



Community Redevelopment Authority (CRA)

Wednesday, August 13, 2014
Regular Meeting Packet

Board Members:

Michelle Fitzke

Tom Gdowski

Barry Sandstrom

Sue Pirnie

Glen Murray

4:00 PM

Call to Order

Roll Call

A - SUBMITTAL OF REQUESTS FOR FUTURE ITEMS

Individuals who have appropriate items for City Council consideration should complete the Request for Future Agenda Items form located at the Information Booth. If the issue can be handled administratively without Council action, notification will be provided. If the item is scheduled for a meeting or study session, notification of the date will be given.

B - RESERVE TIME TO SPEAK ON AGENDA ITEMS

This is an opportunity for individuals wishing to provide input on any of tonight's agenda items to reserve time to speak. Please come forward, state your name and address, and the Agenda topic on which you will be speaking.

DIRECTOR COMMUNICATION

This is an opportunity for the Director to comment on current events, activities, and issues of interest to the commission.



Community Redevelopment Authority (CRA)

Wednesday, August 13, 2014
Regular Meeting

Item A1

Agenda

Staff Contact: Chad Nabity

AGENDA
Wednesday, August 13, 2014
4:00 p.m.
Grand Island City Hall

Open Meetings Notifications

1. Call to Order.
This is a public meeting subject to the open meetings laws of the State of Nebraska. The requirements for an open meeting are posted on the wall in this room and anyone that wants to find out what those are is welcome to read through them.
2. Approval of Minutes of July 9, 2014 Meeting.
3. Approval of Financial Reports.
4. Approval of Bills.
5. Review of Committed Projects and CRA Properties.
6. Façade request for 305 W 3rd Street.
7. Declaration of 2228 N Webb Rd as an Enhanced Employment Area.
8. Budget.
9. Discussion concerning Purchase/Sale of Real Estate of property.
10. Approve Resolution or Resolutions to Purchase/Sell Real Estate.
11. Directors Report.
12. Downtown Tour with Amos Anson and Tom Ziller.
13. Adjournment

Next Meeting September 10, 2014

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



Community Redevelopment Authority (CRA)

Wednesday, August 13, 2014
Regular Meeting

Item B1

Meeting Minutes

Staff Contact: Chad Nabity

OFFICIAL PROCEEDINGS

MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF July 9, 2014

Pursuant to due call and notice thereof, a Regular Meeting of the Community Redevelopment Authority of the City of Grand Island, Nebraska was conducted on July 9, 2014 at City Hall 100 E First Street. Notice of the meeting was given in the July 2, 2014 Grand Island Independent.

1. CALL TO ORDER. Chairman Barry Sandstrom called the meeting to order at 4:00 p.m. The following members were present: Sue Pirnie, Tom Gdowski and Glen Murray. Michelle Fitzke joined the meeting at 4:05 p.m. Also present were; Director, Chad Nabity; Secretary, Rose Rhoads; Legal Counsel, Duane Burns; Senior Accountant, Billy Clingman; Finance Director, Jaye Monter; Ray O'Connor, Tim Lowe, Maxwell Gansline, Matt Rief, Chamber of Commerce President, Cindy Johnson; Joel Riggs and Charles Renner.

Sandstrom stated this was a public meeting subject to the open meeting laws of the State of Nebraska. He noted that the requirements for an open meeting were posted on the wall easily accessible to anyone who would like to read through them.

2. APPROVAL OF MINUTES. A motion for approval of Minutes for the June 18, 2014 meeting was made by Gdowski and seconded by Pirnie. Upon roll call vote all present voted aye. Motion carried unanimously.
3. APPROVAL OF FINANCIAL REPORTS. Clingman reviewed the financial reports for the period of June 1, 2014 through June 30, 2014. Motion was made by Pirnie and seconded by Murray to approve the financial reports. Upon roll call vote all present voted aye. Motion carried unanimously.
4. APPROVAL OF BILLS. The bills were reviewed by Nabity. A motion was made by Murray and seconded by Pirnie to approve the bills in the amount of \$8952.58. Upon roll call vote all present voted aye. Motion carried unanimously to approve the payment of bills totaling \$8952.58.
5. REVIEW OF COMMITTED PROJECTS & CRA PROPERTY. Nabity reviewed the Committed Projects.
6. CONSIDERATION OF RESOLUTION 176. Consideration of a Resolution to forward a Site Specific redevelopment plan to the Hall County Regional Planning Commission for 2228 N Webb

Rd. The CRA received a TIF application and staff has prepared a Site Specific redevelopment plan (the "Plan"), for redevelopment of an area within city limits of the City of Grand Island, Hall County, Nebraska. Nabity explained this was a request to enter into a TIF contract for 2228 N Webb Rd., Northwest Commons that included the redevelopment of the current property; approval of Resolution 176 would forward the Redevelopment Plan to the Hall County Planning Commission. Tim Lowe, vice president of leasing and development for the Staenberg Group, explained the new proposals for the former Grand Island Mall. A motion to approve Resolution 176 was made by Gdowski and seconded by Pirnie. Upon roll call Sandstrom recused himself and the remaining members present voted aye. Motion carried.

7. CONSIDERATION OF RESOLUTION 177.

Consideration of a Resolution of intent to enter into a Site Specific Redevelopment Contract & Approval of related actions 30 day notice to City Council for 2228 N Webb Rd., Northwest Commons. Nabity explained this was a request to enter into a TIF contract with Grand Island Joint Ventures, LLC that included the redevelopment of the current property; approval of Resolution 177 would forward the TIF contract request to the City Council. A motion to approve Resolution 177 was made by Murray and seconded by Fitzke. Upon roll call Sandstrom recused himself and the remaining members present voted aye. Motion carried.

8. CONSIDERATION OF RESOLUTION 178.

Consideration of a Resolution to forward a Site Specific redevelopment plan to the Hall County Regional Planning Commission for 620 W State Street. The CRA received a TIF application and staff has prepared a Site Specific redevelopment plan (the "Plan"), for redevelopment of an area within city limits of the City of Grand Island, Hall County, Nebraska. Nabity explained this was a request to enter into a TIF contract for Super Market Developers, Inc. that included the redevelopment of the current property; approval of Resolution 178 would forward the Redevelopment Plan to the Hall County Planning Commission. Joel Riggs of Supermarket Developers explained the plans for the new Super Saver. A motion to approve Resolution 178 was made by Pirnie and seconded by Murray. Upon roll call Sandstrom recused himself and the remaining members present voted aye. Motion carried.

9. CONSIDERATION OF RESOLUTION 179.

Consideration of a Resolution of intent to enter into a Site Specific Redevelopment Contract & Approval of related actions 30 day notice to City Council for 620 W State Street. Nabity explained this was a request to enter into a TIF contract with Super Market Developers, Inc. that included the redevelopment of the current property; approval of Resolution 179 would forward the TIF contract request to the City Council. A motion to

approve Resolution 179 was made by Murray and seconded by Pirnie. Upon roll call Sandstrom recused himself and the remaining members present voted aye. Motion carried.

10. BUGDET
Discussion about the CRA budget for the 2014-2015 fiscal year.
11. DISCUSSION CONCERNING PURCHASE/SALE OF REAL ESTATE OF PROPERTY. None
12. APPROVE RESOLUTION OR RESOLUTIONS TO PURCHASE/SELL REAL ESTATE. None
13. DIRECTIORS REPORT.
14. ADJORNMENT. Sandstrom adjourned the meeting at 5:25 p.m.

The next meeting is scheduled for August 13, 2014 at 4:00 p.m.

Respectfully submitted
Chad Nabity
Director



Community Redevelopment Authority (CRA)

Wednesday, August 13, 2014
Regular Meeting

Item C1

Financial Reports

Staff Contact: Chad Nabity

**COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF JULY 2014**

	MONTH ENDED JULY 2014	2013-2014 YEAR TO DATE	2014 BUDGET	REMAINING BALANCE	% OF BUDGET USED
CONSOLIDATED					
Beginning Cash	592,357				
REVENUE:					
Property Taxes - CRA	218,734	351,568	474,384	122,816	74.11%
Property Taxes - Lincoln Pool	(209,083)	113,355	195,000	81,645	58.13%
Property Taxes - TIF's	-	314,128	575,124	260,996	54.62%
Loan Income (Poplar Street Water Line)	-	-	5,000	5,000	0.00%
Interest Income - CRA	12	91	1,000	909	9.08%
Interest Income - TIF'S	0	24	-	-	
Land Sales	-	-	100,000	100,000	0.00%
Other Revenue - CRA	-	15,644	22,000	6,356	71.11%
Other Revenue - TIF's	-	7,328	-	-	
TOTAL REVENUE	9,663	802,138	1,372,508	577,722	58.44%
TOTAL RESOURCES	602,020	802,138	1,372,508	577,722	
EXPENSES					
Auditing & Accounting	-	1,055	5,000	3,945	21.10%
Legal Services	150	750	3,000	2,250	25.00%
Consulting Services	-	-	10,000	10,000	0.00%
Contract Services	8,761	50,717	65,000	14,283	78.03%
Printing & Binding	-	-	1,000	1,000	0.00%
Other Professional Services	-	8,072	16,000	7,928	50.45%
General Liability Insurance	-	-	250	250	0.00%
Postage	25	195	200	5	97.48%
Legal Notices	16	203	2,500	2,297	8.12%
Travel & Training	-	-	1,000	1,000	0.00%
Office Supplies	-	-	300	300	0.00%
Supplies	-	-	300	300	0.00%
Land	-	-	80,000	80,000	0.00%
Bond Principal - Lincoln Pool	-	170,000	170,000	-	100.00%
Bond Interest	-	23,828	23,828	1	
Façade Improvement	-	-	200,000	200,000	0.00%
Lincoln Pool Project	-	-	170,000	170,000	0.00%
Blank Project	-	-	-	-	
Other Projects	-	-	265,000	265,000	0.00%
Bond Principal-TIF's	-	287,622	541,944	254,322	53.07%
Bond Interest-TIF's	-	33,215	33,179	-	100.11%
Other Expenditures	-	47,373	-	-	
Interest Expense	-	-	-	-	
TOTAL EXPENSES	8,953	623,555	1,588,501	1,012,880	39.25%
INCREASE(DECREASE) IN CASH	710	178,583	(215,993)		
ENDING CASH	593,068	178,583	(215,993)	-	
CRA CASH	398,002				
Lincoln Pool Tax Income Balance	195,066				
TIF CASH	-				
Total Cash	593,068				

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF JULY 2014

	<u>MONTH ENDED</u> <u>JULY 2014</u>	<u>2013-2014</u> <u>YEAR TO DATE</u>	<u>2014</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
CRA					
GENERAL OPERATIONS:					
Property Taxes - CRA	218,734	351,568	474,384	122,816	74.11%
Property Taxes - Lincoln Pool	(209,083)	113,355	195,000	81,645	58.13%
Interest Income	12	91	1,000	909	9.08%
Loan Income (Poplar Street Water Line)	-	-	5,000	5,000	0.00%
Land Sales	-	-	100,000	100,000	0.00%
Other Revenue & Motor Vehicle Tax	-	15,644	22,000	6,356	71.11%
TOTAL	9,663	480,658	797,384	316,726	60.28%
CHERRY PARK LTD II					
Property Taxes	-	28,803	29,588	785	97.35%
Interest Income	-	22	-	-	
TOTAL	-	28,825	29,588	785	97.42%
GENTLE DENTAL					
Property Taxes	-	4,701	4,202	-	111.88%
Interest Income	0	1	-	-	
TOTAL	0	4,702	4,202	-	111.90%
PROCON TIF					
Property Taxes	-	21,114	19,162	-	110.19%
Interest Income	0	0	-	-	
TOTAL	0	21,114	19,162	-	110.19%
WALNUT HOUSING PROJECT					
Property Taxes	-	67,143	74,472	7,329	90.16%
Interest Income	-	1	-	-	
Other Revenue	-	7,328	-	-	
TOTAL	-	74,472	74,472	7,329	100.00%
BRUNS PET GROOMING					
Property Taxes	-	13,573	13,500	-	100.54%
TOTAL	-	13,573	13,500	-	100.54%
GIRARD VET CLINIC					
Property Taxes	-	5,032	14,500	9,468	34.70%
TOTAL	-	5,032	14,500	9,468	34.70%
GEDDES ST APTS-PROCON					
Property Taxes	-	14,278	30,000	15,722	47.59%
TOTAL	-	14,278	30,000	15,722	47.59%
SOUTHEAST CROSSING					
Property Taxes	-	8,714	12,000	3,286	72.62%
TOTAL	-	8,714	12,000	3,286	72.62%
Poplar Street Water					
Property Taxes	-	3,394	2,500	-	135.78%

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF JULY 2014

	<u>MONTH ENDED JULY 2014</u>	<u>2013-2014 YEAR TO DATE</u>	<u>2014 BUDGET</u>	<u>REMAINING BALANCE</u>	<u>% OF BUDGET USED</u>
TOTAL	-	3,394	2,500	-	135.78%
CASEY'S @ FIVE POINTS					
Property Taxes	-	4,581	10,000	5,419	45.81%
TOTAL	-	4,581	10,000	5,419	45.81%
SOUTH POINTE HOTEL PROJECT					
Property Taxes	-	44,346	90,000	45,654	49.27%
TOTAL	-	44,346	90,000	45,654	49.27%
TODD ENCK PROJECT					
Property Taxes	-	3,141	3,200	59	98.14%
TOTAL	-	3,141	3,200	59	98.14%
SKAGWAY					
Property Taxes	-	19,022	55,000	35,978	34.58%
TOTAL	-	19,022	55,000	35,978	34.58%
JOHN SCHULTE CONSTRUCTION					
Property Taxes	-	5,030	6,000	970	83.83%
TOTAL	-	5,030	6,000	970	83.83%
PHARMACY PROPERTIES INC					
Property Taxes	-	5,372	11,000	5,628	48.83%
TOTAL	-	5,372	11,000	5,628	48.83%
KEN-RAY LLC					
Property Taxes	-	36,336	34,000	-	106.87%
TOTAL	-	36,336	34,000	-	106.87%
COUNTY FUND 8598					
Property Taxes	-	1,458	-	-	0.00%
TOTAL	-	1,458	-	-	0.00%
GORDMAN GRAND ISLAND					
Property Taxes	-	4,096	-	-	0.00%
TOTAL	-	4,096	-	-	0.00%
BAKER DEVELOPMENT INC					
Property Taxes	-	193	-	-	0.00%
TOTAL	-	193	-	-	0.00%
STRATFORD PLAZA INC					
Property Taxes	-	23,800	-	-	0.00%
TOTAL	-	23,800	-	-	0.00%

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF JULY 2014

	<u>MONTH ENDED</u> <u>JULY 2014</u>	<u>2013-2014</u> <u>YEAR TO DATE</u>	<u>2014</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
FUTURE TIF'S					
Property Taxes	-	-	-	-	
Interest Income	-	-	-	-	
Other Revenue	-	-	-	-	
TOTAL	-	-	-	-	
TOTAL REVENUE	9,663	802,138	1,372,508	613,025	58.44%
EXPENSES					
CRA					
GENERAL OPERATIONS:					
Auditing & Accounting	-	1,055	5,000	3,945	21.10%
Legal Services	150	750	3,000	2,250	25.00%
Contract Services	8,761	50,717	65,000	14,283	78.03%
Printing & Binding	-	-	1,000	1,000	0.00%
Other Professional Services	-	8,072	16,000	7,928	50.45%
Postage	25	195	200	5	97.48%
Matching Grant	-	-	-	-	
Legal Notices	16	203	2,500	2,297	8.12%
Licenses & Fees	-	525	-	-	
Travel & Training	-	-	1,000	1,000	0.00%
Other Expenditures	-	-	-	-	
Office Supplies	-	-	300	300	
Supplies	-	-	300	300	0.00%
Land	-	-	80,000	80,000	0.00%
Bond Principal - Lincoln Pool	-	170,000	170,000	-	100.00%
Bond Interest - Lincoln Pool	-	23,828	23,828	1	
PROJECTS					
Façade Improvement	-	-	200,000	200,000	0.00%
Building Improvement	-	-	170,000	170,000	0.00%
Alleyway Improvement	-	-	-	-	
Other Projects	-	-	265,000	265,000	0.00%
TOTAL CRA EXPENSES	8,953	255,345	1,013,378	758,558	25.20%
CHERRY PARK LTD II					
Bond Principal	-	29,496	28,486	-	103.55%
Other Expenditures	-	47,373	-	-	
TOTAL CHERRY PARK EXPENSES	-	78,007	29,588	-	263.65%
GENTLE DENTAL					
Legal Services	-	-	-	-	
Bond Principal	-	3,195	3,195	-	100.01%
Bond Interest	-	1,007	1,007	0	99.96%
TOTAL GENTLE DENTAL	-	4,202	4,202	0	100.00%
PROCON TIF					
Legal Services	-	-	-	-	
Interest Expense	-	-	-	-	
Licenses & Fees	-	-	-	-	
Other Expenditures	-	-	-	-	
Bond Principal	-	13,355	13,355	0	100.00%
Bond Interest	-	5,807	5,807	-	100.01%

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF JULY 2014

	<u>MONTH ENDED</u> <u>JULY 2014</u>	<u>2013-2014</u> <u>YEAR TO DATE</u>	<u>2014</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
WALNUT HOUSING PROJECT					
Legal Services		-	-	-	
Bond Principal	-	49,209	49,209	0	100.00%
Bond Interest	-	25,263	25,263	-	100.00%
Other Expenditures		-	-	-	
TOTAL WALNUT HOUSING	-	74,472	74,472	0	100.00%
BRUNS PET GROOMING					
Bond Principal	-	13,573	13,500	-	100.54%
Bond Interest	-	-	-	-	
TOTAL BRUNS PET GROOMING	-	13,573	13,500	-	100.54%
GIRARD VET CLINIC					
Bond Principal	-	5,032	14,500	9,468	34.70%
Bond Interest	-	-	-	-	
TOTAL GIRARD VET CLINIC	-	5,032	14,500	9,468	34.70%
GEDDES ST APTS - PROCON					
Bond Principal	-	14,278	30,000	15,722	47.59%
Bond Interest	-	-	-	-	
TOTAL GEDDES ST APTS - PROCON	-	14,278	30,000	15,722	47.59%
SOUTHEAST CROSSINGS					
Bond Principal	-	8,714	12,000	3,286	72.62%
Bond Interest	-	-	-	-	
POPLAR STREET WATER					
Bond Principal	-	3,394	2,500	-	135.78%
Bond Interest	-	-	-	-	
Auditing & Accounting	-	-	-	-	
Contract Services	-	-	-	-	
TOTAL POPLAR STREET WATER	-	3,394	2,500	-	135.78%
CASEY'S @ FIVE POINTS					
Bond Principal	-	4,581	10,000	5,419	45.81%
Bond Interest	-	-	-	-	
TOTAL CASEY'S @ FIVE POINTS	-	4,581	10,000	5,419	45.81%
SOUTH POINTE HOTEL PROJECT					
Bond Principal	-	44,346	90,000	45,654	49.27%
Bond Interest	-	-	-	-	
TOTAL SOUTH POINTE HOTEL PROJECT	-	44,346	90,000	45,654	49.27%
TODD ENCK PROJECT					
Bond Principal	-	3,141	3,200	59	98.14%
Bond Interest	-	-	-	-	
TOTAL TODD ENCK PROJECT	-	3,141	3,200	59	98.14%
SKAGWAY					
Bond Principal	-	19,022	55,000	35,978	34.58%
Bond Interest	-	-	-	-	

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF JULY 2014

	<u>MONTH ENDED</u> <u>JULY 2014</u>	<u>2013-2014</u> <u>YEAR TO DATE</u>	<u>2014</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
Auditing & Accounting	-	-	-	-	
TOTAL SKAGWAY	-	19,022	55,000	35,978	34.58%
JOHN SCHULTE CONSTRUCTION					
Bond Principal	-	5,030	6,000	970	83.83%
Bond Interest	-	-	-	-	
Auditing & Accounting	-	-	-	-	
TOTAL JOHN SCHULTE CONSTRUCTION	-	5,030	6,000	970	83.83%
PHARMACY PROPERTIES INC					
Bond Principal	-	5,372	11,000	5,628	48.83%
Bond Interest	-	-	-	-	
Auditing & Accounting	-	-	-	-	
TOTAL PHARMACH PROPERTIES INC	-	5,372	11,000	5,628	48.83%
KEN-RAY LLC					
Bond Principal	-	36,336	34,000	-	106.87%
Bond Interest	-	-	-	-	
Auditing & Accounting	-	-	-	-	
TOTAL KEN-RAY LLC	-	36,336	34,000	-	106.87%
COUNTY FUND #8598					
Bond Principal	-	1,458	-	(1,458)	
Bond Interest	-	-	-	-	
Auditing & Accounting	-	-	-	-	
TOTAL COUNTY FUND #8598	-	1,458	-	(1,458)	
GORDMAN GRAND ISLAND					
Bond Principal	-	4,096	-	(4,096)	
Bond Interest	-	-	-	-	
Auditing & Accounting	-	-	-	-	
TOTAL GORDMAN GRAND ISLAND	-	4,096	-	(4,096)	
BAKER DEVELOPMENT INC					
Bond Principal	-	193	-	(193)	
Bond Interest	-	-	-	-	
Auditing & Accounting	-	-	-	-	
TOTAL BAKER DEVELOPMENT INC	-	193	-	(193)	
STRATFORD PLAZA LLC					
Bond Principal	-	713	-	(713)	
Bond Interest	-	-	-	-	
Auditing & Accounting	-	-	-	-	
TOTAL STRATFORD PLAZA LLC	-	713	-	(713)	
FUTURE TIF'S					
Bond Principal	-	23,087	-	(23,087)	
Bond Interest	-	-	-	-	
Auditing & Accounting	-	-	-	-	
TOTAL BLANK	-	23,087	-	(23,087)	
TOTAL EXPENSES	8,953	623,555	1,588,501	1,022,198	



Community Redevelopment Authority (CRA)

Wednesday, August 13, 2014
Regular Meeting

Item D1

Bills

Staff Contact: Chad Nabity

13-Aug-14

TO: Community Redevelopment Authority Board Members
FROM: Chad Nabity, Planning Department Director
RE: Bills Submitted for Payment

The following bills have been submitted to the Community Redevelopment Authority Treasurer for preparation of payment.

City of Grand Island		
Administration Fees		\$ 4,475.95
Accounting		
Officenet Inc.		
Postage		\$ 27.34
Lawnscape	408 E 2nd	\$ 70.00
Grand Island Independent		\$ 16.01
Downtown BID	Historical Lighting	\$ 30,000.00
TIF Bond Payments		
TIF Pass Thrus		
Geddes St Apt		\$ 13,447.42
Gordman Grand Island		\$ 3,857.96
Mayer, Burns, Koenig & Janulewicz Legal Services		\$ 150.00
Total:		<hr/>
		<u>\$ 52,044.68</u>



Community Redevelopment Authority (CRA)

Wednesday, August 13, 2014
Regular Meeting

Item E1

Committed Projects

Staff Contact: Chad Nabity

COMMITTED PROJECTS	TOTAL AMOUNT	2014 FISCAL YR	2015 FISCAL YR	2016 FISCAL YR	ESTIMATED COMP
Downtown BID					
Historic Lighting Projects	\$ 30,000.00	\$ 30,000.00			2014
2222 W 2nd St - Ryan Waind	\$92,608.00	\$ 46,304.00	\$ 46,304.00		2014
Housing Study (EDC)	\$ 10,000.00	\$ 10,000.00			2014
Downtown Kaufman -Cummings Plaza	\$ 50,000.00	\$ 50,000.00			Fall 2014
Miller Tire - 707 N Eddy - Adam Miller	\$ 81,012.00	\$ 81,012.00			2014
Tower 217 (Amos Investment & Development)	\$ 291,581.00	\$ 97,193.67	\$ 97,193.67	\$ 97,193.67	
Total Committed	\$ 555,201.00	\$ 314,509.67	\$ 143,497.67	\$ 97,193.67	

Façade Budget \$ Remaining	\$ 200,000.00
Other Projects	\$ 265,000.00
Land - Budget \$ Remaining	\$ 80,000.00
Land Sales	(\$100,000.00)
Subtotal	\$ 445,000.00
Less committed	(\$314,509.67)
Balance remaining	<u>\$ 130,490.33</u>

CRA PROPERTIES

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

July 31, 2014



Community Redevelopment Authority (CRA)

Wednesday, August 13, 2014
Regular Meeting

Item F1

Facade App

Staff Contact: Chad Nabity



Façade Improvement Program Application

Project Redeveloper Information

- I. Applicant Name: J Elizabeth LLC
Address: 305 West 3rd St.
Telephone No.: (308) 383-2435
Contact: Jacqueline Bowen
- II. Legal Street Address of Project Site: 305 West 3rd St.
- III. Zoning of Project Site: Commercial
- IV. Current and Contemplated Use Of Project: Art Gallery and Craft Activities
- V. Present Ownership of Project Site: J. Elizabeth LLC.
- VI. Proposed Project: Describe in detail; attach plans and specifications:
See Attached

- VI. Estimated Project Costs:
- Acquisition Costs:
- | | |
|-------------|-----------|
| A. Land | \$ 75,500 |
| B. Building | \$ |

Construction Costs:

A. Renovation or Building Costs Attributable

to Façade Improvements (attach detail): \$ 69,440

B. Other Construction Costs: \$ 51,250

VIII. Source of Financing:

A. Developer Equity: \$126,750

B. Commercial Bank Loan: \$

C. Historic Tax Credits \$

D. Tax Increment Assistance: \$

E. Other (Describe: _____) \$

IX. Name, Address of Architect, Engineer and General Contractor:

General Contractor: Amos Anson, Empire Development, PO Box 1665 Grand Island NE 68802 308-390-455

Architect: Brad Kissler, Cannon Moss Brygger Architects 208 N Pine St #301, Grand Island, NE 68801 (308) 384-4444

X. Project Construction Schedule:

A. Construction Start Date: Upon CRA Façade Approval

B. Construction Completion Date: 2014

FINANCING REQUEST INFORMATION

- I. Describe Amount and Purpose for Which Façade Improvement Program funds is Requested: The amount of Façade dollars being asked for is ~~\$69,440~~ these funds will be used to renovate the front of the former Josephs College of Beauty building.

-
-
-
-
-
- II. Statement Identifying Financial Gap and Necessity for use of Façade Improvement Program Funds for Proposed Project: All of the available funds have all ready been used for the interior build out and startup costs thus creating a financial gap. Without a Façade grant, the storefront will receive a coat of paint and no more due to the expensive nature of downtown building renovation.

III. Application of Grant Funds:

69,440

Grant to Redeveloper; or
Interest Rate Buy-Down

Post Office Box 1968
Grand Island, Nebraska 68802-1968
Phone: 308 385-5240
Fax: 308 385-5423
Email: cnabity@grand-island.com

J. Elizabeth Façade build-out costs

Permits	\$1,400
Carpentry	\$10,980
Demo	\$2,600
Materials	\$15,665
Architect	\$1,500
Signage	\$5,000
Tile	\$6,987
Glass	\$13,735
O&P	\$11,573
Total	\$69,440



CANNON MOSS BRYGGER ARCHITECTS
208 N PINE STREET, SUITE 301 • GRAND ISLAND, NE 68801 • (P) 308.384.4444

July 7, 2014

Community Redevelopment Authority
P.O. Box 1968
Grand Island, NE 68802

Re: Façade Improvement Program Application: j. elizabeth .

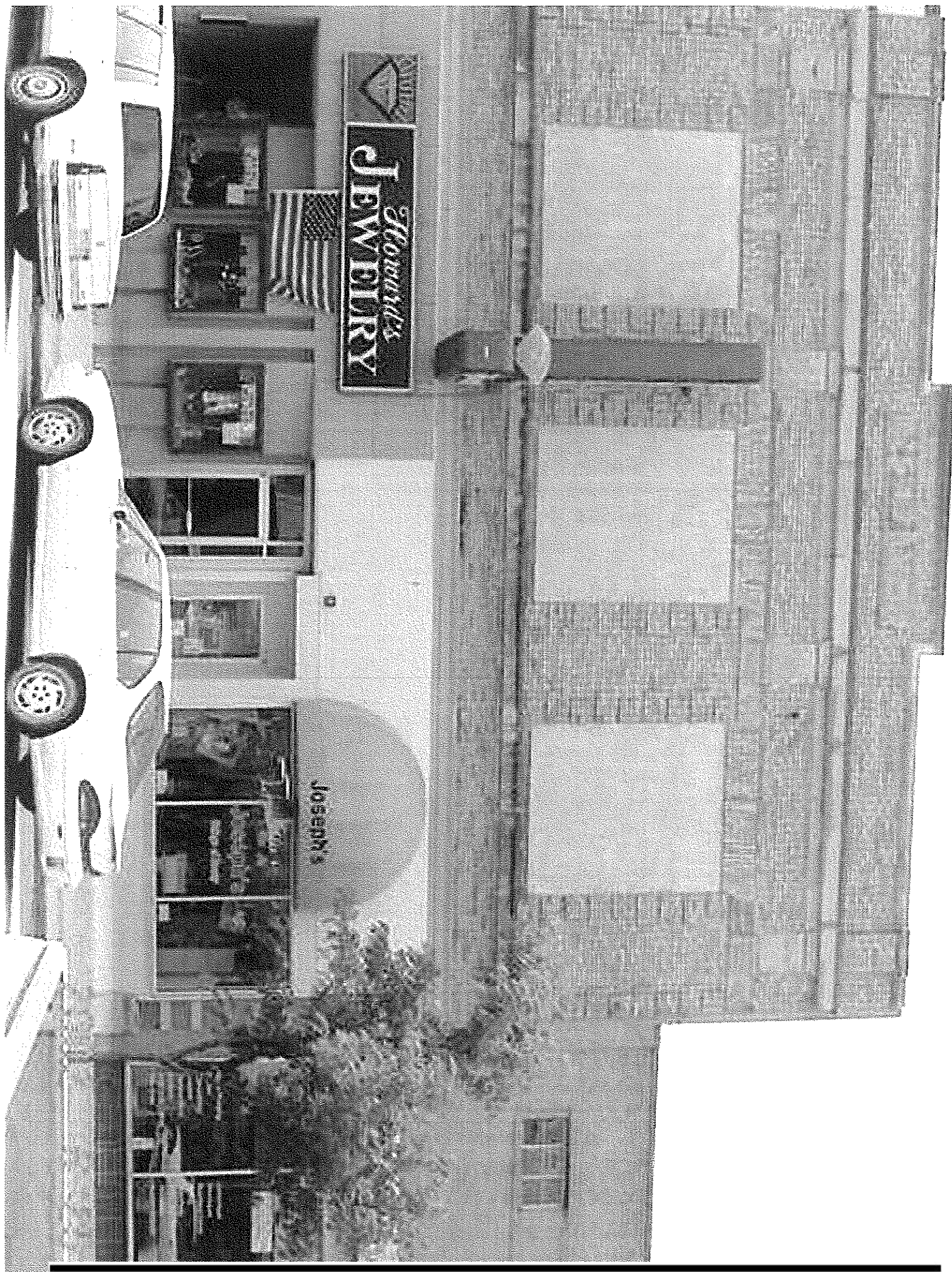
To whom it may concern,

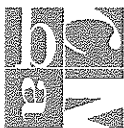
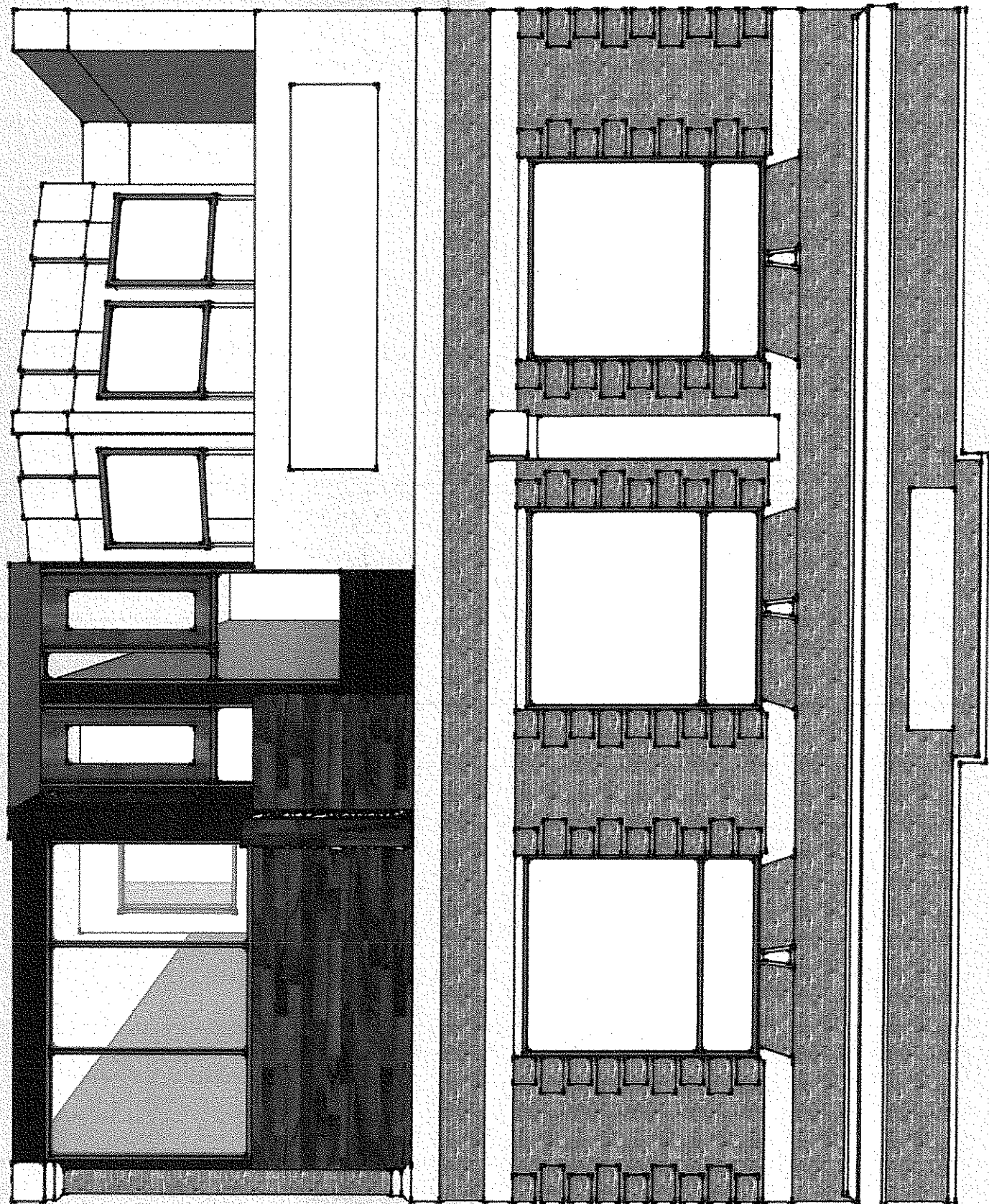
j. elizabeth – Happy Brush & Gallery is a place to share in creative activity & view or purchase the work of j. elizabeth. The proposed design is intended to be respectful and complementary to the historic building, yet be simple as to not take away from the display of the work done by j. Elizabeth and to embody the character of her work. The design features new storefront framing and insulated glazing, dark colored large format porcelain tile and walnut plank façade and white powder coated/backlit signage. The windows to the second floor would be opened up with new framing and insulated glazing installed to keep in line with the original building design.

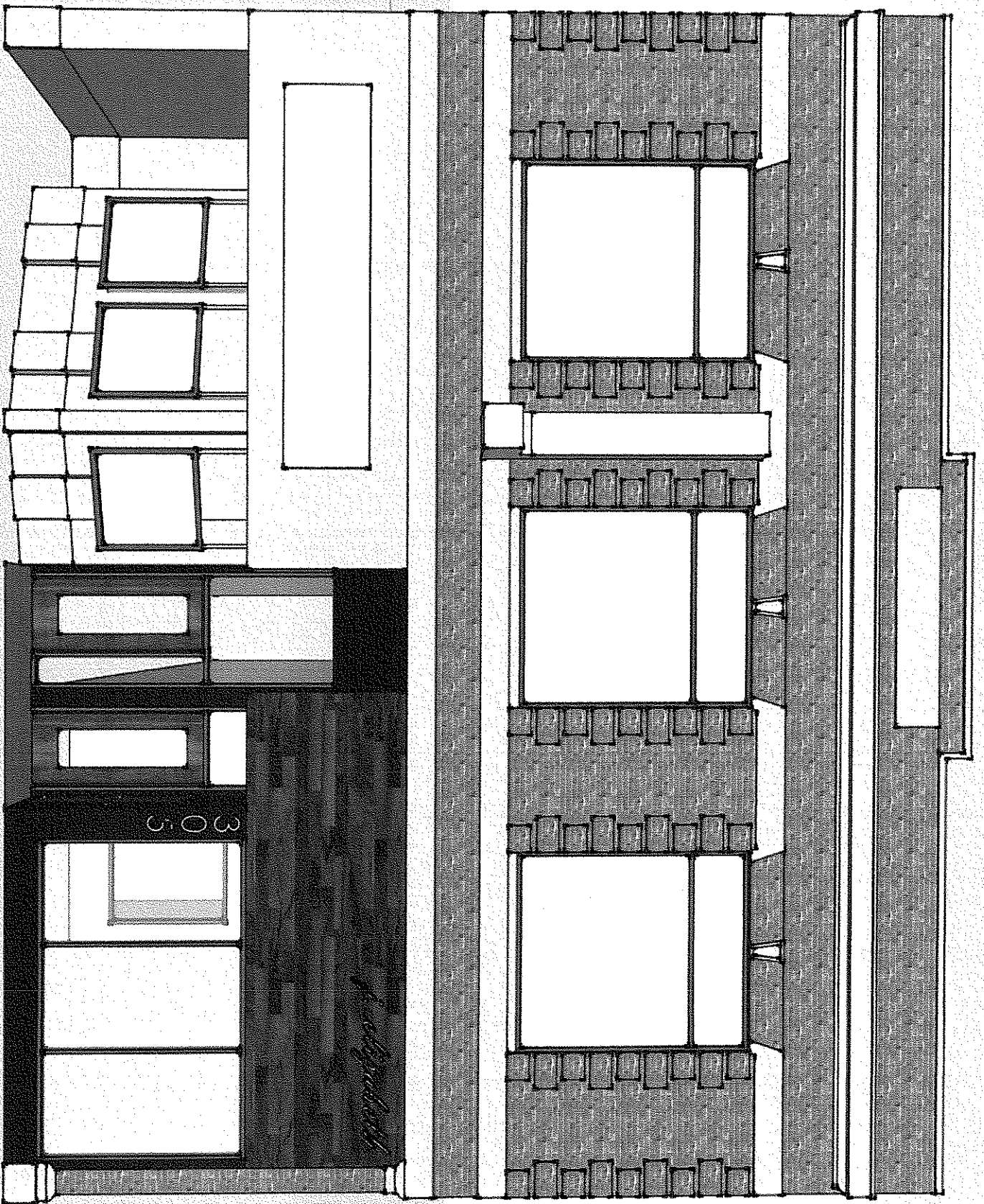
Thank you.

Respectfully,

Brad Kissler
Principal Architect









j.elizabeth
THE HAPPY BRUSH & GALLERY

WALNUT PLANKS

LARGE FORMAT PORCELAIN TILE

WHITE TEXTURED MOSAIC TILE

NEW ALUMINUM STOREFRONT FRAMING
& GLAZING

POWDER COATED/BACKLIT SIGNAGE

ACRYLIC INFORMATION PANEL

* NEW WINDOWS ON SECOND FLOOR
(SEE FRONT ELEVATION)



FACADE MATERIALS_01





Community Redevelopment Authority (CRA)

Wednesday, August 13, 2014
Regular Meeting

Item K1

Budget

Staff Contact: Chad Nabity

COMMUNITY REDEVELOPMENT AUTHORITY
FY 2014- 2015 BUDGET

	2012 Actual	2013 Budget	2013 Forecasted	2013 Actuals	2014 Budget	2014 Forecasted	2015 Budget
CONSOLIDATED							
Beginning Cash	923,823	298,766	186,509	186,509	377,849	414,486	529,861
REVENUE:							
Property Taxes-CRA	464,412	446,578	437,618	476,837	474,384	474,384	488,069
Property Taxes-Lincoln Pool	154,234	207,859	201,787	193,649	195,000	195,000	198,050
Property Taxes-TIF's	404,016	438,016	332,998	384,041	629,124	433,568	1,321,092
Loan Proceeds	-	-	-	-	-	-	-
Motor Vehicle Tax	2,658	-	-	-	-	-	-
Interest Income-CRA	4,667	1,000	2,000	342	1,000	1,000	1,000
Interest Income - TIF's	165	-	-	135	-	-	-
Loan Income (Poplar Street Water Line)	-	5,000	1,800	8,154	5,000	6,000	6,000
Land Sales	-	100,000	-	-	100,000	-	100,000
Bond Proceeds - Lincoln Pool	-	1,800,000	1,800,000	1,800,000	-	-	-
City Share of Life Safety Grant Downtown	-	-	-	-	-	-	100,000
Other Revenue	12,552	22,000	192,658	29,539	22,000	22,000	22,000
Other Revenue - TIF's	10,064	-	-	7,707	-	-	-
TOTAL REVENUE	1,052,768	3,020,453	2,968,861	2,900,404	1,426,508	1,131,952	2,236,211
TOTAL RESOURCES	1,976,591	3,319,219	3,155,371	3,086,913	1,804,357	1,546,438	2,766,072
EXPENSES							
Auditing & Accounting	4,025	5,000	4,000	16,075	5,000	5,000	5,000
Legal Services	2,187	3,000	3,000	1,410	3,000	2,000	3,000
Consulting Services	-	10,000	5,000	-	10,000	5,000	5,000
Contract Services	44,428	55,000	55,000	50,960	65,000	50,000	65,000
Printing & Binding	-	1,000	-	-	1,000	-	1,000
Other Professional Services	7,599	5,000	-	7,210	5,000	-	5,000
General Liability Insurance	-	250	250	-	250	-	250
Postage	328	200	200	336	200	200	200
Legal Notices	1,979	2,500	1,500	1,693	2,500	2,000	2,500
Licenses & Fees	-	-	-	-	-	-	-
Travel & Training	161	1,000	200	-	1,000	-	1,000
Other Expenditures	796	-	-	-	-	-	-
Office Supplies	-	300	300	123	300	100	300
Supplies	-	300	-	-	300	100	300
Land	-	20,000	-	-	80,000	-	200,000
Façade Improvement-to be applied for	1,146,639	120,000	117,000	482,361	200,000	130,000	200,000
Lincoln Pool Bond Proceeds pay out	180,658	1,800,000	1,880,062	1,699,883	-	-	-
Other Projects	-	50,000	-	-	265,000	100,000	175,000
Property Taxes South Locust Project	-	11,000	11,000	-	11,000	11,000	11,000
Life Safety Reimbursement Grant	-	-	-	-	-	-	200,000
Outstanding Façade Improvement Grants	-	318,000	200,000	-	130,000	-	118,000
Other Committed Projects	-	134,000	152,000	-	40,000	40,000	98,000
Bond Payment /Fees	-	207,859	-	525	-	-	-
Lincoln Pool Principal Bond Payment	-	-	-	-	170,000	170,000	175,000
Lincoln Pool Interest Bond Payment	-	-	15,105	15,105	23,828	23,828	23,050
Other Expenditures-TIF's	-	-	-	-	-	47,373	-
Bond Principal-TIF's	350,317	396,334	291,223	355,016	541,944	397,899	1,236,022
Bond Interest-TIF's	50,965	41,682	41,682	41,730	87,180	32,077	85,070
TOTAL EXPENSES	1,790,082	3,182,425	2,777,522	2,672,427	1,642,501	1,016,577	2,609,692
INCREASE(DECREASE) IN CASH	(737,314)	(161,972)	191,340	227,977	(215,993)	115,375	(373,481)
ENDING CASH	186,509	136,794	377,849	414,486	161,856	529,861	156,380
AVAILABLE CASH	186,509	136,794	377,849	414,486	161,856	529,861	156,380
CRA CASH	152,203	7,249	249,802	299,440	32,636	452,561	79,080
LINCOLN POOL CASH	(26,424)	81,787	80,196	72,058	81,368	73,230	73,230
TIF CASH	60,730	47,758	47,851	42,988	47,852	4,071	4,071
TOTAL CASH	186,509	136,794	377,849	414,486	161,856	529,861	156,380

**COMMUNITY REDEVELOPMENT AUTHORITY
FY 2014- 2015 BUDGET**

	2012 Actual	2013 Budget	2013 Forecasted	2013 Actuals	2014 Budget	2014 Forecasted	2015 Budget
CRA	REVENUES						
GENERAL OPERATIONS: 01							
Property Taxes	464,412	446,578	437,618	476,837	474,384	474,384	488,069
Property Taxes-Lincoln Pool Levy	154,234	207,859	201,787	193,649	195,000	195,000	198,050
Motor Vehicle Tax	2,658			-			
Interest Income	4,667	1,000	2,000	342	1,000	1,000	1,000
Loan Income (Poplar Street Water Line)		5,000	1,800	8,154	5,000	6,000	6,000
Land Sales		100,000	-		100,000	-	100,000
Bond Proceeds Lincoln Pool		1,800,000	1,800,000	1,800,000			
City Share Life Safety Grant Downtown				-			100,000
Other Revenue & Motor Vehicle Tax	12,552	22,000	192,658	29,539	22,000	22,000	22,000
TOTAL	638,523	2,582,437	2,635,863	2,508,521	797,384	698,384	915,119
GILI TRUST-07							
Property Taxes	32,019	-	-	-	-	-	-
Interest Income	-	-	-	-	-	-	-
Other Revenue	511						
TOTAL	32,530	-	-	-	-	-	-
CHERRY PARK LTD II-08							
Property Taxes	64,641	59,180	59,180	62,605	29,588	29,588	-
Interest Income	157	-	-	129	-	-	-
Other Revenue							
TOTAL	64,797	59,180	59,180	62,734	29,588	29,588	-
GENTLE DENTAL-09							
Property Taxes	4,659	4,202	4,202	4,755	4,202	4,202	-
Interest Income	1	-	-	1	-	-	-
Other Revenue	-						
TOTAL	4,660	4,202	4,202	4,756	4,202	4,202	-
PROCON TIF-10							
Property Taxes	27,675	19,162	19,162	9,613	19,162	19,162	19,162
Interest Income	2	-	-	2	-	-	-
Other Revenue	233			271			
TOTAL	27,910	19,162	19,162	9,886	19,162	19,162	19,162
WALNUT HOUSING PROJECT-11							
Property Taxes	65,147	74,472	74,472	67,032	74,472	74,472	74,472
Interest Income	6	-	-	3	-		
Other Revenue	9,320			7,436			
TOTAL	74,473	74,472	74,472	74,471	74,472	74,472	74,472
BRUNS PET GROOMING-12							
Property Taxes	19,667	13,500	12,755	7,360	13,500	13,500	13,500
Interest Income	-						
TOTAL	19,667	13,500	12,755	7,360	13,500	13,500	13,500

COMMUNITY REDEVELOPMENT AUTHORITY
FY 2014- 2015 BUDGET

	2012 Actual	2013 Budget	2013 Forecasted	2013 Actuals	2014 Budget	2014 Forecasted	2015 Budget
GIRAD VET CLINIC-13							
Property Taxes	18,736	14,500	14,037	9,883	14,500	14,500	14,500
Interest Income	-	-	-	-	-	-	-
TOTAL	18,736	14,500	14,037	9,883	14,500	14,500	14,500
GEDDES ST APTS - PROCON-14							
Property Taxes	41,923	30,000	29,099	28,045	30,000	30,000	30,000
Interest Income	-	-	-	-	-	-	-
TOTAL	41,923	30,000	29,099	28,045	30,000	30,000	30,000
SOUTHEAST CROSSINGS-15							
Property Taxes	12,616	12,000	8,674	13,193	12,000	15,000	15,000
Interest Income	-	-	-	-	-	-	-
TOTAL	12,616	12,000	8,674	13,193	12,000	15,000	15,000
POPLAR STREET WATER-16							
Property Taxes	2,052	2,500	1,826	7,817	2,500	6,000	6,000
Interest Income	-	-	-	-	-	-	-
Other Revenue	-	-	-	-	-	-	-
TOTAL	2,052	2,500	1,826	7,817	2,500	6,000	6,000
CASEY'S FIVE POINTS-17							
Property Taxes	8,670	10,000	8,670	13,276	10,000	10,000	10,000
Interest Income	-	-	-	-	-	-	-
TOTAL CASEY'S FIVE POINTS	8,670	10,000	8,670	13,276	10,000	10,000	10,000
SOUTHPOINTE HOTEL-18							
Property Taxes	85,341	90,000	88,000	87,104	90,000	90,000	90,000
Interest Income	-	-	-	-	-	-	-
TOTAL SOUTHPOINTE HOTEL	85,341	90,000	88,000	87,104	90,000	90,000	90,000
TODD ENCK-19							
Property Taxes	6,059	2,500	3,126	6,169	3,200	6,000	6,000
Interest Income	-	-	-	-	-	-	-
TOTAL TC ENCK	6,059	2,500	3,126	6,169	3,200	6,000	6,000
SKAGWAY - 20							
Property Taxes	-	55,000	-	9,767	55,000	40,000	750,000
Interest Income	-	-	-	-	-	-	-
TOTAL SKAGWAY - 20	-	55,000	-	9,767	55,000	40,000	750,000
JOHN SCHULTE CONSTRUCTION-21							
Property Taxes	4,449	6,000	4,448	5,088	6,000	5,900	6,000
Interest Income	-	-	-	-	-	-	-
TOTAL JOHN SCHULTE CONSTRUCTION	4,449	6,000	4,448	5,088	6,000	5,900	6,000
PHARMACY PROPERTIES INC-22							
Property Taxes	10,363	11,000	5,347	10,551	11,000	10,700	11,000
Interest Income	-	-	-	-	-	-	-
TOTAL PHARMACY PROPERTIES INC	10,363	11,000	5,347	10,551	11,000	10,700	11,000
KEN-RAY LLC-23							
Property Taxes	-	34,000	-	38,919	34,000	34,000	34,000
Interest Income	-	-	-	-	-	-	-
TOTAL KEN-RAY LLC	-	34,000	-	38,919	34,000	34,000	34,000
COUNTY FUND #8598							
Property Taxes	-	-	-	2,864	-	1,458	1,458
Interest Income	-	-	-	-	-	-	-
TOTAL COUNTY FUND #8598	-	-	-	2,864	-	1,458	1,458
ARNOLD WENN- Duplex 13th & Huston-NEW 2013-2014							
Property Taxes	-	-	-	-	3,000	-	3000
Interest Income	-	-	-	-	-	-	-

COMMUNITY REDEVELOPMENT AUTHORITY
FY 2014- 2015 BUDGET

	2012 Actual	2013 Budget	2013 Forecasted	2013 Actuals	2014 Budget	2014 Forecasted	2015 Budget
TOTAL ARNOLD WENN	-	-	-	-	3,000	-	3,000
TOKEN PROPERTIES LLC - Duplex N Ruby-NEW 2013-2014							
Property Taxes	-	-	-		3,000	3,000	3,000
Interest Income	-		-				
TOTAL TOKEN PROPERTIES LLC	-	-	-	-	3,000	3,000	3,000
STRATFORD PLAZA- HOWARD JOHNSON-NEW 2013-2014							
Property Taxes	-	-	-		15,000	23,086	35,000
Interest Income	-		-				
TOTAL STRATFORD PLAZA	-	-	-	-	15,000	23,086	35,000
EIG GRAND ISLAND LLC- STATE STREET-NEW 2013-2014							
Property Taxes	-	-	-		40,000		40,000
Interest Income	-		-				
TOTAL EIG GRAND ISLAND LLC	-	-	-	-	40,000	-	40,000
BAKER DEVELOPMENT -NEW 2013-2014							
Property Taxes	-	-	-		3,000	3,000	3,000
Interest Income	-		-				
TOTAL BAKER DEVELOPMENT	-	-	-	-	3,000	3,000	3,000
TOKEN PROPERTIES LLC (CAREY ST) - NEW 2013-2014							
Property Taxes	-	-	-		3,000		3,000
Interest Income	-		-				
TOTAL TOKEN PROPERTIES LLC(CAREY ST)	-	-	-	-	3,000	-	3,000
GORDMAN GRAND ISLAND LLC -NEW 2013-2014							
Property Taxes	-	-	-		40,000		40,000
Interest Income	-		-				
TOTAL GORDMAN GRAND ISLAND LLC	-	-	-	-	40,000	-	40,000
TOKEN PROPERTIES LLC (KIMBALL ST)-NEW 2013-2014							
Property Taxes	-	-	-		3,000		3,000
Interest Income	-		-				
TOTAL TOKEN PROPERTIES LLC (KIMBALL ST)	-	-	-	-	3,000	-	3,000
AUTO GROUP -PINE ST & S LOCUST -NEW 2013-2014							
Property Taxes	-	-	-	-	10,000		10,000
Interest Income	-		-	-			
TOTAL AUTO GROUP	-	-	-	-	10,000	-	10,000
HABITAT (ST PAUL RD)-NEW 2013-2014							
Property Taxes	-	-	-	-	6,000		6,000
Interest Income	-		-	-			
TOTAL HABITAT	-	-	-	-	6,000	-	6,000
CHIEF FABRICATION(ADAMS ST)-NEW 2013-2014							
Property Taxes	-	-	-	-	40,000		40,000
Interest Income	-		-	-			
TOTAL CHIEF FABRICATION	-	-	-	-	40,000	-	40,000
PRIDON LLC-NEW 2013-2014							
Property Taxes	-	-	-	-	-		
Interest Income	-		-	-			
TOTAL PRIDON LLC	-	-	-	-	-	-	-
COPPER CREEK-NEW 2013-2014							
Property Taxes	-	-	-	-	54,000		54,000
Interest Income	-		-	-			
TOTAL COPPER CREEK	-	-	-	-	54,000	-	54,000
TOTAL REVENUE	1,052,768	3,020,453	2,968,861	2,900,404	1,426,508	1,131,952	2,236,211

COMMUNITY REDEVELOPMENT AUTHORITY
FY 2014- 2015 BUDGET

	2012 Actual	2013 Budget	2013 Forecasted	2013 Actuals	2014 Budget	2014 Forecasted	2015 Budget
EXPENSES	EXPENSES						
CRA							
GENERAL OPERATIONS: 01							
Auditing & Accounting	4,025	5,000	4,000	16,075	5,000	5,000	5,000
Legal Services	2,187	3,000	3,000	1,410	3,000	2,000	3,000
Consulting Services	-	10,000	5,000	-	10,000	5,000	5,000
Contract Services	44,428	55,000	55,000	50,960	65,000	50,000	65,000
Printing & Binding	-	1,000	-	-	1,000	-	1,000
Other Professional Services	7,599	5,000	-	7,210	5,000	-	5,000
General Liability Insurance	-	250	250	-	250	-	250
Postage	328	200	200	336	200	200	200
Legal Notices	1,979	2,500	1,500	1,693	2,500	2,000	2,500
Licenses & Fees	-	-	-	-	-	-	-
Travel & Training	161	1,000	200	-	1,000	-	1,000
Other Expenditures	796	-	-	-	-	-	-
Office Supplies	-	300	300	123	300	100	300
Supplies	-	300	-	-	300	100	300
Land	-	20,000	-	-	80,000	-	200,000
	-	-	-	-	-	-	-
DEBT							
Bond Payments/Fees		207,859	-	525	207,859		
Lincoln Pool Principal Bond Payment			-	-	170,000	170,000	175,000
Lincoln Pool Interest Bond Payment			15,105	15,105	23,828	23,828	23,050
Payment to City-Lincoln Pool engineering fees		-	-	-	-	-	-
PROJECTS: 05							
Façade Improvement	1,146,639	120,000	117,000	482,361	200,000	130,000	200,000
Lincoln Pool Construction From Bond Proceed:	180,658	1,800,000	1,880,062	1,699,883			
Life Safety Reimbursement Grant		-	-	-	-		200,000
Outstanding Façade Improvement Grants		318,000	200,000	-			118,000
Railroad Horns		-	-	-	-		
Other Committed Projects		134,000	152,000	-	40,000	40,000	98,000
Other Projects		50,000	-	-	265,000	100,000	175,000
Property Taxes BID Fees		11,000	11,000	-	11,000	11,000	11,000
Property Management		-	-	-	-	-	-
TOTAL CRA OPERATING EXPENSES	1,388,800	2,744,409	2,444,617	2,275,681	1,091,237	539,228	1,288,600
GILI TRUST-07							
Bond Principal	33,066	-	-	-	-	-	-
Bond Interest	1,325	-	-	-	-	-	-
Other Expenditures	-						
TOTAL GILI EXPENSES	34,390	-	-	-	-	-	-
CHERRY PARK LTD II-08							
Bond Principal	49,894	53,831	53,831	53,831	28,486	29,496	-
Bond Interest	9,286	5,349	5,349	5,349	1,102	-	-
Other Expenditures	-	-	-	-	-	47,373	-
TOTAL CHERRY PARK EXPENSES	59,180	59,180	59,180	59,180	29,588	76,869	-
GENTLE DENTAL-09							
Bond Principal	2,745	2,986	2,986	2,937	3,195	3,195	-
Bond Interest	1,457	1,216	1,216	1,265	1,007	1,007	-
TOTAL GENTLE DENTAL	4,202	4,202	4,202	4,202	4,202	4,202	-
PROCON TIF-10							
Bond Principal	11,641	12,467	12,467	12,467	13,355	13,355	13,355
Bond Interest	7,521	6,695	6,695	6,695	5,807	5,807	5,807
TOTAL PROCON TIF	19,162	19,162	19,162	19,162	19,162	19,162	19,162
WALNUT HOUSING PROJECT-11							
Bond Principal	43,096	46,051	46,051	46,051	49,209	49,209	49,209
Bond Interest	31,376	28,421	28,421	28,421	25,263	25,263	25,263
TOTAL WALNUT HOUSING PROJECT	74,472	74,472	74,472	74,472	74,472	74,472	74,472

COMMUNITY REDEVELOPMENT AUTHORITY
FY 2014- 2015 BUDGET

	2012 Actual	2013 Budget	2013 Forecasted	2013 Actuals	2014 Budget	2014 Forecasted	2015 Budget
BRUNS PET GROOMING-12							
Bond Principal	19,667	13,500	13,170	7,054	13,500	13,500	13,500
Bond Interest	-						
TOTAL BRUNS PET GROOMING	19,667	13,500	13,170	7,054	13,500	13,500	13,500
GIRARD VET CLINIC-13							
Bond Principal	18,736	14,500	14,037	9,883	14,500	11,000	14,500
Bond Interest	-						
TOTAL GIRARD VET CLINIC	18,736	14,500	14,037	9,883	14,500	11,000	14,500
GEDDES ST APTS - PROCON-14							
Bond Principal	41,923	30,000	28,591	28,045	30,000	30,000	30,000
Bond Interest	-						
TOTAL GEDDES ST APTS - PROCON	41,923	30,000	28,591	28,045	30,000	30,000	30,000
SOUTHEAST CROSSINGS-15							
Bond Principal	12,616	12,000	8,674	12,856	12,000	15,000	15,000
Bond Interest	-						
TOTAL SOUTHEAST CROSSINGS	12,616	12,000	8,674	12,856	12,000	15,000	15,000
POPLAR STREET WATER-16							
Auditing & Accounting	-		-				
Contract Services	-						
Bond Principal	2,052	2,500	1,826	8,154	2,500	6,000	6,000
Bond Interest	-						
TOTAL POPLAR STREET WATER	2,052	2,500	1,826	8,154	2,500	6,000	6,000
CASEY'S FIVE POINTS-17							
Bond Principal	8,670	10,000	8,670	13,276	10,000	10,000	10,000
Bond Interest	-						
TOTAL CASEY'S FIVE POINTS	8,670	10,000	8,670	13,276	10,000	10,000	10,000
SOUTHPOINTE HOTEL-18							
Bond Principal	85,341	90,000	88,000	87,104	90,000	90,000	90,000
Bond Interest	-						
TOTAL SOUTHPOINTE HOTEL	85,341	90,000	88,000	87,104	90,000	90,000	90,000
TODD ENCK PROJECT - 19							
Bond Principal	6,059	2,500	3,126	6,169	3,200	6,000	6,000
Bond Interest	-						
TOTAL TODD ENCK PROJECT	6,059	2,500	3,126	6,169	3,200	6,000	6,000
SKAGWAY - 20							
Auditing & Accounting	-						
Bond Principal	-	55,000		9,767	55,000	40,000	750,000
Bond Interest	-						
TOTAL SKAGWAY	-	55,000	-	9,767	55,000	40,000	750,000
JOHN SCHULTE CONSTRUCTION-21							
Bond Principal	4,449	6,000	4,448	5,088	6,000	5,900	6,000
Bond Interest	-						
TOTAL JOHN SCHULTE CONSTRUCTION	4,449	6,000	4,448	5,088	6,000	5,900	6,000
PHARMACY PROPERTIES INC-22							
Bond Principal	10,363	11,000	5,347	10,551	11,000	10,700	11,000
Bond Interest	-						
TOTAL PHARMACY PROPERTIES INC	10,363	11,000	5,347	10,551	11,000	10,700	11,000
KEN-RAY LLC-23							
Bond Principal	-	34,000	-	38,919	34,000	34,000	34,000
Bond Interest	-						
TOTAL KEN-RAY LLC	-	34,000	-	38,919	34,000	34,000	34,000
COUNTY FUND #8598							
Bond Principal	-		-	2,864	-	1,458	1,458
Bond Interest	-						
TOTAL COUNTY FUND #8598	-	-	-	2,864	-	1,458	1,458
ARNOLD WENN- Duplex 13th & Huston-NEW 2013-2014							
Bond Principal	-				2,000	0	3,000

COMMUNITY REDEVELOPMENT AUTHORITY
FY 2014- 2015 BUDGET

	2012 Actual	2013 Budget	2013 Forecasted	2013 Actuals	2014 Budget	2014 Forecasted	2015 Budget
Bond Interest	-						
TOTAL ARNOLD WENN	-	-	-		3,000	-	3,000
TOKEN PROPERTIES LLC- Duplex N Ruby-NEW 2013-2014							
Bond Principal	-		-		3,000	3,000	3,000
Bond Interest	-						
TOTAL TOKEN PROPERTIES LLC	-	-	-		3,000	3,000	3,000
STRATFORD PLAZA LLC (HOWARD JOHNSONS)- New 2013-2014							
Bond Principal	-		-		15,000	23,086	35,000
Bond Interest	-						
TOTAL STRATFORD PLAZA	-	-	-		15,000	23,086	35,000
EIG GRAND ISLAND LLC- STATE ST - New 2013-2014							
Bond Principal	-		-		40,000		40,000
Bond Interest	-						
TOTAL EIG GRAND ISLAND LLC	-	-	-		40,000	-	40,000
BAKER DEVELOPMENT - New 2013-2014							
Bond Principal	-		-		3,000	3,000	3,000
Bond Interest	-						
TOTAL BAKER DEVELOPMENT	-	-	-		3,000	3,000	3,000
TOKEN PROPERTIES LLC (CAREY ST) - New 2013-2014							
Bond Principal	-		-		3,000	-	3,000
Bond Interest	-						
TOTAL TOKEN PROPERTIES LLC	-	-	-		3,000	-	3,000
GORDMAN GRAND ISLAND - New 2013-2014							
Bond Principal	-		-		40,000		40,000
Bond Interest	-						
TOTAL GORDMAN GRAND ISLAND	-	-	-		40,000	-	40,000
TOKEN PROPERTIES LLC(KIMBALL ST) - New 2013-2014							
Bond Principal	-		-		3,000	-	3,000
Bond Interest	-						
TOTAL TOKEN PROPERTIES LLC	-	-	-		3,000	-	3,000
AUTO GROUP -PINE ST & LOCUST - New 2013-2014							
Bond Principal	-		-		10,000	-	10,000
Bond Interest	-						
TOTAL AUTO GROUP	-	-	-		10,000	-	10,000
HABITAT (ST PAUL RD) - New 2013-2014							
Bond Principal	-		-		6,000	-	6,000
Bond Interest	-						
TOTAL HABITAT	-	-	-		6,000	-	6,000
CHIEF FABRICATION -ADAMS ST - New 2013-2014							
Bond Principal	-		-		40,000	-	40,000
Bond Interest	-						
TOTAL CHIEF FABRICATION	-	-	-		40,000	-	40,000
PRIDON LLC - New 2013-2014							
Bond Principal	-		-		-		
Bond Interest	-						
TOTAL PRIDON LLC	-	-	-		-	-	-
COPPER CREEK - New 2013-2014							
Bond Principal	-		-		-		
Bond Interest	-				54,000		54,000
TOTAL COPPER CREEK	-	-	-		54,000	-	54,000
Habitat (8th and Superior)							
Bond Principal	-		-		-		
Bond Interest	-						
TOTAL BLANK TIF	-	-	-		-	-	-
Mainstay Suites - New 2013-2014							
Bond Principal	-		-		-		
Bond Interest	-						

COMMUNITY REDEVELOPMENT AUTHORITY
FY 2014- 2015 BUDGET

	2012 Actual	2013 Budget	2013 Forecasted	2013 Actuals	2014 Budget	2014 Forecasted	2015 Budget
TOTAL BLANK TIF	-	-	-		-	-	-
Tower 217 - New 2013-2014							
Bond Principal	-		-				
Bond Interest	-						
TOTAL BLANK TIF	-	-	-		-	-	-
Blank TIFF - New 2013-2014							
Bond Principal	-		-		-		
Bond Interest	-						
TOTAL BLANK TIF	-	-	-		-	-	-
TOTAL EXPENSES	1,790,082	3,182,425	2,777,522	2,672,427	1,720,360	1,016,577	2,609,692

COMMUNITY REDEVELOPMENT AUTHORITY
FY 2014- 2015 BUDGET

	2012 Actual	2013 Budget	2013 Actuals	2014 Budget	2014 Forecasted	2015 Budget
CONSOLIDATED						
Beginning Cash	923,823	298,766	186,509	377,849	414,486	529,861
REVENUE:						
Property Taxes-CRA	464,412	446,578	476,837	474,384	474,384	488,069
Property Taxes-Lincoln Pool	154,234	207,859	193,649	195,000	195,000	198,050
Property Taxes-TIF's	404,016	438,016	384,041	629,124	433,568	1,321,092
Loan Proceeds	-	-	-	-	-	-
Motor Vehicle Tax	2,658	-	-	-	-	-
Interest Income-CRA	4,667	1,000	342	1,000	1,000	1,000
Interest Income - TIF's	165	-	135	-	-	-
Loan Income (Poplar Street Water Line)	-	5,000	8,154	5,000	6,000	6,000
Land Sales	-	100,000	-	100,000	-	100,000
Bond Proceeds - Lincoln Pool	-	1,800,000	1,800,000	-	-	-
City Share of Life Safety Grant Downtown	-	-	-	-	-	100,000
Other Revenue	12,552	22,000	29,539	22,000	22,000	22,000
Other Revenue - TIF's	10,064	-	7,707	-	-	-
TOTAL REVENUE	1,052,768	3,020,453	2,900,404	1,426,508	1,131,952	2,236,211
TOTAL RESOURCES	1,976,591	3,319,219	3,086,913	1,804,357	1,546,438	2,766,072
EXPENSES						
Auditing & Accounting	4,025	5,000	16,075	5,000	5,000	5,000
Legal Services	2,187	3,000	1,410	3,000	2,000	3,000
Consulting Services	-	10,000	-	10,000	5,000	5,000
Contract Services	44,428	55,000	50,960	65,000	50,000	65,000
Printing & Binding	-	1,000	-	1,000	-	1,000
Other Professional Services	7,599	5,000	7,210	5,000	-	5,000
General Liability Insurance	-	250	-	250	-	250
Postage	328	200	336	200	200	200
Legal Notices	1,979	2,500	1,693	2,500	2,000	2,500
Licenses & Fees	-	-	-	-	-	-
Travel & Training	161	1,000	-	1,000	-	1,000
Other Expenditures	796	-	-	-	-	-
Office Supplies	-	300	123	300	100	300
Supplies	-	300	-	300	100	300
Land	-	20,000	-	80,000	-	200,000
Façade Improvement-to be applied for	1,146,639	120,000	482,361	200,000	130,000	200,000
Lincoln Pool Bond Proceeds pay out	180,658	1,800,000	1,699,883	-	-	-
Other Projects	-	50,000	-	265,000	100,000	175,000
Property Taxes South Locust Project	-	11,000	-	11,000	11,000	11,000
Life Safety Reimbursement Grant	-	-	-	-	-	200,000
Outstanding Façade Improvement Grants	-	318,000	-	130,000	-	118,000
Other Committed Projects	-	134,000	-	40,000	40,000	98,000
Bond Payment /Fees	-	207,859	525	-	-	-
Lincoln Pool Principal Bond Payment	-	-	-	170,000	170,000	175,000
Lincoln Pool Interest Bond Payment	-	-	15,105	23,828	23,828	23,050
Other Expenditures-TIF's	-	-	-	-	47,373	-
Bond Principal-TIF's	350,317	396,334	355,016	541,944	397,899	1,236,022
Bond Interest-TIF's	50,965	41,682	41,730	87,180	32,077	85,070
TOTAL EXPENSES	1,790,082	3,182,425	2,672,427	1,642,501	1,016,577	2,609,692
INCREASE(DECREASE) IN CASH	(737,314)	(161,972)	227,977	(215,993)	115,375	(373,481)
ENDING CASH	186,509	136,794	414,486	161,856	529,861	156,380
AVAILABLE CASH	186,509	136,794	414,486	161,856	529,861	156,380
CRA CASH	152,203	7,249	299,440	32,636	452,561	79,080
LINCOLN POOL CASH	(26,424)	81,787	72,058	81,368	73,230	73,230
TIF CASH	60,730	47,758	42,988	47,852	4,071	4,071
TOTAL CASH	186,509	136,794	414,486	161,856	529,861	156,380
CRA	REVENUES					
GENERAL OPERATIONS: 01						
Property Taxes	464,412	446,578	476,837	474,384	474,384	488,069

Property Taxes-Lincoln Pool Levy	154,234	207,859	193,649	195,000	195,000	198,050
Motor Vehicle Tax	2,658		-			
Interest Income	4,667	1,000	342	1,000	1,000	1,000
Loan Income (Poplar Street Water Line)		5,000	8,154	5,000	6,000	6,000
Land Sales		100,000		100,000	-	100,000
Bond Proceeds Lincoln Pool		1,800,000	1,800,000			
City Share Life Safety Grant Downtown			-			100,000
Other Revenue & Motor Vehicle Tax	12,552	22,000	29,539	22,000	22,000	22,000
TOTAL	638,523	2,582,437	2,508,521	797,384	698,384	915,119

GILI TRUST-07

Property Taxes	32,019	-	-	-	-	-
Interest Income	-	-	-	-	-	-
Other Revenue	511					
TOTAL	32,530	-	-	-	-	-

CHERRY PARK LTD II-08

Property Taxes	64,641	59,180	62,605	29,588	29,588	-
Interest Income	157	-	129	-	-	-
Other Revenue						
TOTAL	64,797	59,180	62,734	29,588	29,588	-

GENTLE DENTAL-09

Property Taxes	4,659	4,202	4,755	4,202	4,202	-
Interest Income	1	-	1	-	-	-
Other Revenue	-					
TOTAL	4,660	4,202	4,756	4,202	4,202	-

PROCON TIF-10

Property Taxes	27,675	19,162	9,613	19,162	19,162	19,162
Interest Income	2	-	2	-	-	-
Other Revenue	233		271			
TOTAL	27,910	19,162	9,886	19,162	19,162	19,162

WALNUT HOUSING PROJECT-11

Property Taxes	65,147	74,472	67,032	74,472	74,472	74,472
Interest Income	6	-	3	-		
Other Revenue	9,320		7,436			
TOTAL	74,473	74,472	74,471	74,472	74,472	74,472

BRUNS PET GROOMING-12

Property Taxes	19,667	13,500	7,360	13,500	13,500	13,500
Interest Income	-					
TOTAL	19,667	13,500	7,360	13,500	13,500	13,500

GIRAD VET CLINIC-13

Property Taxes	18,736	14,500	9,883	14,500	14,500	14,500
Interest Income	-	-		-		
TOTAL	18,736	14,500	9,883	14,500	14,500	14,500

GEDDES ST APTS - PROCON-14

Property Taxes	41,923	30,000	28,045	30,000	30,000	30,000
Interest Income	-	-		-		
TOTAL	41,923	30,000	28,045	30,000	30,000	30,000

SOUTHEAST CROSSINGS-15

Property Taxes	12,616	12,000	13,193	12,000	15,000	15,000
Interest Income	-	-		-		
TOTAL	12,616	12,000	13,193	12,000	15,000	15,000

POPLAR STREET WATER-16

Property Taxes	2,052	2,500	7,817	2,500	6,000	6,000
Interest Income	-	-		-		
Other Revenue	-					
TOTAL	2,052	2,500	7,817	2,500	6,000	6,000

CASEY'S FIVE POINTS-17

Property Taxes	8,670	10,000	13,276	10,000	10,000	10,000
Interest Income	-					
TOTAL CASEY'S FIVE POINTS	8,670	10,000	13,276	10,000	10,000	10,000

SOUTHPOINTE HOTEL-18						
Property Taxes	85,341	90,000	87,104	90,000	90,000	90,000
Interest Income	-					
TOTAL SOUTHPOINTE HOTEL	85,341	90,000	87,104	90,000	90,000	90,000
TODD ENCK-19						
Property Taxes	6,059	2,500	6,169	3,200	6,000	6,000
Interest Income	-					
TOTAL TC ENCK	6,059	2,500	6,169	3,200	6,000	6,000
SKAGWAY - 20						
Property Taxes	-	55,000	9,767	55,000	40,000	750,000
Interest Income	-					
TOTAL SKAGWAY - 20	-	55,000	9,767	55,000	40,000	750,000
JOHN SCHULTE CONSTRUCTION-21						
Property Taxes	4,449	6,000	5,088	6,000	5,900	6,000
Interest Income	-					
TOTAL JOHN SCHULTE CONSTRUCTION	4,449	6,000	5,088	6,000	5,900	6,000
PHARMACY PROPERTIES INC-22						
Property Taxes	10,363	11,000	10,551	11,000	10,700	11,000
Interest Income	-					
TOTAL PHARMACY PROPERTIES INC	10,363	11,000	10,551	11,000	10,700	11,000
KEN-RAY LLC-23						
Property Taxes	-	34,000	38,919	34,000	34,000	34,000
Interest Income	-					
TOTAL KEN-RAY LLC	-	34,000	38,919	34,000	34,000	34,000
COUNTY FUND #8598						
Property Taxes	-	-	2,864	-	1,458	1,458
Interest Income	-					
TOTAL COUNTY FUND #8598	-	-	2,864	-	1,458	1,458
ARNOLD WENN- Duplex 13th & Huston-NEW 2013-2014						
Property Taxes	-	-	-	3,000		3000
Interest Income	-					
TOTAL ARNOLD WENN	-	-	-	3,000	-	3,000
TOKEN PROPERTIES LLC - Duplex N Ruby-NEW 2013-2014						
Property Taxes	-	-		3,000	3,000	3,000
Interest Income	-					
TOTAL TOKEN PROPERTIES LLC	-	-	-	3,000	3,000	3,000
STRATFORD PLAZA- HOWARD JOHNSON-NEW 2013-2014						
Property Taxes	-	-		15,000	23,086	35,000
Interest Income	-					
TOTAL STRATFORD PLAZA	-	-	-	15,000	23,086	35,000
EIG GRAND ISLAND LLC- STATE STREET-NEW 2013-2014						
Property Taxes	-	-		40,000		40,000
Interest Income	-					
TOTAL EIG GRAND ISLAND LLC	-	-	-	40,000	-	40,000
BAKER DEVELOPMENT -NEW 2013-2014						
Property Taxes	-	-		3,000	3,000	3,000
Interest Income	-					
TOTAL BAKER DEVELOPMENT	-	-	-	3,000	3,000	3,000
TOKEN PROPERTIES LLC (CAREY ST) - NEW 2013-2014						
Property Taxes	-	-		3,000		3,000
Interest Income	-					
TOTAL TOKEN PROPERTIES LLC(CAREY ST)	-	-	-	3,000	-	3,000
GORDMAN GRAND ISLAND LLC -NEW 2013-2014						
Property Taxes	-	-		40,000		40,000
Interest Income	-					
TOTAL GORDMAN GRAND ISLAND LLC	-	-	-	40,000	-	40,000

TOKEN PROPERTIES LLC (KIMBALL ST)-NEW 2013-2014

Property Taxes	-	-	3,000		3,000
Interest Income	-				
TOTAL TOKEN PROPERTIES LLC (KIMBALL ST)	-	-	3,000	-	3,000

AUTO GROUP -PINE ST & S LOCUST -NEW 2013-2014

Property Taxes	-	-	-	10,000	10,000
Interest Income	-		-		
TOTAL AUTO GROUP	-	-	-	10,000	10,000

HABITAT (ST PAUL RD)-NEW 2013-2014

Property Taxes	-	-	-	6,000	6,000
Interest Income	-		-		
TOTAL HABITAT	-	-	-	6,000	6,000

CHIEF FABRICATION(ADAMS ST)-NEW 2013-2014

Property Taxes	-	-	-	40,000	40,000
Interest Income	-		-		
TOTAL CHIEF FABRICATION	-	-	-	40,000	40,000

PRIDON LLC-NEW 2013-2014

Property Taxes	-	-	-	-	
Interest Income	-		-		
TOTAL PRIDON LLC	-	-	-	-	-

COPPER CREEK-NEW 2013-2014

Property Taxes	-	-	-	54,000	54,000
Interest Income	-		-		
TOTAL COPPER CREEK	-	-	-	54,000	54,000

TOTAL REVENUE	1,052,768	3,020,453	2,900,404	1,426,508	1,131,952	2,236,211
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EXPENSES**EXPENSES****CRA****GENERAL OPERATIONS: 01**

Auditing & Accounting	4,025	5,000	16,075	5,000	5,000	5,000
Legal Services	2,187	3,000	1,410	3,000	2,000	3,000
Consulting Services	-	10,000	-	10,000	5,000	5,000
Contract Services	44,428	55,000	50,960	65,000	50,000	65,000
Printing & Binding	-	1,000	-	1,000	-	1,000
Other Professional Services	7,599	5,000	7,210	5,000	-	5,000
General Liability Insurance	-	250	-	250	-	250
Postage	328	200	336	200	200	200
Legal Notices	1,979	2,500	1,693	2,500	2,000	2,500
Licenses & Fees	-	-	-	-	-	-
Travel & Training	161	1,000	-	1,000	-	1,000
Other Expenditures	796	-	-	-	-	-
Office Supplies	-	300	123	300	100	300
Supplies	-	300	-	300	100	300
Land	-	20,000	-	80,000	-	200,000

DEBT

Bond Payments/Fees		207,859	525	207,859		
Lincoln Pool Principal Bond Payment			-	170,000	170,000	175,000
Lincoln Pool Interest Bond Payment			15,105	23,828	23,828	23,050
Payment to City-Lincoln Pool engineering fees		-	-	-		

PROJECTS: 05

Façade Improvement	1,146,639	120,000	482,361	200,000	130,000	200,000
Lincoln Pool Construction From Bond Proceeds	180,658	1,800,000	1,699,883			
Life Safety Reimbursement Grant		-	-	-		200,000
Outstanding Façade Improvement Grants		318,000	-			118,000
Railroad Horns		-	-	-		
Other Committed Projects		134,000	-	40,000	40,000	98,000
Other Projects		50,000	-	265,000	100,000	175,000
Property Taxes BID Fees		11,000	-	11,000	11,000	11,000
Property Management		-	-	-	-	-
TOTAL CRA OPERATING EXPENSES	1,388,800	2,744,409	2,275,681	1,091,237	539,228	1,288,600

GILI TRUST-07						
Bond Principal	33,066	-	-	-	-	-
Bond Interest	1,325	-	-	-	-	-
Other Expenditures	-					
TOTAL GILI EXPENSES	34,390	-	-	-	-	-
CHERRY PARK LTD II-08						
Bond Principal	49,894	53,831	53,831	28,486	29,496	-
Bond Interest	9,286	5,349	5,349	1,102	-	-
Other Expenditures	-	-	-	-	47,373	-
TOTAL CHERRY PARK EXPENSES	59,180	59,180	59,180	29,588	76,869	-
GENTLE DENTAL-09						
Bond Principal	2,745	2,986	2,937	3,195	3,195	-
Bond Interest	1,457	1,216	1,265	1,007	1,007	-
TOTAL GENTLE DENTAL	4,202	4,202	4,202	4,202	4,202	-
PROCON TIF-10						
Bond Principal	11,641	12,467	12,467	13,355	13,355	13,355
Bond Interest	7,521	6,695	6,695	5,807	5,807	5,807
TOTAL PROCON TIF	19,162	19,162	19,162	19,162	19,162	19,162
WALNUT HOUSING PROJECT-11						
Other Expenditures						
Bond Principal	43,096	46,051	46,051	49,209	49,209	49,209
Bond Interest	31,376	28,421	28,421	25,263	25,263	25,263
TOTAL WALNUT HOUSING PROJECT	74,472	74,472	74,472	74,472	74,472	74,472
BRUNS PET GROOMING-12						
Bond Principal	19,667	13,500	7,054	13,500	13,500	13,500
Bond Interest	-					
TOTAL BRUNS PET GROOMING	19,667	13,500	7,054	13,500	13,500	13,500
GIRARD VET CLINIC-13						
Bond Principal	18,736	14,500	9,883	14,500	11,000	14,500
Bond Interest	-					
TOTAL GIRARD VET CLINIC	18,736	14,500	9,883	14,500	11,000	14,500
GEDDES ST APTS - PROCON-14						
Bond Principal	41,923	30,000	28,045	30,000	30,000	30,000
Bond Interest	-					
TOTAL GEDDES ST APTS - PROCON	41,923	30,000	28,045	30,000	30,000	30,000
SOUTHEAST CROSSINGS-15						
Bond Principal	12,616	12,000	12,856	12,000	15,000	15,000
Bond Interest	-					
TOTAL SOUTHEAST CROSSINGS	12,616	12,000	12,856	12,000	15,000	15,000
POPLAR STREET WATER-16						
Auditing & Accounting	-					
Contract Services	-					
Bond Principal	2,052	2,500	8,154	2,500	6,000	6,000
Bond Interest	-					
TOTAL POPLAR STREET WATER	2,052	2,500	8,154	2,500	6,000	6,000
CASEY'S FIVE POINTS-17						
Bond Principal	8,670	10,000	13,276	10,000	10,000	10,000
Bond Interest	-					
TOTAL CASEY'S FIVE POINTS	8,670	10,000	13,276	10,000	10,000	10,000
SOUTHPOINTE HOTEL-18						
Bond Principal	85,341	90,000	87,104	90,000	90,000	90,000
Bond Interest	-					
TOTAL SOUTHPOINTE HOTEL	85,341	90,000	87,104	90,000	90,000	90,000
TODD ENCK PROJECT - 19						
Bond Principal	6,059	2,500	6,169	3,200	6,000	6,000
Bond Interest	-					
TOTAL TODD ENCK PROJECT	6,059	2,500	6,169	3,200	6,000	6,000

SKAGWAY - 20

Auditing & Accounting	-					
Bond Principal	-	55,000	9,767	55,000	40,000	750,000
Bond Interest	-					
TOTAL SKAGWAY	-	55,000	9,767	55,000	40,000	750,000

JOHN SCHULTE CONSTRUCTION-21

Bond Principal	4,449	6,000	5,088	6,000	5,900	6,000
Bond Interest	-					
TOTAL JOHN SCHULTE CONSTRUCTION	4,449	6,000	5,088	6,000	5,900	6,000

PHARMACY PROPERTIES INC-22

Bond Principal	10,363	11,000	10,551	11,000	10,700	11,000
Bond Interest	-					
TOTAL PHARMACY PROPERTIES INC	10,363	11,000	10,551	11,000	10,700	11,000

KEN-RAY LLC-23

Bond Principal	-	34,000	38,919	34,000	34,000	34,000
Bond Interest	-					
TOTAL KEN-RAY LLC	-	34,000	38,919	34,000	34,000	34,000

COUNTY FUND #8598

Bond Principal	-		2,864	-	1,458	1,458
Bond Interest	-					
TOTAL COUNTY FUND #8598	-	-	2,864	-	1,458	1,458

ARNOLD WENN- Duplex 13th & Huston-NEW 2013-2014

Bond Principal	-			3,000	0	3,000
Bond Interest	-					
TOTAL ARNOLD WENN	-	-		3,000	-	3,000

TOKEN PROPERTIES LLC- Duplex N Ruby-NEW 2013-2014

Bond Principal	-			3,000	3,000	3,000
Bond Interest	-					
TOTAL TOKEN PROPERTIES LLC	-	-		3,000	3,000	3,000

STRATFORD PLAZA LLC (HOWARD JOHNSONS)- New 2013-2014

Bond Principal	-			15,000	23,086	35,000
Bond Interest	-					
TOTAL STRATFORD PLAZA	-	-		15,000	23,086	35,000

EIG GRAND ISLAND LLC- STATE ST - New 2013-2014

Bond Principal	-			40,000		40,000
Bond Interest	-					
TOTAL EIG GRAND ISLAND LLC	-	-		40,000	-	40,000

BAKER DEVELOPMENT - New 2013-2014

Bond Principal	-			3,000	3,000	3,000
Bond Interest	-					
TOTAL BAKER DEVELOPMENT	-	-		3,000	3,000	3,000

TOKEN PROPERTIES LLC (CAREY ST) - New 2013-2014

Bond Principal	-			3,000	-	3,000
Bond Interest	-					
TOTAL TOKEN PROPERTIES LLC	-	-		3,000	-	3,000

GORDMAN GRAND ISLAND - New 2013-2014

Bond Principal	-			40,000		40,000
Bond Interest	-					
TOTAL GORDMAN GRAND ISLAND	-	-		40,000	-	40,000

TOKEN PROPERTIES LLC(KIMBALL ST) - New 2013-2014

Bond Principal	-			3,000	-	3,000
Bond Interest	-					
TOTAL TOKEN PROPERTIES LLC	-	-		3,000	-	3,000

AUTO GROUP -PINE ST & LOCUST - New 2013-2014

Bond Principal	-			10,000	-	10,000
Bond Interest	-					
TOTAL AUTO GROUP	-	-		10,000	-	10,000

HABITAT (ST PAUL RD) - New 2013-2014						
Bond Principal	-		6,000	-		6,000
Bond Interest	-					
TOTAL HABITAT	-	-	6,000	-		6,000
CHIEF FABRICATION -ADAMS ST - New 2013-2014						
Bond Principal	-		40,000	-		40,000
Bond Interest	-					
TOTAL CHIEF FABRICATION	-	-	40,000	-		40,000
PRIDON LLC - New 2013-2014						
Bond Principal	-		-			
Bond Interest	-					
TOTAL PRIDON LLC	-	-	-	-		-
COPPER CREEK - New 2013-2014						
Bond Principal	-		-			
Bond Interest	-		54,000			54,000
TOTAL COPPER CREEK	-	-	54,000	-		54,000
Habitat (8th and Superior)						
Bond Principal	-		-			
Bond Interest	-					
TOTAL BLANK TIF	-	-	-	-		-
Mainstay Suites - New 2013-2014						
Bond Principal	-		-			
Bond Interest	-					
TOTAL BLANK TIF	-	-	-	-		-
Tower 217 - New 2013-2014						
Bond Principal	-					
Bond Interest	-					
TOTAL BLANK TIF	-	-	-	-		-
Blank TIFF - New 2013-2014						
Bond Principal	-		-			
Bond Interest	-					
TOTAL BLANK TIF	-	-	-	-		-
TOTAL EXPENSES	1,790,082	3,182,425	2,672,427	1,720,360	1,016,577	2,609,692

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COMMUNITY REDEVELOPMENT AUTHORITY
GRAND ISLAND, NEBRASKA

RESOLUTION #181

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF GRAND ISLAND, NEBRASKA (the "Authority") RECOMMENDING A LEVY ALLOCATION BY THE CITY OF GRAND ISLAND TO THE AUTHORITY FOR ITS BUDGETARY PURPOSES IN FISCAL YEAR 2014-2015 AS AUTHORIZED BY NE. REV. STATUTES 77-3443, AS AMENDED.

WHEREAS, the Mayor and City Council of the City of Grand Island, Nebraska (the "City"), by its Ordinance passed and adopted June 27, 1994, created the Community Redevelopment Authority of the City of Grand Island, Nebraska, pursuant to Sections 18-2101 through 18-2153 of the Nebraska Community Development Law; Reissue Revised Statutes of Nebraska, as amended (the "Act");

WHEREAS, on August 13, 2014, the members of the Community Redevelopment Authority of the City of Grand Island considered its budget for fiscal year 2014-2015 and determined that a request for personal and real property tax in the amount of \$686,119 is necessary to accomplish the statutory purposes of the Authority in the upcoming fiscal year and that the accomplishment of these purposes is in the best interests of the City of Grand Island.

NOW, THEREFORE BE IT RESOLVED THAT, by copy of this Resolution delivered to the City of Grand Island on this date, the Authority hereby requests and recommends that the City of Grand Island, Nebraska, as a part of the City maximum levy of \$.45 per \$100 of taxable valuation of property, as authorized by the Revised Statutes of Nebraska, Section 77-3442, authorize a 2014-2015 levy allocation which will provide \$686,119 in personal and real property tax funds to the Community Redevelopment Authority of the City of Grand Island for the accomplishment of the purposes for which it was created.

Passed and approved by the Authority this 13th day of August, 2014.

COMMUNITY REDEVELOPMENT AUTHORITY OF
THE CITY OF GRAND ISLAND, NEBRASKA

By: _____
Chair

ATTEST:

Director



Community Redevelopment Authority (CRA)

Wednesday, August 13, 2014
Regular Meeting

Item X1

Declaration of 2228 N Webb Rd

Staff Contact: Chad Nabity



August 4, 2014

Chad Nabity, AICP
Planning Director
P.O. Box 1968
Grand Island, NE 68802-1968

Dear Chad,


Jennifer and myself are requesting the creation of the Enhanced Employment Area on the property described in Exhibit A that you have on file.

The creation of the Enhanced Employment Area will enable our company to raise money to pay for public infrastructure and other improvements to the aged building and parking lot.

The proposed redevelopment of the 40 year old obsolete interior Grand Island Mall would not be feasible or economically viable without a significant public/private partnership investment.

The total estimated market value at completion of this project is in excess of 21 million dollars.

Sincerely,



Raymond O'Connor

RESOLUTION NO. 180

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF GRAND ISLAND, NEBRASKA, DESCRIBING AND DECLARING CERTAIN REAL PROPERTY WITHIN A COMMUNITY REDEVELOPMENT AREA AS AN ENHANCED EMPLOYMENT AREA AND DESIGNATING SUCH REAL PROPERTY AS ELIGIBLE FOR THE IMPOSITION OF AN OCCUPATION TAX PURSUANT TO THE COMMUNITY DEVELOPMENT LAW, CHAPTER 18, ARTICLE 21, REISSUE REVISED STATUTES OF NEBRASKA, AS AMENDED

WHEREAS, the City of Grand Island, Nebraska (the “**City**”) has determined it necessary, desirable, advisable, and in the best interests of the City to undertake and carry out redevelopment projects in certain areas of the City that are determined to be blighted and substandard and in need of redevelopment; and

WHEREAS, the Community Development Law, Chapter 18, Article 21, Reissue Revised Statutes of Nebraska, as amended (the “**Act**”), prescribes the requirements and procedures for designating areas of the City as blighted and substandard under the Act, which areas are designated by the Act as community redevelopment areas (herein the “Redevelopment Area”); and

WHEREAS, the City has, by its ordinance created the Community Redevelopment Authority of the City of Grand Island (the “**Authority**”); and

WHEREAS, Section 18-2103(22) of the Act provides that the Authority may designate a portion of a Redevelopment Area as an “enhanced employment area” eligible for the imposition of an occupation tax for the purposes set forth in Section 18-2142.02 and 18-2142.04 of the Act.

WHEREAS, on April 24, 2012 at 7:00 p.m., the Mayor and Council of the City held a public hearing in the Council Room at the Grand Island City Hall in the City, all in accordance with the requirements of the Act and by Resolution No 2012-114 did find and determine that certain area more fully described below (the “**Redevelopment Area**”) be declared blighted and substandard and in need of redevelopment as required by the Act; and

WHEREAS, the owners of the Redevelopment Area have requested that the Authority designate the Redevelopment Area as an “enhanced employment area” pursuant to Section 18-2103(22) of the Act and determine the same to be eligible for the imposition of an occupation tax pursuant to said Section; and

WHEREAS, the Authority desires to determine that the Redevelopment Area is an “enhanced employment area” as defined in the Act and eligible for imposition on an occupation tax in accordance with the Act.

NOW THEREFORE, BE IT RESOLVED BY THE CHAIRMAN AND MEMBERS OF THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF GRAND ISLAND, NEBRASKA AS FOLLOWS:

Section 1. The Redevelopment Area is hereby declared to be an “enhanced employment area” as described in Section 18-2103(22) of the Act and is hereby designated as an area eligible for the imposition of an occupation tax for the purposes set forth in Sections 18-2142.02 and 18-2142.04 of the Act. The Redevelopment Area is more particularly described as follows, to wit:

A tract of land comprising all of Lot Ten (10), Grand Island Mall Eighth Subdivision and all of Lot Two (2), Grand Island Mall Fifteenth Subdivision, all in the City of Grand Island, Hall County, Nebraska, and containing 16.428 acres more or less.

EXCEPTING THEREFROM

A tract of land comprising a part of Lot Ten (10), Grand Island Mall Eighth Subdivision and a part of Lot Two (2), Grand Island Mall Fifteenth Subdivision, all in the City of Grand Island, Hall County, Nebraska, and more particularly described as follows:

Beginning at the northwest corner of said Lot Ten (10); thence running easterly on the north line of said Lots Ten (10), on an Assumed Bearing of N89°47'33"E, a distance of Two Hundred Thirty Five (235.00) feet, to the Actual Point of Beginning; thence continuing N89°47'33"E, on the north line of said Lot Ten (10) and said Lot Two (2), a distance of Two Hundred Fifty Three and Fifty Hundredths (253.50) feet; thence running S00°12'27"E, a distance of Two Hundred Six (206.00) feet; thence running S89°47'33"W, a distance of Two Hundred Fifty Three and Fifty Hundredths (253.50) feet; thence running N00°12'27"W, a distance of Two Hundred Six (206.00) feet, to the Actual Point Of Beginning and containing 1.672 acres more or less. Net 14.756 acres more or less.

Section 2. This Resolution shall take effect as provided by law.

DATED: August 13, 2014.

**COMMUNITY REDEVELOPMENT
AUTHORITY OF THE CITY OF GRAND
ISLAND, NEBRASKA**

By: _____
Chairman

ATTEST:

Secretary