

AGENDA
COMMUNITY REDEVELOPMENT AUTHORITY
CITY COUNCIL CHAMBERS
306 PEARL STREET
August 30, 2022

1. 4:00 p.m. - Call the meeting to order

Anyone desiring to view the Open Meetings Act may do so. The document is available for public inspection and is located on the southwest wall of the City Council Chambers as well as on the City of Wayne website.

The Community Redevelopment Authority may go into closed session to discuss certain agenda items to protect the public interest or to prevent the needless injury to the reputation of an individual and if such individual has not requested a public hearing.

2. Action to approve the Minutes of July 26, 2022 and August 9, 2022
3. Action to approve the Claims
4. Public Hearing: Budget Hearing (Advertised time: 4:00 p.m.)
5. Resolution 2022-5: Adopting the 2022-2023 Budget
6. Action to consider bid(s) received on the “Wayne CRA Jimmy John’s Site Development Project”
— Olsson
7. Update and discussion and/or action on the following properties:
 - Lot 5 and Part of Lot 6, Block 5, John Lake’s Addition to the City of Wayne, Wayne County, Nebraska (106 E. 7th Street)
 - Part of Lot 5 and all of Lot 6, Block 14, Original Town of Wayne, and Lots 7 and 8, Block 14, Original Town of Wayne (located at 2nd and Logan/Nebraska Streets)
 - Discuss development of the property
 - 200 S. Lincoln Street
 - Action to consider offer(s) received on the property
8. Discussion regarding other potential properties of interest
9. Adjourn

NEXT MEETING IS SCHEDULED FOR SEPTEMBER 27, 2022

July 26, 2022

The Wayne Community Redevelopment Authority (CRA) met in regular session in the Council Chambers of City Hall on Tuesday, July 26, 2022, at 4:00 o'clock p.m. Chair Jill Brodersen called the meeting to order with the following in attendance: Members Greg Ptacek, Cale Giese and Mike Powicki; City Administrator Wes Blecke; and City Clerk Betty McGuire. Absent: Members Mark Lenihan, Jon Meyer, and Terry Sievers and City Attorney Amy Miller.

Notice of the convening meeting was given in advance thereof by publication in the Wayne Herald, Wayne, Nebraska, the designated method of giving notice, as shown by Affidavit of Publication. In addition, notice was given to the Chair and all members of the Community Redevelopment Authority, and a copy of their acknowledgement of receipt of notice and agenda is on file with the City Clerk. Availability of the agenda was communicated in the advance notice and in the notice to the Chair and Members of this meeting. All proceedings hereafter shown were taken while the Community Redevelopment Authority convened in open session.

Chair Brodersen advised the public that a copy of the Open Meetings Act was located on the southwest wall of the Council Chambers and was available for public inspection as well as on the City of Wayne website. In addition, she advised the public that the Community Redevelopment Authority may go into closed session to discuss certain agenda items to protect the public interest or to prevent the needless injury to the reputation of an individual and if such individual has not requested a public hearing.

Member Giese made a motion, which was seconded by Member Ptacek, to approve the minutes of the June 28, 2022, meeting. Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Members Lenihan, Meyer and Sievers who were absent, the Chair declared the motion carried.

Member Giese made a motion, which was seconded by Member Powicki, to approve the following CRA Claims:

Matt & Mollie Sudbeck DPA Loan	\$10,000.00
City of Wayne	
Attorney Fees	\$800.00
Utilities – 106 E. 7 th	37.00
Ads/Notices	91.37
Kay Contracting	\$367.33
Supply backflow preventer & 6” stick of pipe	
Pilger Sand & Gravel	\$1,388.89
Basement floor & backfill foundation	

Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Members Lenihan, Meyer and Sievers who were absent, the Chair declared the motion carried.

Administrator Blecke advised the CRA that the Wayne City Council held a public hearing on the Redevelopment Plan of the R. Perry Construction, Inc., Redevelopment Project, and approved a resolution recommending approval thereof.

The following Resolution would authorize and provide the issuance of a tax increment development revenue bond, note or other obligation and also approve the Redevelopment Contract for the R. Perry Construction, Inc., Redevelopment Project. This is the final step in this process to obtain tax increment financing.

Roy Perry, representing R. Perry Construction, Inc., was present to answer questions.

Member Giese introduced CRA Resolution No. 2022-4 and moved for its approval; Member Ptacek seconded.

CRA RESOLUTION NO. 2022-4.

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF WAYNE, NEBRASKA; AUTHORIZING THE ISSUANCE OF A TAX INCREMENT DEVELOPMENT REVENUE NOTE; PROVIDING FOR THE TERMS AND PROVISIONS OF SAID NOTE; PLEDGING REVENUES OF THE AUTHORITY PURSUANT TO THE COMMUNITY DEVELOPMENT LAW.

Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Members Lenihan, Meyer and Sievers who were absent, the Chair declared the motion carried.

Administrator Blecke presented/reviewed the plans and specifications for the Jimmy John's Project as prepared by Taylor Kube, engineer with Olsson. The cost estimate is \$98,915. However, Jimmy John's will pay one-half of the expenses, but not to exceed \$20,000. It was noted that a block wall would cost twice as much as a poured wall – Administrator Blecke was going to visit with Sam Nixon to see what they would prefer. Bids are now being solicited and will be opened on August 18th at 1:30 p.m. The award will be at the CRA's next meeting, August 30, 2022.

After discussion, Member Giese made a motion, which was seconded by Member Powicki, approving the plans and specifications for the Jimmy John's Project. Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Members Lenihan, Meyer and Sievers who were absent, the Chair declared the motion carried.

Administrator Blecke updated the CRA on the following properties:

- Lot 5 and Part of Lot 6, Block 5, John Lake's Addition to the City of Wayne, Wayne County, Nebraska (106 E. 7th Street)

(update given above)

- Part of Lot 5 and all of Lot 6, Block 14, Original Town of Wayne, and Lots 7 and 8, Block 14, Original Town of Wayne (located at 2nd and Logan/Nebraska Streets)

The structure is down. Per the agreement, the structure needed to be down by August 1, 2022. By August 15th, the structure is supposed to be off of the other property.

BJ Woehler, representing Robert Woehler & Sons Construction, Inc., was present to request another extension (until March, 2023) to remove the metal from this property. He was asking for some time so they can concentrate on their other work right now. In addition, the price of metal has dropped. He is hoping it will go back up in the fall.

Member Giese was not in favor of the request.

Joel Hansen, Street and Planning Director, advised the CRA that the City has ordinances on nuisances. If someone would file a complaint, the City could give the owner of the property five days to remove the same.

After discussion, Member Giese made a motion, which was seconded by Member Powicki, denying the request of BJ Woehler, representing Robert Woehler & Sons Construction, Inc., for an extension (until March, 2023) to remove the metal off this property. Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Members, Lenihan, Meyer, and Sievers who were absent, the Chair declared the motion carried.

➤ 200 S. Lincoln Street

Administrator Blecke requested direction from the CRA on what they wanted to do with this property. Realtors would like to see some improvements to it (e.g. front steps, steps to the basement, basement floor foundation, water/sewer connections). After discussion, it was decided to do the bare minimum, but to advertise and see if the property would sell “as is.” It was noted the property needed to be temporarily sealed up. Staff was directed to advertise the same “as is” on Facebook, in the newspaper, etc.

Finance Director Beth Porter stated the CRA currently owes \$125,000 on their line of credit, which leaves a balance of \$75,000. Additional expenses will be incurred for the Jimmy John’s property and the brown house on the corner of 8th and Main Streets.

Luke Virgil, Director of Wayne Area Economic Development, suggested contacting the Wayne Community Housing Corporation for possible funding to help with some of these improvements.

After discussion, Member Ptacek made a motion, which was seconded by Member Giese, to only do the bare minimum on this house (basement floor, steps to the basement, steps into the front door, windows, in-ground plumbing under the floor). Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Members, Lenihan, Meyer, and Sievers who were absent, the Chair declared the motion carried.

The CRA reviewed the proposed 2022-2023 budget. Beth Porter, Finance Director, was present to answer questions.

After discussion regarding the financial condition of the CRA, it was the consensus to hold off on any more down payment assistance loans until the CRA is able to go before Council to request additional funding. The budget hearing will be August 30th.

Discussion took place in regard to going before the City Council for additional funding. It was noted that funds are still needed for the Jimmy John's retaining wall, the purchase of the brown house at the corner of 8th and Main, improvements to the house recently moved to S. Lincoln Street, and to continue the down payment assistance loan program. The next Council meeting is August 2nd.

Discussion also took place in regard to levying a tax to cover fixed costs of the CRA (2.6 cents) similar to what the Airport does. In addition, charging an admin fee (e.g. 5%) on any tax increment financing projects moving forward could be implemented.

The CRA consensus was that they needed to reinforce justification for funding. Staff would provide information to Member Powicki and Member Ptacek for presentation to the Council.

Member Ptacek made a motion, which was seconded by Member Powicki, to set the public hearing on the CRA budget for August 30, 2022, at or about 4:00 p.m. Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Members Lenihan, Meyer and Sievers who were absent, the Chair declared the motion carried.

Administrator Blecke updated the CRA on the brown house located at the corner of 8th and Main Street.

There being no further business to come before the CRA, Chair Brodersen declared the meeting adjourned at 5:36 p.m.

August 9, 2022

The Wayne Community Redevelopment Authority (CRA) met in special session in the Council Chambers of City Hall on Tuesday, August 9, 2022, at 4:00 o'clock p.m. Chair Jill Brodersen called the meeting to order with the following in attendance: Members Mark Lenihan, Jon Meyer, Cale Giese, Terry Sievers and Mike Powicki; City Attorney Amy Miller; City Administrator Wes Blecke; and City Clerk Betty McGuire. Absent: Member Greg Ptacek.

Notice of the convening meeting was given in advance thereof by posting in three places (City Hall, Community Activity Center and Library). In addition, notice was given to the Chair and all members of the Community Redevelopment Authority, and a copy of their acknowledgement of receipt of notice and agenda is on file with the City Clerk. Availability of the agenda was communicated in the advance notice and in the notice to the Chair and Members of this meeting. All proceedings hereafter shown were taken while the Community Redevelopment Authority convened in open session.

Chair Brodersen advised the public that a copy of the Open Meetings Act was located on the southwest wall of the Council Chambers and was available for public inspection as well as on the City of Wayne website. In addition, she advised the public that the Community Redevelopment Authority may go into closed session to discuss certain agenda items to protect the public interest or to prevent the needless injury to the reputation of an individual and if such individual has not requested a public hearing.

The next item on the agenda was to receive an update on "Part of Lot 5 and all of Lot 6, Block 14, Original Town of Wayne, and Lots 7 and 8, Block 14, Original Town of Wayne (located at 2nd and Logan/Nebraska Streets)."

Administrator Blecke stated that the original date is still intact or the extended date of August 1, 2022, the building needed to be torn down and by August 15, 2022, the building needed to be removed from the empty lot. The building is down and it is starting to be removed. The CRA denied BJ Woehler's request for an extension to March, 2023.

The next item on the agenda was to receive an update and then possible action on the offer(s) made on 200 S. Lincoln Street.

Member Meyer made a motion, which was seconded by Member Powicki, to enter into executive/closed session to protect the financial interest of the City to discuss the offer(s) received on 200 S. Lincoln Street and to allow Attorney Miller, Administrator Blecke, City Clerk McGuire, Finance Director Beth Porter, Street and Planning Director Joel Hansen, and Luke Virgil, Executive Director of Wayne Area Economic Development, to be in attendance.

Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Member Ptacek who was absent, the Chair declared the motion carried, and executive session began at 4:07 p.m.

The matter again to be discussed in executive session pertained to the offer(s) received on the 200 S. Lincoln Street property, with the purpose being to protect the financial interest of the City.

Member Lenihan made a motion, which was seconded by Member Sievers, to resume open session. Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Member Ptacek who was absent, the Chair declared the motion carried, and open session resumed at 4:32 p.m.

Member Giese made a motion, which was seconded by Member Sievers, to accept the high bid in the amount of \$62,500.

It was noted that the buyer would be required to pay the closing costs.

Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Member Ptacek who was absent, the Chair declared the motion carried.

There being no further business to come before the CRA, Chair Brodersen declared the meeting adjourned at 4:34 p.m.

**City of Wayne
CRA Claims List**

August 30, 2022

8/30/2022	#1487	Advanced Consulting Engineering Services Admin Replat Lots 4-6 John Lakes	\$	1,599.72
8/30/2022	#1488	City of Wayne Attorney fees \$800.00 Ads/notices \$54.55 Misc. costs (Carhart/Menards/Bomgaars) 200 S Lincoln \$1,117.31 Utilites 106 E 7th St \$37.00	\$	2,008.86
8/30/2022	#1489	Olsson Wayne CRA Jimmy Johns Inv # 426639 \$7,910.00 Inv # 429681 \$5,590.00	\$	13,500.00
		Total	\$	17,108.58

CRA
BANK SUMMARY
CHECKING ACCOUNT
August 30, 2022

BALANCE 7/26/22 1,591.83

DEPOSITS:

Interest	3.14
DPA payments	700.00
LOC draw	17,000.00

SUBTOTAL: 19,294.97

CLAIMS:

Claims Paid	17,108.58
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BOOK BALANCE as of 8/30/22 2,186.39



City of Wayne, NE

Budget Worksheet

Account Summary

For Fiscal: 2021-2022 Period Ending: 09/30/2022

	2019-2020 Total Budget	2019-2020 Total Activity	2020-2021 Total Budget	2020-2021 Total Activity	2021-2022 Total Budget	2021-2022 YTD Activity	Defined Budgets	
							2021-2022 Projected YE	2022-2023 Proposed Budget
Fund: 800 - COMMUNITY REDEV AUTHORITY								
Revenue								
Department: 106 - INTEREST INCOME								
<u>800-106-421000</u> INTEREST ON INVESTMENTS	0.00	1,571.06	500.00	1,033.06	500.00	93.28	100.00	100.00
Department: 106 - INTEREST INCOME Total:	0.00	1,571.06	500.00	1,033.06	500.00	93.28	100.00	100.00
Department: 108 - SALE OF PROPERTY								
<u>800-108-425000</u> SALE OF REAL PROPERTY	200,000.00	-11,227.27	9,000.00	42,583.36	36,000.00	9,068.44	9,069.00	150,000.00
Department: 108 - SALE OF PROPERTY Total:	200,000.00	-11,227.27	9,000.00	42,583.36	36,000.00	9,068.44	9,069.00	150,000.00
Department: 150 - TRANSFERS								
<u>800-150-435000</u> TRANSFERS IN	25,000.00	14,633.89	25,000.00	28,644.44	25,000.00	125,000.00	225,000.00	200,000.00
Department: 150 - TRANSFERS Total:	25,000.00	14,633.89	25,000.00	28,644.44	25,000.00	125,000.00	225,000.00	200,000.00
Department: 850 - COMMUNITY REDEVELOPMENT AUTHORITY								
<u>800-850-392000</u> RENT	0.00	3,050.00	0.00	0.00	0.00	7,500.00	7,500.00	0.00
<u>800-850-422002</u> INCENTIVE LOAN REPAYMENT	0.00	0.00	0.00	0.00	0.00	1,700.00	1,000.00	0.00
<u>800-850-428000</u> MISCELLANEOUS	0.00	0.00	0.00	10.00	0.00	313.00	313.00	0.00
Department: 850 - COMMUNITY REDEVELOPMENT AUTHORITY Total:	0.00	3,050.00	0.00	10.00	0.00	9,513.00	8,813.00	0.00
Revenue Total:	225,000.00	8,027.68	34,500.00	72,270.86	61,500.00	143,674.72	242,982.00	350,100.00
Expense								
Department: 850 - COMMUNITY REDEVELOPMENT AUTHORITY								
<u>800-850-32000</u> PUBLICATION	690.00	525.29	800.00	860.40	800.00	827.59	1,400.00	1,400.00
<u>800-850-37000</u> CDA PROFESSIONAL SERVICES	9,600.00	12,781.92	9,600.00	9,600.00	9,600.00	12,599.50	14,200.00	9,600.00
<u>800-850-45000</u> CDA MISCELLANEOUS	2,000.00	-522.50	2,000.00	8,971.30	2,000.00	968.91	2,000.00	2,000.00
<u>800-850-45001</u> CDA TAXES ON LAND	6,500.00	2,347.08	3,500.00	2,271.24	3,500.00	8,681.94	8,682.00	8,000.00
<u>800-850-70000</u> HOUSING CONST INCENTIVE LO...	152,000.00	0.00	184,500.00	0.00	187,000.00	10,000.00	0.00	100,000.00
<u>800-850-82005</u> DEVELOPMENT COSTS	0.00	0.00	0.00	0.00	0.00	34,606.22	55,000.00	245,000.00
<u>800-850-85000</u> CDA LAND	0.00	0.00	0.00	0.00	0.00	483,404.83	483,405.00	0.00

Budget Worksheet

For Fiscal: 2021-2022 Period Ending: 09/30/2022

800-850-98000	Defined Budgets									
	2019-2020 Total Budget	2019-2020 Total Activity	2020-2021 Total Budget	2020-2021 Total Activity	2021-2022 Total Budget	2021-2022 YTD Activity	2021-2022 Projected YE	2022-2023 Proposed Budget		
CONTINGENCY	248,364.00	0.00	231,905.00	0.00	282,202.00	0.00	0.00	72,104.00		
Department: 850 - COMMUNITY REDEVELOPMENT AUTHORITY Total:	419,154.00	15,131.79	432,305.00	21,702.94	485,102.00	551,088.99	564,687.00	438,104.00		
Expense Total:	419,154.00	15,131.79	432,305.00	21,702.94	485,102.00	551,088.99	564,687.00	438,104.00		
Fund: 800 - COMMUNITY REDEV AUTHORITY Surplus (Deficit):	-194,154.00	-7,104.11	-397,805.00	50,567.92	-423,602.00	-407,414.27	-321,705.00	-88,004.00		

Budget Worksheet

For Fiscal: 2021-2022 Period Ending: 09/30/2022

Defined Budgets

2019-2020 2020-2021 2021-2022 2021-2022 2022-2023
 Total Budget Total Activity Total Budget YTD Activity Projected YE Proposed Budget

Fund: 801 - TIF ANGEL ACRES

Revenue

Department: 911 - TIF ANGEL ACRES

801-911-312002	TIF TAXES - ANGEL ACRES	18,206.00	14,236.20	37,378.00	15,473.27	42,133.00	19,138.33	19,138.00	43,544.00
	Department: 911 - TIF ANGEL ACRES Total:	18,206.00	14,236.20	37,378.00	15,473.27	42,133.00	19,138.33	19,138.00	43,544.00
	Revenue Total:	18,206.00	14,236.20	37,378.00	15,473.27	42,133.00	19,138.33	19,138.00	43,544.00

Expense

Department: 911 - TIF ANGEL ACRES

801-911-64002	TIF ANGEL ACRES - INTEREST	9,206.00	18,417.65	16,878.00	16,583.04	17,788.00	5,704.41	6,336.00	18,812.00
801-911-64003	TIF ANGEL ACRES - PRINCIPAL	9,000.00	0.00	20,500.00	0.00	24,345.00	12,802.34	12,802.00	24,732.00
	Department: 911 - TIF ANGEL ACRES Total:	18,206.00	18,417.65	37,378.00	16,583.04	42,133.00	18,506.75	19,138.00	43,544.00
	Expense Total:	18,206.00	18,417.65	37,378.00	16,583.04	42,133.00	18,506.75	19,138.00	43,544.00

Fund: 801 - TIF ANGEL ACRES Surplus (Deficit):

0.00	-4,181.45	0.00	-1,109.77	0.00	631.58	0.00	0.00	0.00	0.00
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Budget Worksheet

For Fiscal: 2021-2022 Period Ending: 09/30/2022

	Defined Budgets							
	2019-2020 Total Budget	2019-2020 Total Activity	2020-2021 Total Budget	2020-2021 Total Activity	2021-2022 Total Budget	2021-2022 YTD Activity	2021-2022 Projected YE	2022-2023 Proposed Budget
Fund: 802 - TIF WAYNE CROWN II								
Revenue								
Department: 914 - TIFANGEL VILLAGE								
802-914-312002	10,000.00	1,325.02	10,000.00	1,341.06	0.00	2,404.23	2,404.00	21,437.00
Department: 914 - TIFANGEL VILLAGE Total:	10,000.00	1,325.02	10,000.00	1,341.06	0.00	2,404.23	2,404.00	21,437.00
Revenue Total:	10,000.00	1,325.02	10,000.00	1,341.06	0.00	2,404.23	2,404.00	21,437.00
Expense								
Department: 914 - TIFANGEL VILLAGE								
802-914-64000	10,000.00	0.00	10,000.00	28,094.39	0.00	1,364.25	1,364.00	10,477.00
802-914-64001	0.00	0.00	0.00	0.00	0.00	1,039.98	1,040.00	10,960.00
Department: 914 - TIFANGEL VILLAGE Total:	10,000.00	0.00	10,000.00	28,094.39	0.00	2,404.23	2,404.00	21,437.00
Expense Total:	10,000.00	0.00	10,000.00	28,094.39	0.00	2,404.23	2,404.00	21,437.00
Fund: 802 - TIF WAYNE CROWN II Surplus (Deficit):	0.00	1,325.02	0.00	-26,753.33	0.00	0.00	0.00	0.00

Budget Worksheet

For Fiscal: 2021-2022 Period Ending: 09/30/2022

Defined Budgets

	2019-2020 Total Budget	2019-2020 Total Activity	2020-2021 Total Budget	2020-2021 Total Activity	2021-2022 Total Budget	2021-2022 YTD Activity	2021-2022 Projected YE	2022-2023 Proposed Budget
Fund: 810 - TIF - BOMGAARS								
Revenue								
Department: 925 - TIF BOMGAARS								
810-925-312002 TIF TAX BOMGAARS	20,717.00	6,052.62	19,448.00	6,751.49	18,187.00	28,305.49	28,305.00	16,696.00
Department: 925 - TIF BOMGAARS Total:	20,717.00	6,052.62	19,448.00	6,751.49	18,187.00	28,305.49	28,305.00	16,696.00
Revenue Total:	20,717.00	6,052.62	19,448.00	6,751.49	18,187.00	28,305.49	28,305.00	16,696.00
Expense								
Department: 925 - TIF BOMGAARS								
810-925-64000 TIF BOMGAARS INTEREST	6,117.00	5,085.17	4,848.00	4,060.06	3,587.00	3,466.15	3,466.00	2,096.00
810-925-64001 TIF BOMGAARS - PRINCIPAL	14,600.00	0.00	14,600.00	0.00	14,600.00	24,839.34	24,839.00	14,600.00
Department: 925 - TIF BOMGAARS Total:	20,717.00	5,085.17	19,448.00	4,060.06	18,187.00	28,305.49	28,305.00	16,696.00
Expense Total:	20,717.00	5,085.17	19,448.00	4,060.06	18,187.00	28,305.49	28,305.00	16,696.00
Fund: 810 - TIF - BOMGAARS Surplus (Deficit):	0.00	967.45	0.00	2,691.43	0.00	0.00	0.00	0.00

Budget Worksheet

For Fiscal: 2021-2022 Period Ending: 09/30/2022

Defined Budgets

	2019-2020 Total Budget	2019-2020 Total Activity	2020-2021 Total Budget	2020-2021 Total Activity	2021-2022 Total Budget	2021-2022 YTD Activity	2021-2022 Projected YE	2022-2023 Proposed Budget
Fund: 820 - TIF BENSCOTER								
Revenue								
Department: 927 - TIF BENSCOTER								
820-927-312002	23,822.00	21,329.91	32,057.00	-4,195.79	29,614.00	17,969.97	17,970.00	25,730.00
Department: 927 - TIF BENSCOTER Total:	23,822.00	21,329.91	32,057.00	-4,195.79	29,614.00	17,969.97	17,970.00	25,730.00
Revenue Total:	23,822.00	21,329.91	32,057.00	-4,195.79	29,614.00	17,969.97	17,970.00	25,730.00
Expense								
Department: 927 - TIF BENSCOTER								
820-927-64000	9,880.00	8,462.12	12,827.00	7,463.91	6,717.00	3,413.92	3,727.00	6,865.00
820-927-64001	13,942.00	0.00	19,230.00	0.00	22,897.00	14,242.75	14,243.00	18,865.00
Department: 927 - TIF BENSCOTER Total:	23,822.00	8,462.12	32,057.00	7,463.91	29,614.00	17,656.67	17,970.00	25,730.00
Expense Total:	23,822.00	8,462.12	32,057.00	7,463.91	29,614.00	17,656.67	17,970.00	25,730.00
Fund: 820 - TIF BENSCOTER Surplus (Deficit):	0.00	12,867.79	0.00	-11,659.70	0.00	313.30	0.00	0.00

Budget Worksheet

For Fiscal: 2021-2022 Period Ending: 09/30/2022

Defined Budgets

	2019-2020 Total Budget	2019-2020 Total Activity	2020-2021 Total Budget	2020-2021 Total Activity	2021-2022 Total Budget	2021-2022 YTD Activity	2021-2022 Projected YE	2022-2023 Proposed Budget
Fund: 825 - TIF GRAINLAND ESTATES								
Revenue								
Department: 919 - 919								
<u>825-919-312002</u>	23,644.00	21,194.07	36,590.00	15,212.03	30,390.00	27,965.26	26,822.00	32,133.00
TIF TAXES - GRAINLAND ESTATES	23,644.00	21,194.07	36,590.00	15,212.03	30,390.00	27,965.26	26,822.00	32,133.00
Department: 919 - 919 Total:	23,644.00	21,194.07	36,590.00	15,212.03	30,390.00	27,965.26	26,822.00	32,133.00
Revenue Total:	23,644.00	21,194.07	36,590.00	15,212.03	30,390.00	27,965.26	26,822.00	32,133.00
Expense								
Department: 919 - 919								
<u>825-919-64000</u>	15,144.00	21,806.29	21,964.00	21,399.21	12,703.00	13,748.93	14,338.00	17,970.00
GRAINLAND ESTATES TIF INTERE...	15,144.00	21,806.29	21,964.00	21,399.21	12,703.00	13,748.93	14,338.00	17,970.00
<u>825-919-64001</u>	8,500.00	0.00	14,626.00	0.00	17,910.00	14,216.33	12,484.00	14,163.00
GRAINLAND ESTATES TIF PRINCI...	8,500.00	0.00	14,626.00	0.00	17,910.00	14,216.33	12,484.00	14,163.00
Department: 919 - 919 Total:	23,644.00	21,806.29	36,590.00	21,399.21	30,613.00	27,965.26	26,822.00	32,133.00
Expense Total:	23,644.00	21,806.29	36,590.00	21,399.21	30,613.00	27,965.26	26,822.00	32,133.00
Fund: 825 - TIF GRAINLAND ESTATES Surplus (Deficit):	0.00	-612.22	0.00	-6,187.18	-223.00	0.00	0.00	0.00

Budget Worksheet

For Fiscal: 2021-2022 Period Ending: 09/30/2022

	Defined Budgets							
	2019-2020 Total Budget	2019-2020 Total Activity	2020-2021 Total Budget	2020-2021 Total Activity	2021-2022 Total Budget	2021-2022 YTD Activity	2021-2022 Projected YE	2022-2023 Proposed Budget
Fund: 830 - TIF JORGENSEN								
Revenue								
Department: 924 - TIF Jorgensen								
830-924-312002								
TIF TAXES JORGENSEN	25,732.00	12,253.95	25,732.00	11,449.77	25,732.00	26,153.36	26,153.00	25,731.00
Department: 924 - TIF Jorgensen Total:	25,732.00	12,253.95	25,732.00	11,449.77	25,732.00	26,153.36	26,153.00	25,731.00
Revenue Total:	25,732.00	12,253.95	25,732.00	11,449.77	25,732.00	26,153.36	26,153.00	25,731.00
Expense								
Department: 924 - TIF Jorgensen								
830-924-64000								
TIF JORGENSEN INTEREST	12,134.00	11,615.08	11,878.00	10,697.19	10,559.00	10,578.37	10,578.00	9,610.00
TIF JORGENSEN PRINCIPAL	13,598.00	0.00	13,853.00	0.00	15,173.00	15,574.98	15,575.00	16,121.00
Department: 924 - TIF Jorgensen Total:	25,732.00	11,615.08	25,731.00	10,697.19	25,732.00	26,153.35	26,153.00	25,731.00
Expense Total:	25,732.00	11,615.08	25,731.00	10,697.19	25,732.00	26,153.35	26,153.00	25,731.00
Fund: 830 - TIF JORGENSEN Surplus (Deficit):	0.00	638.87	1.00	752.58	0.00	0.01	0.00	0.00

Budget Worksheet

For Fiscal: 2021-2022 Period Ending: 09/30/2022

	2019-2020					2020-2021		2021-2022		Defined Budgets	
	Total Budget	Total Activity	Total Budget	Total Activity	Total Budget	Total Activity	Total Budget	YTD Activity	2021-2022	2022-2023	
Fund: 835 - TIF MID PLAINS GRAIN											
Revenue											
Department: 923 - TIF Mid Plain Grain											
835-923-312002	14,076.00	6,252.27	24,607.00	4,627.16	23,664.00	6,996.57	23,664.00	6,996.57	6,997.00	22,253.00	
Department: 923 - TIF Mid Plain Grain Total:	14,076.00	6,252.27	24,607.00	4,627.16	23,664.00	6,996.57	23,664.00	6,996.57	6,997.00	22,253.00	
Revenue Total:	14,076.00	6,252.27	24,607.00	4,627.16	23,664.00	6,996.57	23,664.00	6,996.57	6,997.00	22,253.00	
Expense											
Department: 923 - TIF Mid Plain Grain											
835-923-64000	6,076.00	7,939.65	15,153.00	8,948.67	9,077.00	0.00	9,077.00	0.00	0.00	8,676.00	
835-923-64001	8,000.00	0.00	9,454.00	0.00	14,586.00	6,996.57	14,586.00	6,996.57	6,997.00	13,577.00	
Department: 923 - TIF Mid Plain Grain Total:	14,076.00	7,939.65	24,607.00	8,948.67	23,663.00	6,996.57	23,663.00	6,996.57	6,997.00	22,253.00	
Expense Total:	14,076.00	7,939.65	24,607.00	8,948.67	23,663.00	6,996.57	23,663.00	6,996.57	6,997.00	22,253.00	
Fund: 835 - TIF MID PLAINS GRAIN Surplus (Deficit):	0.00	-1,687.38	0.00	-4,321.51	1.00	0.00	1.00	0.00	0.00	0.00	

Budget Worksheet

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	2019-2020 Total Budget	2019-2020 Total Activity	2020-2021 Total Budget	2020-2021 Total Activity	2021-2022 Total Budget	2021-2022 YTD Activity	Defined Budgets	
							2021-2022 Projected YE	2022-2023 Proposed Budget
Fund: 840 - TIF MOTEL (WHG)								
Revenue								
Department: 928 - TIF MOTEL - WHG								
TIF TAX MOTEL	55,434.00	20,576.71	59,357.00	9,230.38	45,912.00	21,990.22	21,990.00	55,555.00
Department: 928 - TIF MOTEL - WHG Total:	55,434.00	20,576.71	59,357.00	9,230.38	45,912.00	21,990.22	21,990.00	55,555.00
Revenue Total:	55,434.00	20,576.71	59,357.00	9,230.38	45,912.00	21,990.22	21,990.00	55,555.00
Expense								
Department: 928 - TIF MOTEL - WHG								
TIF WHG MOTEL INTEREST	20,934.00	16,362.26	19,541.00	13,058.24	18,145.00	8,928.41	8,928.00	16,416.00
TIF WHG MOTEL PRINCIPAL	34,500.00	0.00	39,816.00	0.00	27,767.00	13,061.81	13,062.00	39,139.00
Department: 928 - TIF MOTEL - WHG Total:	55,434.00	16,362.26	59,357.00	13,058.24	45,912.00	21,990.22	21,990.00	55,555.00
Expense Total:	55,434.00	16,362.26	59,357.00	13,058.24	45,912.00	21,990.22	21,990.00	55,555.00
Fund: 840 - TIF MOTEL (WHG) Surplus (Deficit):	0.00	4,214.45	0.00	-3,827.86	0.00	0.00	0.00	0.00

Budget Worksheet

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		Defined Budgets						
		2019-2020	2020-2021	2021-2022	2021-2022	2021-2022	2022-2023	
		Total Budget	Total Activity	Total Budget	Total Activity	Total Budget	Projected YE Proposed Budget	
Fund: 845 - TIF MZRB, LLC								
Revenue								
Department: 912 - TIF MZRB LLC								
845-912-312002 TIF TAXES MZRB, LLC		5,569.00	1,310.64	5,724.00	2,416.77	5,840.00	6,845.00	
Department: 912 - TIF MZRB LLC Total:		5,569.00	1,310.64	5,724.00	2,416.77	5,840.00	6,845.00	
Revenue Total:		5,569.00	1,310.64	5,724.00	2,416.77	5,840.00	6,845.00	
Expense								
Department: 912 - TIF MZRB LLC								
845-912-64000 TIF MZRB LLC - INTEREST		2,669.00	1,930.24	2,424.00	2,347.38	2,140.00	2,133.00	
845-912-64001 TIF MZRB LLC - PRINCIPAL		2,900.00	0.00	3,300.00	0.00	3,700.00	4,712.00	
Department: 912 - TIF MZRB LLC Total:		5,569.00	1,930.24	5,724.00	2,347.38	5,840.00	6,845.00	
Expense Total:		5,569.00	1,930.24	5,724.00	2,347.38	5,840.00	6,845.00	
Fund: 845 - TIF MZRB, LLC Surplus (Deficit):		0.00	-619.60	0.00	69.39	0.00	0.00	

Budget Worksheet

For Fiscal: 2021-2022 Period Ending: 09/30/2022

	2019-2020					2020-2021		2021-2022		Defined Budgets	
	Total Budget	Total Activity	Total Budget	Total Activity	Total Budget	Total Activity	Total Budget	YTD Activity	2021-2022	2022-2023	
Fund: 850 - TIF NEBR ST. PROG PROP Revenue											
Department: 929 - TIF PROGRESSIVE Properties Nebraska Street											
850-929-312002											
	14,013.00	3,547.98	14,464.00	7,269.98	13,937.00	5,099.31	538.00	538.00	13,363.00		
Department: 929 - TIF PROGRESSIVE Properties Nebraska Street Total:	14,013.00	3,547.98	14,464.00	7,269.98	13,937.00	5,099.31	538.00	538.00	13,363.00		
Revenue Total:	14,013.00	3,547.98	14,464.00	7,269.98	13,937.00	5,099.31	538.00	538.00	13,363.00		
Expense											
Department: 929 - TIF PROGRESSIVE Properties Nebraska Street											
850-929-64000											
	6,013.00	5,755.71	5,964.00	4,979.46	5,672.00	943.09	538.00	943.09	3,613.00		
850-929-64001	8,000.00	0.00	8,500.00	0.00	8,750.00	4,156.22	0.00	4,156.22	9,750.00		
Department: 929 - TIF PROGRESSIVE Properties Nebraska Street Total:	14,013.00	5,755.71	14,464.00	4,979.46	14,422.00	5,099.31	538.00	538.00	13,363.00		
Expense Total:	14,013.00	5,755.71	14,464.00	4,979.46	14,422.00	5,099.31	538.00	538.00	13,363.00		
Fund: 850 - TIF NEBR ST. PROG PROP Surplus (Deficit):	0.00	-2,207.73	0.00	2,290.52	-485.00	0.00	0.00	0.00	0.00		

Budget Worksheet

For Fiscal: 2021-2022 Period Ending: 09/30/2022

	2019-2020					2020-2021					2021-2022			Defined Budgets	
	Total Budget	Total Activity	Total Budget	Total Activity	Total Budget	Total Budget	Total Activity	Total Budget	Total Activity	Total Budget	YTD Activity	2021-2022	2021-2022	Projected YE	Proposed Budget
Fund: 851 - TIF 1ST STREET PROG PROP															
Revenue															
Department: 915 - TIF INT PROG PROP 1ST STREET															
851-915-312002	4,213.00	1,152.36	4,300.00	1,777.08	4,300.00	4,141.00	1,588.95	4,141.00	1,588.95	4,141.00	1,588.95	168.00	168.00	4,228.00	4,228.00
Department: 915 - TIF INT PROG PROP 1ST STREET Total:	4,213.00	1,152.36	4,300.00	1,777.08	4,300.00	4,141.00	1,588.95	4,141.00	1,588.95	4,141.00	1,588.95	168.00	168.00	4,228.00	4,228.00
Revenue Total:	4,213.00	1,152.36	4,300.00	1,777.08	4,300.00	4,141.00	1,588.95	4,141.00	1,588.95	4,141.00	1,588.95	168.00	168.00	4,228.00	4,228.00
Expense															
Department: 915 - TIF INT PROG PROP 1ST STREET															
851-915-64000	1,963.00	1,684.53	1,950.00	1,056.18	1,950.00	1,842.00	883.17	1,842.00	883.17	1,842.00	883.17	168.00	168.00	1,728.00	1,728.00
851-915-64001	2,250.00	0.00	2,350.00	0.00	2,350.00	2,450.00	705.78	2,450.00	705.78	2,450.00	705.78	0.00	0.00	2,500.00	2,500.00
Department: 915 - TIF INT PROG PROP 1ST STREET Total:	4,213.00	1,684.53	4,300.00	1,056.18	4,300.00	4,292.00	1,588.95	4,292.00	1,588.95	4,292.00	1,588.95	168.00	168.00	4,228.00	4,228.00
Expense Total:	4,213.00	1,684.53	4,300.00	1,056.18	4,300.00	4,292.00	1,588.95	4,292.00	1,588.95	4,292.00	1,588.95	168.00	168.00	4,228.00	4,228.00
Fund: 851 - TIF 1ST STREET PROG PROP Surplus (Deficit):	0.00	-532.17	0.00	720.90	0.00	-151.00	0.00	-151.00	0.00	-151.00	0.00	0.00	0.00	0.00	0.00

Budget Worksheet

For Fiscal: 2021-2022 Period Ending: 09/30/2022

	Defined Budgets							
	2019-2020 Total Budget	2019-2020 Total Activity	2020-2021 Total Budget	2020-2021 Total Activity	2021-2022 Total Budget	2021-2022 YTD Activity	2021-2022 Projected YE	2022-2023 Proposed Budget
Fund: 852 - TIF PROG PROP E 6TH STREE								
Revenue								
Department: 921 - TIF Progressive Properties E. 6TH ST								
<u>852-921-312002</u> TIF TAXES E 6ST ST P-P	8,901.00	720.38	11,593.00	6,854.32	9,473.00	4,425.53	467.00	14,124.00
Department: 921 - TIF Progressive Properties E. 6TH ST Total:	8,901.00	720.38	11,593.00	6,854.32	9,473.00	4,425.53	467.00	14,124.00
Revenue Total:	8,901.00	720.38	11,593.00	6,854.32	9,473.00	4,425.53	467.00	14,124.00
Expense								
Department: 921 - TIF Progressive Properties E. 6TH ST								
<u>852-921-64000</u> TIF P-P 6TH ST INTEREST	2,609.00	4,336.06	4,843.00	3,998.20	2,894.00	0.00	467.00	4,663.00
<u>852-921-64001</u> TIF P-P 6TH ST PRINCIPAL	6,292.00	0.00	6,750.00	0.00	7,000.00	4,425.53	0.00	9,461.00
Department: 921 - TIF Progressive Properties E. 6TH ST Total:	8,901.00	4,336.06	11,593.00	3,998.20	9,894.00	4,425.53	467.00	14,124.00
Expense Total:	8,901.00	4,336.06	11,593.00	3,998.20	9,894.00	4,425.53	467.00	14,124.00
Fund: 852 - TIF PROG PROP E 6TH STREE Surplus (Deficit):	0.00	-3,615.68	0.00	2,856.12	-421.00	0.00	0.00	0.00

Budget Worksheet

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	2019-2020		2020-2021		2021-2022		Defined Budgets	
	Total Budget	Total Activity	Total Budget	Total Activity	Total Budget	YTD Activity	2021-2022	2022-2023
Fund: 855 - TIF SEBADE								
Revenue								
Department: 917 - TIF SEBADE								
855-917-312002	4,392.00	1,616.42	4,150.00	1,547.95	4,199.00	4,565.52	2,410.00	4,333.00
Department: 917 - TIF SEBADE Total:	4,392.00	1,616.42	4,150.00	1,547.95	4,199.00	4,565.52	2,410.00	4,333.00
Revenue Total:	4,392.00	1,616.42	4,150.00	1,547.95	4,199.00	4,565.52	2,410.00	4,333.00
Expense								
Department: 917 - TIF SEBADE								
855-917-64000	1,675.00	1,583.70	1,550.00	1,448.22	1,413.00	1,409.78	978.00	1,333.00
855-917-64001	2,717.00	0.00	2,600.00	0.00	2,900.00	3,270.10	1,546.00	3,000.00
Department: 917 - TIF SEBADE Total:	4,392.00	1,583.70	4,150.00	1,448.22	4,313.00	4,679.88	2,524.00	4,333.00
Expense Total:	4,392.00	1,583.70	4,150.00	1,448.22	4,313.00	4,679.88	2,524.00	4,333.00
Fund: 855 - TIF SEBADE Surplus (Deficit):	0.00	32.72	0.00	99.73	-114.00	-114.36	-114.00	0.00

Budget Worksheet

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	Defined Budgets							
	2019-2020 Total Budget	2019-2020 Total Activity	2020-2021 Total Budget	2020-2021 Total Activity	2021-2022 Total Budget	2021-2022 YTD Activity	2021-2022 Projected YE	2022-2023 Proposed Budget
Fund: 856 - TIF Sebade Housing - Valley Drive								
Revenue								
Department: 918 - 918								
<u>856-918-312002</u>	11,241.00	7,761.77	8,383.00	6,554.64	10,611.00	15,552.28	8,209.00	11,775.00
TIF TAX - SEBADE HOUSING	11,241.00	7,761.77	8,383.00	6,554.64	10,611.00	15,552.28	8,209.00	11,775.00
Department: 918 - 918 Total:	11,241.00	7,761.77	8,383.00	6,554.64	10,611.00	15,552.28	8,209.00	11,775.00
Revenue Total:	11,241.00	7,761.77	8,383.00	6,554.64	10,611.00	15,552.28	8,209.00	11,775.00
Expense								
Department: 918 - 918								
<u>856-918-64000</u>	7,128.00	7,761.77	3,383.00	6,554.64	5,023.00	5,993.86	3,927.00	5,775.00
TIF SEBADE HOUSING - INTEREST	7,128.00	7,761.77	3,383.00	6,554.64	5,023.00	5,993.86	3,927.00	5,775.00
<u>856-918-64001</u>	4,113.00	0.00	5,000.00	0.00	6,000.00	9,558.42	4,282.00	6,000.00
TIF SEBADE HOUSING - PRINCIPAL	4,113.00	0.00	5,000.00	0.00	6,000.00	9,558.42	4,282.00	6,000.00
Department: 918 - 918 Total:	11,241.00	7,761.77	8,383.00	6,554.64	11,023.00	15,552.28	8,209.00	11,775.00
Expense Total:	11,241.00	7,761.77	8,383.00	6,554.64	11,023.00	15,552.28	8,209.00	11,775.00
Fund: 856 - TIF Sebade Housing - Valley Drive Surplus (Deficit):	0.00	0.00	0.00	0.00	-412.00	0.00	0.00	0.00

Budget Worksheet

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Defined Budgets

	2019-2020 Total Budget	2019-2020 Total Activity	2020-2021 Total Budget	2020-2021 Total Activity	2021-2022 Total Budget	2021-2022 YTD Activity	2021-2022 Projected YE	2022-2023 Proposed Budget
Fund: 857 - TIF SEBADE NEBRASKA STREET								
Revenue								
Department: 931 - TIF SEBADE NEBRASKA STREET								
857-931-312002	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,200.00
TIF TAXES- SEBADE NEBR STREET	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,200.00
Department: 931 - TIF SEBADE NEBRASKA STREET Total:	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,200.00
Revenue Total:	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,200.00
Expense								
Department: 931 - TIF SEBADE NEBRASKA STREET								
857-931-64000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,000.00
SEBADE NEBR STREET TIF INTERE...	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,000.00
857-931-64001	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,200.00
SEBADE NEBR STREET TIF PRINCL...	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,200.00
Department: 931 - TIF SEBADE NEBRASKA STREET Total:	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,200.00
Expense Total:	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,200.00
Fund: 857 - TIF SEBADE NEBRASKA STREET Surplus (Deficit):	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Budget Worksheet

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	2019-2020					2020-2021			2021-2022			Defined Budgets	
	Total Budget	Total Activity	Total Budget	Total Activity	Total Budget	Total Activity	Total Budget	YTD Activity	Total Budget	Projected YE	Proposed Budget		
Fund: 860 - TIF WAYNE RENTALS													
Revenue													
Department: 922 - TIF WAYNE RENTALS													
TIF TAXES	32,565.00	15,887.25	24,301.00	7,211.39	30,672.00	25,064.94	25,065.00	25,064.94	25,065.00	25,065.00	38,545.00		
Department: 922 - TIF WAYNE RENTALS Total:	32,565.00	15,887.25	24,301.00	7,211.39	30,672.00	25,064.94	25,065.00	25,064.94	25,065.00	25,065.00	38,545.00		
Revenue Total:	32,565.00	15,887.25	24,301.00	7,211.39	30,672.00	25,064.94	25,065.00	25,064.94	25,065.00	25,065.00	38,545.00		
Expense													
Department: 922 - TIF WAYNE RENTALS													
TIF WAYNE RENTALS - INTEREST	17,065.00	12,600.00	8,301.00	11,564.31	12,906.00	12,906.36	12,906.00	12,906.36	12,906.00	12,906.00	12,022.00		
TIF WAYNE RENTALS - PRINCIPAL	15,500.00	0.00	16,000.00	0.00	18,000.00	10,976.52	12,373.00	10,976.52	12,373.00	12,373.00	26,523.00		
Department: 922 - TIF WAYNE RENTALS Total:	32,565.00	12,600.00	24,301.00	11,564.31	30,906.00	23,882.88	25,279.00	23,882.88	25,279.00	25,279.00	38,545.00		
Expense Total:	32,565.00	12,600.00	24,301.00	11,564.31	30,906.00	23,882.88	25,279.00	23,882.88	25,279.00	25,279.00	38,545.00		
Fund: 860 - TIF WAYNE RENTALS Surplus (Deficit):	0.00	3,287.25	0.00	-4,352.92	-234.00	1,182.06	-214.00	1,182.06	-214.00	-214.00	0.00		

Budget Worksheet

For Fiscal: 2021-2022 Period Ending: 09/30/2022

	Defined Budgets							
	2019-2020 Total Budget	2019-2020 Total Activity	2020-2021 Total Budget	2020-2021 Total Activity	2021-2022 Total Budget	2021-2022 YTD Activity	2021-2022 Projected YE	2022-2023 Proposed Budget
Fund: 866 - TIF WEST RIDGE III PICK/MEYER								
Revenue								
Department: 916 - TIF Western Ridge III								
866-916-312002 TIF TAXES - WEST-RIDGE (PICK-M...)	7,908.00	2,359.17	7,645.00	1,552.44	5,309.00	5,239.99	5,240.00	0.00
Department: 916 - TIF Western Ridge III Total:	7,908.00	2,359.17	7,645.00	1,552.44	5,309.00	5,239.99	5,240.00	0.00
Revenue Total:	7,908.00	2,359.17	7,645.00	1,552.44	5,309.00	5,239.99	5,240.00	0.00
Expense								
Department: 916 - TIF Western Ridge III								
866-916-64000 TIF WESTERN RIDGE III INTEREST	1,808.00	1,808.44	1,145.00	1,022.23	223.00	154.17	15.00	0.00
866-916-64001 TIF WESTERN RIDGE III PRINCIPAL	6,100.00	0.00	6,500.00	0.00	6,167.00	6,166.76	6,306.00	0.00
Department: 916 - TIF Western Ridge III Total:	7,908.00	1,808.44	7,645.00	1,022.23	6,390.00	6,320.93	6,321.00	0.00
Expense Total:	7,908.00	1,808.44	7,645.00	1,022.23	6,390.00	6,320.93	6,321.00	0.00
Fund: 866 - TIF WEST RIDGE III PICK/MEYER Surplus (Deficit):	0.00	550.73	0.00	530.21	-1,081.00	-1,080.94	-1,081.00	0.00

Budget Worksheet

For Fiscal: 2021-2022 Period Ending: 09/30/2022

	2019-2020					2020-2021					2021-2022			Defined Budgets	
	Total Budget	Total Activity	Total Budget	Total Activity	Total Budget	Total Activity	Total Budget	Total Activity	Total Budget	YTD Activity	2021-2022	Projected YE	Proposed Budget	2022-2023	
Fund: 870 - TIF WINDOM RIDGE															
Revenue															
Department: 930 - TIF WINDOM RIDGE															
TIF TAXES WINDOM RIDGE	9,713.00	4,243.22	8,820.00	1,053.48	8,820.00	1,053.48	10,630.00	10,844.21	10,844.21	10,844.00	10,844.00	10,844.00	9,539.00	9,539.00	
Department: 930 - TIF WINDOM RIDGE Total:	9,713.00	4,243.22	8,820.00	1,053.48	8,820.00	1,053.48	10,630.00	10,844.21	10,844.21	10,844.00	10,844.00	10,844.00	9,539.00	9,539.00	
Revenue Total:	9,713.00	4,243.22	8,820.00	1,053.48	8,820.00	1,053.48	10,630.00	10,844.21	10,844.21	10,844.00	10,844.00	10,844.00	9,539.00	9,539.00	
Expense															
Department: 930 - TIF WINDOM RIDGE															
TIF WINDOM RIDGE INTEREST	3,663.00	2,960.71	2,770.00	2,661.24	2,770.00	2,661.24	2,968.00	4,385.10	4,385.10	4,385.00	4,385.00	4,385.00	2,286.00	2,286.00	
TIF WINDOM RIDGE PRINCIPAL	6,050.00	0.00	6,050.00	0.00	6,050.00	0.00	7,663.00	6,459.11	6,459.11	6,459.00	6,459.00	6,459.00	7,253.00	7,253.00	
Department: 930 - TIF WINDOM RIDGE Total:	9,713.00	2,960.71	8,820.00	2,661.24	8,820.00	2,661.24	10,631.00	10,844.21	10,844.21	10,844.00	10,844.00	10,844.00	9,539.00	9,539.00	
Expense Total:	9,713.00	2,960.71	8,820.00	2,661.24	8,820.00	2,661.24	10,631.00	10,844.21	10,844.21	10,844.00	10,844.00	10,844.00	9,539.00	9,539.00	
Fund: 870 - TIF WINDOM RIDGE Surplus (Deficit):	0.00	1,282.51	0.00	-1,607.76	0.00	-1,607.76	-1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Report Surplus (Deficit):	-194,154.00	4,606.45	-397,804.00	758.77	-426,723.00	-406,482.62	-323,114.00	-88,004.00	-88,004.00	-88,004.00	-88,004.00	-88,004.00	-88,004.00	-88,004.00	

Fund Summary

Fund	2019-2020		2020-2021		2021-2022		Defined Budgets	
	Total Budget	Total Activity	Total Budget	Total Activity	Total Budget	YTD Activity	2021-2022 Projected YE	2022-2023 Proposed Budget
800 - COMMUNITY REDEV AUTHORITY	-194,154.00	-7,104.11	-397,805.00	50,567.92	-423,602.00	-407,414.27	-321,705.00	-88,004.00
801 - TIF ANGEL ACRES	0.00	-4,181.45	0.00	-1,109.77	0.00	631.58	0.00	0.00
802 - TIF WAYNE CROWN II	0.00	1,325.02	0.00	-26,753.33	0.00	0.00	0.00	0.00
810 - TIF - BOMGAARS	0.00	967.45	0.00	2,691.43	0.00	0.00	0.00	0.00
820 - TIF BENSCOTER	0.00	12,867.79	0.00	-11,659.70	0.00	313.30	0.00	0.00
825 - TIF GRAINLAND ESTATES	0.00	-612.22	0.00	-6,187.18	-223.00	0.00	0.00	0.00
830 - TIF JORGENSEN	0.00	638.87	1.00	752.58	0.00	0.01	0.00	0.00
835 - TIF MID PLAINS GRAIN	0.00	-1,687.38	0.00	-4,321.51	1.00	0.00	0.00	0.00
840 - TIF MOTEL (WHG)	0.00	4,214.45	0.00	-3,827.86	0.00	0.00	0.00	0.00
845 - TIF MZRB, LLC	0.00	-619.60	0.00	69.39	0.00	0.00	0.00	0.00
850 - TIF NEBR ST. PROG PROP	0.00	-2,207.73	0.00	2,290.52	-485.00	0.00	0.00	0.00
851 - TIF 1ST STREET PROG PROP	0.00	-532.17	0.00	720.90	-151.00	0.00	0.00	0.00
852 - TIF PROG PROP E 6TH STREE	0.00	-3,615.68	0.00	2,856.12	-421.00	0.00	0.00	0.00
855 - TIF SEBADE	0.00	32.72	0.00	99.73	-114.00	-114.36	-114.00	0.00
856 - TIF Sebade Housing - Valley Drive	0.00	0.00	0.00	0.00	-412.00	0.00	0.00	0.00
857 - TIF SEBADE NEBRASKA STREET	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
860 - TIF WAYNE RENTALS	0.00	3,287.25	0.00	-4,352.92	-234.00	1,182.06	-214.00	0.00
866 - TIF WEST RIDGE III PICK/MEYER	0.00	550.73	0.00	530.21	-1,081.00	-1,080.94	-1,081.00	0.00
870 - TIF WINDOM RIDGE	0.00	1,282.51	0.00	-1,607.76	-1.00	0.00	0.00	0.00

Report Surplus (Deficit):

-194,154.00 4,606.45 -397,804.00 758.77 -426,723.00 -406,482.62 -323,114.00 -88,004.00

CRA RESOLUTION 2022-5

**A RESOLUTION OF THE COMMUNITY REDEVELOPMENT
AUTHORITY OF THE CITY OF WAYNE, NEBRASKA, ADOPTING THE
2022-2023 BUDGET.**

WHEREAS, the budget for the Community Redevelopment Authority (CRA) of the City of Wayne, Nebraska, for the 2021-2022 fiscal year was approved by the Wayne City Council on September 7, 2021; and

WHEREAS, notice of the public hearing on the 2022-2023 budget was published one time in the Wayne Herald, and was held on August 30, 2022; and

WHEREAS, the CRA took evidence for and against said budget.

NOW, THEREFORE, BE IT RESOLVED by the CRA that the 2022-2023 Budget for the CRA be approved and adopted as presented.

PASSED AND APPROVED this 30th day of August, 2022.

**THE COMMUNITY REDEVELOPMENT
AUTHORITY OF THE CITY OF WAYNE,
NEBRASKA**

By _____
Chair

ATTEST:

By: _____
City Clerk



WAYNE CRA JIMMY JOHNS SITE DEVELOPMENT
WAYNE, NE - 2022
OLSSON PROJECT NO. 022-03166

18-Aug-2022
 1:30 p.m.

CONTRACTOR		CONTRACTOR			CONTRACTOR		
Item No.	ITEM	UNIT	QTY.	Unit Price	Extension	Unit Price	Extension
1	MOBILIZATION	LS	1	\$6,500.00	\$6,500.00		\$0.00
2	TRAFFIC CONTROL	LS	1	\$1,500.00	\$1,500.00		\$0.00
3	EARTHWORK	LS	1	\$10,000.00	\$10,000.00		\$0.00
4	EROSION CONTROL	LS	1	\$2,000.00	\$2,000.00		\$0.00
5	REMOVE STUMP	EA	1	\$1,000.00	\$1,000.00		\$0.00
6	REMOVE RETAINING WALL	LS	1	\$2,500.00	\$2,500.00		\$0.00
7	REMOVE BASEMENT STRUCTURE	LS	1	\$4,000.00	\$4,000.00		\$0.00
8	12" SUBGRADE PREP	SY	370	\$15.00	\$5,550.00		\$0.00
9	6" CONCRETE PAVEMENT W/6" INTEGRAL CURB	SY	370	\$98.27	\$36,359.90		\$0.00
10	GRAVITY BLOCK RETAINING WALL	LS	1	\$51,786.44	\$51,786.44		\$28,290.45
11	12" DRAIN BASIN W/12" PEDESTRIAN H-10 GRATE	EA	1	\$2,500.00	\$2,500.00		\$0.00
12	12" DRAIN BASIN W/12" STANDARD H-20 GRATE	EA	1	\$2,500.00	\$2,500.00		\$0.00
13	6" HDPE PERFORATED DRAINPIPE	LF	147	\$25.00	\$3,675.00		\$0.00
14	ROOF DRAIN INLETS	EA	2	\$500.00	\$1,000.00		\$0.00
15	6" HDPE STORM PIPE	LF	80	\$40.00	\$3,200.00		\$0.00
16	8" HDPE STORM PIPE	LF	117	\$45.00	\$5,265.00		\$0.00
17	6" X 6" HDPE TEE	EA	1	\$250.00	\$250.00		\$0.00
18	6" 90° HDPE BEND	EA	1	\$240.00	\$240.00		\$0.00
19	STORM SEWER TAP IN	EA	1	\$1,000.00	\$1,000.00		\$0.00
20	CAP & ABANDON SANITARY SEWER	EA	1	\$1,500.00	\$1,500.00		\$0.00
21	CAP & ABANDON WATER SERVICE	EA	2	\$1,500.00	\$3,000.00		\$0.00
22	SEEDING	AC	0.4	\$6,000.00	\$2,400.00		\$0.00
Total of All Unit Price Bid Items (Items 1-22)					\$147,726.34		\$28,290.45
Total of Alternate A - POURED CONCRETE RETAINING WALL					\$37,240.00		\$0.00
Total of All Unit Price Bid Items with Alternate A minus Item 10-Gravity Block Retaining Wall					\$133,179.90		\$0.00
TOTAL OF ALL UNIT PRICE BASE BID					\$147,726.34		\$28,290.45
Work Substantially Complete On or Before:				December 15, 2022		December 15, 2022	
Complete and Ready for Final Payment On or Before:				December 31, 2022		December 31, 2022	
Addendas				0			
Bid Guarantee:				5% Bid Bond			
Remarks:							