

CENTRAL PARK COMMUNITY REDEVELOPMENT AREA



Current Development Highlights

January 2014

- The Trio and Reed apartment complexes are under construction at Encore.
- Kimley-Horn & Associates completed a master-plan for the redevelopment of Perry Harvey, Sr. Park. The park's skate bowl was recently placed on the National Register of Historic Places.
- The City-owned property at 1103 N. Nebraska Avenue is being targeted for redevelopment through a \$400,000 EPA grant.

At-a-Glance From the FY14 CRA Budget Book

CRA Created	2006	
CRA Area (Acres)	143	
TIF Base Year	2005	
Base Year Taxable Assessment	\$6,701,795	
Current Taxable Assessment	\$8,415,030	
Change From Base Year	\$1,713,235	
FY14 TIF Revenue (@95%)	\$18,869	
Property Profile:	<u>FY14 Tax Base</u>	<u>FY13 Tax Base</u>
• Single Family Residential	\$374,361	\$508,653
• Multi-Family	\$3,317,839	\$260,456
• Condos/Co-ops	\$0	\$0
• Improved Commercial	\$2,344,667	\$2,474,166
• Improved Industrial	\$306,750	\$305,310
• Institutional/Gov't/Agri.	\$703,855	\$700,378
• Miscellaneous*	\$375,947	\$341,770
• Vacant	\$991,611	\$1,332,332

*Mobile Homes, Retirement Homes, Misc. Res., Leasehold Interests, Non-Agri. Acreage, Other.

Source: Hills. Co. Property Appraiser.

Note: Assessment values and revenues may not reflect final millage rates for the fiscal year.



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