



City of Grand Island

Tuesday, August 19, 2014

Special Meeting - Updated

Item -1

CRA 2014-2015 Proposed Annual Budget

Staff Contact: Jaye Monter, Finance Director

Council Agenda Memo

From: Chad Nabity, AICP, Director

Meeting: August 19, 2014

Subject: Community Redevelopment Authority 2014-2015
Annual Budget

Item #'s: S-1

Presenter(s): Chad Nabity

It is my privilege to present to you the budget for the Community Redevelopment Authority (CRA) for 2014-2015. 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 2014-2015 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 a 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 CRAs 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 fifteen 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 18.58% of the City has been designated blighted and substandard. Council has approved three blight studies during the last year, two along Webb Road and one at Lincoln and Phoenix streets. The CRA has contracted with a consultant to review the possibility of declaring the Grand Island Veteran’s Home property and some of the surrounding area as blighted and substandard.

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 2014-2015

The CRA is requesting property tax revenues of \$686,119 including \$198,050 for Lincoln Pool Construction and Bonds and \$488,069 for all other CRA programs. The program dollars are slightly more than the amount requested for the 2008 to 2014 budgets 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, continue with their other successful programs and even expand the programs with the Life Safety and Infrastructure grants for Downtown. Historically, the levies and tax asking have been:

2013-2014	2012-2013	2011-2012	2010-2011	2009-2010	2008-2009	2007-2008
0.026	0.026	0.026	0.017742	\$0.018076	\$0.020790	\$0.0225655
\$669,384	\$654,437	\$639,405	\$425,000	\$425,000	\$475,000	\$500,000

Program Funding

The CRA 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 2014-2015 budget includes \$200,000 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 \$200,000 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 part of Redevelopment Area #1 but has also been used in Areas #2 and #6. It is only available in those areas that have a generalized redevelopment plan including commercial façade development. The CRA approved façade projects that used the full allocation of façade dollars for the 2013-14 fiscal year.
- Life Safety and Infrastructure Grants. This is a proposed program to encourage upper story residential development in Downtown Grand Island. The CRA has budgeted \$200,000 in this line item but is also showing revenue of \$100,000 from the City of Grand Island General Fund. It is anticipated that this program would be a multi-year program to encourage the development of 50 additional residential units over the course of a 5 year period. The Downtown Business Improvement District has submitted a letter of support for this program. The CRA would not begin making grants through this program until after the Grand Island City Council has approved a redevelopment plan amendment defining the parameters of the program. It is anticipated that the redevelopment plan can be presented for approval prior to the end of the 2014 calendar year.
- Other Projects. In the blighted and substandard areas \$175,000 has been reserved for other projects. In the 2013-14 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 improvements in Downtown Grand Island, including rehabilitation of Kaufmann Plaza and installation of the Historic Downtown lighting.

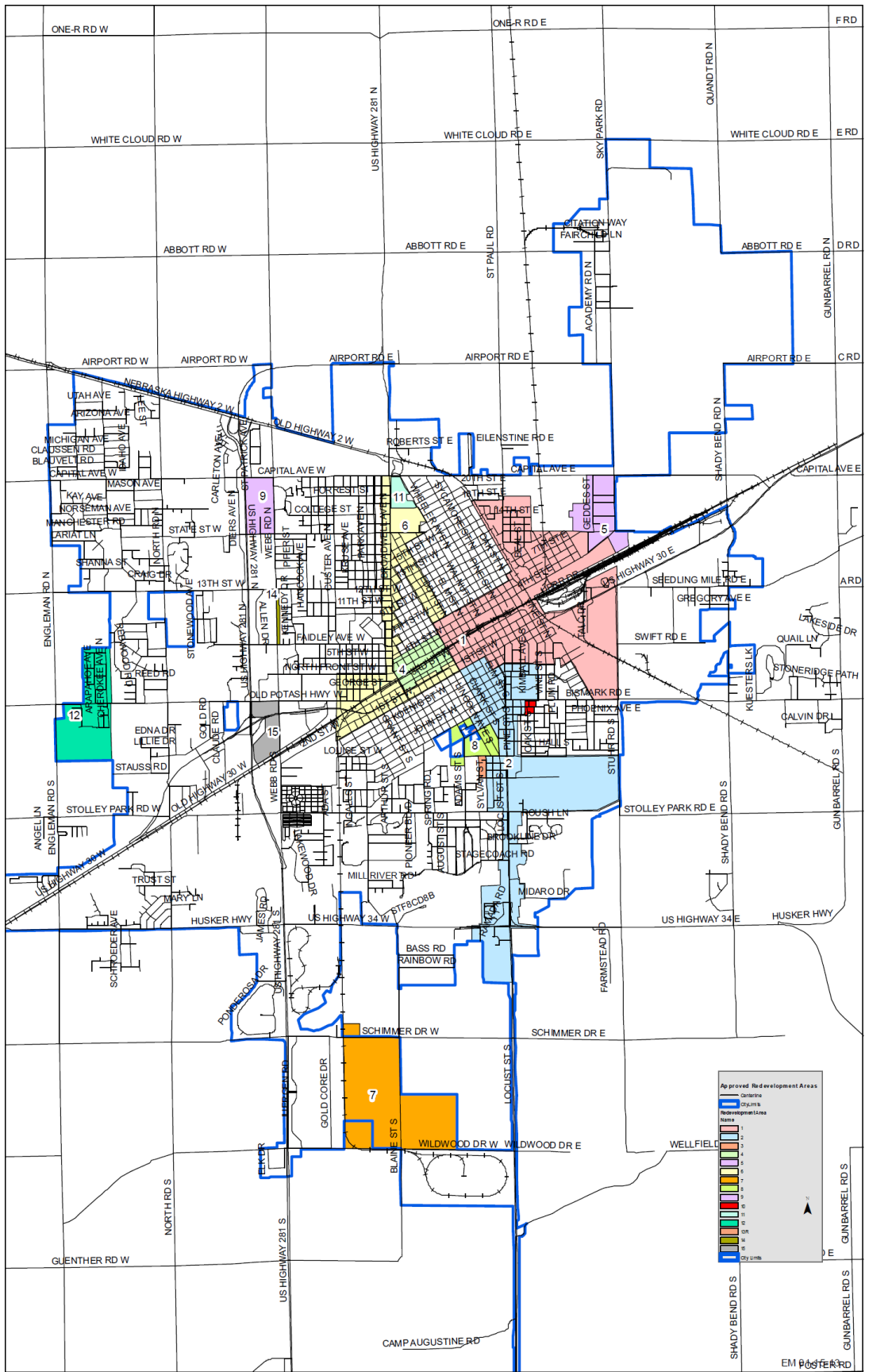
This funding can be assigned to specific projects including but not limited to infrastructure improvements in the blighted and substandard areas that would support larger redevelopment plans. The CRA has used this funding item in the past to fund additional façade improvement projects and to make grants 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 2014-2015 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.**



2014-2015

Community Redevelopment Authority
(CRA) Budget

8-19-14


CRA Budget

		2014 Budget	2014 Forecasted	2015 Budget
Revenue		1,426,508	1,131,952	2,236,221
Expenses				
	Operating	93,550	64,400	88,550
	Program	726,000	281,000	1,002,000
	TIF/Bond Payments	629,124	429,976	1,321,092
	Lincoln Pool	195,000	195,000	198,050
Total Expense		1,643,674	970,376	2,609,692

Property Tax Asking of \$686,119 proposed Levy \$0.026

CRA Budget Highlights


Operating Expenses

-  \$88,550 budgeted down from \$93,500

Façade Improvement

-  \$200,000 Same as last year

Property Purchase

-  \$200,000 up from \$100,000

Lincoln Pool

-  Bond Payment Principal and Interest of \$198,050

Other Projects

-  \$175,000 down \$25,000 from last year

Fire, Life Safety and Infrastructure Grants

-  \$200,000 New Program

CRA Budget Highlights





- 🇺🇸 Carry Over Projects:
 - 🇺🇸 Kaufman Park Project
 - 🇺🇸 Life Safety Grant for Tower 217
 - 🇺🇸 J Elizabeth Façade Grant
 - 🇺🇸 Ryan Waind Chiropractic Office

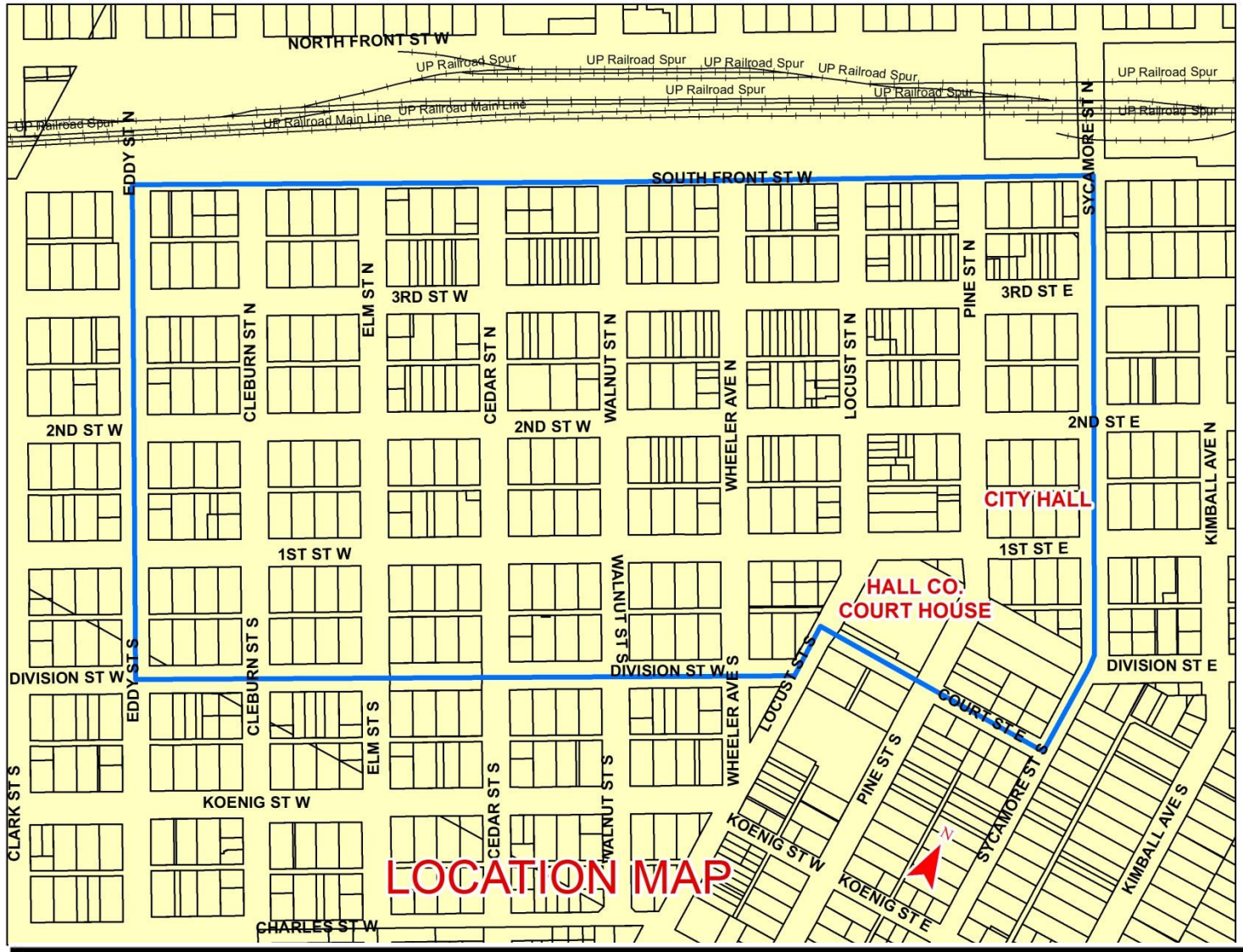
Proposed Fire, Life Safety and Infrastructure Grant Program

- Goal
- Area of Eligibility
- Eligible Activities
- Funding
- Program Review
- Next Steps for Program Creation

Proposed Fire, Life Safety and Infrastructure Grant Program

Goal

-  To add 50 additional upper story residential units in Downtown Grand Island within the next 5 years.
 -  Over 180,000 square feet of existing upper story space is available and underutilized in Downtown Grand Island
 -  There are currently about 90 Downtown Apartments
 -  Anecdotal evidence shows that rents for these unique spaces are beginning to increase



LOCATION MAP

Proposed Fire, Life Safety and Infrastructure Grant Program

- Will require installation of Life Safety Equipment or modification of the building for Life Safety and Building Code requirements as determined by the adopted Fire or Building Code:
- Improvements include but are not limited to:
 - Fire Sprinklers
 - Additional Exits
 - Monitoring Equipment
 - Fire Separation Walls
 - Elevators

Proposed Fire, Life Safety and Infrastructure Grant Program

- Proposed to be funded as a 5 year program beginning with the 2015 fiscal year.
 - Funding Levels
 - \$100,000 from City of Grand Island General Fund
 - \$100,000 from Grand Island CRA
- Will require a match of private funds from the Developer
- Funds will not be paid until Occupancy Certificates are obtained for new Residential Units

Proposed Fire, Life Safety and Infrastructure Grant Program

Program Review

- The CRA would review the program annually beginning with the 2017 Fiscal Year Budget to determine:
 - If the CRA has received grant requests
 - The number of Units created and the grant funding for each Unit
 - The general rent level and vacancy rate of the new units
 - The increase in property valuation of buildings involved in the program
- Review will be presented to Council with CRA budget
- The program could be cancelled or suspended based on the results of the review

Proposed Fire, Life Safety and Infrastructure Grant Program

Next Steps for Program Creation:

- Would require an amendment to the Generalized Redevelopment Plan for the CRA Area #1.
- CRA would forward the amendment to the Planning Commission for a recommendation and to Council for approval prior to making any grants available.
- Amendment could be done and adopted as soon as December 2014.
- CRA would not request funding from the City until after approval of the amendment and grants have been approved
- Finance Department will set this up as separate CRA Division

**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

COMMUNITY REDEVELOPMENT AUTHORITY
FY 2014- 2015 BUDGET

	2012 Actual	2013 Budget	2013 Forecasted	2013 Actuals	2014 Budget	2014 Forecasted	2015 Budget
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	-						

COMMUNITY REDEVELOPMENT AUTHORITY
FY 2014- 2015 BUDGET

	2012 Actual	2013 Budget	2013 Forecasted	2013 Actuals	2014 Budget	2014 Forecasted	2015 Budget
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 Proc	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 PROJEC	74,472	74,472	74,472	74,472	74,472	74,472	74,472

COMMUNITY REDEVELOPMENT AUTHORITY
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	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

COMMUNITY REDEVELOPMENT AUTHORITY
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	2012 Actual	2013 Budget	2013 Forecasted	2013 Actuals	2014 Budget	2014 Forecasted	2015 Budget
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	-						

COMMUNITY REDEVELOPMENT AUTHORITY
FY 2014- 2015 BUDGET

	2012 Actual	2013 Budget	2013 Forecasted	2013 Actuals	2014 Budget	2014 Forecasted	2015 Budget
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	2,777,522	2,672,427	1,720,360	1,016,577	2,609,692