

RECEIVED

2011-2012
STATE OF NEBRASKA
GENERAL BUDGET FORM

SEP 16 2011
LANCASTER COUNTY
CLERK

Lincoln/Lancaster County Public
Building Commission
TO THE COUNTY BOARD AND COUNTY CLERK OF
Lancaster County

This budget is for the Period July 1, 2011 through June 30, 2012

COPY OF ADOPTED BUDGET FILED BY SEPTEMBER 20th WITH THE:

AUDITOR OF PUBLIC ACCOUNTS
And The COUNTY BOARD (SEC. 13-508), C/O COUNTY CLERK

Contact and Submission Information	
Auditor of Public Accounts	
P.O. Box 98917, Lincoln, Nebraska 68509-8917	
Telephone: (402) 471-2111	FAX: (402) 471-3301
Website: www.auditors.state.ne.us	
To Submit Budget - E-Mail PDF File to: apa.audits@nebraska.gov	
Questions - E-Mail: Deann.Haeffner@nebraska.gov	

The Undersigned Clerk/Board Member Hereby Certifies:

The following PERSONAL AND REAL PROPERTY TAX is requested for the ensuing year:

3,234,732	Principal and Interest on Bonds
	All Other Purposes
3,234,732	Total Personal and Real Property Tax Required

Outstanding Bonded Indebtedness as of June 30, 2011

41,860,000	Principal
16,659,940	Interest
58,519,940	Total Bonded Indebtedness

Budget Document To Be Used As Audit Waiver?

My Subdivision has elected to use this Budget Document as the Audit Waiver.
(If YES, Board Minutes MUST be Attached)

YES NO

If YES, Column 2 **MUST** contain **ACTUAL** Numbers.

If YES, DO NOT COMPLETE/SUBMIT SEPARATE AUDIT WAIVER REQUEST.

A proposed Budget Summary and Notice of Hearing was duly:

Published (Send a copy of Publisher's Affidavit of Publication)

Posted _____ (Only allowed if Pg 2-Col 3-Line 29 is less than \$10,000)
(Check the method of notifying the Public of the Budget Hearing)

CLERK/BOARD MEMBER:	
Signature: <i>Larry Hudkins</i>	
Printed Name & Title: Larry Hudkins, Chairman	
Mailing Address: 920 W Street, Suite 203	
City, Zip: Lincoln, NE 68508	
Phone Number: 402-441-7355	
E-Mail Address: dkilleen@lancaster.ne.gov	

County Clerk's Use ONLY

Lincoln/Lancaster County
Public Building Commission in Lancaster County

Line No.	TOTAL ALL FUNDS	Actual 2009 - 2010 (Column 1)	Actual/Estimated 2010 - 2011 (Column 2)	Adopted Budget 2011 - 2012 (Column 3)
1	Beginning Balances, Receipts, & Transfers:			
2	Net Cash Balance			
3	Investments			
4	County Treasurer's Balance	1,246,042	585,738	1,043,326
5	Subtotal of Beginning Balances (Lines 2 thru 4)	1,246,042	585,738	1,043,326
6	Personal and Real Property Taxes (Columns 1 and 2 - See Preparation Guidelines)	2,855,970	3,221,811	3,170,037
7	Federal Receipts			
8	State Receipts: Motor Vehicle Pro-Rate (To LC-3 Supporting Schedule)			
9	State Receipts: State Aid			
10	State Receipts: Other			
11	State Receipts: Property Tax Credit			
12	Local Receipts: Nameplate Capacity Tax	1,125,318		
13	Local Receipts: In Lieu of Tax (To LC-3 Supporting Schedule) (Health Dept transfer)		1,044,302	1,066,293
14	Local Receipts: Other	6,399,232	6,528,689	6,386,644
15	Transfers In Of Surplus Fees (To LC-3 Supporting Schedule)			
16	Transfer In Other Than Surplus Fees (Should agree to Transfers Out on Line 28)	2,000,000		
17	Total Resources Available (Lines 5 thru 16)	13,626,562	11,430,040	11,666,300
18	Disbursements & Transfers:			
19	Operating Expenses	5,869,348	5,640,892	5,628,197
20	Capital Improvements (Real Property/Improvements)	3,243,105	660,261	670,771
21	Other Capital Outlay (Equipment, Vehicles, Etc.)			
22	Debt Service: Bond Principal & Interest Payments	3,928,371	4,085,561	4,523,969
23	Debt Service: Payments to Retire Interest-Free Loans (Public Airports)			
24	Debt Service: Payments to Bank Loans & Other Instruments (Fire Districts)			
25	Debt Service: Other			
26	Judgments			
27	Transfers Out of Surplus Fees			
28	Transfers Out Other Than Surplus Fees (Should agree to Transfers In on Line 16)			
29	Total Disbursements & Transfers (Lines 19 thru 28)	13,040,824	10,386,714	10,822,937
30	Balance Forward/Cash Reserve (Line 17 - Line 29)	585,738	1,043,326	843,363

PROPERTY TAX RECAP	Tax from Line 6	3,170,037
	County Treasurer's Commission at 2% of Line 6	64,695
	Delinquent Tax Allowance	
	Total Property Tax Requirement	3,234,732

To Assist the County For Levy Setting Purposes

The Cover Page identifies the Property Tax Request between Principal & Interest on Bonds and All Other Purposes. If your political subdivision needs more of a breakdown for levy setting purposes, complete the section below.

Property Tax Request by Fund:

	Property Tax Request
General Fund	
Sinking Fund	
Bond Fund	3,234,732
_____ Fund	
_____ Fund	
_____ Fund	
Total Tax Request	** 3,234,732

** This Amount should agree to the Total Personal and Real Property Tax Required on the Cover Page (Page 1).

Documentation of Transfers:

(Only complete if there are transfers noted on Page 2, Column 2)

Please explain what fund the monies were transferred from, what fund they were transferred to, and the reason for the transfer.

Transfer From: _____ Transfer To: _____

Amount: _____

Reason:

Transfer From: _____ Transfer To: _____

Amount: _____

Reason:

Transfer From: _____ Transfer To: _____

Amount: _____

Reason:

CORRESPONDENCE INFORMATION

BOARD CHAIRPERSON

Larry Hudkins

(Name of Board Chairperson)

555 South 10th Street

(Mailing Address)

Lincoln, NE 68508

(City & Zip Code)

402-441-7447

(Telephone Number)

N/A

(E-Mail Address)

NOTE: If Budget Document is used as an Audit Waiver, approval of the Audit Waiver will be sent to the Board Chairperson via e-mail. If no e-mail address is supplied for the Board Chairperson, notification will be mailed via the USPS.

For Questions on this form, who should we contact
(please ✓ one): *Contact will be via e-mail if supplied.*

Board Chairperson

Preparer

Other Contact

PREPARER

Don Killeen, Building Administrator

(Name and Title)

Lincoln/Lancaster County Public Building

(Firm Name) Commission

920 'O' Street, Suite 203

(Mailing Address)

Lincoln, NE 68508

(City & Zip Code)

402-441-7356

(Telephone Number)

dkilleen@lancaster.ne.gov

(E-Mail Address)

OTHER CONTACT

Don Killeen, Building Administrator

(Name and Title)

Lincoln/Lancaster County Public Building

(Firm Name) Commission

920 'O' Street, Suite 203

(Mailing Address)

Lincoln, NE 68508

(City & Zip Code)

402-441-7356

(Telephone Number)

dkilleen@lancaster.ne.gov

(E-Mail Address)

LC-3 SUPPORTING SCHEDULE

Calculation of Restricted Funds

Total Personal and Real Property Tax Requirements	(1)	3,234,732
Motor Vehicle Pro-Rate	(2)	_____
In-Lieu of Tax Payments	(3)	_____
Transfers of Surplus Fees	(4)	_____
Prior Year Budgeted Capital Improvements that were excluded from Restricted Funds.		
Prior Year 2010-2011 Capital Improvements Excluded from Restricted Funds (From 2010-2011 LC-3 Lid Exceptions, Line (10))	(5)	_____
LESS: Amount Spent During 2010-2011	(6)	_____
LESS: Amount Expected to be Spent in Future Budget Years	(7)	_____
Amount to be included on 2011-2012 Restricted Funds (<u>Cannot</u> be a Negative Number)	(8)	3,234,732

TOTAL RESTRICTED FUNDS (A)	(9)	3,234,732
-----------------------------------	-----	------------------

LC-3 Lid Exceptions

Capital Improvements (Real Property and Improvements on Real Property)	(10)	_____
LESS: Amount of prior year capital improvements that were excluded from previous lid calculations but were not spent and now budgeted this fiscal year (<i>cannot exclude same capital improvements from more than one lid calculation.</i>) Agrees to Line (7).	(11)	_____
Allowable Capital Improvements	(12)	_____
Bonded Indebtedness	(13)	3,234,732
Public Facilities Construction Projects (Statute 72-2301 to 72-2308) (Fire Districts & Hospital Districts Only)	(14)	_____
Interlocal Agreements/Joint Public Agency Agreements	(15)	_____
Public Safety Communication Project - Statute 86-416 (Fire Districts Only)	(16)	_____
Payments to Retire Bank Loans and Other Financial Instruments - Agreed to before 7/1/99 (Fire Districts Only)		
OR		
Payments to Retire Interest-Free Loans from the Department of Aeronautics (Public Airports Only)	(17)	_____
Judgments	(18)	_____
Refund of Property Taxes to Taxpayers	(19)	_____
Repairs to Infrastructure Damaged by a Natural Disaster	(20)	_____

TOTAL LID EXCEPTIONS (B)	(21)	3,234,732
---------------------------------	------	------------------

<p>TOTAL 2011-2012 RESTRICTED FUNDS For Lid Computation (To Line 9 of the LC-3 Lid Form) To Calculate: Total Restricted Funds (A) MINUS Total Lid Exceptions (B)</p>	
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Total 2011-2012 Restricted Funds for Lid Computation cannot be less than zero. See Instruction Manual on completing the LC-3 Supporting Schedule.

STATE OF NEBRASKA
 2011-2012 LC-3 LID COMPUTATION FORM

Lincoln/Lancaster County
Public Building Commission

in

Lancaster County

COMPUTATION OF LIMIT FOR FISCAL YEAR 2011-2012

2010-2011 RESTRICTED FUNDS AUTHORITY OPTION 1 OR OPTION 2

OPTION 1

2010-2011 Restricted Funds Authority (Base Amount) = Line (8) from last year's LC-3 Form 3,234,732
 Option 1 - (1)

OPTION 2 - Only use if a vote was taken at a townhall meeting to exceed Lid for one year.

Line (1) of 2010-2011 Lid Computation Form Option 2 - (A)

Allowable Percent Increase Less Vote Taken
 (From 2010-2011 Lid Computation Form Line (6) - Line (5)) Option 2 - (B) %

Dollar Amount of Allowable Increase Excluding the vote taken
 Line (A) X Line (B) Option 2 - (C)

Calculated 2010-2011 Restricted Funds Authority (Base Amount) =
 Line (A) Plus Line (C) Option 2 - (1)

ALLOWABLE INCREASES

1 BASE LIMITATION PERCENT INCREASE (2.5%) 2.5 %
 (2)

2 ALLOWABLE GROWTH PER THE ASSESSOR MINUS 2.5% 1.22 %
 (3)

$\frac{19,027,837,576}{2011 \text{ Growth per Assessor}} \div \frac{18,799,468,423}{2010 \text{ Valuation}} = \frac{101.22}{\text{Multiply times 100 To get \%}}$

3 ADDITIONAL ONE PERCENT BOARD APPROVED INCREASE _____ %
 (4)

$\frac{\text{\# of Board Members voting "Yes" for Increase}}{\text{Total \# of Members in Governing Body}} = \frac{\text{Must be at least .75 (75\% of the Governing Body)}}{\text{Must be at least .75 (75\% of the Governing Body)}}$

ATTACH A COPY OF THE BOARD MINUTES APPROVING THE INCREASE.

STATE OF NEBRASKA
2011-2012 LC-3 LID COMPUTATION FORM

Lincoln/Lancaster County
Public Building Commission

in
Lancaster County

4 SPECIAL ELECTION/TOWNHALL MEETING - VOTER
APPROVED % INCREASE _____ %
(5)

Please Attach Ballot Sample and Election Results OR Record of Action From Townhall Meeting

TOTAL ALLOWABLE PERCENT INCREASE = Line (2) + Line (3) + Line (4) + Line (5) _____ %
(6)

Allowable Dollar Amount of Increase to Restricted Funds = Line (1) x Line (6) _____
(7)

Total Restricted Funds Authority = Line (1) + Line (7) _____
(8)

Less: 2011-2012 Restricted Funds from LC-3 Supporting Schedule _____
(9)

Total Unused Restricted Funds Authority = Line (8) - Line (9) _____
(10)

**LINE (10) MUST BE GREATER THAN OR EQUAL TO ZERO OR
YOU ARE IN VIOLATION OF THE LID LAW.**

**THE AMOUNT OF UNUSED RESTRICTED FUNDS AUTHORITY ON LINE (10)
MUST BE PUBLISHED IN THE NOTICE OF BUDGET HEARING.**

AFFIDAVIT OF PUBLICATION

State of Nebraska }
LANCASTER COUNTY, } ss.

NOTICE OF BUDGET HEARING & BUDGET SUMMARY

State of Nebraska - Budget Form NBH-BASIC
STATEMENT OF PUBLICATION
Lincoln-Lancaster County Public Building Commission
In the City of Lincoln, Lancaster County, Nebraska.

PUBLIC NOTICE is hereby given, in compliance with the provisions of Sections 13-501 to 13-514, R.R.S. 1943, that the governing body will meet on August 9, 2011, at 1:30 P.M. at the County/City Building, Council Chambers, 555 South 10th Street for the purpose of adopting final revised figures for the 2011/2012 Public Building Commission Budget.

Chairperson: Larry Hudkins
Linda Wilson
Jonathan Cook
Eugene Carroll
Jane Raybould

LINCOLN-LANCASTER COUNTY PUBLIC BUILDING COMMISSION Adopted Budget for 2011/2012

FUND SOURCES

	Actual 2007/2008	Actual 2008/2009	Actual 2009/2010	Budget 2010/2011	Budget 2011/2012
C/C Bldg. Rental	\$818,128	\$985,354	\$899,949	\$1,040,569	\$1,128,015
Vending Machine Rental	6,555	11,315	6,196	13,000	8,000
Police Bldg. rents	394,004	355,175	266,931	284,989	310,205
Health Dept. Bldg. rent	549,719	543,066	567,861	541,938	574,572
N.E. Sr. Center rent	7,450	5,000	3,000	7,800	6,600
'K' St. Stor. Bldg. rent	587,361	576,496	598,575	605,729	587,223
Reimb. by Aging Dept.	29,860	29,860	30,838	35,950	34,485
Downtown Senior Center	270,563	271,875	285,000	302,250	317,250
Just/Law Enf. Center	2,365,667	2,348,081	2,558,404	2,433,739	2,490,687
27th St. Police	66,157	66,272	67,922	78,486	83,355
Parking Fund	554,665	564,952	566,241	560,845	596,502
Courthouse Plaza	49,274	170,156	189,750	210,375	189,750
Other Interest	67,558	16,655	11,581	60,000	60,000
	\$5,766,961	\$5,944,257	\$6,051,848	\$6,175,670	\$6,386,644

EXPENSES

Character of Expenses	Actual 2007/2008	Actual 2008/2009	Actual 2009/2010	Budget 2010/2011	Budget 2011/2012
Personnel	\$2,064,023	\$2,529,526	\$2,548,574	\$2,651,568	\$2,701,223
Supplies	178,363	157,915	140,085	155,025	177,187
Other Serv/Chrg	2,966,172	2,862,469	4,639,858	2,736,783	2,749,787
Bond Payments					0
Health Dept. Bldg.	0	0	0	0	0
'K' St. Bldg.	267,706	274,024	322,894	301,655	255,621
2010 Renovation Bd	0	0	0	0	171,959
* Capital Projects	0	0	0	0	245,771
Courthouse Plaza & Other Space Moves	469,495	504,372	2,300,983	523,105	0
Property Acquisitions	1,092,369	0	0	0	225,000
Parking Project	660,334	734,371	653,114	716,635	596,502
Courthouse Plaza	117,156	113,949	115,309	124,043	85,224
	\$7,815,618	\$7,176,626	\$10,740,817	\$7,208,814	\$7,208,274

CAPITAL IMPROVEMENTS BUDGET

The Capital Improvements Budget identified above may involve possible property acquisition in the general County City Building campus area. Other Capital Items required are new roofs on the 233 Bldg., and the 9th & J. Street Bldg., as well as some membrane repair and replacement on walkway around the Hall of Justice. Also some modifications are required at the 'K' Street Facility for re-utilization of space.

TAX LEVY BUDGET

	Actual 2007/2008	Actual 2008/2009	Actual 2009/2010	Budget 2010/2011	Budget 2011/2012
2011/12 Proj. Tax Levy Revenue (based on 1.7 cent/\$100 Assessed Value)	\$3,172,811	\$3,209,261	\$3,192,793	\$3,172,000	\$3,172,000

Expenses

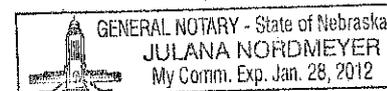
Master Plan Bond Payment: 10/15/2011	\$2,350,370
Courthouse Plaza Bond Payment: 10/15/2011	\$ 126,198
2010 Renovation Bond Payment Differential: 8/15/2011	\$ 171,959
'K' Street Bond Payment Differential:	\$ 40,000
233 Bldg. Operational Differential:	\$ 80,000
Capital Improvements & Acquisitions	\$ 403,473
#6626522 11 July 27	\$3,172,000

The undersigned, being first duly sworn, deposes and says that she/he is a Clerk of the Lincoln Journal Star, legal newspaper printed, published and having a general circulation in the County of Lancaster and State of Nebraska, and that the attached printed notice was published in said newspaper one successive time(s) the first insertion having been on the 27 day of July A.D., 2011 and thereafter on _____, 20____ and that said newspaper is the legal newspaper under the statutes of the State of Nebraska. The above facts are within my personal knowledge and are further verified by my personal inspection of each notice in each of said issues.

Subscribed in my presence and sworn to before me this _____ day of _____, 20____

Printer's Fee, \$ _____

Notary Public



Julana Nordmeyer

LANCASTER COUNTY ASSESSOR/REGISTER OF DEEDS

COUNTY-CITY BUILDING

LINCOLN, NEBRASKA 68508-2864

PHONE (402) 441-7463

FAX (402) 441-8759

NORMAN H. AGENA
ASSESSOR/REGISTER OF DEEDS

ROB OGDEN
CHIEF FIELD DEPUTY

SCOTT GAINES
CHIEF ADMINISTRATIVE DEPUTY

CERTIFICATE OF VALUATION

for tax year 2011

for

PUBLIC BUILDING COMMISSION

2011 Total Valuation	\$	19,027,837,576
Valuation Attributed to Growth	\$	193,993,011

I, Norman H. Agena, duly elected Lancaster County Assessor/Register of Deeds, pursuant to the provisions of Neb. Rev. Stat. Section 13-509, do hereby certify that the valuation listed herein is, to the best of my knowledge and belief, the true and accurate taxable valuation for the current year.

**Value attributable to growth is determined pursuant to section 13-518 which includes real and personal property annexation if applicable.*

Dated this 17th day of August, 2011.



Norman H. Agena

MINUTES
PUBLIC BUILDING COMMISSION
PUBLIC BUDGET HEARING
TUESDAY, AUGUST 9, 2011, 1:30 P.M.
COUNCIL CHAMBERS - ROOM 112
COUNTY CITY BUILDING

PRESENT: Jonathan Cook, Eugene Carroll, Linda Wilson, Jane Raybould, Larry Hudkins

OTHERS PRESENT: Don Killeen, Rod Confer, Mike Lee, Bob Walla, Captain Joe Lefler, Liz Shea-McCoy and Jeanne Sayers

Chairperson Hudkins gave an opening statement at the beginning of the Public Budget Hearing, held August 9, 2011 at 1:30 p.m. on Council Chambers, Room 112 of the County City Building:

Good Afternoon Ladies and Gentlemen. A copy of the Open Meetings Act is available on the wall at the rear of this Room.

My name is Larry Hudkins; I am the current chairperson of the County/City Public Building Commission. Other Commission members are Linda Wilson, Vice Chairperson, representing the public; County Commissioner, Jane Raybould; City Council person Jonathan Cook; and City Council person Gene Carroll; Don Killeen, Building Administrator and Jeanne Sayers, Recording Secretary. Other staff introductions may be made as necessary to answer your inquiries or comments. The hearing is being taped for the record. This hearing is being held pursuant to public notice published on July 27, 2011, a copy of which is available should you require one.

The Lincoln Lancaster County Building Commission's budget for 2011/2012 consists of two components: (1) the operating budget, and (2) the tax levy budget. The operating budget not counting capital improvements or bond payments is \$5,628,197 and reflects a 1.53% increase over last years budget. The budget increase is due in part to the increase in space occupied by City and County agencies, in the County City Building and 9th & 'J' Building, which is offset by an increase in Revenue of 2.29%.

There is a capital improvement portion of the budget this year which will consist of a capital expenditure of \$470,771 related to space moves at the 'K' Street Complex, possible acquisition of property in the general County City Building campus area and several roof replacements, such as the 900 'J' Building and the Old Police Building.

Relating to the tax levy side of the budget, we are requesting an assessment of 1.7 cents per \$100 levy which is projected to total \$3,172,000. This amount is committed to bond payments for the master plan implementation, K Street Storage Facility, Court House Plaza, Health Department, 2nd and 3rd Floor Renovation Project, and Parking Project bonds. The Master Plan payment of \$2,350,370, the Court House Plaza Bond payment of \$126,198, K Street Storage Facility payment of \$255,621, and a Parking Bond payment of \$596,502. The remaining tax levy dollars will fund the above stated capital improvements.

This is an overview of the total budget projected along with its revenue sources. Building Commission staff are here to assist in answering any questions you may have. To discuss any part of the proposed budget, please step to the microphones and state your name and address for the record prior to your inquiry or comment. We would appreciate a limit of 5 minutes but will take such time as may be required to provide information.

Please begin.

With no public comments, Larry Hudkins closed the public hearing of the 2011/2012 Public Building Commission Budget. Jonathan Cook moved to approve the proposed budget as presented with the assessment of 1.7 cents per \$100 levy valuation. Jane Raybould seconded the motion. The motion carried.

Linda Wilson made a motion to adjourn the public hearing which was seconded by Gene Carroll and the motion carried. The Public Budget Hearing was adjourned.

NOTICE OF BUDGET HEARING & BUDGET SUMMARY

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* Capital Projects	0	0	0	0	245,771
Courthouse Plaza &	469,495	0	0	0	0
Other Space Moves	1,092,369	504,372	2,300,983	523,105	0
Property Acquisitions	0	0	0	0	225,000
Parking Project	660,334	734,371	653,114	716,635	596,502
Courthouse Plaza	<u>117,156</u>	<u>113,949</u>	<u>115,309</u>	<u>124,043</u>	<u>85,224</u>
	\$7,815,618	\$7,176,626	\$10,740,817	\$7,208,814	\$7,208,274

CAPITAL IMPROVEMENTS BUDGET

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TAX LEVY BUDGET

	Revenue				
	Actual 2007/2008	Actual 2008/2009	Actual 2009/2010	Budget 2010/2011	Budget 2011/2012
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Expenses

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Courthouse Plaza Bond Payment: 10/15/2011	\$ 126,198
2010 Renovation Bond Payment Differential: 8/15/2011	\$ 171,959
'K' Street Bond Payment Differential:	\$ 40,000
233 Bldg Operational Differential:	\$ 80,000
Capital Improvements & Acquisitions	<u>\$ 403,473</u>
	\$ 3,172,000

