
<b>ASSETS</b>	
Cash	9,249
Investments	5,125,906
Accounts receivable	-
Special assessments receivable	-
Total assets	5,135,155
<b>LIABILITIES</b>	
Due to other funds	512,914
Agency liabilities	-
Pension liability	1,160,256
Total liabilities	1,673,170
<b>NET ASSETS</b>	
Held in trust for pension benefits	\$ 3,461,985

**July 31, 2013**

	<b>800 Fund Police &amp; Fire Reserve</b>	<b>805 Fund Police Reserve</b>	<b>810 Fund Fire Reserve</b>	<b>Total Employee Reserve Funds</b>
<b>Cash and Investments</b>	<b>1,516,948</b>	<b>1,082</b>	<b>3,789,849</b>	<b>5,307,879</b>
<b>Liabilities</b>				
Pension liability-Retirees before 1984	1,160,256	-	-	1,160,256
Pre-84 6-Police Officers-1-Firefigher - Jan 15, 2013		448,094	35,322	483,416
Pension Disabilities-Police/Fire-Present Value		418,906	542,458	961,364
<b>Total Liabilities</b>	<b>1,160,256</b>	<b>867,000</b>	<b>577,780</b>	<b>2,605,036</b>
<b>Net Assets</b>	<b>356,692</b>	<b>(865,918)</b>	<b>3,212,069</b>	<b>2,702,843</b>
<b>Proposed Transfers for 2013-2014 Budget</b>				
Balance Sheet Transfer between Funds	(355,000)		355,000	
From Fire to Gen Fund-Employer Pension Fire - 13%			(450,000)	(450,000)
From Fire to Police to Cover Future Liabilities		867,000	(867,000)	-
From Fire to Gen Fund-Reimb Cole/Kortum 2013			(153,000)	(153,000)
				-
<b>Net Assest at 7-31-13</b>	<b>1,692</b>	<b>1,082</b>	<b>2,097,069</b>	<b>2,099,843</b>

# **The Next Question To Be Answered August 15, 2013...**

- 1) What effect will these proposed budget transfers have on the 2013-2014 General Fund presentation of August 6, 2013?**

## **Impact of Employee Pension Fund proposed transfers on 2013-2014 General Fund**

- Increase GF Cash by reducing transfer from GF to Police Reserve Fund-\$420,000 for two pre-84 potential police retirees in 2014.
- Increase GF Cash by reimbursing GF for 2012-2013 pre-84 police retirees Cole and Kortum, (\$100k and 53k respectfully)
- Redistributes excess cash in Fire Reserve to Future Police Pension Liability



## GENERAL FUND TRANSFERS

		2011	2012	2013	2013	2014
		<u>ACTUAL</u>	<u>ACTUAL</u>	<u>BUDGET</u>	<u>FORECAST</u>	<u>BUDGET</u>
<b>Operating Transfers In</b>						
<b><u>To</u></b>	<b><u>From</u></b>					
General Fund - 100	Gas Tax - 210	4,100,000	2,530,000	2,700,000	2,700,000	2,700,000
General Fund - 101	Community Grants - 251	-	755	-	-	-
General Fund - 100	Backflow - 290	-	-	-	-	-
General Fund - 100	Debt Service - 310	-	546,100	-	-	-
General Fund - 100	Capital Projects - 400	181,632	-	-	-	-
General Fund - 100	Electric Utility - 520	654,280	689,459	595,291	811,019	800,000
General Fund - 100	Water Utility - 525	56,792	54,683	67,995	83,718	90,000
General Fund - 100	Fleet Services - 610	-	25,000	23,000	23,000	-
General Fund - 100	Equipment Reserve - 620	-	-	-	-	-
General Fund - 100	Cafeteria Plan - 715	15,000	-	-	-	-
General Fund - 100	Fire Reserve - 810	479,996	475,502	450,000	456,093	450,000
<b>Total</b>		<b>5,487,701</b>	<b>4,321,498</b>	<b>3,836,286</b>	<b>4,073,830</b>	<b>4,040,000</b>
<b>Operating Transfers Out</b>						
<b><u>From</u></b>	<b><u>To</u></b>					
General Fund - 100	Economic Development - 238	750,000	750,000	750,000	750,000	750,000
General Fund - 100	Community Development - 250	57,000	110,000	75,000	-	100,000
General Fund - 100	Metropolitan Planning Org - 225	-	-	-	-	100,000
General Fund - 100	Transportation Fund - 226	-	-	-	-	100,000
General Fund - 100	Debt Service - 310	439,100	774,000	-	-	-
General Fund - 100	Capital Projects - 400	675,743	1,120,549	708,000	708,000	700,000
General Fund - 100	Golf Course - 510	-	-	470,000	-	470,000
General Fund - 100	Fleet Services - 610	43,000	-	-	-	-
General Fund - 100	Pension Trust - 800	10,356	9,112	9,112	5,616	2,112
General Fund - 100	Police Reserve - 805	2,000	350	100,000	153,000	420,000
<b>Total</b>		<b>1,977,198</b>	<b>2,764,011</b>	<b>2,112,112</b>	<b>1,616,616</b>	<b>2,642,112</b>



# **City of Grand Island**

## **Thursday, August 15, 2013**

### **Special Meeting**

## **Item -3**

### **General Fund Revenue Considerations**

**Staff Contact: Mary Lou Brown, City Administrator**

***2013-2014***  
**Budget Foundation**  
**City of Grand Island**

***REVENUE CONSIDERATIONS***

## Funding Sources

- ☛ Revenue growth of 3.9% equates to \$1,533,224
- ☛ Excess cash (appropriated, unspent) from current fiscal year of \$1,694,136

## Issues

- 🌊 A large portion of the 2013-2014 budget is funded with non-recurring revenue of \$1,694,136
- 🌊 Sustainability – a lesson learned from the economic downturn
- 🌊 Importance of programs to community should impact type of revenue funding

## Revenue Stability

**Most Stable**

**Least Stable**

Property Tax

Food & Beverage  
and  
All Other Occupation Tax

Sales Tax/Other

City Mandated to Provide Services  
Community Reliant on the City  
Quartile Rankings

**High**

**Low**

## Revenue and Expense Matching

Incremental Expense	Revenue Continuum	Amount
Safer Community	Prop/Occ Tax	\$ 1,011,223
MPO Implementation	Prop/Occ Tax	\$ 100,000
Public Transit Funding	Prop/Occ Tax	\$ 100,000
MSA Designation/Comparability Rules	Prop/Occ Tax	\$ 674,388
Increased Healthcare & Worker's Comp Costs	Prop/Occ Tax	\$ 840,495
Operational Growth	Occ Tax/Sales Tax/Other	\$ 636,693
Other (State Fair, Humane Society Contract, Transfers Out)	Occ Tax/Sales Tax/Other	\$ 401,000

## Funding Sources

	<b>2013</b>	<b>2014</b>	
	<b>Forecast</b>	<b>Budget</b>	<b>Difference</b>
Total Projected Revenue Growth	\$ 39,136,946	\$ 40,670,170	\$ 1,533,224
Property Tax Growth	6,736,334	7,088,653	352,319
Food & Beverage Growth	1,446,452	1,504,310	57,858
Other Occupation Tax Growth	2,602,617	2,628,210	25,593
Sales Tax	14,853,631	15,224,971	371,340
All Other	13,497,912	14,224,026	726,114

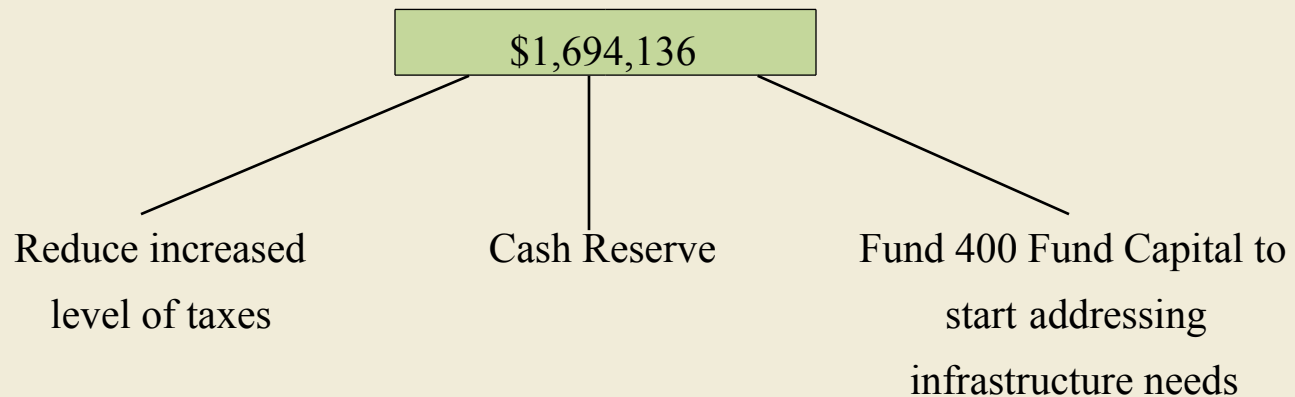


## Options for Consideration

		<b>Available Today</b>
Property Tax	Up to .474 mils, at .3241	\$ 3,848,546
Occupation Taxes		
Lodging Tax	Unlimited, at 2%	\$ - (Funds HEC)
Cell Phone Tax	Up to 6%, at 3%	\$ 500,000
Food & Beverage Tax	Unlimited, at 1.5%	\$ - (Pays fieldhouse debt)
Sales Tax	Up to 1.5%, at 1%	\$ 5,000,000

.01 mill levy equates to \$0.83 per month for owner of \$100,000 home. Today, that same owner pays \$27 per month for all city services.

**Question #1      How do we use the excess cash from 2013?**



**Question #2      What components are appropriate for an increased tax authority?**





# **City of Grand Island**

**Thursday, August 15, 2013**

**Special Meeting**

## **Item I1**

**#2013-272 - Approving Health and Dental Insurance Renewal**

**Staff Contact: Brenda Sutherland**

# **Council Agenda Memo**

**From:** Brenda Sutherland, Human Resources Director

**Meeting:** August 15, 2013

**Subject:** Health and Dental Insurance Renewal

**Item #'s:** I-1

**Presenter(s):** Brenda Sutherland, Human Resources Director

## **Background**

This memo serves as a place holder for the approval of the health and dental benefits. The Council will be presented with information on the City's health and dental plans during the Tuesday night study session. Based on the outcome of that study session an updated memo with recommendations and a resolution will follow on Wednesday prior to the August 15<sup>th</sup> meeting.

## **Alternatives**

It appears that the Council has the following alternatives concerning the issue at hand. The Council may:

1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

## **Recommendation**

City Administration recommends that the Council

## **Sample Motion**

Move to

RESOLUTION 2013-272

Whereas, the City subscribes to health insurance for its employees and other eligible participants, as authorized by the City of Grand Island Personnel Rules and Regulations and federal regulations; and

WHEREAS, this Resolution serves as a place holder for the approval of the health and dental benefits which will be presented to the Council during a study session on August 13<sup>th</sup> 2013 and based on the outcome of that meeting an updated Resolution will follow on Wednesday, August 14<sup>th</sup>.

NOW, THEREFORE BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA,

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, August 15, 2013.

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Jay Vavricek, Mayor

Attest:

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RaNae Edwards, City Clerk