



Meeting Agenda of Community Redevelopment Authority  
Community Meeting Room  
June 10, 2026 4:00 PM

**1. CALL TO ORDER**

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

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

**2. ROLL CALL**

**3. RESERVE TIME TO SPEAK ON AGENDA ITEMS**

Please come forward, state your name and the agenda topic on which you will be speaking on. If you are an applicant or their representative for an agenda item you will be given the opportunity to speak if you wish.

**4. MEETING MINUTES**

- a. Minutes of the May 13, 2026 Meeting

**5. FINANCIAL REPORTS**

- a. Financial Reports for May 1 to May 31, 2026

**6. BILLS**

- a. CRA June 2026 Bills

**7. COMMITTED PROJECTS & CRA PROPERTIES**

- a. Committed Projects and CRA Properties

**8. OTHER ITEMS**

- a. Review of the 2025-26 Budget and approval of the 2026-27 Budget
- b. Request from the Liederkrantz for funding for immediate life safety improvements and creation of a plan to bring the Liederkrantz into compliance with city code.

**9. DIRECTOR COMMUNICATION**

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

**10. NEXT MEETING DATE**

July 8, 2026

**OFFICIAL PROCEEDINGS  
MINUTES OF  
COMMUNITY REDEVELOPMENT AUTHORITY  
MEETING OF  
May 13, 2026**

Pursuant to due call and notice thereof, a Meeting of the Community Redevelopment Authority of the City of Grand Island, Nebraska was conducted on May 13, 2026, at City Hall, 100 E. First Street. Notice of the meeting was given on May 6, 2026, in Grand Island Independent.

**1. CALL TO ORDER.**

Vice Chair Truell called the meeting to order at 4:00 pm. The following members were present: Jim Truell, Vaughn Minton, Brian Mustion and Chris Schwieger. Also present were: Community Development Director Chad Naby, Community Development Administrative Assistant Norma Hernandez, City Administrator Patrick Brown, City Attorney Kari Fisk, Finance Controller Alicia Jonak and Councilman Mitch Nickerson.

**2. ROLL CALL.**

**3. Reserve Time to Speak.**

Jay Vaverick – Item 8a

**4. APPROVAL OF MINUTES.**

A motion was made by Minton and second by Mustion to approve April 8, 2026, minutes. The motion was carried with 4 members voting in favor (Truell, Minton, Mustion and Schwieger) and no members voting no and no members abstaining and one member absent (Gdowski).

**5. Review of Financials**

A motion was made by Schwieger and second by Mustion to approve April 1 – April 30, 2026, financials. The motion was carried with 4 members voting in favor (Mustion, Minton, Truell, and Schwieger) and no members voting no and no members abstaining and one member absent (Gdowski).

**6. Approval of Bills**

A motion was made by Mustion and second by Minton to approve the bills. The corrected amount of \$138,027.40. The motion was carried with 4 members voting in favor (Mustion, Minton, Truell, and Schwieger) and no members voting no and no members abstaining and one member absent (Gdowski).

**7. Review of Committed Projects and CRA Properties**

The committed projects and CRA projects were reviewed by Naby.

205 W. First Elks – moving along. \$300,000 payment made, anticipating another \$100,000 next year.

3221 Ramada Rd (Carpenter) – completed – will be on the schedule of bills for the June meeting.

307-309 W. 3<sup>rd</sup> Street (Ziller) – finishing up and is anticipating being on the next meeting schedule of bills.

**Life Safety-**

Tower 217 – 217 N Locust – working on project.

307-309 W. 3<sup>rd</sup> St (Ziller) – working on project.

**Properties**

Desert Rose – 3235 S. Locust – available

**8. OTHER ITEMS**

- a. Review of the 2025-26 Budget and preliminary discussion of the 2026-27 Budget.

Nabity went over the proposed budget for the 2026-27 year.

- keep the levy the same as it is.
- \$160,000 in operating budget that includes \$100,000 for staffing and \$60,000 for audit insurance, consulting services etc...
- Life safety – proposing \$200,000 - \$100,000 from the City and \$100,000 from CRA.
- Husker Harvest Days payment – 9 of 10
- Conestoga Marketplace Payment – 3 of 20
- Land Purchases - \$100,000
- Façade Improvement - \$450,000
- Other projects - \$500,000

Nabity suggested if no façade funds are committed by August, then use funds from the 2025-26 year to make the last committed payment of \$100,000 for the Elks Façade.

Jay Varicek asked the CRA to consider asking for the full 2.6 mil levy authorized by statute. The current levy is 1.5805 mils. He encourages the CRA members to ask for the maximum levy so the CRA could have a larger impact on the community.

CRA members discussed asking for a larger levy but felt that keeping the levy the same and capturing any increase in valuations would provide a small increase in budget but not create a hardship for citizens. They were open to the idea of an increase if Council wants to increase the levy for a specific project supported by Council similar to when the CRA was asked to finance the Lincoln Park Pool bonds from their levy.

The CRA members directed Nabity to bring the budget back in June for approval as it was presented in May.

- b. Tax Increment Financing (TIF) May 1 Report

Nabity reviewed the report with the CRA members.

**9. Directors Communication.**

**10. NEXT MEETING DATE**

June 10, 2026, at 4pm.

Respectfully Submitted,  
Norma Hernandez

DRAFT

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF MAY 2026

CONSOLIDATED	MONTH ENDED	2025-2026	2026	REMAINING	% OF BUDGET
	May-26	YEAR TO DATE	BUDGET	BALANCE	USED
Beginning Cash	356,092		943,521		
<b>REVENUE:</b>					
Property Taxes - CRA	232,574	388,727	614,811	226,084	63.23%
Property Taxes - Conestoga Marketplace	71,177	112,913	200,000	87,087	56.46%
Property Taxes -TIF's	3,864,319	5,715,963	8,800,000	3,099,877	64.95%
Loan Income (Poplar Street Water Line)	-	-	-	-	#DIV/0!
Interest Income - CRA	760	18,285	20,000	1,715	91.42%
Interest Income - TIF'S	-	-	-	-	
Land Sales	-	-	-	-	#DIV/0!
Other Revenue - CRA	176	219,636	300,000	80,364	73.21%
Other Revenue - TIF's	-	-	-	-	
<b>TOTAL REVENUE</b>	<b>4,169,006</b>	<b>6,455,524</b>	<b>9,934,811</b>	<b>3,495,127</b>	<b>64.98%</b>
<b>TOTAL RESOURCES</b>	<b>4,525,098</b>	<b>6,455,524</b>	<b>10,878,332</b>	<b>3,495,127</b>	
<b>EXPENSES</b>					
Auditing & Accounting	-	3,000	3,000	-	100.00%
Legal Services	-	46	3,000	2,954	1.55%
Consulting Services	-	-	5,000	5,000	0.00%
Contract Services	6,561	58,340	100,000	41,660	58.34%
Printing & Binding	-	-	1,000	1,000	0.00%
Other Professional Services	-	7,490	16,000	8,510	46.82%
General Liability Insurance	-	-	250	250	0.00%
Postage	-	151	250	99	60.26%
Legal Notices	11	68	500	432	13.60%
Travel & Training	-	1,074	4,000	2,926	26.84%
Other Expenditures	-	-	-	-	
Office Supplies	-	-	1,000	1,000	0.00%
Supplies	-	-	300	300	0.00%
Land	-	461,182	100,000	(361,182)	
Conestoga Marketplace	-	200,000	200,000	-	100.00%
Fiscal Agent Fees/Bond Costs	-	-	-	-	
Husker Harvest Days	-	200,000	200,000	-	100.00%
Life Safety Grants	-	-	200,000	200,000	0.00%
Life Safety Grants not awarded 2024-2025	-	-	165,000	165,000	0.00%
Façade Improvement	-	100,000	450,000	350,000	22.22%
Building Improvement	1,721	321,721	388,297	66,576	82.85%
Other Projects	-	66,971	150,000	83,029	44.65%
Bond Principal-TIF's	129,735	1,838,913	8,800,000	6,964,632	20.90%
Bond Interest-TIF's	-	-	-	-	
Interest Expense	-	-	-	-	
<b>TOTAL EXPENSES</b>	<b>138,028</b>	<b>3,258,956</b>	<b>10,787,597</b>	<b>7,532,186</b>	<b>30.21%</b>
<b>INCREASE(DECREASE) IN CASH</b>	<b>4,030,978</b>	<b>3,196,567</b>	<b>(852,786)</b>		
<b>ENDING CASH</b>	<b>4,387,071</b>	<b>3,196,567</b>	<b>90,735</b>	<b>-</b>	
<b>CRA CASH</b>	<b>510,021</b>				
<b>TIF CASH</b>	<b>3,877,050</b>				
<b>Total Cash</b>	<b>4,387,071</b>				

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF MAY 2026

	MONTH ENDED <u>May-26</u>	2025-2026 <u>YEAR TO DATE</u>	2026 <u>BUDGET</u>	REMAINING <u>BALANCE</u>	% OF BUDGET <u>USED</u>
<b>GENERAL OPERATIONS:</b>					
Property Taxes - CRA	232,574	388,727	614,811	226,084	63.23%
Property Taxes - Conestoga Marketplace	71,177	112,913	200,000	87,087	56.46%
Interest Income	760	18,285	20,000	1,715	91.42%
Loan Income (Poplar Street Water Line)	-	-	-	-	#DIV/0!
Land Sales	-	-	-	-	#DIV/0!
Other Revenue & Motor Vehicle Tax	176	219,636	300,000	80,364	73.21%
<b>TOTAL</b>	<b>304,687</b>	<b>739,561</b>	<b>1,134,811</b>	<b>395,250</b>	<b>65.17%</b>
<b>POPLAR STREET WATER 90000016</b>					
Property Taxes	-	-	-	-	
<b>TOTAL</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>CASEY'S @ FIVE POINTS 90000017</b>					
Property Taxes	998	2,449	-	(2,449)	
<b>TOTAL</b>	<b>998</b>	<b>2,449</b>	<b>-</b>	<b>(2,449)</b>	
<b>SOUTH POINTE HOTEL PROJECT 90000018</b>					
Property Taxes	35,942	43,695	-	(43,695)	
<b>TOTAL</b>	<b>35,942</b>	<b>43,695</b>	<b>-</b>	<b>(43,695)</b>	
<b>JOHN SCHULTE CONSTRUCTION</b>					
Property Taxes	-	(3,343)	-	3,343	
Interest Income	-	-	-	-	
Other Revenue	-	-	-	-	
<b>TOTAL</b>	<b>-</b>	<b>(3,343)</b>	<b>-</b>	<b>3,343</b>	
<b>TOKEN PROPERTIES RUBY 90000024</b>					
Property Taxes	2,116	2,572	-	(2,572)	
<b>TOTAL</b>	<b>2,116</b>	<b>2,572</b>	<b>-</b>	<b>(2,572)</b>	
<b>GORDMAN GRAND ISLAND 90000025</b>					
Property Taxes	76,309	85,534	-	(85,534)	
<b>TOTAL</b>	<b>76,309</b>	<b>85,534</b>	<b>-</b>	<b>(85,534)</b>	
<b>STRATFORD PLAZA INC 90000027</b>					
Property Taxes	3,822	22,552	-	(22,552)	
<b>TOTAL</b>	<b>3,822</b>	<b>22,552</b>	<b>-</b>	<b>(22,552)</b>	
<b>COPPER CREEK 2013 HOUSES 90000028</b>					
Property Taxes	57,336	69,031	-	(69,031)	
<b>TOTAL</b>	<b>57,336</b>	<b>69,031</b>	<b>-</b>	<b>(69,031)</b>	
<b>FUTURE TIF'S</b>					
Property Taxes	-	-	8,800,000	8,800,000	
Other Revenue	0	0	0	0	
<b>TOTAL</b>	<b>-</b>	<b>-</b>	<b>8,800,000</b>	<b>8,800,000</b>	
<b>CHIEF IND AURORA COOP 90000029</b>					
Property Taxes	14,758	29,813	-	(29,813)	
<b>TOTAL</b>	<b>14,758</b>	<b>29,813</b>	<b>-</b>	<b>(29,813)</b>	
<b>TOKEN PROP KIMBALL ST 90000030</b>					
Property Taxes	2,396	2,912	-	(2,912)	
<b>TOTAL</b>	<b>2,396</b>	<b>2,912</b>	<b>-</b>	<b>(2,912)</b>	
<b>GI HABITAT OF HUMANITY 90000031</b>					
Property Taxes	4,441	8,742	-	(8,742)	
<b>TOTAL</b>	<b>4,441</b>	<b>8,742</b>	<b>-</b>	<b>(8,742)</b>	

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF MAY 2026

	<u>MONTH ENDED</u> <u>May-26</u>	<u>2025-2026</u> <u>YEAR TO DATE</u>	<u>2026</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
<b>AUTO ONE INC 90000032</b>					
Property Taxes	7,295	8,869		(8,869)	
<b>TOTAL</b>	<b>7,295</b>	<b>8,869</b>	<b>-</b>	<b>(8,869)</b>	
<b>EIG GRAND ISLAND 90000033</b>					
Property Taxes	63,759	106,004		(106,004)	
<b>TOTAL</b>	<b>63,759</b>	<b>106,004</b>	<b>-</b>	<b>(106,004)</b>	
<b>COPPER CREEK 2014 HOUSES 90000036</b>					
Property Taxes	257,295	525,375		(525,375)	
<b>TOTAL</b>	<b>257,295</b>	<b>525,375</b>	<b>-</b>	<b>(525,375)</b>	
<b>TC ENCK BUILDERS 90000037</b>					
Property Taxes	2,407	2,927		(2,927)	
<b>TOTAL</b>	<b>2,407</b>	<b>2,927</b>	<b>-</b>	<b>(2,927)</b>	
<b>SUPER MARKET DEVELOPERS 90000038</b>					
Property Taxes	41,716	50,713		(50,713)	
<b>TOTAL</b>	<b>41,716</b>	<b>50,713</b>	<b>-</b>	<b>(50,713)</b>	
<b>MAINSTAY SUITES 90000039</b>					
Property Taxes		(187,476)		187,476	
<b>TOTAL</b>	<b>-</b>	<b>(187,476)</b>	<b>-</b>	<b>187,476</b>	
<b>TOWER 217 90000040</b>					
Property Taxes	12,381	23,926		(23,926)	
<b>TOTAL</b>	<b>12,381</b>	<b>23,926</b>	<b>-</b>	<b>(23,926)</b>	
<b>COPPER CREEK 2015 HOUSES 90000041</b>					
Property Taxes	163,046	220,141		(220,141)	
<b>TOTAL</b>	<b>163,046</b>	<b>220,141</b>	<b>-</b>	<b>(220,141)</b>	
<b>NORTHWEST COMMONS 90000042</b>					
Property Taxes	26,576	228,628		(228,628)	
<b>TOTAL</b>	<b>26,576</b>	<b>228,628</b>	<b>-</b>	<b>(228,628)</b>	
<b>HABITAT - 8TH &amp; SUPERIOR 90000043</b>					
Property Taxes	8,711	11,457		(11,457)	
<b>TOTAL</b>	<b>8,711</b>	<b>11,457</b>	<b>-</b>	<b>(11,457)</b>	
<b>KAUFMAN BUILDING 90000044</b>					
Property Taxes	7,683	9,331		(9,331)	
<b>TOTAL</b>	<b>7,683</b>	<b>9,331</b>	<b>-</b>	<b>(9,331)</b>	
<b>TALON APARTMENTS 90000045</b>					
Property Taxes	54,829	67,064		(67,064)	
<b>TOTAL</b>	<b>54,829</b>	<b>67,064</b>	<b>-</b>	<b>(67,064)</b>	
<b>VICTORY PLACE 90000046</b>					
Property Taxes	170	340		(340)	
<b>TOTAL</b>	<b>170</b>	<b>340</b>	<b>-</b>	<b>(340)</b>	
<b>THINK SMART 90000047</b>					
Property Taxes	1,050	2,577		(2,577)	
<b>TOTAL</b>	<b>1,050</b>	<b>2,577</b>	<b>-</b>	<b>(2,577)</b>	
<b>BOSELNAN HQ 90000048</b>					
Property Taxes	80,224	90,601		(90,601)	
<b>TOTAL</b>	<b>80,224</b>	<b>90,601</b>	<b>-</b>	<b>(90,601)</b>	

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF MAY 2026

	<u>MONTH ENDED</u> <u>May-26</u>	<u>2025-2026</u> <u>YEAR TO DATE</u>	<u>2026</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
<b>TALON APARTMENTS 2017 90000049</b>					
Property Taxes	61,441	75,151		(75,151)	
<b>TOTAL</b>	<b>61,441</b>	<b>75,151</b>	<b>-</b>	<b>(75,151)</b>	
<b>WEINRICH DEVELOPMENT 90000050</b>					
Property Taxes	3,320	4,036		(4,036)	
<b>TOTAL</b>	<b>3,320</b>	<b>4,036</b>	<b>-</b>	<b>(4,036)</b>	
<b>WING WILLIAMSONS 90000051</b>					
Property Taxes	1,905	2,313		(2,313)	
<b>TOTAL</b>	<b>1,905</b>	<b>2,313</b>	<b>-</b>	<b>(2,313)</b>	
<b>HATCHERY HOLDINGS 90000052</b>					
Property Taxes	14,495	28,989		(28,989)	
<b>TOTAL</b>	<b>14,495</b>	<b>28,989</b>	<b>-</b>	<b>(28,989)</b>	
<b>FEDERATION LABOR TEMPLE 90000053</b>					
Property Taxes	4,516	5,485		(5,485)	
<b>TOTAL</b>	<b>4,516</b>	<b>5,485</b>	<b>-</b>	<b>(5,485)</b>	
<b>MIDDLETON PROPERTIES II 90000054</b>					
Property Taxes	1,897	17,589		(17,589)	
<b>TOTAL</b>	<b>1,897</b>	<b>17,589</b>	<b>-</b>	<b>(17,589)</b>	
<b>COPPER CREEK 2016 HOUSES 90000055</b>					
Property Taxes	104,116	133,425		(133,425)	
<b>TOTAL</b>	<b>104,116</b>	<b>133,425</b>	<b>-</b>	<b>(133,425)</b>	
<b>EAST PARK ON STUHR 90000057</b>					
Property Taxes	11,203	22,406		(22,406)	
<b>TOTAL</b>	<b>11,203</b>	<b>22,406</b>	<b>-</b>	<b>(22,406)</b>	
<b>TAKE FLIGHT INVESTMENTS 90000058</b>					
Property Taxes	605	5,077		(5,077)	
<b>TOTAL</b>	<b>605</b>	<b>5,077</b>	<b>-</b>	<b>(5,077)</b>	
<b>PRATARIA VENTURES HOSPITAL 90000059</b>					
Property Taxes	638,470	776,187		(776,187)	
<b>TOTAL</b>	<b>638,470</b>	<b>776,187</b>	<b>-</b>	<b>(776,187)</b>	
<b>URBAN ISLAND LLC 90000061</b>					
Property Taxes	3,243	3,939		(3,939)	
<b>TOTAL</b>	<b>3,243</b>	<b>3,939</b>	<b>-</b>	<b>(3,939)</b>	
<b>PEACEFUL ROOT 90000062</b>					
Property Taxes	7,358	8,937		(8,937)	
<b>TOTAL</b>	<b>7,358</b>	<b>8,937</b>	<b>-</b>	<b>(8,937)</b>	
<b>TALON 2019 LOOKBACK 90000063</b>					
Property Taxes	2,592	3,170		(3,170)	
<b>TOTAL</b>	<b>2,592</b>	<b>3,170</b>	<b>-</b>	<b>(3,170)</b>	
<b>COPPER CREEK PH2 2019 LB 90000064</b>					
Property Taxes	29,952	38,283		(38,283)	
<b>TOTAL</b>	<b>29,952</b>	<b>38,283</b>	<b>-</b>	<b>(38,283)</b>	
<b>GRAND ISLAND HOTEL 90000065</b>					
Property Taxes	82,973	93,004		(93,004)	
<b>TOTAL</b>	<b>82,973</b>	<b>93,004</b>	<b>-</b>	<b>(93,004)</b>	

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF MAY 2026

	<u>MONTH ENDED</u> <u>May-26</u>	<u>2025-2026</u> <u>YEAR TO DATE</u>	<u>2026</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
<b>PARAMOUNT OLD SEARS 90000066</b>					
Property Taxes	4,171	5,066		(5,066)	
<b>TOTAL</b>	<b>4,171</b>	<b>5,066</b>	<b>-</b>	<b>(5,066)</b>	
<b>CENTRAL NE TRUCK WASH 90000067</b>					
Property Taxes	3,157	29,272		(29,272)	
<b>TOTAL</b>	<b>3,157</b>	<b>29,272</b>	<b>-</b>	<b>(29,272)</b>	
<b>PRATARIA VENTURES MED OFF 90000068</b>					
Property Taxes	156,095	189,764		(189,764)	
<b>TOTAL</b>	<b>156,095</b>	<b>189,764</b>	<b>-</b>	<b>(189,764)</b>	
<b>TALON 2020 LB PHASE 4 90000069</b>					
Property Taxes	17,463	21,360		(21,360)	
<b>TOTAL</b>	<b>17,463</b>	<b>21,360</b>	<b>-</b>	<b>(21,360)</b>	
<b>STAROSTKA 5TH ST LB PH 1 90000070</b>					
Property Taxes	7,148	(199)		199	
<b>TOTAL</b>	<b>7,148</b>	<b>(199)</b>	<b>-</b>	<b>199</b>	
<b>COPPER CREEK PH 2 2020 LB 90000071</b>					
Property Taxes	76,296	100,655		(100,655)	
<b>TOTAL</b>	<b>76,296</b>	<b>100,655</b>	<b>-</b>	<b>(100,655)</b>	
<b>COPPER CREEK PH 3 2020 LB 90000072</b>					
Property Taxes	31,530	41,000		(41,000)	
<b>TOTAL</b>	<b>31,530</b>	<b>41,000</b>	<b>-</b>	<b>(41,000)</b>	
<b>HEDDE BUILDING 201 W 3RD 90000073</b>					
Property Taxes	13,099	24,603		(24,603)	
<b>TOTAL</b>	<b>13,099</b>	<b>24,603</b>	<b>-</b>	<b>(24,603)</b>	
<b>RAWR HOLDINGS 110 W 2ND 90000074</b>					
Property Taxes	125	249		(249)	
<b>TOTAL</b>	<b>125</b>	<b>249</b>	<b>-</b>	<b>(249)</b>	
<b>ORCHARD REDEV PROJ 90000075</b>					
Property Taxes	13,397	16,287		(16,287)	
<b>TOTAL</b>	<b>13,397</b>	<b>16,287</b>	<b>-</b>	<b>(16,287)</b>	
<b>AMUR RE OLD WELLS FARGO 90000076</b>					
Property Taxes	19,160	21,462		(21,462)	
<b>TOTAL</b>	<b>19,160</b>	<b>21,462</b>	<b>-</b>	<b>(21,462)</b>	
<b>WALD 12 PROPERTIES LLC 90000077</b>					
Property Taxes	2,327	21,881		(21,881)	
<b>TOTAL</b>	<b>2,327</b>	<b>21,881</b>	<b>-</b>	<b>(21,881)</b>	
<b>WING PROPERTIES 112 E 3RD ST 90000078</b>					
Property Taxes	599	727		(727)	
<b>TOTAL</b>	<b>599</b>	<b>727</b>	<b>-</b>	<b>(727)</b>	
<b>WEINRICH DEV 408 E 2ND ST 90000079</b>					
Property Taxes	3,795	4,614		(4,614)	
<b>TOTAL</b>	<b>3,795</b>	<b>4,614</b>	<b>-</b>	<b>(4,614)</b>	
<b>O'NEILL WOOD RESOURCES 90000080</b>					
Property Taxes	167	1,261		(1,261)	
<b>TOTAL</b>	<b>167</b>	<b>1,261</b>	<b>-</b>	<b>(1,261)</b>	

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF MAY 2026

	MONTH ENDED <u>May-26</u>	2025-2026 <u>YEAR TO DATE</u>	2026 <u>BUDGET</u>	REMAINING <u>BALANCE</u>	% OF BUDGET <u>USED</u>
<b>SE COMMONS - FONNERVIEW 90000081</b>					
Property Taxes	19,751	74,419		(74,419)	
<b>TOTAL</b>	<b>19,751</b>	<b>74,419</b>	<b>-</b>	<b>(74,419)</b>	
<b>PARAMOUNT 824 E 9TH ST 90000082</b>					
Property Taxes	9,049	11,001		(11,001)	
<b>TOTAL</b>	<b>9,049</b>	<b>11,001</b>	<b>-</b>	<b>(11,001)</b>	
<b>J&amp;L WESTWARD ENT CAAP 90000083</b>					
Property Taxes	13,612	17,212		(17,212)	
<b>TOTAL</b>	<b>13,612</b>	<b>17,212</b>	<b>-</b>	<b>(17,212)</b>	
<b>MILLER TIRE 90000084</b>					
Property Taxes	1,480	2,959		(2,959)	
<b>TOTAL</b>	<b>1,480</b>	<b>2,959</b>	<b>-</b>	<b>(2,959)</b>	
<b>TALON 2021 LB PHASE 5 90000085</b>					
Property Taxes	50,623	61,919		(61,919)	
<b>TOTAL</b>	<b>50,623</b>	<b>61,919</b>	<b>-</b>	<b>(61,919)</b>	
<b>STAROSTKA 5TH ST 21 LB#2 90000086</b>					
Property Taxes	23,600	28,691		(28,691)	
<b>TOTAL</b>	<b>23,600</b>	<b>28,691</b>	<b>-</b>	<b>(28,691)</b>	
<b>PRATARIA PH 2 SUBPH 2 90000087</b>					
Property Taxes	9,736	54,875		(54,875)	
<b>TOTAL</b>	<b>9,736</b>	<b>54,875</b>	<b>-</b>	<b>(54,875)</b>	
<b>ORCHARD DEVELOPMENT 90000088</b>					
Property Taxes	16,942	29,317		(29,317)	
<b>TOTAL</b>	<b>16,942</b>	<b>29,317</b>	<b>-</b>	<b>(29,317)</b>	
<b>PARAMOUNT OLD SEARS 2 MAIN FL 90000089</b>					
Property Taxes	6,864	8,337		(8,337)	
<b>TOTAL</b>	<b>6,864</b>	<b>8,337</b>	<b>-</b>	<b>(8,337)</b>	
<b>BOSSELMAN KINGS CROSSING 90000090</b>					
Property Taxes	33,255	37,275		(37,275)	
<b>TOTAL</b>	<b>33,255</b>	<b>37,275</b>	<b>-</b>	<b>(37,275)</b>	
<b>TABITHA 3490 EWOLDT ST 90000091</b>					
Property Taxes	296,939	578,169		(578,169)	
<b>TOTAL</b>	<b>296,939</b>	<b>578,169</b>	<b>-</b>	<b>(578,169)</b>	
<b>NIKODYM 22 LB 90000092</b>					
Property Taxes	15,587	18,949		(18,949)	
<b>TOTAL</b>	<b>15,587</b>	<b>18,949</b>	<b>-</b>	<b>(18,949)</b>	
<b>ARTISANS ALLEY 90000093</b>					
Property Taxes	2,323	23,301		(23,301)	
<b>TOTAL</b>	<b>2,323</b>	<b>23,301</b>	<b>-</b>	<b>(23,301)</b>	
<b>COPPER CREEK PH 3 2021 LB 90000094</b>					
Property Taxes	58,649	87,563		(87,563)	
<b>TOTAL</b>	<b>58,649</b>	<b>87,563</b>	<b>-</b>	<b>(87,563)</b>	
<b>ORCHARD RE 2022LB 90000095</b>					
Property Taxes	21,174	29,087		(29,087)	
<b>TOTAL</b>	<b>21,174</b>	<b>29,087</b>	<b>-</b>	<b>(29,087)</b>	

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF MAY 2026

	<u>MONTH ENDED</u> <u>May-26</u>	<u>2025-2026</u> <u>YEAR TO DATE</u>	<u>2026</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
<b>JAXSON SUB 2023 LB PH 2 90000096</b>					
Property Taxes	7,214	64,658		(64,658)	
<b>TOTAL</b>	<b>7,214</b>	<b>64,658</b>	<b>-</b>	<b>(64,658)</b>	
<b>LEGACY 34 2022 LB 90000097</b>					
Property Taxes	179,381	219,409		(219,409)	
<b>TOTAL</b>	<b>179,381</b>	<b>219,409</b>	<b>-</b>	<b>(219,409)</b>	
<b>JAXSON SUB 90000098</b>					
Property Taxes	8,093	72,538		(72,538)	
<b>TOTAL</b>	<b>8,093</b>	<b>72,538</b>	<b>-</b>	<b>(72,538)</b>	
<b>STAROSTKA 5TH 22LB 90000099</b>					
Property Taxes	6,052	16,166		(16,166)	
<b>TOTAL</b>	<b>6,052</b>	<b>16,166</b>	<b>-</b>	<b>(16,166)</b>	
<b>PARAMOUNT MONTANA AVE 90000100</b>					
Property Taxes	8,110	9,860		(9,860)	
<b>TOTAL</b>	<b>8,110</b>	<b>9,860</b>	<b>-</b>	<b>(9,860)</b>	
<b>LEFT CLICK PROPERTIES 90000101</b>					
Property Taxes	1,614	1,960		(1,960)	
<b>TOTAL</b>	<b>1,614</b>	<b>1,960</b>	<b>-</b>	<b>(1,960)</b>	
<b>CONESTOGA MARKETPLACE #5 90000102</b>					
Property Taxes	17,542	21,325		(21,325)	
<b>TOTAL</b>	<b>17,542</b>	<b>21,325</b>	<b>-</b>	<b>(21,325)</b>	
<b>CONESTOGA MARKETPLACE #6 90000103</b>					
Property Taxes	9,488	11,534		(11,534)	
<b>TOTAL</b>	<b>9,488</b>	<b>11,534</b>	<b>-</b>	<b>(11,534)</b>	
<b>HIGHLAND NORTH 2023 90000104</b>					
Property Taxes	6,946	8,444		(8,444)	
<b>TOTAL</b>	<b>6,946</b>	<b>8,444</b>	<b>-</b>	<b>(8,444)</b>	
<b>JBA VENTURES 2023 LB 90000105</b>					
Property Taxes	16,975	19,027		(19,027)	
<b>TOTAL</b>	<b>16,975</b>	<b>19,027</b>	<b>-</b>	<b>(19,027)</b>	
<b>LEGACY 34 2023 LB PH 1 90000106</b>					
Property Taxes	224,842	275,013		(275,013)	
<b>TOTAL</b>	<b>224,842</b>	<b>275,013</b>	<b>-</b>	<b>(275,013)</b>	
<b>TRINITY HEIGHTS 2023 LB1 90000107</b>					
Property Taxes	5,690	21,413		(21,413)	
<b>TOTAL</b>	<b>5,690</b>	<b>21,413</b>	<b>-</b>	<b>(21,413)</b>	
<b>STAROSTKA 5TH ST 2023 LB4 90000108</b>					
Property Taxes	5,329	6,479		(6,479)	
<b>TOTAL</b>	<b>5,329</b>	<b>6,479</b>	<b>-</b>	<b>(6,479)</b>	
<b>Alltel 90000109</b>					
Property Taxes	1,213	11,250		(11,250)	
<b>TOTAL</b>	<b>1,213</b>	<b>11,250</b>	<b>-</b>	<b>(11,250)</b>	
<b>Millenial Estates 2024 90000108</b>					
Property Taxes	8,636	31,416		(31,416)	
<b>TOTAL</b>	<b>8,636</b>	<b>31,416</b>	<b>-</b>	<b>(31,416)</b>	

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF MAY 2026

	MONTH ENDED <u>May-26</u>	2025-2026 <u>YEAR TO DATE</u>	2026 <u>BUDGET</u>	REMAINING <u>BALANCE</u>	% OF BUDGET <u>USED</u>
<b>Jaxon Sub 2024 LKBK PH3 90000111</b>					
Property Taxes	6,052	54,240		(54,240)	
<b>TOTAL</b>	<b>6,052</b>	<b>54,240</b>	<b>-</b>	<b>(54,240)</b>	
<b>CRANE VALLEY 90000112</b>					
Property Taxes	79,197	96,279		(96,279)	
<b>TOTAL</b>	<b>79,197</b>	<b>96,279</b>	<b>-</b>	<b>(96,279)</b>	
<b>PRATARIA VENTURES III HQ 90000113</b>					
Property Taxes	29,160	35,450		(35,450)	
<b>TOTAL</b>	<b>29,160</b>	<b>35,450</b>	<b>-</b>	<b>(35,450)</b>	
<b>PRATARIA VENTURES III HOTEL 90000114</b>					
Property Taxes	122,475	148,892		(148,892)	
<b>TOTAL</b>	<b>122,475</b>	<b>148,892</b>	<b>-</b>	<b>(148,892)</b>	
<b>YANCY HOTEL 90000115</b>					
Property Taxes	38	75		(75)	
<b>TOTAL</b>	<b>38</b>	<b>75</b>	<b>-</b>	<b>(75)</b>	
<b>603 W DIVISION 90000116</b>					
Property Taxes	2,260	2,748		(2,748)	
<b>TOTAL</b>	<b>2,260</b>	<b>2,748</b>	<b>-</b>	<b>(2,748)</b>	
<b>ELKS BUILDING 90000117</b>					
Property Taxes	7	62		(62)	
<b>TOTAL</b>	<b>7</b>	<b>62</b>	<b>-</b>	<b>(62)</b>	
<b>MURFIN WILDWOOD 90000118</b>					
Property Taxes	5,480	30,885		(30,885)	
<b>TOTAL</b>	<b>5,480</b>	<b>30,885</b>	<b>-</b>	<b>(30,885)</b>	
<b>LEGACY 34 2023-2024 LB PHASE1 90000119</b>					
Property Taxes	11,019	13,477		(13,477)	
<b>TOTAL</b>	<b>11,019</b>	<b>13,477</b>	<b>-</b>	<b>(13,477)</b>	
<b>LEGACY 34 2022-2024 LB PHASE2 90000120</b>					
Property Taxes	12,229	14,957		(14,957)	
<b>TOTAL</b>	<b>12,229</b>	<b>14,957</b>	<b>-</b>	<b>(14,957)</b>	
<b>PARK VIEW 90000121</b>					
Property Taxes	1,761	2,141		(2,141)	
<b>TOTAL</b>	<b>1,761</b>	<b>2,141</b>	<b>-</b>	<b>(2,141)</b>	
<b>CONESTOGA MARKETPLACE PROJ 90000122</b>					
Property Taxes	144,704	175,917		(175,917)	
<b>TOTAL</b>	<b>144,704</b>	<b>175,917</b>	<b>-</b>	<b>(175,917)</b>	
<b>ORCHARD REDEVELPMENT 90000123</b>					
Property Taxes	2,221	4,443		(4,443)	
<b>TOTAL</b>	<b>2,221</b>	<b>4,443</b>	<b>-</b>	<b>(4,443)</b>	
<b>NIKODYM 2024 LB 90000124</b>					
Property Taxes	775	942		(942)	
<b>TOTAL</b>	<b>775</b>	<b>942</b>	<b>-</b>	<b>(942)</b>	
<b>124 W 3RD LIVING WATERS 90000125</b>					
Property Taxes	595	1,189		(1,189)	
<b>TOTAL</b>	<b>595</b>	<b>1,189</b>	<b>-</b>	<b>(1,189)</b>	

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF MAY 2026

	MONTH ENDED <u>May-26</u>	2025-2026 <u>YEAR TO DATE</u>	2026 <u>BUDGET</u>	REMAINING <u>BALANCE</u>	% OF BUDGET <u>USED</u>
<b>CONESTOGA MARKETPLACE TARGET 90000126</b>					
Property Taxes	66,705	81,094		(81,094)	
<b>TOTAL</b>	<b>66,705</b>	<b>81,094</b>	<b>-</b>	<b>(81,094)</b>	
<b>BZ LLC 106 N LOCUST 90000127</b>					
Property Taxes	118	237		(237)	
<b>TOTAL</b>	<b>118</b>	<b>237</b>	<b>-</b>	<b>(237)</b>	
<b>OFFICE NET 90000128</b>					
Property Taxes	1,047	2,093		(2,093)	
<b>TOTAL</b>	<b>1,047</b>	<b>2,093</b>	<b>-</b>	<b>(2,093)</b>	
<b>LEGACY 34 2024 LB PAHSE1 90000129</b>					
Property Taxes	46,876	57,336		(57,336)	
<b>TOTAL</b>	<b>46,876</b>	<b>57,336</b>	<b>-</b>	<b>(57,336)</b>	
<b>PRARIE COMMONS SIXTH SUB 90000131</b>					
Property Taxes	3,020	3,671		(3,671)	
<b>TOTAL</b>	<b>3,020</b>	<b>3,671</b>	<b>-</b>	<b>(3,671)</b>	
<b>TOTAL REVENUE</b>	<b>4,169,006</b>	<b>6,588,577</b>	<b>9,934,811</b>	<b>3,495,127</b>	<b>66.32%</b>

**EXPENSES**

**CRA**

**GENERAL OPERATIONS:**

Auditing & Accounting		3,000	3,000	-	100.00%
Legal Services		46	3,000	2,954	1.55%
Consulting Services		-	5,000	5,000	0.00%
Contract Services	6,561	58,340	100,000	41,660	58.34%
Printing & Binding		-	1,000	1,000	0.00%
Other Professional Services		7,490	16,000	8,510	46.82%
General Liability Insurance		-	250	250	0.00%
Postage		151	250	99	60.26%
Legal Notices	11	68	500	432	13.60%
Travel & Training		1,074	4,000	2,926	26.84%
Other Expenditures		-	-	-	#DIV/0!
Office Supplies		-	1,000	1,000	0.00%
Supplies		-	300	300	0.00%
Land		461,182	100,000	(361,182)	461.18%
Conestoga Marketplace Yr 3 of 20 Oct 24		200,000	200,000	-	100.00%
Fiscal Agent Fees/Bond Costs		-	-	-	#DIV/0!

**PROJECTS**

Husker Harvest Days Yr 8 of 10 Oct 25		200,000	200,000	-	100.00%
Life Safety Grants		-	200,000	200,000	
Life Safety Grants not awarded 2024-2025		-	165,000	165,000	0.00%
Façade Improvement		100,000	450,000	350,000	22.22%
Building Improvement	1,721	321,721	388,297	66,576	82.85%
Other Projects		66,971	150,000	83,029	44.65%

**TOTAL CRA EXPENSES**

<b>8,293</b>	<b>1,420,043</b>	<b>1,987,597</b>	<b>567,554</b>	<b>71.45%</b>
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**POPLAR STREET WATER 90000016**

Bond Principal		-	-	-	
<b>TOTAL</b>		<b>-</b>	<b>-</b>	<b>-</b>	

**CASEY'S @ FIVE POINTS 90000017**

Bond Principal		1,451	-	(1,451)	
<b>TOTAL</b>		<b>-</b>	<b>1,451</b>	<b>(1,451)</b>	

COMMUNITY REDEVELOPMENT AUTHORITY  
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	<u>MONTH ENDED</u> <u>May-26</u>	<u>2025-2026</u> <u>YEAR TO DATE</u>	<u>2026</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
<b>SOUTH POINTE HOTEL PROJECT 90000018</b>					
Bond Principal		7,753	-	(7,753)	
<b>TOTAL</b>	-	7,753	-	(7,753)	
<b>TOKEN PROPERTIES RUBY 90000024</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	-	-	-	-	
<b>GORDMAN GRAND ISLAND 90000025</b>					
Bond Principal		9,225	-	(9,225)	
<b>TOTAL</b>	-	9,225	-	(9,225)	
<b>BAKER DEVELOPMENT INC 90000026</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	-	-	-	-	
<b>STRATFORD PLAZA LLC 90000027</b>					
Bond Principal		18,731	-	(18,731)	
<b>TOTAL</b>	-	18,731	-	(18,731)	
<b>COPPER CREEK 2013 HOUSES 90000028</b>					
Bond Principal	5,861	27,534	-	(27,534)	
<b>TOTAL</b>	5,861	27,534	-	(27,534)	
<b>CHIEF IND AURORA COOP 90000029</b>					
Bond Principal		15,055	-	(15,055)	
<b>TOTAL</b>	-	15,055	-	(15,055)	
<b>TOKEN PROP KIMBALL ST 90000030</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	-	-	-	-	
<b>GI HABITAT FOR HUMANITY 90000031</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	-	-	-	-	
<b>AUTO ONE INC 90000032</b>					
Bond Principal		1,574	-	(1,574)	
<b>TOTAL</b>	-	1,574	-	(1,574)	
<b>EIG GRAND ISLAND 90000033</b>					
Bond Principal		42,245	-	(42,245)	
<b>TOTAL</b>	-	42,245	-	(42,245)	
<b>TOKEN PROP CARY STREET 90000034</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	-	-	-	-	
<b>WENN HOUSING PROJECT 90000035</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	-	-	-	-	
<b>COPPER CREEK 2014 HOUSES 90000036</b>					
Bond Principal	8,185	80,604	-	(80,604)	
<b>TOTAL</b>	8,185	80,604	-	(80,604)	
<b>TC ENCK BUILDERS 90000037</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	-	-	-	-	

COMMUNITY REDEVELOPMENT AUTHORITY  
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	<u>MONTH ENDED</u> <u>May-26</u>	<u>2025-2026</u> <u>YEAR TO DATE</u>	<u>2026</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
<b>SUPER MARKET DEVELOPERS 90000038</b>					
Bond Principal		8,998	-	(8,998)	
<b>TOTAL</b>	-	8,998	-	(8,998)	
<b>MAINSTAY SUITES 90000039</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	-	-	-	-	
<b>TOWER 217 90000040</b>					
Bond Principal		2,656	-	(2,656)	
<b>TOTAL</b>	-	2,656	-	(2,656)	
<b>COPPER CREEK 2015 HOUSES 90000041</b>					
Bond Principal	5,940	54,790	-	(54,790)	
<b>TOTAL</b>	5,940	54,790	-	(54,790)	
<b>NORTHWEST COMMONS 90000042</b>					
Bond Principal	8,574	202,052	-	(202,052)	
<b>TOTAL</b>	8,574	202,052	-	(202,052)	
<b>HABITAT - 8TH &amp; SUPERIOR 90000043</b>					
Bond Principal		1,774	-	(1,774)	
<b>TOTAL</b>	-	1,774	-	(1,774)	
<b>KAUFMAN BUILDING</b>					
Bond Principal		1,648	-	(1,648)	
<b>TOTAL</b>	-	1,648	-	(1,648)	
<b>TALON APARTMENTS 90000045</b>					
Bond Principal		12,235	-	(12,235)	
<b>TOTAL</b>	-	12,235	-	(12,235)	
<b>VICTORY PLACE 90000046</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	-	-	-	-	
<b>FUTURE TIF'S</b>					
Bond Principal		-	8,800,000	8,800,000	
<b>TOTAL</b>	-	-	8,800,000	8,800,000	
<b>THINK SMART 90000047</b>					
Bond Principal		1,527	-	(1,527)	
<b>TOTAL</b>	-	1,527	-	(1,527)	
<b>BOSELMAN HQ 90000048</b>					
Bond Principal		10,378	-	(10,378)	
<b>TOTAL</b>	-	10,378	-	(10,378)	
<b>TALON APARTMENTS 2017 90000049</b>					
Bond Principal		13,710	-	(13,710)	
<b>TOTAL</b>	-	13,710	-	(13,710)	
<b>WEINRICH DEVELOPMENT 90000050</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	-	-	-	-	
<b>WING WILLIAMSONS</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	-	-	-	-	

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF MAY 2026

	<u>MONTH ENDED</u> <u>May-26</u>	<u>2025-2026</u> <u>YEAR TO DATE</u>	<u>2026</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
<b>HATCHERY HOLDINGS 90000052</b>					
Bond Principal		14,495	-	(14,495)	
<b>TOTAL</b>	-	14,495		(14,495)	
<b>FEDERATION LABOR TEMPLE 90000053</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	-	-		-	
<b>MIDDLETON PROPERTIES II 90000054</b>					
Bond Principal		15,692	-	(15,692)	
<b>TOTAL</b>	-	15,692		(15,692)	
<b>COPPER CREEK 2016 HOUSES 90000055</b>					
Bond Principal		31,252	-	(31,252)	
<b>TOTAL</b>	-	31,252		(31,252)	
<b>MENDEZ ENTERPRISES 90000056</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	-	-		-	
<b>EAST PARK ON STUHR 90000057</b>					
Bond Principal		11,203	-	(11,203)	
<b>TOTAL</b>	-	11,203		(11,203)	
<b>TAKE FLIGHT INVESTMENTS 90000058</b>					
Bond Principal		3,868	-	(3,868)	
<b>TOTAL</b>	-	3,868		(3,868)	
<b>PRATARIA VENTURES HOSPITAL 90000059</b>					
Bond Principal		137,717	-	(137,717)	
<b>TOTAL</b>	-	137,717		(137,717)	
<b>AMMUNITION PLANT</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	-	-		-	
<b>URBAN ISLAND LLC 90000061</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	-	-		-	
<b>PEACEFUL ROOT 90000062</b>					
Bond Principal		1,578	-	(1,578)	
<b>TOTAL</b>	-	1,578		(1,578)	
<b>TALON 2019 LOOKBACK 90000063</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	-	-		-	
<b>COPPER CREEK PH2 2019 LB 90000064</b>					
Bond Principal	1,538	8,331	-	(8,331)	
<b>TOTAL</b>	1,538	8,331		(8,331)	
<b>GRAND ISLAND HOTEL 90000065</b>					
Bond Principal		10,030	-	(10,030)	
<b>TOTAL</b>	-	10,030		(10,030)	
<b>PARAMOUNT OLD SEARS 90000066</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	-	-		-	

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF MAY 2026

	MONTH ENDED <u>May-26</u>	2025-2026 <u>YEAR TO DATE</u>	2026 <u>BUDGET</u>	REMAINING <u>BALANCE</u>	% OF BUDGET <u>USED</u>
<b>CENTRAL NE TRUCK WASH 90000067</b>					
Bond Principal		26,115	-	(26,115)	
<b>TOTAL</b>	-	26,115		(26,115)	
<b>PRATARIA VENTURES MED OFF 90000068</b>					
Bond Principal		33,669	-	(33,669)	
<b>TOTAL</b>	-	33,669		(33,669)	
<b>TALON 2020 LB PHASE 4 90000069</b>					
Bond Principal		3,897	-	(3,897)	
<b>TOTAL</b>	-	3,897		(3,897)	
<b>STAROSTKA 5TH ST LOOKBACK PHASE 1</b>					
Bond Principal		1,542	-	(1,542)	
<b>TOTAL</b>	-	1,542		(1,542)	
<b>COPPER CREEK PHASE 2 '20 LB 90000071</b>					
Bond Principal	1,727	24,359	-	(24,359)	
<b>TOTAL</b>	1,727	24,359		(24,359)	
<b>COPPER CREEK PH 3 2020 LB 90000072</b>					
Bond Principal		9,470	-	(9,470)	
<b>TOTAL</b>	-	9,470		(9,470)	
<b>HEDDE BUILDING 201 W 3RD 90000073</b>					
Bond Principal		2,994	-	(2,994)	
<b>TOTAL</b>	-	2,994		(2,994)	
<b>RAWR HOLDINGS LLC 110 W 2ND ST</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	-	-		-	
<b>ORCHARD REDEVELOPMENT PROJECT 75</b>					
Bond Principal		11,400	-	(11,400)	
<b>TOTAL</b>	-	11,400		(11,400)	
<b>AMUR RE OLD WELLS FARGO 90000076</b>					
Bond Principal		2,302	-	(2,302)	
<b>TOTAL</b>	-	2,302		(2,302)	
<b>WALD 12 PROPERTIES LLC OLD GREENB 90000077</b>					
Bond Principal	8,614	19,554	-	(19,554)	
<b>TOTAL</b>	8,614	19,554		(19,554)	
<b>WING PROPERTIES 112 2 3RD ST</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	-	-		-	
<b>WEINRICH DEV 408 E 2ND ST 90000079</b>					
Bond Principal		-	-	-	
<b>TOTAL</b>	-	-		-	
<b>O'NEILL WOOD RESOURCES 90000080</b>					
Bond Principal		1,094	-	(1,094)	
<b>TOTAL</b>	-	1,094		(1,094)	
<b>SE COMMONS - FONNERVIEW 90000081</b>					
Bond Principal		54,669	-	(54,669)	
<b>TOTAL</b>	-	54,669		(54,669)	

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF MAY 2026

	<u>MONTH ENDED</u> <u>May-26</u>	<u>2025-2026</u> <u>YEAR TO DATE</u>	<u>2026</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
<b>PARAMOUNT 824 E 9TH ST 90000082</b>					
Bond Principal		1,952	-	(1,952)	
<b>TOTAL</b>	-	1,952		(1,952)	
<b>J&amp;L WESTWARD ENT CAAP 90000083</b>					
Bond Principal		3,601	-	(3,601)	
<b>TOTAL</b>	-	3,601		(3,601)	
<b>MILLER TIRE 90000084</b>					
Bond Principal		1,480	-	(1,480)	
<b>TOTAL</b>	-	1,480		(1,480)	
<b>TALON 2021 LB PHASE 5 90000085</b>					
Bond Principal		11,296	-	(11,296)	
<b>TOTAL</b>	-	11,296		(11,296)	
<b>STAROSTKA 5TH ST 21 LOOKBACK #2 86</b>					
Bond Principal		5,091	-	(5,091)	
<b>TOTAL</b>	-	5,091		(5,091)	
<b>PRATARIA PH 2 SUBPH 2 90000087</b>					
Bond Principal	35,403	45,139		(45,139)	
<b>TOTAL</b>	35,403	45,139	-	(45,139)	
<b>ORCHARD DEVELOPMENT 90000088</b>					
Bond Principal	6,571	12,375		(12,375)	
<b>TOTAL</b>	6,571	12,375	-	(12,375)	
<b>PARAMOUNT OLD SEARS 2 MAIN FL 90000089</b>					
Bond Principal		1,473		(1,473)	
<b>TOTAL</b>	-	1,473	-	(1,473)	
<b>BOSELMAN KINGS CROSSING 90000090</b>					
Bond Principal		4,020		(4,020)	
<b>TOTAL</b>	-	4,020	-	(4,020)	
<b>TABITHA 3490 EWOLDT ST 90000091</b>					
Bond Principal		281,230		(281,230)	
<b>TOTAL</b>	-	281,230	-	(281,230)	
<b>NIKODYM 2022 LOOKBACK 90000092</b>					
Bond Principal		3,362		(3,362)	
<b>TOTAL</b>	-	3,362	-	(3,362)	
<b>ARTISANS ALLEY BARTENBACH 90000093</b>					
Bond Principal	18,655	20,978		(20,978)	
<b>TOTAL</b>	18,655	20,978	-	(20,978)	
<b>COPPER CREEK PH 3 21LB 90000094</b>					
Bond Principal	7,555	28,914		(28,914)	
<b>TOTAL</b>	7,555	28,914	-	(28,914)	
<b>ORCHARD REDEVELOP 2022 LB 90000095</b>					
Bond Principal	1,189	7,914		(7,914)	
<b>TOTAL</b>	1,189	7,914	-	(7,914)	
<b>JAXSON SUB 2023 LB PH2 90000096</b>					
Bond Principal		57,444		(57,444)	
<b>TOTAL</b>	-	57,444	-	(57,444)	

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF MAY 2026

	<u>MONTH ENDED</u> <u>May-26</u>	<u>2025-2026</u> <u>YEAR TO DATE</u>	<u>2026</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
<b>LEGACY 34 2022 LB 9000097</b>					
Bond Principal		40,027		(40,027)	
<b>TOTAL</b>	-	40,027	-	(40,027)	
<b>JAXSON SUBDIVISION 9000098</b>					
Bond Principal		64,446		(64,446)	
<b>TOTAL</b>	-	64,446	-	(64,446)	
<b>STAROSTKA 5TH ST 22LB PH3 9000099</b>					
Bond Principal		10,113		(10,113)	
<b>TOTAL</b>	-	10,113	-	(10,113)	
<b>PARAMOUNT MONTANA AVE 9000100</b>					
Bond Principal		1,749		(1,749)	
<b>TOTAL</b>	-	1,749	-	(1,749)	
<b>LEFT CLICK PROPERTIES 9000101</b>					
Bond Principal		-		-	
<b>TOTAL</b>	-	-	-	-	
<b>CONESTOGA MARKETPLACE #5 9000102</b>					
Bond Principal		3,784		(3,784)	
<b>TOTAL</b>	-	3,784	-	(3,784)	
<b>CONESTOGA MARKETPLACE #6 9000103</b>					
Bond Principal		2,047		(2,047)	
<b>TOTAL</b>	-	2,047	-	(2,047)	
<b>HIGHLAND NORTH 2023 LB1 9000104</b>					
Bond Principal		1,498		(1,498)	
<b>TOTAL</b>	-	1,498	-	(1,498)	
<b>JBA VENTURES 23LBPH1 9000105</b>					
Bond Principal		2,052		(2,052)	
<b>TOTAL</b>	-	2,052	-	(2,052)	
<b>LEGACY 34 2023-23 LB PH1 9000106</b>					
Bond Principal		50,171		(50,171)	
<b>TOTAL</b>	-	50,171	-	(50,171)	
<b>TRINITY HEIGHTS 2023 LB1 9000107</b>					
Bond Principal		15,723		(15,723)	
<b>TOTAL</b>	-	15,723	-	(15,723)	
<b>STAROSTKA 5TH ST 2023 LB4 9000108</b>					
Bond Principal		1,149		(1,149)	
<b>TOTAL</b>	-	1,149	-	(1,149)	
<b>ALLTEL 9000109</b>					
Bond Principal		10,037		(10,037)	
<b>TOTAL</b>	-	10,037	-	(10,037)	
<b>MILLENIAL ESTATES 2024 LKBK 9000110</b>					
Bond Principal		22,780		(22,780)	
<b>TOTAL</b>	-	22,780	-	(22,780)	

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF MAY 2026

	MONTH ENDED <u>May-26</u>	2025-2026 <u>YEAR TO DATE</u>	2026 <u>BUDGET</u>	REMAINING <u>BALANCE</u>	% OF BUDGET <u>USED</u>
<b>Jaxon Sub 2024 LKBK PH3 90000111</b>					
Bond Principal		48,188		(48,188)	
<b>TOTAL</b>	-	48,188	-	(48,188)	
<b>CRANE VALLEY 90000112</b>					
Bond Principal		17,083		(17,083)	
<b>TOTAL</b>	-	17,083	-	(17,083)	
<b>PRATARIA VENTURES III HQ 90000113</b>					
Bond Principal		6,290		(6,290)	
<b>TOTAL</b>	-	6,290	-	(6,290)	
<b>PRATARIA VENTURES III HOTEL 90000114</b>					
Bond Principal		26,418		(26,418)	
<b>TOTAL</b>	-	26,418	-	(26,418)	
<b>YANCY HOTEL 90000115</b>					
Bond Principal		-		-	
<b>TOTAL</b>	-	-	-	-	
<b>603 W DIVISION 90000116</b>					
Bond Principal		-		-	
<b>TOTAL</b>	-	-	-	-	
<b>ELKS BUILDING 90000117</b>					
Bond Principal		-		-	
<b>TOTAL</b>	-	-	-	-	
<b>MURFIN WILDWOOD 90000118</b>					
Bond Principal	19,925	25,405		(25,405)	
<b>TOTAL</b>	19,925	25,405	-	(25,405)	
<b>LEGACY 34 2023-2024 LB PHASE1 90000119</b>					
Bond Principal		2,459		(2,459)	
<b>TOTAL</b>	-	2,459	-	(2,459)	
<b>LEGACY 34 2022-2024 LB PHASE2 90000120</b>					
Bond Principal		2,729		(2,729)	
<b>TOTAL</b>	-	2,729	-	(2,729)	
<b>PARK VIEW 90000121</b>					
Bond Principal		31,213		(31,213)	
<b>TOTAL</b>	-	31,213	-	(31,213)	
<b>CONESTOGA MARKETPLACE PROJ 90000122</b>					
Bond Principal		-		-	
<b>TOTAL</b>	-	-	-	-	
<b>ORCHARD REDEVELPMENT 90000123</b>					
Bond Principal		2,221		(2,221)	
<b>TOTAL</b>	-	2,221	-	(2,221)	
<b>NIKODYM 2024 LB 90000124</b>					
Bond Principal		-		-	
<b>TOTAL</b>	-	-	-	-	
<b>124 W 3RD LIVING WATERS 90000125</b>					
Bond Principal		-		-	
<b>TOTAL</b>	-	-	-	-	

COMMUNITY REDEVELOPMENT AUTHORITY  
FOR THE MONTH OF MAY 2026

	<u>MONTH ENDED</u> <u>May-26</u>	<u>2025-2026</u> <u>YEAR TO DATE</u>	<u>2026</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>	<u>% OF BUDGET</u> <u>USED</u>
<b>CONESTOGA MARKETPLACE TARGET 90000126</b>					
Bond Principal		14,388		(14,388)	
<b>TOTAL</b>	-	14,388	-	(14,388)	
<b>BZ LLC 106 N LOCUST 90000127</b>					
Bond Principal		-		-	
<b>TOTAL</b>	-	-	-	-	
<b>OFFICE NET 90000128</b>					
Bond Principal		1,047		(1,047)	
<b>TOTAL</b>	-	1,047	-	(1,047)	
<b>LEGACY 34 2024 LB PAHSE1 90000129</b>					
Bond Principal		10,460		(10,460)	
<b>TOTAL</b>	-	10,460	-	(10,460)	
<b>TOTAL EXPENSES</b>	138,028	3,258,956	10,787,597	7,528,641	30.21%



10-Jun-26  
 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 May 2026	\$	6,495.87
Grand Island Independent	Legal Ads - credit card	\$	16.50
Ramada Rd	Façade	\$	100,000.00
Park View Project #8724	TIF Payment Pass Through	\$	2,141.06
Prairie Commons STBX	TIF Payment Pass Through	\$	3,671.13
Plum Street Project	TIF Payment Pass Through	\$	1,954.50
Hall County Treasure	TIF Payment Pass Through	\$	2,081.02
Think Smart	TIF Payment Pass Through	\$	1,050.25
Conestoga Marketplace Project Area 5	TIF Payment Pass Through	\$	17,541.59
Conestoga Marketplace Prjct Area 6	TIF Payment Pass Through	\$	9,487.92
Highland North 2023 LB#1	TIF Payment Pass Through	\$	6,945.60
Jaxson Sub 2023 LB PH 2	TIF Payment Pass Through	\$	7,214.00
Legacy 34 2023 LB Phase 1	TIF Payment Pass Through	\$	224,841.65
Trinity Heights 2023 Lookback 1	TIF Payment Pass Through	\$	5,690.23
Crane Valley	TIF Payment Pass Through	\$	79,196.79
Starostka 5th St 2023 LB PH 4	TIF Payment Pass Through	\$	5,329.14
Orchard redev 2022 Lookback	TIF Payment Pass Through	\$	21,173.59
Nikodym 2022 Lookback	TIF Payment Pass Through	\$	15,586.80
Legacy 2022 Lookback	TIF Payment Pass Through	\$	179,381.42
Jaxson Subdivision	TIF Payment Pass Through	\$	8,093.17
Starostka 5th St 2022 LB PH 3	TIF Paymanet Pass Through	\$	6,052.37

Paramount Montana Ave	TIF Payment Pass Through	\$	8,110.27
Left Click Properties	TIF Payment Pass Through	\$	1,960.38
Artisans Alley (Bartenbach Building)	TIF Payment Pass Through	\$	2,322.79
Prataria PH 2 Subphase 2	TIF Payment Pass Through	\$	9,736.40
Orchard Redeve PH 1 Subphase 2	TIF Payment Pass Through	\$	16,941.57
Talon 2021 Lookback Phase 5	TIF Payment Pass Through	\$	50,623.25
Starostka 5th Lookback 2	TIF Payment Pass Through	\$	23,600.09
Copper Creek III 2021 Lookback	TIF Payment Pass Through	\$	58,649.47
Talon 2020 Lookback	TIF Payment Pass Through	\$	17,463.20
Starostka 5th Street Lookback	TIF Payment Pass Through	\$	7,148.02
Copper Creek Phase II 2020 Lookback	TIF Payment Pass Through	\$	76,295.66
Copper Creek Phase 3 2020 Lookback	TIF Payment Pass Through	\$	31,530.07
Hedde Building	TIF Payment Pass Through	\$	13,099.22
Talon 2019 Lookback	TIF Payment Pass Through	\$	3,170.49
Paramount Old Sears 2 Main Floor	TIF Payment Pass Through	\$	6,864.27
Copper Creek Phase II 2019 Lookback	TIF Payment Pass Through	\$	29,952.10
Orchard Development	TIF Payment Pass Through	\$	13,397.48
Paramount Old Sears 1 2nd Floor	TIF Payment Pass Through	\$	5,065.62
Amur RE Old Wells Fargo	TIF Payment Pass Through	\$	19,159.99
Azure	TIF Payment Pass Through	\$	2,327.06
Copper Creek Phase 2	TIF Payment Pass Through	\$	257,295.05
Central NE Truck Wash	TIF Payment Pass Through	\$	3,156.99
Copper Creek 8584 & 8549	TIF Payment Pass Through	\$	57,335.95
Weinrich 408 E 2nd	TIF Payment Pass Through	\$	4,614.02
Urban Island	TIF Payment Pass Through	\$	3,938.62

Talon Apartment	TIF Payment Pass Through	\$	61,441.13
Prataria Med Office	TIF Payment Pass Through	\$	156,094.56
Prataria Hospital	TIF Payment Pass Through	\$	638,470.08
Take Flight	TIF Payment Pass Through	\$	1,209.38
JBA Ventures 2023 Lookback Phase 1	TIF Payment Pass Through	\$	16,974.83
GI Hotel	TIF Payment Pass Through	\$	82,973.14
Token Properties LLC (213-215 N Ruby)	TIF Payment Pass Through	\$	1,469.15
Token Properties LLC - Treasure	TIF Payment Pass Through	\$	1,102.90
Murfin	TIF Payment Pass Through	\$	5,479.89
Legacy 2023-2024	TIF Payment Pass Through	\$	11,018.68
Legacy 2022-2024 Lookback	TIF Payment Pass Through	\$	12,228.68
Legacy 2024 Lookback	TIF Payment Pass Through	\$	46,875.97
Conestoga Marketplace Project	TIF Payment Pass Through	\$	144,704.38
Orchard Redeve Project	TIF Payment Pass Through	\$	2,221.44
Conestoga Marketplace - Target	TIF Payment Pass Through	\$	66,705.48
Office Net	TIF Payment Pass Through	\$	1,046.71
Millenial Estates 2024 Lookback	TIF Payment Pass Through	\$	4,317.76
City of Grand Island - Millenial Estates 2024	TIF Payment Pass Through	\$	4,317.75
Paramount 603 E. Division	TIF Payment Pass Through	\$	2,747.60
Jaxson Sub 2024	TIF Payment Pass Through	\$	6,051.53
Prataria Ventures III Hotel	TIF Payment Pass Through	\$	122,474.68
Prataria HDQTRS	TIF Payment Pass Through	\$	29,159.99
ALLTEL Building	TIF Payment Pass Through	\$	606.67
City of Grand Island - ALLTEL	TIF Payment Pass Through	\$	606.66
Tabitha 3490 Ewoldt	TIF Payment Pass Through	\$	296,939.18
Miller Tire	TIF Payment Pass Through	\$	1,479.63

J&L Westward Enterprices CAAP	TIF Payment Pass Through	\$	13,611.63
Bosselman Kings Crossing	TIF Payment Pass Through	\$	33,254.86
Paramount 824 E 9th St	TIF Payment Pass Through	\$	9,048.97
Southeast Commons (FonnerView)	TIF Payment Pass Through	\$	19,750.62
South Pointe Hotel	TIF Payment Pass Through	\$	35,941.90
Startford Plaza LLC	TIF Payment Pass Through	\$	3,821.50
Gordman Grand Island	TIF Payment Pass Through	\$	76,309.31
EIG Grand Island	TIF Payment Pass Through	\$	63,759.29
Auto One	TIF Payment Pass Through	\$	7,295.17
GI Area Habitat for Humanity	TIF Payment Pass Through	\$	5,399.01
Kimball Project	TIF Payment Pass Through	\$	2,912.35
Tower 217	TIF Payment Pass Through	\$	12,381.33
Chief Industries Aurora Coop	TIF Payment Pass Through	\$	14,758.15
TC Enck Builders	TIF Payment Pass Through	\$	2,926.55
Super Market Develop - DBA Super Saver	TIF Payment Pass Through	\$	41,715.52
GI Area Habitat For Humanity - 8th St	TIF Payment Pass Through	\$	9,683.10
Northwest Commons Project	TIF Payment Pass Through	\$	26,575.79
Copper Creek Phase 3	TIF Payment Pass Through	\$	165,351.08
Copper Creek Phase 4	TIF Payment Pass Through	\$	102,173.07
Kaufman Building	TIF Payment Pass Through	\$	7,683.17
Bosselman South Locust	TIF Payment Pass Through	\$	80,223.52
Talon Apartment	TIF Payment Pass Through	\$	54,829.37
EastPark on Stuhr Project	TIF Payment Pass Through	\$	11,202.82
Middleton Electric	TIF Payment Pass Through	\$	1,897.00
Federation Labor Temple Project	TIF Payment Pass Through	\$	5,485.20
Hatchery Holdings Project	TIF Payment Pass Through	\$	14,494.59
Williamson Building	TIF Payment Pass Through	\$	2,313.17
Peaceful Root	TIF Payment Pass Through	\$	7,358.06
<b>TOTAL</b>		<b>\$</b>	<b>3,978,576.58</b>



COMMITTED PROJECTS	REMAINING GRANT AMOUNT	2026 FY	2027 FY and Beyond	ESTIMATED COMP
Husker Harvest Days (11/14/17)	\$ 400,000.00		\$ 400,000.00	Oct-27
Conestoga Marketplace-CRA (12/27/22)	\$ 3,600,000.00		\$ 3,600,000.00	FY2042
205 W First St (Elks) (10/18/2023)	\$ -	\$ -	\$ 100,000.00	Fall 2026
3221 Ramada Rd (Carpenter) (10/16/2024)	\$ 100,000.00	\$ 100,000.00		Summer 2026
307-309 W 3rd St (Ziller) (02/12/25)	\$ 68,297.00	\$ 68,297.00		Summer 2026
<b>Total Committed</b>	<b>\$ 4,168,297.00</b>	<b>\$ 168,297.00</b>	<b>\$ 4,000,000.00</b>	
FIRE & LIFE SAFETY GRANT	TOTAL AMOUNT	2026 FISCAL YR	2027 FISCAL YR	ESTIMATED COMP
Tower 217 217 N Locust (12-12-23)	\$ 65,000.00	\$ 65,000.00		Spring 2025
307-309 W 3rd St (Ziller) (02/12/25)	\$ 65,000.00	\$ 65,000.00		Spring 2026
309 W 2nd St (11-12-25)	\$ 120,000.00		\$ 120,000.00	Fall 2026
<b>Total Committed F&amp;L Safety Grant</b>	<b>\$ 250,000.00</b>	<b>\$ 130,000.00</b>	<b>\$ 120,000.00</b>	

	BUDGET	2026	2026 LEFT
Life Safety Budgeted 2026	\$ 200,000.00	\$ 150,000.00	\$ 50,000.00
Façade Budgeted 2026	\$ 450,000.00	\$ 100,000.00	\$ 350,000.00
Other Projects Budgeted 2026	\$ 150,000.00	\$ 66,971.00	\$ 83,029.00
Land - Budgeted 2026	\$ 100,000.00	\$ 438,182.25	\$ (338,182.25)
Land Sales Budgeted 2026	\$ -	\$ -	\$ -
subtotal		\$ 755,153.25	\$ 144,846.75
Balance		\$ 755,153.25	\$ 144,846.75

	BUDGET	PAID	LEFT
Building Improvements *	\$ 388,297.00	\$ 300,000.00	\$ 88,297.00

\*Includes Life Safety, Façade, Other grants made in previous fiscal years

**CRA PROPERTIES**

Address	Purchase Price	Purchase Date	Demo Cost	Status
3235 S Locust (Desert Rose)	\$450,000	4/2/2010	\$39,764	Surplus
AJM Second Sub Lot 1	\$461,182	12/18/2025	\$0	Surplus

May 31, 2026



## **AGENDA MEMO**

**To:** Community Redevelopment Authority

**Agenda:** Community Redevelopment Authority Meeting

**Date:** June 10, 2026

**Item #:** 8.a.

**Subject:** Review of the 2025-26 Budget and approval of the 2026-27 Budget

**Staff Contact:** Chad Nability

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**BACKGROUND:** Attached is a copy of the 2025-26 Budget as adopted by the CRA and approved by Council along with a proposed budget for 2026-27. This is the same budget that was discussed by the CRA at the May meeting.

**DISCUSSION:** To date, we have committed \$100,000 of the \$450,000 of the funding for 2026 that was allocated to the façade program. Funds were granted for the Elks Building project and paid out in February. There is a soft commitment for another \$100,000 for the Elks building planned for next year, but I would propose approving and paying that out in August of this year if we do not have other applications for funding. This would use money that is in the budget, reduce our carryover funds and committed projects. There is one potential facade project application for the rest of this year.

The other grants program has just over \$88,000 left to commit. Staff has been talking to the BID on S. Locust between Fonner Park Road and Stolley Park Road about a possible grant for landscaping improvements, but has not seen one come through as yet.

The Fire/Life/Safety program has \$50,000 left to commit.

The CRA budgeted \$100,000 for Land Purchases and purchased the Miller property on 4th Street for \$461,182. It is anticipated that the CRA will sell this property in two pieces to Grand Island Utilities and the City of Grand Island at the beginning of the 2027 fiscal year.

Estimated revenues for 2026 - 2027, excluding pass-through commitments, are expected to total almost \$823,000 if we do not change the 2026 levy (assuming a 3% increase in total valuation). The levy for 2025 - 2026 is 0.015805, down from 0.017086 in 2024 - 2025. The City of Grand Island had a total valuation of \$5,055,209,483 based on the latest figures. The

CRA is permitted a levy of up to 0.026. The maximum levy would raise about \$1,314,000. In the past, City Council has indicated that they would consider a levy increase if the funds would be used for a specific project or group of projects. In the past, Council increased the CRA levy to pay for bonds for the Lincoln Pool.

We have \$200,000 committed toward the Conestoga Marketplace Project and need to match the Fire/Life/Safety program with \$100,000. It is expected that the CRA staffing and expenses will cost of \$160,000.

With the sale of the Miller property (\$460,000), and likely carry over of unexpended funds from this year for facade and other projects of up to \$300,000 along with \$363,000 of new revenue from the 2027 tax year (if the levy remains unchanged) we are likely to have \$1,100,000 to allocate in the next fiscal year plus any other carryover of unexpended funds from previous years.

The proposed 2027 budget includes line items for the following programs: Fire Life Safety Grants \$200,000 (\$100,000 from City General Fund and \$100,000 from CRA), Land Purchases \$100,000, Facade Improvement Grants \$450,000, Other Projects \$500,000, for a total of \$1,150,000 (\$1,250,000 total minus the \$100,000 city share of FLS). The proposed budget includes a large amount of funding in the other projects line with the hopes that the CRA can fund improvements to the Miller Property for 4th Street in the 2027 fiscal year. All other program activities are consistent with the 2026 budget.

**FISCAL IMPACT:** This is approval of the proposed budget for the 2027 fiscal year and it will impact the levy and tax ask by the CRA.

**ALTERNATIVES:** Approve the budget as presented.  
Approve the budget with amendments.

**RECOMMENDATION:** Approve the budget as presented.

**SAMPLE MOTION:** Move to approve the budget as presented

**ATTACHMENTS:**

1. 2025-26 CRA Budget Worksheet.pdf
2. 2026-27 CRA Budget Worksheet.pdf

**COMMUNITY REDEVELOPMENT AUTHORITY  
2026 BUDGET**

<b>CONSOLIDATED</b>	<b>2025 BUDGET</b>	<b>2024-2025 YE Projected</b>	<b>2026 BUDGET</b>
Beginning Cash	787,769	1,044,942	943,521
<b>REVENUE:</b>			
Property Taxes - CRA	591,079	591,079	614,811
Property Taxes - Conestoga Marketplace	200,000	200,000	200,000
Property Taxes -TIF's	8,316,000	8,316,000	8,800,000
Loan Income (Poplar Street Water Line)	0	0	0
Interest Income - CRA	20,000	28,000	20,000
Land Sales		0	
Other Revenue - CRA	300,000	300,000	300,000
Other Revenue - TIF's			
<b>TOTAL REVENUE</b>	<b>9,427,079</b>	<b>9,435,079</b>	<b>9,934,811</b>
<b>TOTAL RESOURCES</b>	<b>10,214,848</b>	<b>10,480,021</b>	<b>10,878,332</b>
<b>EXPENSES</b>			
Auditing & Accounting	3,000		3,000
Legal Services	3,000	1,000	3,000
Consulting Services	5,000	0	5,000
Contract Services	100,000	100,000	100,000
Printing & Binding	1,000	0	1,000
Other Professional Services	16,000	10,000	16,000
General Liability Insurance	250		250
Postage	250		250
Legal Notices	500	100	500
Travel & Training	4,000	0	4,000
Other Expenditures		0	
Office Supplies	1,000	300	1,000
Supplies	300	100	300
Land	100,000	0	100,000
Conestoga Marketplace Payment (Year 3 of 20 Nov 2025)	200,000	200,000	200,000
Husker Harvest Days Payment (Year 8 of 10 Nov 2025)	200,000	200,000	200,000
Life Safety Grants	200,000	0	200,000
Life Safety Grants not awarded 2024-25			165,000
Façade Improvement	450,000	450,000	450,000
Building Improvement	425,000	250,000	388,297
Other Projects	150,000	9,000	150,000
TIF Payments	8,316,000	8,316,000	8,800,000
<b>TOTAL EXPENSES</b>	<b>10,175,300</b>	<b>9,536,500</b>	<b>10,787,597</b>
<b>INCREASE(DECREASE) IN CASH</b>	<b>-748,221</b>	<b>-101,421</b>	<b>-852,786</b>
<b>ENDING CASH</b>	<b>39,548</b>	<b>943,521</b>	<b>90,735</b>

Program      Operating

Building Improvement includes all committed projects (Life/Safety Funds, Façade Grants, and Other Projects) that will not be paid before 9/30/25.

Other Revenue includes: 200k HHD (Food and Bev), 100k Life Safety City General

**COMMUNITY REDEVELOPMENT AUTHORITY  
2027 BUDGET**

<b>CONSOLIDATED</b>	<b>2026 BUDGET</b>	<b>2025-2026 YE Projected</b>	<b>2027 BUDGET</b>
Beginning Cash	943,521	1,190,503	420,527
<b>REVENUE:</b>			
Property Taxes - CRA	614,811	598,990	622,945
Property Taxes - Conestoga Marketplace	200,000	200,000	200,000
Property Taxes -TIF's	8,800,000	8,800,000	9,187,000
Loan Income (Poplar Street Water Line)	0	0	0
Interest Income - CRA	20,000	20,000	20,000
Land Sales		0	465,000
Other Revenue - CRA	300,000	218,234	300,000
Other Revenue - TIF's			
<b>TOTAL REVENUE</b>	<b>9,934,811</b>	<b>9,837,224</b>	<b>10,794,945</b>
<b>TOTAL RESOURCES</b>	<b>10,878,332</b>	<b>11,027,727</b>	<b>11,215,472</b>
<b>EXPENSES</b>			
Auditing & Accounting	3,000	3,000	3,000
Legal Services	3,000	1,000	3,000
Consulting Services	5,000	4,000	5,000
Contract Services	100,000	100,000	100,000
Printing & Binding	1,000	0	1,000
Other Professional Services	16,000	15,000	16,000
General Liability Insurance	250		250
Postage	250	250	250
Legal Notices	500	100	500
Travel & Training	4,000	2,000	4,000
Other Expenditures		0	
Office Supplies	1,000	300	1,000
Supplies	300	100	300
Land	100,000	461,182	100,000
Conestoga Marketplace Payment (Year 4 of 20 Nov 2026)	200,000	200,000	200,000
Husker Harvest Days Payment (Year 9 of 10 Nov 2026)	200,000	200,000	200,000
Life Safety Grants	200,000		200,000
Façade Improvement	450,000	200,000	450,000
Building Improvement	388,297	553,297	185,000
Other Projects	150,000	66,971	500,000
TIF Payments	8,800,000	8,800,000	9,187,000
<b>TOTAL EXPENSES</b>	<b>10,787,597</b>	<b>10,607,200</b>	<b>11,156,300</b>
<b>INCREASE(DECREASE) IN CASH</b>	<b>90,735</b>	<b>-769,976</b>	<b>-361,355</b>
<b>ENDING CASH</b>	<b>90,735</b>	<b>420,527</b>	<b>59,172</b>

Program      Operating

Building Improvement includes all committed projects (Life/Safety Funds, Façade Grants, and Other Projects) that will not be paid before 9/30/25.

Other Revenue includes: 200k HHD (Food and Bev), 100k Life Safety City General



## **AGENDA MEMO**

**To:** Community Redevelopment Authority

**Agenda:** Community Redevelopment Authority Meeting

**Date:** June 10, 2026

**Item #:** 8.b.

**Subject:** Request from the Liederkrantz for funding for immediate life safety improvements and creation of a plan to bring the Liederkrantz into compliance with city code.

**Staff Contact:** Chad Nabity

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### **BACKGROUND:**

In 2023, the City of Grand Island adopted the 2021 International Fire Code (IFC). Prior to this adoption, existing buildings were generally permitted to remain in compliance with the code requirements that were in effect at the time of their construction and were not required to meet many newer life-safety provisions, such as automatic fire alarm systems, automatic sprinkler systems, or updated means of egress requirements. Earlier editions of Chapter 11 of the IFC authorized the Fire Marshal to grant exceptions for existing nonconforming buildings.

The risks associated with these older nonconforming buildings have been demonstrated by several tragic incidents, most notably the 2003 Station Nightclub fire in Rhode Island, which claimed 100 lives. Following extensive research and recommendations from the National Institute of Standards and Technology (NIST), Section 1103.5.1 was added to the 2015 IFC to address similar hazards in existing assembly occupancies.

Section 1103.5.1 retroactively requires automatic sprinkler systems in existing Group A occupancies where alcoholic beverages are consumed and the occupant load is 300 or greater. These sprinkler systems must be installed in accordance with Section 903.3.1.1. For comparison, Section 903.3.1.1 currently requires automatic sprinkler systems in new assembly occupancies with an occupant load of 100 or more.

The Fire Protection Division of the Grand Island Fire Department has been working with the

leadership of Liederkrantz since 2014 to address life-safety concerns within the building. While all parties have recognized the importance of improving fire protection, the cost of installing an automatic sprinkler system has remained the primary obstacle to achieving compliance.

**DISCUSSION:** The Liederkrantz leadership wishes to address fire code issues and ADA issues at the building and have proposed hiring professionals in the necessary fields to create a plan for addressing both the fire code issues and ADA issues in the historic building. They are requesting up to \$70,000 from the CRA to aid in this process. It is expected that approximately \$20,000 will be spent for immediate improvements to include a fire alarm system and then \$50,000 for professional guidance on plans to bring the building into compliance.

Attached is a letter detailing the request.

A grant of this nature is consistent with other projects funded by the CRA including the life safety study for the Masonic Temple building (Tower 217) and the upper story residential study conducted for various downtown buildings.

**FISCAL IMPACT:** The other projects line item has just over \$83,000 left for this fiscal year. Approval of this request would commit the majority of that money to this project. Most likely this would carry over to the next budget year as it is unlikely it will be completed before the end of September.

**ALTERNATIVES:** Fund the request.

Fund part of the request.

Deny the request.

**RECOMMENDATION:** Fund the request

**SAMPLE MOTION:** Move to approve the grant for a maximum of \$70,000.

**ATTACHMENTS:**

1. CRA Request.pdf

June 2, 2026

Mr. Chad Nabity  
Director, Community Redevelopment Authority  
City of Grand Island  
100 East First Street  
Grand Island, NE 68801

RE: Request for CRA Assistance – Fire and Life Safety Planning

Dear Mr. Nabity:

On behalf of the Grand Island Liederkrantz, we respectfully request Community Redevelopment Authority assistance in the amount of \$70,000 to support planning, design, engineering, and preparatory work associated with fire and life safety improvements at our historic facility.

The Liederkrantz has been an important part of Grand Island's history and downtown community since 1871. As we work to preserve the building for future generations, we must address several fire and life safety concerns and develop a comprehensive plan for bringing the facility into compliance with current standards.

Of the requested funding, approximately \$20,000 will be used for the phased installation of a fire alarm and occupant notification system designed to integrate with future fire suppression improvements. The remaining \$50,000 will be used to engage qualified architects, engineers, and other professionals to evaluate existing conditions, prepare plans and specifications, and develop a phased implementation strategy for fire protection and life safety improvements.

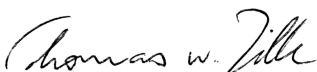
This work is anticipated to include planning for fire alarm and suppression systems, supporting infrastructure improvements, code compliance reviews, and accessibility considerations related to occupant safety and emergency egress. Funding may also be used for preparatory work necessary to accommodate future fire protection improvements, including the removal of obsolete mechanical equipment and associated infrastructure that may interfere with planned life safety upgrades.

Because the scope and sequencing of these improvements must first be professionally evaluated, detailed construction costs are not yet available. This funding will allow the Liederkrantz to complete the planning, engineering, and preparatory work necessary to establish a clear path forward while making immediate progress toward improving life safety within the facility.

We appreciate the CRA's continued support of projects that preserve historic properties and strengthen downtown Grand Island. Thank you for your consideration of this request.

Sincerely,

Tom Ziller  
Building Committee Chair  
Grand Island Liederkrantz



Joshua C. Hipwell  
President  
Grand Island Liederkrantz

