



City of Grand Island

Tuesday, August 09, 2005

Council Session

Item C1

**Presentation of the Community Redevelopment Authority (CRA)
Budget**

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COMMUNITY REDEVELOPMENT AUTHORITY

2005-2006 ANNUAL BUDGET

It is my privilege to present to you the budget for the Community Redevelopment Authority for 2005-2006. 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 2005-2006 is offered to you with a review of the responsibilities of the CRA. Those responsibilities and abilities are outlined in State Statutes and are summarized, in part, as follows:

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

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

BLIGHTED AND SUBSTANDARD AREAS

There are five (5) designated Blighted and Substandard Areas within the Grand Island City Limits. These are contiguous areas that range from the southern city limits along S. Locust Street to Capital Avenue and Sky Park Road near the Central Nebraska Regional Airport. Other areas are also under discussion including portions of north central Grand Island and the areas around Five Points.

CRA GOALS 2005/2006

This year's CRA Retreat is scheduled for Tuesday the 16th of August. Based on the budget as submitted I expect that the primary focus of the CRA will be similar to the activities conducted last year, acquisition and demolition, façade improvement, and other grants or loans to significant projects within the blighted and substandard areas.

FISCAL RESOURCES

General Revenues For 2005-2006,

The CRA is requesting property tax revenues of \$492,540. Historically, the levies and tax asking have been:

2004-2005	2003-2004	2002-2003	2001 -2002	2000-2001
\$0.024287	\$0.025325	\$0.024721	\$0.024721	\$0.024657
\$457,391	\$449,487	\$402,431	\$388,713	\$367,384

At the July 13, 2005 meeting, the Community Redevelopment Authority approved the proposed budget establishing a preliminary request of \$0.024287 for each hundred dollars of valuation for an anticipated \$492,540 based on an estimated taxable valuation of \$2,028,000,000.

Program Funding

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

- Purchase of Dilapidated Properties/Infrastructure. The 2005-2006 budget includes \$200,000 for the acquisition of substandard properties in the blighted and substandard areas and for the provision of infrastructure. The Authority has indicated an interest in redevelopment of specific areas along the South Locust Street corridor to their “highest and best use” potential.
- Facade Development \$150,000 has been budgeted for the façade development program, including grants and interest buy down these projects are unidentified at this time. This program has been used extensively in the Downtown area but is available to all blighted and substandard areas.
- Other Projects: \$500,000 has been reserved for other projects in the blights and substandard areas. 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.

CONCLUSION

Grand Island has one of the most efficient and progressive Community Redevelopment Authorities across the state. A continued aggressive approach toward redevelopment will be the focus for the CRA in 2005-2006. The investments this community has made in housing, redevelopment efforts, infrastructure and economic development, bode well for the future of the community.

This budget reflects the continued and changing needs of the community. The Community Redevelopment Authority is to be commended for the difference their dedication and vision is making in this community.

**COMMUNITY REDEVELOPMENT AUTHORITY
FY 2005 - 2006 BUDGET**

CONSOLIDATED	2004 Actual	2005 <u>Revised Budget</u>	2005 <u>Projected</u>	2006 <u>Budget</u>
Beginning Cash	1,159,196	1,110,533	1,110,533	1,023,635
REVENUE:				
Property Taxes	576,254	586,536	580,000	640,864
Loan Proceeds	-			
Interest Income	14,416	10,000	10,000	9,000
Land Sales	-	200,000	13,434	50,000
Other Revenue	-	-	2,710	-
TOTAL REVENUE	590,670	796,536	606,144	699,864
TOTAL RESOURCES	1,749,866	1,907,069	1,716,677	1,723,499
EXPENSES				
Auditing & Accounting	12,750	12,000	5,825	8,000
Legal Services	7,599	5,000	7,000	10,000
Consulting Services	1,250	15,000	10,000	15,000
Contract Services	26,323	100,000	30,000	50,000
Printing & Binding	984	1,500	1,000	1,500
Other Professional Services	3,250	5,000	2,000	5,000
General Liability Insurance	-	4,000	-	-
Matching Grant	-	-	-	-
Legal Notices	314	500	700	1,000
Licenses & Fees	62	-	-	-
Travel & Training	-	1,500	-	1,500
Other Expenditures	149,008	500	200	500
Office Supplies	292	1,500	500	750
Supplies	-	500	150	500
Land	-	250,000	90,000	200,000
Façade Improvement	221,655	300,000	151,000	150,000
South Locust	12,000	150,000	150,000	150,000
Alleyway Improvement	7,674	-	-	-
Other Projects	59,276	200,000	100,000	500,000
Bond Principal	62,450	71,993	71,993	71,993
Bond Interest	74,446	72,674	72,674	72,674
TOTAL EXPENSES	639,333	1,191,667	693,042	1,238,417
INCREASE(DECREASE) IN CASH	(48,663)	(395,131)	(86,898)	(538,553)
ENDING CASH	1,110,533	715,402	1,023,635	485,082
LESS COMMITMENTS			-	-
AVAILABLE CASH	1,110,533	715,402	1,023,635	485,082
CHECKING	639,382	715,402	343,635	485,082
INVESTMENTS	471,151	-	680,000	-
Total Cash	1,110,533	715,402	1,023,635	485,082

COMMUNITY REDEVELOPMENT AUTHORITY
FY 2005 - 2006 BUDGET

	2004	2005	2005	2006
	Actual	<u>Revised Budget</u>	<u>Projected</u>	<u>Budget</u>
CRA				
GENERAL OPERATIONS:				
Property Taxes	440,206	457,391	453,000	492,540
Interest Income	14,173	10,000	9,810	9,000
Land Sales	-	200,000	13,434	50,000
Other Revenue	-	-	976	
TOTAL	454,379	667,391	477,220	551,540
GILI TRUST				
Property Taxes	68,189	65,761	65,000	65,780
Interest Income	-		-	
Other Revenue	-			
TOTAL	68,189	65,761	65,000	65,780
CHERRY PARK LTD II				
Property Taxes	64,425	59,181	58,000	59,180
Interest Income	216	-	125	-
Other Revenue				
TOTAL	64,641	59,181	58,125	59,180
GENTLE DENTAL				
Property Taxes	3,433	4,203	4,000	4,202
Interest Income	28	0	20	-
Other Revenue			1,734	
TOTAL	3,461	4,203	5,754	4,202
PROCON TIF				
Property Taxes				19,162
Loan Proceeds	-			
Interest Income			45	
Other Revenue				
TOTAL	-	-	45	19,162
TOTAL REVENUE	590,670	796,536	606,144	699,864

**COMMUNITY REDEVELOPMENT AUTHORITY
FY 2005 - 2006 BUDGET**

	2004 Actual	2005 <u>Revised Budget</u>	2005 <u>Projected</u>	2006 <u>Budget</u>
EXPENSES				
CRA				
GENERAL OPERATIONS:				
Auditing & Accounting	12,750	12,000	5,825	8,000
Legal Services	2,599	5,000	7,000	10,000
Consulting Services	1,250	15,000	10,000	15,000
Contract Services	26,323	100,000	30,000	50,000
Printing & Binding	984	1,500	1,000	1,500
Other Professional Services	3,250	5,000	2,000	5,000
General Liability Insurance		4,000		-
Matching Grant		-		
Legal Notices	314	500	700	1,000
Licenses & Fees				
Travel & Training	-	1,500		1,500
Other Expenditures	25	500	200	500
Office Supplies	292	1,500	500	750
Supplies		500	150	500
Land		250,000	90,000	200,000
				-
PROJECTS				
Façade Improvement	221,655	300,000	151,000	150,000
South Locust	12,000	150,000	150,000	150,000
Alleyway Improvement	7,674	-	0	
Other Projects	59,276	200,000	100,000	500,000
TOTAL CRA EXPENSES	348,392	1,047,000	548,375	1,093,750
GILI TRUST				
Bond Principal	34,470	37,279	37,279	37,279
Bond Interest	31,310	28,501	28,501	28,501
TOTAL GILI EXPENSES	65,780	65,780	65,780	65,780
CHERRY PARK LTD II				
Bond Principal	27,177	29,322	29,322	29,322
Bond Interest	32,003	29,858	29,858	29,858
TOTAL CHERRY PARK EXPENSES	59,180	59,180	59,180	59,180
GENTLE DENTAL				
Legal Services	-	-		
Bond Principal	803	1,735	1,735	1,735
Bond Interest	2,596	2,467	2,467	2,467
TOTAL GENTLE DENTAL	3,399	4,202	4,202	4,202
PROCON TIF				
Legal Services	5,000		-	
Licenses & Fees	61		-	
Other Expenditures	148,983		-	
Bond Principal		3,657	3,657	3,657
Bond Interest	8,538	11,848	11,848	11,848
TOTAL PROCON TIF	162,582	15,505	15,505	15,505
TOTAL EXPENSES	639,333	1,191,667	693,042	1,238,417