

NORTHEAST NEIGHBORHOOD IMPROVEMENT AUTHORITY AGENDA



Regular Meeting

November 18, 2025 at 4:00 PM

- 1) **CALL TO ORDER**
- 2) **ROLL CALL**
- 3) **APPROVAL OF AGENDA** - Items can be added or deleted from the Agenda by board action.
- 4) **PUBLIC COMMENT ON AGENDA ITEMS** Persons addressing the board are required to give their name and address for the record when called upon by the Chair. Members of the public shall be limited to speaking for a maximum of three (3) minutes. Comments should address AGENDA ITEM topics. Public Hearing items should be addressed during the PUBLIC HEARING portion of the meeting agenda. Non-Agenda items should be addressed during the PUBLIC COMMENT-NON-AGENDA ITEMS portion of the meeting agenda.
- 5) **PUBLIC HEARINGS & SUBSEQUENT BOARD ACTION**
- 6) **OLD BUSINESS**
- 7) **REPORTS AND RECOMMENDATIONS/NEW BUSINESS**
 - A. 2025 Construction Update
 - B. Fall 2025 Financial Update
 - C. Set Calendar of Meetings for 2026
- 8) **PUBLIC COMMENT ON NON-AGENDA ITEMS** Persons addressing the board are required to give their name and address for the record when called upon by the Chair. Members of the public shall be limited to speaking for a maximum of three (3) minutes. Comments should address NON-AGENDA ITEM topics. Public Hearing items should be addressed during the PUBLIC HEARING portion of the meeting agenda. Agenda items should be addressed during the PUBLIC COMMENT-AGENDA ITEMS portion of the meeting agenda.
- 9) **BOARD REPORTS**
- 10) **ADJOURNMENT**



ITEM 7.A

TO: [AGENDA_OFFICIAL_BODY]
FROM: Marguerite Davenport, Director of Public Services
Marcia Strange, Director of Community Development

DATE: November 18, 2025
SUBJECT: 2025 Construction Update

A presentation on the construction completed and plans for future construction.

RECOMMENDATION:



ITEM 7.B

TO: [AGENDA_OFFICIAL_BODY]
FROM: William Dopp, Finance Director/ City Treasurer
DATE: November 18, 2025
SUBJECT: Fall 2025 Financial Update

William will present current TIF finances.

RECOMMENDATION:
Accept financial update as presented.

Fund 247 - NORTHEAST NEIGHBORHOOD IMPROVEMENT AUTH

Account	Description	2024-25 Amended Budget	YEAR-TO-DATE THRU 10/31/24	Available Balance	% Used
Revenues					
Department 000:					
402.00	Current Property Taxes				
08/01/2024	GJ SUMMER 2024 NE-NIA CAPTURE AD VAL REAL		737646 109,971.43 JE# 360048		
402.00	Current Property Taxes	122,525.00	109,971.43	12,553.57	89.75
665.00	Interest				
07/31/2024	GJ MAIN INTEREST ALLOCATION		728073 421.98 JE# 359614		
08/31/2024	GJ MAIN INTEREST ALLOCATION		730715 396.74 JE# 359746		
09/30/2024	GJ MAIN INTEREST ALLOCATION		732347 600.46 JE# 359815		
10/31/2024	GJ MAIN INTEREST ALLOCATION		733835 803.65 JE# 359902		
10/31/2024	GJ EFT INTEREST-OCT		743990 10,054.72 JE# 360418		
10/31/2024	GJ TO REVERSE MANUAL JOURNAL ENTRY: 360418		744054 (10,054.72) JE# 360420		
10/31/2024	GJ EFT INTEREST-OCT		744056 734.55 JE# 360421		
665.00	Interest	1,000.00	2,957.38	(1,957.38)	295.74
679.00	MISCELLANEOUS REVENUE				
10/03/2024	MRB SUMMARY MRB 10/03/2024		732883 32,200.00		
679.00	MISCELLANEOUS REVENUE	0.00	32,200.00	(32,200.00)	100.00
696.00	Bond Proceeds				
10/02/2024	GJ RECORD BOND PROCEEDS/SALES NE NIA DEBT		740420 2,495,000.00 JE# 360218		
696.00	Bond Proceeds	2,300,000.00	2,495,000.00	(195,000.00)	108.48
697.00	PREMIUMS ON BONDS				
10/02/2024	GJ RECORD BOND PROCEEDS/SALES NE NIA DEBT		740420 259,689.65 JE# 360218		
697.00	PREMIUMS ON BONDS	0.00	259,689.65	(259,689.65)	100.00
Total - Dept 000		2,423,525.00	2,899,818.46	(476,293.46)	119.65
Total Revenues		2,423,525.00	2,899,818.46	(476,293.46)	119.65
Expenditures					
Department 000:					
801.00	Professional Services				
08/30/2024	AP NE NIA INFRASTRUCTURE DESIGN ENGINEERING		728654 12,425.00 Inv #: '14441' Vendor '2179232'		
08/30/2024	AP NE NIA INFRASTRUCTURE DESIGN ENGINEERING		728655 18,170.00 Inv #: '14584' Vendor '2179232'		
08/30/2024	AP NE NIA INFRASTRUCTURE DESIGN ENGINEERING		728656 7,987.00 Inv #: '14887' Vendor '2179232'		
08/30/2024	AP NE NIA INFRASTRUCTURE DESIGN ENGINEERING		728657 3,418.00 Inv #: '15018' Vendor '2179232'		
801.00	Professional Services	65,950.00	42,000.00	23,950.00	63.68
805.00	Administrative Costs				
10/02/2024	AP ACCT NO. 3584328504 BOND ADMIN FEES 2024		732602 500.00 Inv #: '67791' Vendor '500607'		
805.00	Administrative Costs	0.00	500.00	(500.00)	100.00
820.00	Contracted Services	200,000.00	0.00	200,000.00	0.00
826.00	Bond Issuance Costs				
09/03/2024	AP ANALYTICAL SERVICES NE-NIA BOND RATING		730219 15,000.00 Inv #: '11481681' Vendor '501998'		

Fund 247 - NORTHEAST NEIGHBORHOOD IMPROVEMENT AUTH

Account	Description	2024-25 Amended Budget	YEAR-TO-DATE THRU 10/31/24	Available Balance	% Used
Expenditures					
Department 000:					
09/11/2024	AP LEGAL ADVERTISING FOR BOND		733824 1,535.00	Inv #: 'ADV13657' Vendor '2179202'	
10/02/2024	GJ RECORD BOND PROCEEDS/SALES NE NIA DEBT		740420 29,327.59	JE# 360218	
10/03/2024	AP PROFESSIONAL SERVICES FOR 2024 CAPITAL I		731205 22,500.00	Inv #: '1668093' Vendor '7683'	
10/04/2024	AP PROFESSIONAL SERVICES FOR 2024 CAPITAL I		733359 23,850.00	Inv #: '4921' Vendor '502011'	
10/15/2024	AP FILING FEE FOR 2024 CAPITAL IMPROVEMENT		731895 499.00	Inv #: '10152024' Vendor '400307'	
826.00	Bond Issuance Costs	0.00	92,711.59	(92,711.59)	100.00
902.00	Marketing				
07/31/2024	AP AD NO. 6100458 ADS 7/6, 7/20		728186 156.00	Inv #: '500811' Vendor '7557'	
902.00	Marketing	0.00	156.00	(156.00)	100.00
955.00	COST ALLOCATION				
07/03/2024	GJ COST ALLOCATION		727670 35.00	JE# 359595	
10/03/2024	GJ COST ALLOCATION		733223 35.00	JE# 359848	
10/03/2024	GJ TO REVERSE MANUAL JOURNAL ENTRY: 359848		733856 (35.00)	JE# 359907	
10/03/2024	GJ COST ALLOCATION		733857 35.00	JE# 359908	
955.00	COST ALLOCATION	140.00	70.00	70.00	50.00
970.00	Capital Outlay				
09/27/2024	AP MANN ROAD PAVING B/W EAST DRIVE & ALLEN		733391 17,111.34	Inv #: '45110' Vendor '7526'	
10/10/2024	AP BRIARWOOD CONSTRUCTION ENGINEERING		734025 13,990.00	Inv #: '15314' Vendor '2179232'	
10/30/2024	AP BRIARWOOD DEVELOPMENT INFRASTRUCTURE (FO		733946 187,077.60	Inv #: '2025.093-PAY APP #1' Vendor '21795'	
10/31/2024	AP ACCOUNT ID: 100527 NEWSPAPER ADS OCTOBER		734814 84.00	Inv #: '366023' Vendor '7557'	
970.00	Capital Outlay	2,100,000.00	218,262.94	1,881,737.06	10.39
Total - Dept 000		2,366,090.00	353,700.53	2,012,389.47	14.95
Total Expenditures		2,366,090.00	353,700.53	2,012,389.47	14.95
NET OF REVENUES AND EXPENDITURES		57,435.00	2,546,117.93	(2,488,682.93)	



ITEM 7.C

TO: [AGENDA_OFFICIAL_BODY]
FROM: Marcia Strange, Director of Community Development
DATE: November 18, 2025
SUBJECT: Set Calendar of Meetings for 2026

Northeast Neighborhood Improvement Authority meetings have typically been held:

- 4 pm
- 23rd Tuesday of every month
- Meetings held in City Hall Training Room

Several cancellations were made in 2025 due to lack of business. NIA's are required, by law to hold public meetings twice a year. Per the South NIA bylaws, a chairperson of the board shall be elected by the board at the first regular meeting of the Authority in July each year. It is the recommendation of staff to schedule meetings for March (budgeting and construction look ahead), July (election of officers), and November (construction update). Any other business requiring a meeting will be held as a special meeting.

RECOMMENDATION:

Staff recommends the following for meetings in 2026:

- 4 pm
- 3rd Tuesday of March , July, and November. Other meetings could be called on an as-needed basis.
- Meetings scheduled for March 17, July 21 (or 28), and November 17, 2026
- Meetings held in City Hall Training Room