

Community Redevelopment Tax Increment Financing Projects Tax Year 2025



**Report to the Legislature
Nebraska Department of Revenue
Property Assessment Division**

February 27, 2026

Sarah Scott, Property Tax Administrator

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE



Jim Pillen, Governor

February 27, 2026

Clerk of the Legislature:

The 2025 Community Redevelopment Tax Increment Financing Projects Report (report) has been compiled pursuant to [Neb. Rev. Stat. § 18-2117.01](#). The report provides an overview of the redevelopment projects using tax increment financing in each city in Nebraska. The report can be found at <https://revenue.nebraska.gov/PAD/research-statistical-reports/tax-increment-financing-annual-reports-legislature>.

The information contained in the report was obtained from the county assessors through the filing of the Certificate of Taxes Levied Report, city officials provide additional information related to the TIF projects. Each project indicates the type of property, a history of yearly assessments, and the taxes levied. The remarks on each city project identify the specific name of the project, the location of the project, a short narrative description of the type of development undertaken by the city, and other pertinent information that will assist in understanding the data.

Comments regarding the format, content, and usefulness of the information provided in this report are appreciated.

For the Tax Commissioner

Sincerely,

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Community Redevelopment Law - Tax Increment Financing (TIF)

Overview of the TIF Process

The Community Redevelopment Law, also known as Tax Increment Financing (TIF), allows for the increase in property taxes generated by the improvement of blighted property to be used to finance community redevelopment/TIF projects. The statutes for community redevelopment/TIF are found in [Neb. Rev. Stat. §§18-2101 through 18-2158](#).

Cities may act as the redevelopment “authority” or establish a community redevelopment authority (CRA). The CRA may levy a property tax separate from the city, but subject to levy allocation authority of the city government. The city/CRA may also acquire real property and declare it public property, which is exempt from property taxes, but subject to in lieu of tax payments.

The TIF process begins with the city/CRA declaring an area as substandard or blighted and in need of redevelopment. The city/CRA must hold a public hearing and provide notice of the hearing to all registered neighborhood associations located within a one-mile radius and to all political subdivisions affected by the redevelopment area. The city/CRA is required to prepare a redevelopment plan which must show the boundaries of the redevelopment project area, proposed land uses, population, land and building intensities, changes in zoning, and traffic flow among other information.

After approval of the redevelopment plan and the project, TIF bonds may be issued for the acquisition of property, site preparation, and public improvements. The property is transferred to the developer at its fair market value for development and construction in accordance with the redevelopment plan. The properties in the project will have a base valuation, which is the last certified value prior to the division of tax effective date. The base property valuation remains assessable to all taxing entities. Any increase in value and resulting taxes must be accounted for separately and be used to pay off the debt incurred for the redevelopment project. The project must not exceed a 15-year period for standard TIF projects, 20-year period for extremely blighted projects, and 15-year period for expedited review or Micro TIF projects.

Requirements for TIF include, but are not limited to:

- The project is applicable to real property only;
- The property must be within the corporate boundaries of the city; however, the city may annex noncontiguous land to develop agricultural processing facilities that will become a TIF project;
- The division of tax for TIF may not exceed 20 years, based on the type of TIF project;
- The taxes attributable to the excess value can only be used for the repayment of the debt related to the project; and
- The city/CRA must provide written notice to both the county assessor and county treasurer to cease the division of tax when the debt on the project is paid in full.

The city/CRA must file a [Notice to Divide Tax for Community Redevelopment Project](#) (Notice) with the county assessor on or before July 1 of the calendar year in which the division of the real property tax becomes effective. The Notice is a statutorily prescribed form of the Property Tax Administrator. The Notice was last updated in 2025, when the statutory changes were enacted affecting the filing date of the notice to divide tax.

When the city/CRA files the Notice with the county assessor, **the following occurs:**

- 1) The base value is determined, which is the “total assessed value” of the properties last certified to the political subdivisions in the year prior to the division of tax effective date; and
- 2) The maximum time period, based on the type of TIF project, begins for the division of tax for the TIF project.

Redevelopment project valuation, also known as the **base value**, means the assessed value of the taxable real property in a redevelopment project last certified to the political subdivisions in the year prior to the effective date of the provision authorizing the dividing of ad valorem tax. *This means the taxable value for the real property last certified by the county assessor as of August 20th in the prior year.*

Redevelopment project **excess value** means the total assessed value of the real property in a redevelopment project for the current year, less the redevelopment project base value.

When certifying values to political subdivisions, the county assessor may include no more than the base value for political subdivisions to levy upon. The division of the real property tax is determined by subtracting the base value from the current year total assessed value to arrive at the redevelopment project’s excess value. The base value and the excess value of the TIF property are taxed at the same consolidated tax rate.

The division of tax identifies the **portion of tax attributable to the base value** and is distributed to all political subdivisions within the consolidated tax district where the TIF property is located. The **portion of tax attributable to the excess value, if any**, is distributed to the TIF fund for repayment of debt incurred on the specific project.

Additional information related to TIF projects can be found in Title 350, Administrative Code, Chapter 18, [Community Redevelopment Law Regulations](#), and at revenue.nebraska.gov/PAD.

Alphabetical List of Cities with TIF and associated County

City	County	City	County	City	County
Alliance.....	Box Butte	Gering	Scotts Bluff	Palmer.....	Merrick
Alma	Harlan	Gibbon.....	Buffalo	Paxton.....	Keith
Anselmo.....	Custer	Goehner.....	Seward	Pender.....	Thurston
Arapahoe	Furnas	Gothenburg	Dawson	Petersburg.....	Boone
Ashland.....	Saunders	Grand Island	Hall	Phillips	Hamilton
Atkinson	Holt	Grant.....	Perkins	Plattsmouth.....	Cass
Atlanta.....	Phelps	Greenwood.....	Cass	Ponca.....	Dixon
Auburn	Nemaha	Gretna.....	Sarpy	Potter.....	Cheyenne
Axtell.....	Kearney	Hallam.....	Lancaster	Ralston	Douglas
Bartley.....	Red Willow	Hampton.....	Hamilton	Randolph.....	Cedar
Bayard	Morrill	Hartington.....	Cedar	Ravenna	Buffalo
Beatrice	Gage	Hastings	Adams	Schuyler.....	Colfax
Bellevue	Sarpy	Hebron.....	Thayer	Scottsbluff	Scotts Bluff
Blair.....	Washington	Hemingford.....	Box Butte	Scribner.....	Dodge
Blue Hill	Webster	Henderson	York	Seward City.....	Seward
Bradshaw.....	York	Hickman.....	Lancaster	Shelton.....	Buffalo
Bridgeport.....	Morrill	Holdrege	Phelps	Sidney	Cheyenne
Broken Bow	Custer	Hooper.....	Dodge	Snyder.....	Dodge
Burwell.....	Garfield	Imperial.....	Chase	South Sioux City ..	Dakota
Cairo	Hall	Jackson.....	Dakota	Spalding.....	Greeley
Cambridge	Furnas	Juniata	Adams	St. Edward.....	Boone
Carleton.....	Thayer	Kearney	Buffalo	St. Paul.....	Howard
Central City	Merrick	Kenesaw.....	Adams	Stromsburg	Polk
Chadron	Dawes	La Vista.....	Sarpy	Superior.....	Nuckolls
Columbus	Platte	Laurel.....	Cedar	Sutherland	Lincoln
Cozad	Dawson	Lexington	Dawson	Sutton.....	Clay
Creighton.....	Knox	Lincoln	Lancaster	Syracuse	Otoe
Crete.....	Saline	Litchfield.....	Sherman	Tecumseh	Johnson
Crofton.....	Knox	Loomis.....	Phelps	Tekamah.....	Burt
David City	Butler	Louisville.....	Cass	Tilden.....	Antelope
Dorchester.....	Saline	Madison.....	Madison	Tilden.....	Madison
Eagle.....	Cass	Malcolm	Lancaster	Utica.....	Seward
Elm Creek	Buffalo	McCook	Red Willow	Valentine.....	Cherry
Elmwood.....	Cass	McCool Junction ..	York	Valley.....	Douglas
Elsie.....	Perkins	Milford.....	Seward	Venango.....	Perkins
Elwood.....	Gosper	Minden	Kearney	Verdigre.....	Knox
Eustis.....	Frontier	Nebraska City.....	Otoe	Wahoo	Saunders
Fairbury	Jefferson	Neligh	Antelope	Wakefield.....	Dixon
Fairmont	Fillmore	Newman Grove....	Madison	Wakefield.....	Wayne
Falls City	Richardson	Newman Grove....	Platte	Waterloo	Douglas
Farnum.....	Dawson	Norfolk	Madison	Waverly.....	Lancaster
Firth.....	Lancaster	North Loup.....	Valley	Wayne	Wayne
Fort Calhoun.....	Washington	North Platte	Lincoln	West Point	Cuming
Fremont.....	Dodge	Ogallala	Keith	Wilsonville	Furnas
Friend.....	Saline	Omaha	Douglas	Wisner.....	Cuming
Fullerton	Nance	O'Neill	Holt	Wymore.....	Gage
Geneva	Fillmore	Ord	Valley	York	York
Genoa.....	Nance	Osceola	Polk	Yutan.....	Saunders

Counties Alphabetical, List of Cities with TIF

County	City	County	City	County	City
Adams	Hastings	Douglas	Ralston	Nance	Genoa
Adams	Juniata	Douglas	Valley	Nemaha	Auburn
Adams	Kenesaw	Douglas	Waterloo	Nuckolls	Superior
Antelope	Neligh	Fillmore	Fairmont	Otoe	Nebraska City
Antelope	Tilden	Fillmore	Geneva	Otoe	Syracuse
Boone	Petersburg	Frontier	Eustis	Perkins	Elsie
Boone	St. Edward	Furnas	Arapahoe	Perkins	Grant
Box Butte	Alliance	Furnas	Cambridge	Perkins	Venango
Box Butte	Hemingford	Furnas	Wilsonville	Phelps	Atlanta
Buffalo	Elm Creek	Gage	Beatrice	Phelps	Holdrege
Buffalo	Gibbon	Gage	Wymore	Phelps	Loomis
Buffalo	Kearney	Garfield	Burwell	Platte	Columbus
Buffalo	Ravenna	Gosper	Elwood	Platte	Newman Grove
Buffalo	Shelton	Greeley	Spalding	Polk	Osceola
Burt	Tekamah	Hall	Cairo	Polk	Stromsburg
Butler	David City	Hall	Grand Island	Red Willow	Bartley
Cass	Eagle	Hamilton	Hampton	Red Willow	Mccook
Cass	Elmwood	Hamilton	Phillips	Richardson	Falls City
Cass	Greenwood	Harlan	Alma	Saline	Crete
Cass	Louisville	Holt	Atkinson	Saline	Dorchester
Cass	Plattsmouth	Holt	O'Neill	Saline	Friend
Cedar	Hartington	Howard	St Paul	Sarpy	Bellevue
Cedar	Laurel	Jefferson	Fairbury	Sarpy	Gretna
Cedar	Randolph	Johnson	Tecumseh	Sarpy	La Vista
Chase	Imperial	Kearney	Axtell	Saunders	Ashland
Cherry	Valentine	Kearney	Minden	Saunders	Wahoo
Cheyenne	Potter	Keith	Ogallala	Saunders	Yutan
Cheyenne	Sidney	Keith	Paxton	Scotts Bluff	Gering
Clay	Sutton	Knox	Creighton	Scotts Bluff	Scottsbluff
Colfax	Schuyler	Knox	Crofton	Seward	Goehner
Cuming	West Point	Knox	Verdigre	Seward	Milford
Cuming	Wisner	Lancaster	Firth	Seward	Seward
Custer	Anselmo	Lancaster	Hallam	Seward	Utica
Custer	Broken Bow	Lancaster	Hickman	Sherman	Litchfield
Dakota	Jackson	Lancaster	Lincoln	Thayer	Carleton
Dakota	South Sioux City	Lancaster	Malcolm	Thayer	Hebron
Dawes	Chadron	Lancaster	Waverly	Thurston	Pender
Dawson	Cozad	Lincoln	North Platte	Valley	North Loup
Dawson	Farnam	Lincoln	Sutherland	Valley	Ord
Dawson	Gothenburg	Madison	Madison	Washington	Blair
Dawson	Lexington	Madison	Newman Grove	Washington	Fort Calhoun
Dixon	Ponca	Madison	Norfolk	Wayne	Wakefield
Dixon	Wakefield	Madison	Tilden	Wayne	Wayne
Dodge	Fremont	Merrick	Central City	Webster	Blue Hill
Dodge	Hooper	Merrick	Palmer	York	Bradshaw
Dodge	Scribner	Morrill	Bayard	York	Henderson
Dodge	Snyder	Morrill	Bridgeport	York	Mccool Junction
Douglas	Omaha	Nance	Fullerton	York	York

Cities - Taxable Value and TIF Excess Value for 2025

Co#	County Name	City Name	City Taxable Value	TIF Excess Value	City Total Value	%TIF of Total City
1	ADAMS	HASTINGS	2,293,637,846	80,644,741	2,374,282,587	3.40%
1	ADAMS	JUNIATA	63,935,847	4,404,887	68,340,734	6.45%
1	ADAMS	KENESAW	72,416,115	3,389,903	75,806,018	4.47%
2	ANTELOPE	NELIGH	116,082,355	5,519,535	121,601,890	4.54%
2	ANTELOPE	TILDEN	68,645,980	4,213,430	72,859,410	5.78%
6	BOONE	PETERSBURG	35,967,642	3,676,545	39,644,187	9.27%
6	BOONE	ST EDWARD	39,931,094	3,861,400	43,792,494	8.82%
7	BOX BUTTE	ALLIANCE	669,301,962	19,949,659	689,251,621	2.89%
7	BOX BUTTE	HEMINGFORD	60,643,657	326,208	60,969,865	0.54%
10	BUFFALO	ELM CREEK	76,888,776	3,499,310	80,388,086	4.35%
10	BUFFALO	GIBBON	150,928,754	3,688,055	154,616,809	2.39%
10	BUFFALO	KEARNEY	3,888,380,334	176,232,295	4,064,612,629	4.34%
10	BUFFALO	RAVENNA	172,196,148	2,255,035	174,451,183	1.29%
10	BUFFALO	SHELTON	84,577,108	542,350	85,119,458	0.64%
11	BURT	TEKAMAH	135,594,334	9,928,968	145,523,302	6.82%
12	BUTLER	DAVID CITY	241,379,262	93,717,940	335,097,202	27.97%
13	CASS	EAGLE	99,938,657	1,001,750	100,940,407	0.99%
13	CASS	ELMWOOD	55,740,681	7,453,065	63,193,746	11.79%
13	CASS	GREENWOOD	53,662,845	4,330,875	57,993,720	7.47%
13	CASS	LOUISVILLE	107,779,904	23,176,824	130,956,728	17.70%
13	CASS	PLATTSMOUTH	468,613,739	24,492,734	493,106,473	4.97%
14	CEDAR	HARTINGTON	137,828,626	1,567,810	139,396,436	1.12%
14	CEDAR	LAUREL	67,821,465	11,069,780	78,891,245	14.03%
14	CEDAR	RANDOLPH	54,750,502	256,445	55,006,947	0.47%
15	CHASE	IMPERIAL	271,119,300	8,920,055	280,039,355	3.19%
16	CHERRY	VALENTINE	264,725,587	1,340,680	266,066,267	0.50%
17	CHEYENNE	POTTER	37,481,445	11,273,627	48,755,072	23.12%
17	CHEYENNE	SIDNEY	531,030,807	17,820,155	548,850,962	3.25%
18	CLAY	SUTTON	151,940,009	380,335	152,320,344	0.25%
19	COLFAX	SCHUYLER	386,193,619	5,599,670	391,793,289	1.43%
20	CUMING	WEST POINT	409,590,544	5,951,735	415,542,279	1.43%
20	CUMING	WISNER	106,521,107	1,530,230	108,051,337	1.42%
21	CUSTER	ANSELMO	7,044,863	5,535,881	12,580,744	44.00%
21	CUSTER	BROKEN BOW	291,920,117	9,227,109	301,147,226	3.06%
22	DAKOTA	JACKSON	64,339,568	1,311,765	65,651,333	2.00%
22	DAKOTA	SOUTH SIOUX CITY	1,207,920,907	142,037,446	1,349,958,353	10.52%
23	DAWES	CHADRON	342,890,580	5,012,085	347,902,665	1.44%
24	DAWSON	COZAD	265,978,793	9,505,741	275,484,534	3.45%
24	DAWSON	FARNAM	13,792,865	1,790,895	15,583,760	11.49%
24	DAWSON	GOTHENBURG	338,358,034	19,635,558	357,993,592	5.48%
24	DAWSON	LEXINGTON	590,582,694	57,290,405	647,873,099	8.84%
26	DIXON	PONCA	66,280,768	1,706,500	67,987,268	2.51%
26	DIXON	WAKEFIELD	112,046,011	20,149,705	132,195,716	15.24%
27	DODGE	FREMONT	2,919,808,527	254,115,582	3,173,924,109	8.01%
27	DODGE	HOOPER	73,681,944	3,095,015	76,776,959	4.03%
27	DODGE	SCRIBNER	68,620,769	775,051	69,395,820	1.12%
27	DODGE	SNYDER	28,820,251	2,453,678	31,273,929	7.85%
28	DOUGLAS	OMAHA	56,464,987,110	2,392,387,200	58,857,374,310	4.06%
28	DOUGLAS	RALSTON	669,024,305	20,417,900	689,442,205	2.96%
28	DOUGLAS	VALLEY	795,273,315	383,789,100	1,179,062,415	32.55%

Cities - Taxable Value and TIF Excess Value for 2025

Co#	County Name	City Name	City Taxable Value	TIF Excess Value	City Total Value	%TIF of Total City
28	DOUGLAS	WATERLOO	153,169,215	37,190,000	190,359,215	19.54%
30	FILLMORE	FAIRMONT	98,622,598	18,643,155	117,265,753	15.90%
30	FILLMORE	GENEVA	189,428,188	18,432,080	207,860,268	8.87%
32	FRONTIER	EUSTIS	32,916,245	297,139	33,213,384	0.89%
33	FURNAS	ARAPAHOE	69,925,967	5,671,225	75,597,192	7.50%
33	FURNAS	CAMBRIDGE	88,424,326	13,585,690	102,010,016	13.32%
33	FURNAS	WILSONVILLE	3,237,481	1,436,590	4,674,071	30.74%
34	GAGE	BEATRICE	1,033,095,714	55,393,345	1,088,489,059	5.09%
34	GAGE	WYMORE	60,113,838	76,815	60,190,653	0.13%
36	GARFIELD	BURWELL	96,146,407	748,314	96,894,721	0.77%
37	GOSPER	ELWOOD	57,095,170	1,965,345	59,060,515	3.33%
39	GREELEY	SPALDING	41,411,401	1,988,475	43,399,876	4.58%
40	HALL	CAIRO	81,087,243	702,600	81,789,843	0.86%
40	HALL	GRAND ISLAND	5,059,184,399	487,403,699	5,546,588,098	8.79%
41	HAMILTON	HAMPTON	41,929,587	3,968,500	45,898,087	8.65%
41	HAMILTON	PHILLIPS	22,934,796	15,375,835	38,310,631	40.13%
42	HARLAN	ALMA	112,732,346	4,642,939	117,375,285	3.96%
45	HOLT	ATKINSON	131,480,917	617,684	132,098,601	0.47%
45	HOLT	O'NEILL	241,450,834	3,334,858	244,785,692	1.36%
47	HOWARD	ST PAUL	200,658,640	7,975,264	208,633,904	3.82%
48	JEFFERSON	FAIRBURY	226,875,541	2,236,047	229,111,588	0.98%
49	JOHNSON	TECUMSEH	104,651,456	3,018,671	107,670,127	2.80%
50	KEARNEY	AXTELL	65,218,855	8,111,635	73,330,490	11.06%
50	KEARNEY	MINDEN	282,284,458	4,032,520	286,316,978	1.41%
51	KEITH	OGALLALA	480,351,035	47,356,925	527,707,960	8.97%
51	KEITH	PAXTON	43,722,728	2,752,560	46,475,288	5.92%
54	KNOX	CREIGHTON	59,582,510	618,695	60,201,205	1.03%
54	KNOX	CROFTON	50,626,007	222,765	50,848,772	0.44%
54	KNOX	VERDIGRE	24,345,475	523,045	24,868,520	2.10%
55	LANCASTER	FIRTH	55,966,925	6,423,600	62,390,525	10.30%
55	LANCASTER	HALLAM	34,668,679	6,024,100	40,692,779	14.80%
55	LANCASTER	HICKMAN	406,567,129	664,500	407,231,629	0.16%
55	LANCASTER	LINCOLN	38,500,264,700	1,506,225,759	40,006,490,459	3.76%
55	LANCASTER	MALCOLM	45,882,657	175,600	46,058,257	0.38%
55	LANCASTER	WAVERLY	583,096,251	62,105,200	645,201,451	9.63%
56	LINCOLN	NORTH PLATTE	2,174,617,321	233,192,507	2,407,809,828	9.68%
56	LINCOLN	SUTHERLAND	114,638,522	114,278	114,752,800	0.10%
59	MADISON	MADISON	115,538,250	525,147	116,063,397	0.45%
59	MADISON	NEWMAN GROVE	42,013,100	7,548,176	49,561,276	15.23%
59	MADISON	NORFOLK	2,797,164,492	156,313,316	2,953,477,808	5.29%
61	MERRICK	CENTRAL CITY	308,630,917	19,330,855	327,961,772	5.89%
61	MERRICK	PALMER	33,648,984	2,575,190	36,224,174	7.11%
62	MORRILL	BAYARD	54,094,956	399,995	54,494,951	0.73%
62	MORRILL	BRIDGEPORT	136,706,767	3,895,655	140,602,422	2.77%
63	NANCE	FULLERTON	92,897,615	8,403,590	101,301,205	8.30%
63	NANCE	GENOA	61,692,636	966,000	62,658,636	1.54%
64	NEMAHA	AUBURN	193,299,697	30,482,012	223,781,709	13.62%
65	NUCKOLLS	SUPERIOR	100,132,555	14,101,840	114,234,395	12.34%
66	OTOE	NEBRASKA CITY	555,752,450	12,399,653	568,152,103	2.18%
66	OTOE	SYRACUSE	181,768,544	2,215,046	183,983,590	1.20%

Cities - Taxable Value and TIF Excess Value for 2025

Co#	County Name	City Name	City Taxable Value	TIF Excess Value	City Total Value	%TIF of Total City
68	PERKINS	ELSIE	8,317,827	1,197,700	9,515,527	12.59%
68	PERKINS	GRANT	95,152,788	242,826	95,395,614	0.25%
68	PERKINS	VENANGO	14,791,611	6,211,999	21,003,610	29.58%
69	PHELPS	ATLANTA	7,420,319	11,881,849	19,302,168	61.56%
69	PHELPS	HOLDREGE	512,370,481	20,471,486	532,841,967	3.84%
69	PHELPS	LOOMIS	38,113,554	597,084	38,710,638	1.54%
71	PLATTE	COLUMBUS	2,607,788,621	201,803,825	2,809,592,446	7.18%
72	POLK	OSCEOLA	72,432,153	1,485,145	73,917,298	2.01%
72	POLK	STROMSBURG	78,639,305	17,303,867	95,943,172	18.04%
73	RED WILLOW	BARTLEY	21,145,842	5,995,520	27,141,362	22.09%
73	RED WILLOW	MCCOOK	625,048,841	31,881,499	656,930,340	4.85%
74	RICHARDSON	FALLS CITY	210,217,863	10,419,183	220,637,046	4.72%
76	SALINE	CRETE	528,158,015	11,516,470	539,674,485	2.13%
76	SALINE	DORCHESTER	56,926,889	4,856,955	61,783,844	7.86%
76	SALINE	FRIEND	99,919,049	1,651,965	101,571,014	1.63%
77	SARPY	BELLEVUE	6,468,596,385	32,652,295	6,501,248,680	0.50%
77	SARPY	GRETNA	1,543,265,039	125,965,861	1,669,230,900	7.55%
77	SARPY	LA VISTA	2,514,322,636	64,057,802	2,578,380,438	2.48%
78	SAUNDERS	ASHLAND	299,464,141	5,924,443	305,388,584	1.94%
78	SAUNDERS	WAHOO	488,654,383	19,003,030	507,657,413	3.74%
78	SAUNDERS	YUTAN	106,287,154	29,416,040	135,703,194	21.68%
79	SCOTTS BLUFF	GERING	723,569,653	30,244,377	753,814,030	4.01%
79	SCOTTS BLUFF	SCOTTSBLUFF	1,251,379,455	37,350,814	1,288,730,269	2.90%
80	SEWARD	GOEHNER	15,981,611	9,689,313	25,670,924	37.74%
80	SEWARD	MILFORD	170,516,777	2,659,857	173,176,634	1.54%
80	SEWARD	SEWARD	759,153,632	55,527,207	814,680,839	6.82%
80	SEWARD	UTICA	74,066,140	846,165	74,912,305	1.13%
82	SHERMAN	LITCHFIELD	17,884,509	6,151,360	24,035,869	25.59%
85	THAYER	CARLETON	11,024,462	8,569,745	19,594,207	43.74%
85	THAYER	HEBRON	116,156,744	5,323,666	121,480,410	4.38%
87	THURSTON	PENDER	101,931,131	4,471,460	106,402,591	4.20%
88	VALLEY	NORTH LOUP	14,357,450	15,458,755	29,816,205	51.85%
88	VALLEY	ORD	242,961,330	4,479,960	247,441,290	1.81%
89	WASHINGTON	BLAIR	1,117,026,770	24,102,695	1,141,129,465	2.11%
89	WASHINGTON	FORT CALHOUN	137,123,867	1,059,565	138,183,432	0.77%
90	WAYNE	WAYNE	396,535,527	35,080,410	431,615,937	8.13%
91	WEBSTER	BLUE HILL	56,136,466	227,105	56,363,571	0.40%
93	YORK	BRADSHAW	32,243,583	10,050,531	42,294,114	23.76%
93	YORK	HENDERSON	94,621,996	3,047,918	97,669,914	3.12%
93	YORK	MCCOOL JUNCTION	54,482,271	3,848,269	58,330,540	6.60%
93	YORK	YORK	881,507,337	8,719,203	890,226,540	0.98%
		Totals for Cities with TIF	154,104,057,603	7,566,102,300	161,670,159,903	4.68%

State Totals for Tax Increment Financing Projects by Tax Year

Tax Year	Property Type	TIF Base Value	TIF Excess Value	TIF Excess Taxes Levied	Number of Projects
1996	Unavailable	Unavailable	\$445,835,159	\$11,351,962	149
1997	Residential	69,118,207	36,846,337	899,312	183
	Commercial	102,143,565	415,447,756	10,045,613	
	Industrial	15,918,342	68,367,493	1,664,244	
	Other	0	0	0	
	Totals	\$ 187,180,114	\$ 520,661,586	\$ 12,609,169	
1998	Residential	110,474,279	57,375,952	1,208,423	234
	Commercial	139,836,222	437,960,730	9,377,435	
	Industrial	17,587,381	73,988,109	1,595,259	
	Other	8,350	3,461,750	75,164	
	Totals	\$ 267,906,232	\$ 572,786,541	\$ 12,256,281	
1999	Residential	74,527,865	40,828,052	833,718	271
	Commercial	141,629,326	504,954,595	9,911,482	
	Industrial	15,062,702	59,444,238	1,129,722	
	Other	8,350	10,223,270	194,880	
	Totals	\$ 231,228,243	\$ 615,450,155	\$ 12,069,802	
2000	Residential	64,334,108	45,063,699	909,782	296
	Commercial	196,806,079	604,391,956	11,764,555	
	Industrial	15,620,331	72,678,141	1,375,186	
	Other	0	24,337,570	458,026	
	Totals	\$ 276,760,518	\$ 746,471,366	\$ 14,507,548	
2001	Residential	66,652,753	53,054,652	1,065,303	331
	Commercial	219,835,604	734,548,994	14,855,323	
	Industrial	18,395,677	86,007,160	1,735,373	
	Other	0	16,740,555	337,023	
	Totals	\$ 304,884,034	\$ 890,351,361	\$ 17,993,021	
2002	Residential	66,666,789	56,706,046	1,147,607	360
	Commercial	236,548,687	899,164,576	18,639,519	
	Industrial	19,216,302	108,700,980	2,264,022	
	Other	0	16,968,575	354,008	
	Totals	\$ 322,431,778	\$ 1,081,540,177	\$ 22,405,156	
2003	Residential	60,678,325	60,224,431	1,242,682	368
	Commercial	251,920,726	929,087,786	19,754,463	
	Industrial	18,457,217	115,882,338	2,487,138	
	Other	0	35,817,295	773,851	
	Totals	\$ 331,056,268	\$ 1,141,011,850	\$ 24,258,134	
2004	Residential	70,439,355	71,335,938	1,490,475	393
	Commercial	265,205,993	1,020,463,815	21,726,300	
	Industrial	14,056,349	96,463,344	2,065,514	
	Other	0	18,396,175	395,133	
	Totals	\$ 349,701,697	\$ 1,206,659,272	\$ 25,677,422	
2005	Residential	\$83,809,893	\$85,596,884	\$1,803,358	398
	Commercial	267,742,758	1,008,243,354	21,243,393	
	Industrial	19,391,244	122,488,516	2,600,829	
	Other	0	35,932,580	753,858	
	Totals	\$ 370,943,895	\$ 1,252,261,334	\$ 26,401,438	

State Totals for Tax Increment Financing Projects by Tax Year

Tax Year	Property Type	TIF Base Value	TIF Excess Value	TIF Excess Taxes Levied	Number of Projects
2006	Residential	94,802,973	130,997,213	2,715,694	442
	Commercial	296,285,197	1,170,653,787	24,277,481	
	Industrial	15,133,073	130,477,090	2,743,535	
	Other	0	29,669,940	615,687	
	Totals	\$ 406,221,243	\$ 1,461,798,030	\$ 30,352,397	
2007	Residential	125,049,804	195,019,907	4,045,187	517
	Commercial	355,539,927	1,356,124,021	28,354,049	
	Industrial	15,619,126	219,793,436	4,591,386	
	Other	0	17,824,750	366,125	
	Totals	\$ 496,208,857	\$ 1,788,762,114	\$ 37,356,747	
2008	Residential	120,301,633	302,167,888	6,265,581	562
	Commercial	420,726,303	1,327,946,779	27,699,591	
	Industrial	24,411,431	448,828,980	9,239,776	
	Other	0	9,230,750	189,690	
	Totals	\$ 565,439,367	\$ 2,088,174,397	\$ 43,394,638	
2009	Residential	141,326,493	325,820,911	6,913,819	566
	Commercial	412,595,200	1,432,479,175	30,527,270	
	Industrial	28,786,064	474,696,527	10,205,680	
	Other	318,580	46,009,790	981,985	
	Totals	\$ 583,026,337	\$ 2,279,006,403	\$ 48,628,754	
2010	Residential	137,548,590	336,007,331	7,202,384	588
	Commercial	388,450,430	1,536,511,449	33,187,969	
	Industrial	31,051,164	498,470,272	10,540,519	
	Other	240,140	43,225,200	941,504	
	Totals	\$ 557,290,324	\$ 2,414,214,252	\$ 51,872,377	
2011	Residential	139,772,603	395,501,955	8,518,260	603
	Commercial	399,643,568	1,587,956,817	34,449,940	
	Industrial	28,968,714	521,804,385	10,911,709	
	Other	240,140	3,335,850	72,647	
	Totals	\$ 568,625,025	\$ 2,508,599,007	\$ 53,952,556	
2012	Residential	135,091,081	422,794,971	9,088,370	636
	Commercial	431,757,796	1,667,919,069	36,061,966	
	Industrial	34,185,495	434,241,532	9,064,667	
	Other	901,190	23,070	491	
	Totals	\$ 601,935,562	\$ 2,524,978,642	\$ 54,215,495	
2013	Residential	106,080,654	379,720,097	8,241,920	655
	Commercial	458,355,548	1,751,768,983	37,822,370	
	Industrial	63,066,491	441,052,052	8,950,124	
	Other	250,305	403,935	9,249	
	Totals	\$ 627,752,998	\$ 2,572,945,067	\$ 55,023,663	
2014	Residential	107,376,182	485,061,913	10,435,152	716
	Commercial	465,780,888	1,943,900,225	41,249,899	
	Industrial	61,112,978	469,486,198	9,283,077	
	Other	899,945	557,567	12,584	
	Totals	\$ 635,169,993	\$ 2,899,005,903	\$ 60,980,712	

State Totals for Tax Increment Financing Projects by Tax Year

Tax Year	Property Type	TIF Base Value	TIF Excess Value	TIF Excess Taxes Levied	Number of Projects
2015	Residential	102,351,583	524,929,203	11,315,768	766
	Commercial	435,324,912	2,137,412,953	45,428,294	
	Industrial	68,207,154	498,247,548	9,519,725	
	Other	356,050	545,348	12,133	
	Totals	\$ 606,239,699	\$ 3,161,135,052	\$ 66,275,920	
2016	Residential	106,870,249	557,035,858	12,003,540	828
	Commercial	427,995,620	2,308,084,347	48,893,159	
	Industrial	87,749,098	464,101,859	8,943,660	
	Other	258,027	286,695	6,227	
	Totals	\$ 622,872,994	\$ 3,329,508,759	\$ 69,846,586	
2017	Residential	106,337,000	589,712,492	12,658,924	909
	Commercial	460,519,261	2,345,299,134	49,656,274	
	Industrial	86,440,468	464,698,824	8,974,037	
	Other	250,305	264,125	5,534	
	Totals	\$ 653,547,034	\$ 3,399,974,575	\$ 71,294,769	
2018	Residential	107,889,706	664,282,092	14,197,018	983
	Commercial	467,841,571	2,688,205,620	56,967,275	
	Industrial	101,210,864	459,459,199	8,983,994	
	Other	794,659	0	0	
	Totals	\$ 677,736,800	\$ 3,811,946,911	\$ 80,148,287	
2019	Residential	142,618,704	777,835,895	16,694,501	1,037
	Commercial	584,607,094	3,022,529,834	64,732,286	
	Industrial	105,906,138	526,703,019	10,516,165	
	Other	196,203	0	0	
	Totals	\$ 833,328,139	\$ 4,327,068,748	\$ 91,942,952	
2020	Residential	234,376,731	725,824,467	15,157,062	1,110
	Commercial	749,390,834	3,318,851,360	70,826,802	
	Industrial	87,721,812	514,541,975	10,272,200	
	Other	103,566	9,718,480	178,045	
	Totals	\$ 1,071,592,943	\$ 4,568,936,282	\$ 96,256,159	
2021	Residential	266,390,321	826,929,586	16,916,776	1205
	Commercial	965,638,355	3,538,972,891	74,859,215	
	Industrial	119,683,934	568,229,828	11,105,277	
	Other	22,638	0	-	
	Totals	\$ 1,351,735,247	\$ 4,934,132,307	\$ 102,881,289	
2022	Residential	275,689,890	943,849,710	19,287,639	1263
	Commercial	1,437,884,186	3,937,633,421	83,354,742	
	Industrial	158,288,681	438,070,544	8,632,585	
	Other	3,184,671	0	-	
	Totals	\$ 1,875,047,428	\$ 5,319,553,675	\$ 111,274,990	
2023	Residential	287,515,616	1,062,764,336	19,893,803	1351
	Commercial	1,449,781,497	4,657,076,900	93,785,808	
	Industrial	159,212,642	427,278,712	7,928,994	
	Other	711,661	27,605	521	
	Totals	\$ 1,897,221,416	\$ 6,147,147,553	\$ 121,609,158	

State Totals for Tax Increment Financing Projects by Tax Year

Tax Year	Property Type	TIF Base Value	TIF Excess Value	TIF Excess Taxes Levied	Number of Projects
2024	Residential	328,345,691	1,242,966,586	21,615,436.21	1449
	Commercial	1,530,779,741	5,114,223,551	96,040,395.80	
	Industrial	135,578,838	461,622,725	7,579,214.41	
	Other	912,973	57,437	945.81	
	Totals	\$ 1,995,617,243	\$ 6,818,870,299	\$ 125,235,992.23	
2025	Residential	657,724,656	1,409,961,600	23,983,368.89	1545
	Commercial	1,234,846,486	5,571,110,894	101,774,133.85	
	Industrial	139,158,054	584,853,403	9,634,968.71	
	Other	1,077,078	176,403	2,534.66	
	Totals	\$ 2,032,806,274	\$ 7,566,102,300	\$ 135,395,006.11	

NOTE: Totals for years 1997 and 1998 are from the CTL Report. Totals for years 1999 through 2004 include paid off projects.

Beginning 2005, totals do not include paid off TIF projects.

Tax Increment Financing (TIF) Report 2025

COUNTY: 1 ADAMS

CITY: HASTINGS

Project Name: TIF 801 BUILDING CONDOMINIUMS

City: HASTINGS

School: HASTINGS 18

Project Years:

Project Date: 2016

TIF-ID#: 01-0065

Project Type:

Location: Units 1-3, 801 Bldg Condominiums, PID 010018506, 010018507, 010018014

Description: TIF funds used for site acquisition, sidewalk, improvements and façade upgrades for the renovation of a 100 year old mixed use building.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2016	50,120	435,805	2.234294	1,119.83	9,737.16
2017	50,120	450,905	2.230715	1,118.03	10,058.42
2018	50,120	474,200	2.231019	1,118.19	10,579.48
2019	50,120	474,200	2.237489	1,121.43	10,610.26
2020	50,120	503,881	2.258474	1,131.95	11,380.04
2021	50,120	503,881	2.300454	1,152.99	11,591.58
2022	50,120	478,775	2.359137	1,182.40	11,294.98
2023	50,120	478,775	2.174723	1,089.97	10,412.06
2024	50,120	648,941	1.996872	1,000.83	12,958.55
2025	50,120	648,941	1.960273	982.49	12,721.05
Total				11,018.11	111,343.58

Current Year	Base Value	Excess Value
Residential	5,475	440,261
Commercial	44,645	208,680
Industrial	0	0
Other	0	0

Project Name: TIF ABBC RESTORATIONS REDEV

City: HASTINGS

School: HASTINGS 18

Project Years: 15

Project Date: 2022

TIF-ID#: 01-0102

Project Type: Standard

Location: Lots 4 and 5 Block 26 Original Town of Hastings; address: 615 W 1st St; PID 010006079

Description: TIF funds used for site acquisition and renovation of 2nd floor living space of a one residential apartment and two main floor commercial spaces of a 100 year old historical building, including interior demolition, rehabilitation of the structure, façade enhancements, engineering and planning costs, capitalized interest, and legal fees, public parking and any other eligible public improvements essential for public uses in accordance with the Redevelopment Plan.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	72,898	358,942	2.359137	1,719.76	8,467.96
2023	72,898	358,942	2.174723	1,585.33	7,806.00
2024	72,898	430,435	1.996872	1,455.68	8,595.22
2025	72,898	430,435	1.960273	1,429.00	8,437.70
Total				6,189.77	33,306.88

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	72,898	430,435
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 1 ADAMS

Project Name: TIF ABEGGLEN & HISCHFIELD DEV (LATE FILED)

City: HASTINGS

Project Date: 2021

School: HASTINGS 18

TIF-ID#: 01-0095

Project Years: 15

Project Type: Standard

Location: Lot 2 of Hastings Commons Subdivision No. 3; ADDRESS: 3016 Osborne Drive East; PID 010019115

Description: TIF funds used for site acquisition, site preparation, façade enhancements, public parking improvements, architectural, engineering and planning costs and other eligible public improvements necessary in the redevelopment of the site and construction of a 6,200 square foot retail center.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	20,723	1,522,404	2.360531	489.17	35,936.82
2023	20,723	1,522,404	2.178311	451.41	33,162.68
2024	20,723	1,728,975	1.99756	413.95	34,537.34
2025	20,723	1,816,843	1.960851	406.35	35,625.58
Total				1,760.88	139,262.42

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	20,723	1,816,843
Industrial	0	0
Other	0	0

Project Name: TIF BAD SPORTZ WOLBACH BUILDING

City: HASTINGS

Project Date: 2025

School: HASTINGS 18

TIF-ID#: 01-4986

Project Years: 15

Project Type: Standard

Location: Lots Three (3) and Four (4), except the South Twenty-Two (22) feet thereof, and Lots Five (5) and Six (6), all in Block Twenty-two (22), Original Town, now City of Hastings, Adams County, Nebraska.

Description: TIF funds used for site acquisition, repair, and rehabilitation of the structure, façade enhancements, engineering and planning costs of all three levels of the historic building.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	209,082	156,080	1.960273	4,098.58	3,059.62
Total				4,098.58	3,059.62

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	209,082	156,080
Industrial	0	0
Other	0	0

Project Name: TIF BOYS 3 MCP INC REDEV PROJ

City: HASTINGS

Project Date: 2021

School: HASTINGS 18

TIF-ID#: 01-0094

Project Years: 15

Project Type: Standard

Location: Legal Description: Lot 1 North Park Common First Sub, PID 010018796

Description: TIF funds used for the aid in the site development, including site acquisition, site work, installation of streets, storm sewer, sanitary sewer, water and other utilities, engineering, surveying and other consultant costs needed in the construction of a new 4,600 square foot convenience store.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	173,804	1,013,930	2.30274	4,002.25	23,348.18
2022	173,804	1,013,930	2.360531	4,102.70	23,934.16
2023	173,804	1,013,930	2.178311	3,785.99	22,086.54
2024	173,804	1,306,540	1.99756	3,471.84	26,098.90
2025	173,804	1,371,890	1.960851	3,408.04	26,900.72
Total				18,770.82	122,368.50

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	173,804	1,371,890
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 1 ADAMS

Project Name: TIF BRANT RENTALS LLC REDEV (LATE FILED)
City: HASTINGS **Project Date:** 2021
School: HASTINGS 18 **TIF-ID#:** 01-0096
Project Years: 15 **Project Type:** Standard

Location: Unit 4, The Central Block Condominium; ADDRESS: 731 W 2nd, Unit #4; PID 010019154
Description: TIF funds used for site acquisition, repair and rehabilitation of the structure, façade enhancements, architectural, engineering and planning costs, capitalized interest, legal fees, public parking improvements and any other eligible public improvements necessary for the rehabilitation and redevelopment of the three floors above grade plus the basement on the 15,000+ square foot historical building into commercial and residential occupancies.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	31,608	411,003	2.359137	745.68	9,696.12
2023	31,608	365,169	2.174723	687.39	7,941.42
2024	31,608	358,392	1.996872	631.17	7,156.66
2025	31,608	375,336	1.960273	619.60	7,357.62
Total				2,683.84	32,151.82

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	31,608	375,336
Industrial	0	0
Other	0	0

Project Name: TIF BRANT RENTALS LLC REDEV PROJ
City: HASTINGS **Project Date:** 2021
School: HASTINGS 18 **TIF-ID#:** 01-0091
Project Years: 15 **Project Type:** Standard

Location: Units 3, 5, and 6, and parking garage, The Central Block Condominium, Lots 7-9 Block 22 Original Town PID: 010006046, 010019155, 010019156, and 010019199
Description: TIF funds needed for site acquisition, planning related & engineering services, structure rehabilitation costs, façade enhancements & accessibility enhancements, and capitalized interest on TIF borrowing used for renovation for commercial and residential uses, including fire and life safety improvements and building rehabilitation and remodeling. Rehabilitation would redevelop all three levels with the basement area into a mixed-use building and containing up to four residential condominiums on the 2nd and 3rd levels of the building and main floor commercial condo space.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	88,999	265,798	2.300454	2,047.38	6,114.56
2022	70,850	1,348,016	2.359137	1,671.45	31,801.58
2023	70,850	1,372,077	2.174723	1,540.79	29,838.92
2024	70,850	1,390,437	1.996872	1,414.78	27,765.23
2025	70,850	1,331,822	1.960273	1,388.85	26,107.30
Total				8,063.25	121,627.59

Current Year	Base Value	Excess Value
Residential	40,079	1,131,585
Commercial	30,771	200,237
Industrial	0	0
Other	0	0

Project Name: TIF CORNER BUILDING LLC 701-709 W 1ST
City: HASTINGS **Project Date:** 2024
School: HASTINGS 18 **TIF-ID#:** 01-0116
Project Years: 15 **Project Type:** Standard

Location: Lots 1 through 3, Block 27 Original Town of Hastings, PID's 010006083 and 010006084.
Description: TIF funds used for site acquisition, rehabilitation of the structure, façade enhancements, architectural and engineering fees, planning costs and public parking necessary for the purchase and redevelopment of two 2-story historic downtown buildings which will be renovated for commercial and office use on both levels.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	178,423	323,742	1.996872	3,562.88	6,464.76
2025	178,423	323,742	1.960273	3,497.58	6,346.22
Total				7,060.46	12,810.98

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	178,423	323,742
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 1 ADAMS

Project Name: TIF DAVALWAT PROPERTIES LLC REDEV PROJECT

City: HASTINGS

School: HASTINGS 18

Project Years: 15

Project Date: 2023

TIF-ID#: 01-0109

Project Type: Standard

Location: E1/2 Lot 21 and Lots 22 through 24, Block 19 Johnson's Addition. Parcel number 010006131

Description: TIF funds used for site acquisition and site development, renovation costs, and public parking and sidewalks required in the rehabilitation and building enhancements to renovate an 85 year old downtown building for a medical office and warehouse storage.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	170,845	259,735	2.174723	3,715.41	5,648.52
2024	170,845	287,601	1.996872	3,411.56	5,743.02
2025	170,845	287,601	1.960273	3,349.03	5,637.77
Total				10,476.00	17,029.31

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	170,845	287,601
Industrial	0	0
Other	0	0

Project Name: TIF DIETRICH/STEIN BROTHERS BLDG

City: HASTINGS

School: HASTINGS 18

Project Years:

Project Date: 2017

TIF-ID#: 01-0072

Project Type:

Location: Lots 18-21, Block 18, Original Town Hastings Parcel ID 010006015

Description: TIF funds for front and rear façade and other public improvements, developer to renovate the interior and exterior of 90+ old building creating 7 second floor apartments, an elevator, and commercial spaces.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2017	252,495	458,020	2.230715	5,632.44	10,217.12
2018	252,495	896,060	2.231019	5,633.21	19,991.24
2019	252,495	896,060	2.237489	5,649.55	20,049.26
2020	257,617	1,099,331	2.258474	5,818.21	24,828.24
2021	252,495	1,163,829	2.300454	5,808.53	26,773.48
2022	257,617	1,434,197	2.359137	6,077.54	33,834.66
2023	257,617	1,443,594	2.174723	5,602.46	31,394.26
2024	257,617	1,520,910	1.996872	5,144.28	30,370.74
2025	215,324	1,544,634	1.960273	4,220.94	30,279.16
Total				49,587.16	227,738.16

Current Year	Base Value	Excess Value
Residential	97,170	1,125,929
Commercial	118,154	418,705
Industrial	0	0
Other	0	0

Project Name: TIF DJ&R INVESTMENTS LLC REVLP PROJ

City: HASTINGS

School: HASTINGS 18

Project Years:

Project Date: 2019

TIF-ID#: 01-0080

Project Type:

Location: Lot 1 Hastings Commons Subdivision #2, a replat of Lot 1 Hastings Commons Subdivision Hastings PID 010018801

Description: TIF funds used for site acquisition, site preparation, installation of streets, storm sewer, sanitary sewer, water and other utilities and engineering, surveying and other consultant costs associated with and necessary for the redevelopment of the property associated with the construction of a new hotel.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2019	17,520	1,036,730	2.236509	391.84	23,186.58
2020	17,520	2,339,569	2.259109	395.80	52,853.44
2021	17,520	2,339,569	2.30274	403.44	53,874.20
2022	17,520	2,339,569	2.360531	413.57	55,226.28
2023	17,520	2,339,569	2.178311	381.64	50,963.12
2024	17,520	2,682,480	1.99756	349.97	53,584.19
2025	17,520	2,903,626	1.960851	343.54	56,935.77
Total				2,679.80	346,623.58

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	17,520	2,903,626
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 1 ADAMS

Project Name: TIF EASTSIDE ESTATES, LLC

City: HASTINGS

School: HASTINGS 18

Project Years:

Project Date: 2018

TIF-ID#: 01-0075

Project Type:

Location: Lot 1, Eastside Add (RE Lots 1-12, Block 1, Poehlers Add, & Lots 1-11 LC Palmers Add & Vacated 13th St)

Description: TIF Funds to be used to install paving, water, sewer and gas lines along Minnesota St. from 12th to 14th St. for construction and development of 14 duplex style units for income restricted rental homes for seniors.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2018	38,835	608,345	2.231019	866.42	13,572.30
2019	38,835	713,405	2.237489	868.93	15,962.36
2020	38,835	1,272,155	2.258474	877.08	28,731.30
2021	38,835	695,420	2.300454	893.38	15,997.82
2022	38,835	946,345	2.359137	916.17	22,325.58
2023	38,835	927,645	2.174723	844.55	20,173.72
2024	38,835	1,033,709	1.996872	775.49	20,641.85
2025	38,835	934,812	1.960273	761.27	18,324.86
Total				6,803.29	155,729.79

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	38,835	934,812
Industrial	0	0
Other	0	0

Project Name: TIF EMERSON ESTATES

City: HASTINGS

School: HASTINGS 18

Project Years:

Project Date: 2016

TIF-ID#: 01-0066

Project Type:

Location: Lots 1-8 Emerson Estates, PID 010014411, 010014418, 010014422, 010014427, 010014431, 010014435, 010014439, 010014443

Description: TIF funds used for acquisition, sewer, water and paving for construction of 24 housing units for low to moderate income seniors.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2016	64,680	432,440	2.234294	1,445.14	9,661.98
2017	64,680	503,970	2.230715	1,442.83	11,242.14
2018	64,680	582,010	2.231019	1,443.02	12,984.94
2019	64,680	612,365	2.237489	1,447.21	13,701.42
2020	64,680	632,730	2.258474	1,460.78	14,290.12
2021	64,680	698,739	2.300454	1,487.93	16,074.20
2022	64,680	673,236	2.359137	1,525.89	15,882.66
2023	64,680	601,320	2.174723	1,406.61	13,077.02
2024	64,680	442,627	1.996872	1,291.58	8,838.77
2025	64,680	514,488	1.960273	1,267.90	10,085.36
Total				14,218.89	125,838.61

Current Year	Base Value	Excess Value
Residential	64,680	514,488
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF FAIRVIEW VILLAS LLC

City: HASTINGS

School: HASTINGS 18

Project Years: 15

Project Date: 2025

TIF-ID#: 01-4990

Project Type: Standard

Location: Lot 1 Blk 1, Lot 2 Blk 1, Lot 3 Blk 1, Lot 4 Blk 1, Lot 5 Blk 1, Lot 6 Blk 1, Lot 7 Blk 1, Lot 1 Blk 2, Lot 2 Blk 2, Lot 3 Blk 2, Lot 4 Blk 2, Lot 5 Blk 2, Lot 6 Blk 2, Lot 7 Blk 2, Fairway Sub

Description: TIF funds used for site acquisition, site preparation, installation of streets, water lines, sewer lines, gas lines, electric lines and other infrastructure improvements necessary to construct 14 affordable duplex units for rent.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	96,253	1,044,563	1.960273	1,886.82	20,476.29
Total				1,886.82	20,476.29

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	96,253	1,044,563
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 1 ADAMS

Project Name: TIF FARIS REDEVELOPMENT PROJ

City: HASTINGS

School: HASTINGS 18

Project Years:

Project Date: 2020

TIF-ID#: 01-0083

Project Type:

Location: Lots 1-3 Block 26 Original Town Hastings, 601-607 W 1st Street; PID 010006077

Description: TIF funds used for Renovation and façade needed for redevelopment of a building located at 6-1-207 W 1st Street for commercial and residential uses, including fire/life safety improvements and building rehabilitation and remodeling.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2020	57,125	37,136	2.258474	1,290.15	838.72
2021	57,125	134,618	2.300454	1,314.13	3,096.82
2022	57,125	217,009	2.359137	1,347.66	5,119.56
2023	57,125	232,561	2.174723	1,242.31	5,057.58
2024	57,125	301,227	1.996872	1,140.71	6,015.12
2025	57,125	301,227	1.960273	1,119.81	5,904.87
Total				7,454.77	26,032.67

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	57,125	301,227
Industrial	0	0
Other	0	0

Project Name: TIF GARAGE FLATS LLC 401-403 W 3RD

City: HASTINGS

School: HASTINGS 18

Project Years: 15

Project Date: 2024

TIF-ID#: 01-0115

Project Type: Standard

Location: Lot 1 Garage Flats Subdivision, 401-403 W 3rd Street, PID 010006132.

Description: TIF funds used for site acquisition, site preparation, repair or rehabilitation of structures, and architectural and engineering fees necessary for the renovation, rehabilitation and conversion of a former auto body shop into a two-unit affordable housing duplex and construction of a two unit market rate duplex adjacent to the former body shop.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	104,078	205,515	1.996872	2,078.30	4,103.88
2025	104,078	482,397	1.960273	2,040.21	9,456.29
Total				4,118.51	13,560.17

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	104,078	482,397
Industrial	0	0
Other	0	0

Project Name: TIF HASTINGS LODGINE 2 LLC REDEV PROJ

City: HASTINGS

School: HASTINGS 18

Project Years:

Project Date: 2021

TIF-ID#: 01-0084

Project Type:

Location: Lot 1 North Park Commons Second Sub; 215 E 31st St; PID 010018755

Description: TIF funds used for site acquisition, site and utility development, engineering and architectural fees, legal and planning fees, and financing costs needed to construct three apartment buildings consisting of 84 studio, one, two and three bedroom apartments targeted for workforce housing.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2020	476,568	3,336,074	2.259109	10,766.19	75,365.56
2021	476,568	4,700,190	2.30274	10,974.12	108,233.16
2022	476,568	4,700,190	2.360531	11,249.54	110,949.46
2023	476,568	4,700,190	2.178311	10,381.13	102,384.76
2024	476,568	6,130,834	1.99756	9,519.73	122,467.10
2025	476,568	6,473,681	1.960851	9,344.79	126,939.23
Total				62,235.50	646,339.27

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	476,568	6,473,681
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 1 ADAMS

Project Name: TIF HEDC TRAIL RIDGE AD PHASE 1

City: HASTINGS

School: HASTINGS 18

Project Years: 15

Project Date: 2022

TIF-ID#: 01-0099

Project Type: Standard

Location: Lots 6, 8, 17, 18, 20, and 21 Block 5; Lot 2 Block 4; Lot 24 Block 1; and Lots 11 and 12 Block 3 Trail Ridge Addition to Hastings. PID's 10019263, 10019262, 10019274, 10019273, 10019278, 10019280, 10019277, 10019285, 10019186, 10019185

Description: TIF funds used for public improvements for site acquisition, site preparation, utility and infrastructure improvements necessary for a new single family residential subdivision.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	12,455	944,848	1.803111	224.58	17,036.78
2023	12,455	3,273,923	1.69257	210.81	55,413.56
2024	12,455	2,854,253	1.496837	186.43	42,723.66
2025	12,455	3,343,909	1.41737	176.53	47,395.60
Total				798.35	162,569.60

Current Year	Base Value	Excess Value
Residential	12,455	3,343,909
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF HEDC TRAIL RIDGE ADD PHASE 2

City: HASTINGS

School: HASTINGS 18

Project Years: 15

Project Date: 2023

TIF-ID#: 01-0110

Project Type: Standard

Location: Lot 1 Block 1, Lot 7 Block 3, Lot 10 Block 3, Lot 3 Block 4, Lot 5 Block 5, Lot 7 Block 5, Lot 9 Block 5, Lot 10 Block 5, Lot 11 Block 5, Lot 15 Block 5, Lot 16 Block 5, Lot 19 block 5, Lot 22 Block 5, and Lot 23 Block 5 Trail Ridge Addition. Parcels include 10019379, 10019338, 10019281, 10019276, 10019260, 10019339, 10019283, 10019301, 10019328, 10019279, 10019329, 10019325, 10019304, 10019264, 10019265

Description: TIF funds used for site acquisition, site preparation, utility and infrastructure improvements necessary for a new single family residential subdivision.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	241,633	2,776,470	1.69257	4,089.81	46,993.74
2024	241,633	4,056,452	1.496837	3,616.85	60,718.65
2024	231,709	1,941,760	1.496837	3,468.31	29,065.08
2025	241,633	5,145,587	1.41737	3,424.83	72,931.97
2025	231,709	4,357,694	1.41737	3,284.17	61,764.67
Total				17,883.97	271,474.11

Current Year	Base Value	Excess Value
Residential	241,633	5,145,587
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF HEDC TRAIL RIDGE ADD PHASE 3

City: HASTINGS

School: ADAMS CENTRAL 90

Project Years: 15

Project Date: 2024

TIF-ID#: 01-0112

Project Type: Standard

Location: Lots 12, 13, 15, 4, 2, and 1 Block 5, Lot 1 Block 4, Lots 8 and 9 Block 3, and Lots 8 and 9 Block 1 Trail Ridge Addition. PID's 010019251, 010019252, 010019253, 010019261, 010019372, 010019371, 010019370, 010019327, 010019326, 010019395, 010019396.

Description: TIF funds used for site acquisition, site preparation, utility and infrastructure improvements necessary for a new single family residential subdivision. Phase 3 includes the constructions of 11 single family homes.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	208,018	2,535,123	1.496837	3,113.69	37,946.78
2025	208,018	3,758,531	1.41737	2,948.38	53,272.36
Total				6,062.07	91,219.14

Current Year	Base Value	Excess Value
Residential	208,018	3,758,531
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 1 ADAMS

Project Name: TIF HEDC TRAIL RIDGE ADDITION 2.0 PHASE 3
City: HASTINGS **Project Date:** 2025
School: HASTINGS 18 **TIF-ID#:** 01-4988
Project Years: 15 **Project Type:** Standard

Location: Lot 3, Blk 1, Lot 11, Blk 1, Lot 12, Blk 1, Lot 3, Blk 2, Lot 4, Blk 2, Lot 7, Blk 2, Lot 8, Blk 2, Lot 9, Blk 2, Trail Ridge, Lot 1, Trail Ridge 1st Sub-Div, Lot 2, Trail Ridge 1st Sub-Div
Description: TIF funds used for the development of a single family subdivision including site acquisition, site preparation, and utility and infrastructure improvements including sewer, water, gas, electric and paving.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	170,282	3,162,634	1.41737	2,413.53	44,826.23
Total				2,413.53	44,826.23

Current Year	Base Value	Excess Value
Residential	170,282	3,162,634
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF HEDC TRAIL RIDGE ADDITION PHASE 4
City: HASTINGS **Project Date:** 2025
School: HASTINGS 18 **TIF-ID#:** 01-4987
Project Years: 15 **Project Type:** Standard

Location: Lot 10, Blk 1, Trail Ridge, Lot 5, Blk 2, Trail Ridge, Lot 6, Blk 3, Trail Ridge
Description: TIF funds used for the development of a single family subdivision including site acquisition, site preparation, and utility and infrastructure improvements including sewer, water, gas, electric and paving.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	51,463	682,053	1.41737	729.42	9,667.22
Total				729.42	9,667.22

Current Year	Base Value	Excess Value
Residential	51,463	682,053
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF HEDC WEST LAUX DRIVE PHASE 1 REDEV PROJ
City: HASTINGS **Project Date:** 2021
School: HASTINGS 18 **TIF-ID#:** 01-0090
Project Years: 15 **Project Type:** Standard

Location: Lots 1 and 2, Pioneer Trail Flats 2nd Sub. 3119 West Laux Dr and 3132 West Laux Drive, PID 010019020 and 010018936
Description: TIF funds needed for site grading, sanitary sewer, water service, and street paving needed for a new residential area consisting of 16 townhouses for workforce housing.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	11,390	128,624	2.30274	262.28	2,961.88
2022	11,390	240,690	2.360531	268.86	5,681.56
2023	11,390	589,483	2.178311	248.11	12,840.82
2024	11,390	496,634	1.99756	227.52	9,920.55
2025	11,390	606,004	1.960851	223.34	11,882.84
Total				1,230.11	43,287.65

Current Year	Base Value	Excess Value
Residential	11,390	606,004
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 1 ADAMS

Project Name: TIF HEDC WEST LAUX DRIVE PHASE 2

City: HASTINGS

School: HASTINGS 18

Project Years: 15

Project Date: 2023

TIF-ID#: 01-0108

Project Type: Standard

Location: Lots 3 and 4 Pioneers Trail Flats 2nd Subdivision. Parcels 010019021 and 010019022

Description: TIF funds used for site acquisition, site preparation, architectural and engineering costs, installation of infrastructure including including sewer, water, paving, electrical and gas, capitalized interest, legal fees and other eligible public improvements required in the construction of attached townhomes for sale or rent.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	19,600	168,556	2.178311	426.95	3,671.64
2024	19,600	241,268	1.99756	391.52	4,819.52
2025	19,600	584,142	1.960851	384.33	11,454.14

Total 1,202.80 19,945.30

Current Year	Base Value	Excess Value
Residential	19,600	584,142
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF HEDC WEST LAUX DRIVE PHASE 3

City: HASTINGS

School: HASTINGS 18

Project Years: 15

Project Date: 2025

TIF-ID#: 01-4989

Project Type: Standard

Location: Lot5, Lot 6, Lot 12, Lot 13, Lot 14, Pioneer Trail Flats 2nd Sub

Description: TIF funds used for the development of a single family subdivision including site acquisition, site preparation, and utility and infrastructure improvements including sewer, water, gas, electric and paving.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	57,997	1,012,486	1.960851	1,137.23	19,853.39

Total 1,137.23 19,853.39

Current Year	Base Value	Excess Value
Residential	57,997	1,012,486
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF LUCKEE LLC REDEV

City: HASTINGS

School: HASTINGS 18

Project Years: 15

Project Date: 2022

TIF-ID#: 01-0101

Project Type: Standard

Location: Lot 8, Block 24 Original Town of Hastings; 529 W 2nd St; PID 010006068

Description: TIF funds used for site acquisition, site preparation, interior demolition, rehabilitation of the structure, façade enhancements, architectural, engineering and planning costs, capitalization interest, and legal fees and any other eligible public improvements essential for public uses in accordance with the Redevelopment Plan needed in the renovation of a 100 year old building. Project also includes the construction of two 2nd floor apartments and renovation of the main floor commercial space.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	70,830	215,528	2.359137	1,670.98	5,084.60
2023	70,830	215,528	2.174723	1,540.36	4,687.16
2024	70,830	251,208	1.996872	1,414.38	5,016.31
2025	70,830	242,058	1.960273	1,388.46	4,745.01

Total 6,014.18 19,533.08

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	70,830	242,058
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 1 ADAMS

Project Name: TIF MESNER NORTH REDEV PROJ PHASE 1
City: HASTINGS **Project Date:** 2021
School: HASTINGS 18 **TIF-ID#:** 01-0085
Project Years: **Project Type:**

Location: Lots 1-6 Block 1, Osborne View Estates; Lots 1-6 Block 2 Osborne View Estates; Lots 1-3 Block 3 Osborne View Estates; Outlot 1 Osborne View Estates. PID , 10018879,010018880, 10018881, 10018882, 10018883, 10018884, 10018885, 10018886, 10018887, 10018888, 10018889, 10018890, 10018891, 10018900, 10018901, 10018902
Description: TIF funds used for site acquisition, infrastructure costs and construction costs needed to construct up to 58 homes or townhomes.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2020	18,274	723,126	1.704978	311.57	12,329.24
2021	18,274	926,996	1.753088	320.36	16,251.12
2022	18,274	1,100,768	1.803111	329.50	19,848.20
2023	18,274	1,258,148	1.69257	309.30	21,295.26
2024	18,274	1,004,281	1.496837	273.53	15,032.60
2025	18,274	1,152,232	1.41737	259.01	16,331.41

Current Year	Base Value	Excess Value	Total	TIF Base Tax	TIF Excess Tax
Residential	18,274	1,152,232		1,803.27	101,087.83
Commercial	0	0			
Industrial	0	0			
Other	0	0			

Project Name: TIF MESNER NORTH REDEV PROJ PHASE 2
City: HASTINGS **Project Date:** 2021
School: HASTINGS 18 **TIF-ID#:** 01-0092
Project Years: 15 **Project Type:** Standard

Location: Lots 7-14 Block 2, Osborne View Estates; Lots 4 & 5 Block 3 Osborne View Estates; Lots 1-6 Osborne View Estates 2nd Sub, and Lots 22-25 Block 3 Osborne View Estates PID: 010018892, 010018893, 010018894, 010018895, 010018896, 010018897, 010018898, 010018899, 010018903, 010018904, 010018905, 010018906, 010018907, 010018908, 010018910, 010018911, 010018921, 010018922, 010018923, 010018924
Description: TIF funds used for site acquisition, site preparation, engineering costs, infrastructure costs including sewer, water, electric, gas and paving, architectural and engineering costs, legal fees associated with a new residential area consisting of 20 attached townhomes for workforce housing .

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	294,998	1,441,090	1.753088	5,171.57	25,263.70
2022	294,998	3,348,853	1.803111	5,319.14	60,383.78
2023	294,998	3,514,063	1.69257	4,993.05	59,478.26
2024	294,998	3,741,331	1.496837	4,415.64	56,001.93
2025	294,998	4,538,830	1.41737	4,181.21	64,332.05

Current Year	Base Value	Excess Value	Total	TIF Base Tax	TIF Excess Tax
Residential	294,998	4,538,830		24,080.61	265,459.72
Commercial	0	0			
Industrial	0	0			
Other	0	0			

Project Name: TIF MESNER NORTH REDEV PROJECT PHASE 3
City: HASTINGS **Project Date:** 2024
School: ADAMS CENTRAL 90 **TIF-ID#:** 01-0114
Project Years: 15 **Project Type:** Standard

Location: Lots 1 through 6 Osborne View Estates 4th Addition. PID's 010018913, 010018914, 010018916, 010018917, 010018918, 010018920.
Description: TIF funds used for site acquisition, site preparation, architectural and engineering costs, the installation of infrastructure including water, sanitary sewer, paving, electric and gas, legal fees and other eligible improvements necessary for the development of a six attached, town-homes that will be for sale.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	133,687	1,055,095	1.496837	2,001.08	15,793.14
2025	133,687	1,274,958	1.41737	1,894.84	18,070.86

Current Year	Base Value	Excess Value	Total	TIF Base Tax	TIF Excess Tax
Residential	133,687	1,274,958		3,895.92	33,864.00
Commercial	0	0			
Industrial	0	0			
Other	0	0			

Tax Increment Financing (TIF) Report 2025

COUNTY: 1 ADAMS

Project Name: TIF NPC PHASE 1, LLC REDEV PROJ

City: HASTINGS

School: HASTINGS 18

Project Years:

Project Date: 2021

TIF-ID#: 01-0087

Project Type:

Location: Lot 1, Pioneer Trail Flats Subvision Address: 424 E 31st St.
Hastings PID 010018934

Description: TIF funds used to aid in acquisition, infrastructure expenses and related construction costs associated with the purchase and development of workforce house on approximately 4.4 acres. The project will include the development of 84 apartments, which will include 6 studio apartments, 42 one bedroom units, 33 two bedroom units, and 3 three bedroom units.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2020	14,246	898,961	2.259109	321.83	20,308.50
2021	14,246	8,226,144	2.30274	328.05	189,426.72
2022	14,246	9,125,653	2.360531	336.28	215,413.88
2023	14,246	9,125,653	2.178311	310.32	198,785.10
2024	14,246	10,834,800	1.99756	284.57	216,431.63
2025	14,246	11,607,631	1.960851	279.34	227,608.33

Total 1,860.39 1,067,974.16

Current Year	Base Value	Excess Value
Residential	14,246	11,607,631
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF ON TOP, LLC REDVL PROJ

City: HASTINGS

School: HASTINGS 18

Project Years:

Project Date: 2017

TIF-ID#: 01-0070

Project Type:

Location: Tract of land known as WG Pauley Lumber Co. Subdivision,
Parcel ID 010017230

Description: TIF funds used for relocation of water lines, developer constructed two 3,750 sq ft industrial buildings.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2017	68,985	147,975	2.230715	1,538.86	3,300.90
2018	68,985	158,475	2.231019	1,539.07	3,535.64
2019	68,985	158,475	2.237489	1,543.53	3,545.94
2020	68,985	167,354	2.258474	1,558.01	3,779.66
2021	68,985	167,354	2.300454	1,586.97	3,849.92
2022	68,985	206,326	2.359137	1,627.45	4,867.52
2023	68,985	206,326	2.174723	1,500.23	4,487.06
2024	68,985	233,620	1.996872	1,377.54	4,665.10
2025	68,985	348,747	1.960273	1,352.29	6,836.38

Total 13,623.95 38,868.12

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	68,985	348,747
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 1 ADAMS

Project Name: TIF SHABRI LLC REDEV PROJ

City: HASTINGS

School: HASTINGS 18

Project Years: 15

Project Date: 2021

TIF-ID#: 01-0093

Project Type: Standard

Location: Legal Description: Lot 1 Imperial Theater Second Sub, PID 010013608

Description: TIF funds used for site acquisition, engineering and architecture fees, environmental remediation, renovation and construction needed to renovate the former Village Inn property into offices, lab space and manufacturing space for Innovative Prosthetics and Orthotics

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	154,393	455,602	2.300454	3,551.74	10,480.92
2022	154,392	455,602	2.359137	3,642.32	10,748.28
2023	154,392	455,602	2.174723	3,357.60	9,908.10
2024	154,392	721,281	1.996872	3,083.01	14,403.08
2025	154,392	721,281	1.960273	3,026.50	14,139.07
Total				16,661.17	59,679.45

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	154,392	721,281
Industrial	0	0
Other	0	0

Project Name: TIF SOUTHERN BELL HEARTLAND LLC REDEV PRJ

City: HASTINGS

School: HASTINGS 18

Project Years:

Project Date: 2020

TIF-ID#: 01-0088

Project Type:

Location: South 74.5 fee of Lots 1-5 of Lyman's Addition. Address: 109 N Burlington PID 010006180

Description: TIF funds used for redevelopment of 30,000 square foot historical building, which will include repair or rehabilitation of the the structure, façade enhancements, architectural, engineering and planning costs, capitalized interest, legal fees, public parking lot improvements.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2020	108,760	1,143,885	2.258474	2,456.32	25,834.36
2021	108,760	1,211,826	2.300454	2,501.97	27,877.50
2022	108,760	1,143,885	2.359137	2,565.80	26,985.82
2023	108,760	1,143,885	2.174723	2,365.23	24,876.32
2024	108,760	1,972,130	1.996872	2,171.80	39,380.90
2025	108,760	1,972,130	1.960273	2,131.99	38,659.13
Total				14,193.11	183,614.03

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	108,760	1,972,130
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 1 ADAMS

Project Name: TIF SOUTHWOOD ESTATES DEVL PRJ

Location: Lot 2 and 3, Southwood Estates

City: HASTINGS

Project Date: 2012

Description: Provide funding for water, sewer and street improvements for 32 units of low to moderate senior rental housing.

School: HASTINGS 18

TIF-ID#: 01-0053

Project Years:

Project Type:

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2012	25,850	544,130	2.341526	605.28	12,740.96
2013	25,850	898,750	2.307173	596.40	20,735.72
2014	25,850	898,750	2.295244	593.32	20,628.52
2015	25,850	909,150	2.23584	577.96	20,327.14
2016	25,850	692,450	2.234294	577.56	15,471.38
2017	25,850	687,395	2.230715	576.64	15,333.82
2018	25,850	549,405	2.231019	576.72	12,257.42
2019	25,850	675,830	2.237489	578.39	15,121.72
2020	25,850	647,219	2.258474	583.82	14,617.30
2021	25,850	649,476	2.300454	594.67	14,940.92
2022	25,850	563,087	2.359137	609.84	13,284.02
2023	25,850	561,051	2.174723	562.17	12,201.30
2024	25,850	561,051	2.174723	562.17	12,201.30
2025	25,850	523,193	1.960273	506.73	10,256.02
Total				8,101.67	210,117.54

Current Year	Base Value	Excess Value
Residential	25,850	523,193
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF THE LISTENING ROOM INC PRJ

Location: Lots 2 & 3 Olivers Addition, Hastings, 809 W. 2nd St.

City: HASTINGS

Project Date: 2014

Description: TIF funds used used for site acquisition, water line improvements, and façade improvements. Renovation of downtown building into a community performing arts center.

School: HASTINGS 18

TIF-ID#: 01-0058

Project Years:

Project Type:

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2014	94,355	237,380	2.295244	2,165.68	5,448.46
2015	94,355	253,335	2.23584	2,109.63	5,664.18
2016	94,355	260,035	2.234294	2,108.17	5,809.96
2017	94,355	287,370	2.230715	2,104.79	6,410.42
2018	94,355	303,290	2.231019	2,105.08	6,766.50
2019	94,355	303,290	2.237489	2,111.18	6,786.16
2020	94,355	325,433	2.258474	2,130.98	7,349.82
2021	94,355	325,433	2.300454	2,170.59	7,486.46
2022	94,355	310,639	2.359137	2,225.96	7,328.40
2023	94,355	310,639	2.174723	2,051.96	6,755.56
2024	94,355	527,270	1.996872	1,884.15	10,528.90
2025	94,355	509,644	1.960273	1,849.62	9,990.39
Total				25,017.79	86,325.21

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	94,355	509,644
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 1 ADAMS

Project Name: TIF THEATRE DIST REDEV - THEATER BLDG LOT 5

City: HASTINGS

Project Date: 2022

School: HASTINGS 18

TIF-ID#: 01-0103

Project Years: 15

Project Type: Standard

Location: Lot 5 Block 1 Theatre District Subdivision; PID 010019241

Description: TIF funds used for site acquisition, site preparation, demolition of the existing façade and building enhancements to the façade and other components. Enhancements in energy improvements to make the structures more energy efficient. The project will involve the renovation of the theatre interior into an approximately 380 seat theater divided into three auditoriums.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	16,917	177,784	2.359137	399.10	4,194.18
2023	16,917	177,784	2.174723	367.90	3,866.30
2024	16,917	1,414,253	1.996872	337.81	28,240.84
2025	16,917	1,414,253	1.960273	331.62	27,723.23
Total				1,436.43	64,024.55

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	16,917	1,414,253
Industrial	0	0
Other	0	0

Project Name: TIF THEATRE DISTRICT LOT 1 BLOCK 1

City: HASTINGS

Project Date: 2025

School: HASTINGS 18

TIF-ID#: 01-4991

Project Years: 15

Project Type: Standard

Location: Lot One, Block One, Theatre District subdivision, Hastings, Adams County, Nebraska

Description: TIF funds used for site acquisition, demolition, site preparation, public street improvements and façade enhancements to renovate and rehabilitate the former big box retail store containing approximately 90,000 square feet.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	600,972	355,813	1.960273	11,780.69	6,974.92
Total				11,780.69	6,974.92

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	600,972	355,813
Industrial	0	0
Other	0	0

Project Name: TIF THEATRE DISTRICT LOT 3 BLOCK 1

City: HASTINGS

Project Date: 2023

School: HASTINGS 18

TIF-ID#: 01-0106

Project Years: 15

Project Type: Standard

Location: Lot 3 Block 1, Theatre District Subdivision. Parcel 010019239

Description: TIF funds used for site acquisition, demolition, street and utility improvements required in the construction of a 78-unit multifamily project designed for residents aged 55 and over as part of a workforce housing project.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	80,637	1,839,316	2.174723	1,753.63	40,000.06
2024	80,637	5,957,911	1.996872	1,610.22	118,971.86
2025	80,637	6,737,645	1.960273	1,580.71	132,076.23
Total				4,944.56	291,048.15

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	80,637	6,737,645
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 1 ADAMS

Project Name: TIF THEATRE DISTRICT LOT 4 BLOCK 1

City: HASTINGS

Project Date: 2025

School: HASTINGS 18

TIF-ID#: 01-4992

Project Years: 15

Project Type: Standard

Location: Lot Four, Block One, Theatre District Subdivision, Hastings, Adams County, Nebraska

Description: TIF funds used for site acquisition, demolition, site preparation, grading, public street costs, and façade enhancements to renovate and rehabilitate the former grocery store approximately 36,000 square feet.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	303,799	196,336	1.960273	5,955.29	3,848.71
Total				5,955.29	3,848.71

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	303,799	196,336
Industrial	0	0
Other	0	0

Project Name: TIF THEATRE DISTRICT LOT 8 BLOCK 1

City: HASTINGS

Project Date: 2023

School: HASTINGS 18

TIF-ID#: 01-0107

Project Years: 15

Project Type: Standard

Location: Lot 8 Block 1, Theatre District Subdivision. Parcel number 010019244

Description: TIF funds used for site acquisition, demolition, street and utility improvements required for the development of a flex building for office and retail space.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	36,514	127,788	2.174723	794.08	2,779.06
2024	36,514	677,169	1.996872	729.14	13,522.19
2025	36,514	954,623	1.960273	715.77	18,713.21
Total				2,238.99	35,014.46

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	36,514	954,623
Industrial	0	0
Other	0	0

Project Name: TIF THOAR, LLC 723 W.1ST PROJ

City: HASTINGS

Project Date: 2019

School: HASTINGS 18

TIF-ID#: 01-0081

Project Years:

Project Type:

Location: Lots 1, 2 and 3 Davis Addition Hastings PID 10006095

Description: TIF funds used for façade improvements, sidewalk and landscape improvements, public parking lot improvements and other public improvements associated with rehabilitation of a 10,500 square foot downtown warehouse property into a mixed use development with six second level apartments and commercial space on the main level.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2019	98,745	364,316	2.237489	2,209.41	8,151.58
2020	98,745	701,265	2.258474	2,230.13	15,837.90
2021	98,745	701,265	2.300454	2,271.58	16,132.30
2022	98,745	514,401	2.359137	2,329.53	12,135.44
2023	98,745	514,401	2.174723	2,147.43	11,186.80
2024	98,745	553,484	1.996872	1,971.81	11,052.41
2025	98,745	534,938	1.960273	1,935.67	10,486.23
Total				15,095.56	84,982.66

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	98,745	534,938
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 1 ADAMS

Project Name: TIF THOAR, LLC 737 W.1ST PROJ

City: HASTINGS

School: HASTINGS 18

Project Years:

Project Date: 2020

TIF-ID#: 01-0082

Project Type:

Location: Lots 4, 5, 6 and 7 David Addition to Hastings. 737 W 1st St; PID 010006096

Description: TIF funds used for site acquisition, architectural and engineering services, façade enhancements & accessibility enhancements, legal fees, capitalization interest on TIF borrowing needed to rehabilitate and development of three floors on the 17,000 square foot historical building into a mix use of commercial and residential occupancies and public parking lot improvements.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2020	105,830	1,112,032	2.258474	2,390.14	25,114.98
2021	105,830	1,112,032	2.300454	2,434.57	25,581.80
2022	105,830	845,474	2.359137	2,496.67	19,945.90
2023	105,830	845,474	2.174723	2,301.51	18,386.70
2024	105,830	928,564	1.996872	2,113.29	18,542.26
2025	105,830	898,806	1.960273	2,074.56	17,619.05

Total 13,810.74 125,190.69

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	105,830	898,806
Industrial	0	0
Other	0	0

Project Name: TIF THOAR, LLC REDVL PROJ

City: HASTINGS

School: HASTINGS 18

Project Years:

Project Date: 2017

TIF-ID#: 01-0069

Project Type:

Location: Lots 4-5, Block 27, Original Town Hastings

Description: TIF funds used for façade improvements, sidewalk & landscape improvements and improvements to adjacent public parking lot. Developer purchased and renovated the interior and exterior of two 80+ year old buildings creating 4 apartments and 2 commercial spaces.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2017	62,855	140,270	2.230715	1,402.12	3,129.02
2018	62,855	150,695	2.231019	1,402.31	3,362.04
2019	62,855	292,639	2.237489	1,406.37	6,547.82
2020	62,855	384,252	2.258474	1,419.56	8,678.26
2021	62,855	384,252	2.300454	1,445.95	8,839.56
2022	62,855	400,263	2.359137	1,482.84	9,442.78
2023	62,855	400,263	2.174723	1,366.92	8,704.62
2024	62,855	436,787	1.996872	1,255.13	8,722.09
2025	62,855	436,787	1.960273	1,232.13	8,562.21

Total 12,413.33 65,988.40

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	62,855	436,787
Industrial	0	0
Other	0	0

Project Name: TIF THOAR-CAMERON BLDG REDEV

City: HASTINGS

School: HASTINGS 18

Project Years: 15

Project Date: 2022

TIF-ID#: 01-0098

Project Type: Standard

Location: E1/3 Lot 20, S100' Lots 21-24, Blk 22 Original Town Hastings; 103-111 N Hastings Ave & 119 N Hastings Ave; PIS 010006051 & 010006052

Description: TIF funds used for site acquisition and renovation of a 100 year old building including façade improvements, and the renovation of the 11 2nd floor apartments and six main floor commercial spaces.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	302,877	453,354	2.359137	7,145.28	10,695.28
2023	302,877	696,899	2.174723	6,586.74	15,155.64
2024	302,877	926,894	1.996872	6,048.07	18,508.88
2025	302,877	891,860	1.960273	5,937.22	17,482.91

Total 25,717.31 61,842.71

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	302,877	891,860
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 1 ADAMS

Project Name: TIF TRAIL RIDGE ADD 2.0 - PHASE 1

City: HASTINGS

School: HASTINGS 18

Project Years: 15

Project Date: 2023

TIF-ID#: 01-0105

Project Type: Standard

Location: Lot 1 Block 2, and Lot 11 Block 2 Trail Ridge Addition. Parcels 010019390 and 010019391

Description: TIF funds used for public improvements for site acquisition, site preparation, utility and infrastructure improvements necessary for a new single family residential subdivision.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	2,394	116,139	1.69257	40.52	1,965.76
2024	2,394	262,740	1.496837	35.83	3,932.81
2025	2,394	494,662	1.41737	33.93	7,011.19
Total				110.28	12,909.76

Current Year	Base Value	Excess Value
Residential	2,394	494,662
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF UPTOWN EXPERIENCE, LLC

City: HASTINGS

School: HASTINGS 18

Project Years:

Project Date: 2013

TIF-ID#: 01-0056

Project Type:

Location: Lots 3, 4, 5, and 6 Block 24, Original Town Hastings, 509 W. 2nd and 521 W. 2nd St.

Description: TIF funds used to fund façade improvements, off-street parking, lighting, utility improvements and landscaping. Developers to renovate two downtown buildings as a mixed used project with commercial on the main floor and 5 apartments on second floor.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2013	88,155	0	2.307173	2,033.89	0.00
2014	88,155	0	2.295244	2,023.37	0.00
2015	88,155	161,640	2.23584	1,971.00	3,614.02
2016	88,155	506,090	2.234294	1,969.64	11,307.54
2017	88,155	551,600	2.230715	1,966.49	12,304.62
2018	88,155	583,440	2.231019	1,966.75	13,016.68
2019	88,155	583,440	2.237489	1,972.46	13,054.42
2020	88,155	620,304	2.258474	1,990.96	14,009.42
2021	88,155	620,304	2.300454	2,027.97	14,269.80
2022	88,155	631,760	2.359137	2,079.70	14,904.10
2023	88,155	631,760	2.174723	1,917.13	13,739.02
2024	88,155	685,101	1.996872	1,760.34	13,680.58
2025	88,155	663,469	1.960273	1,728.08	13,005.81
Total				25,407.78	136,906.01

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	88,155	663,469
Industrial	0	0
Other	0	0

Project Name: TIF WEST 2ND INVESTMENTS LLC REDEV

City: HASTINGS

School: HASTINGS 18

Project Years: 15

Project Date: 2022

TIF-ID#: 01-0100

Project Type: Standard

Location: Lot 2, Bienkowski Subdivision, address: 123 N Laird; PID 010019233

Description: TIF funds used for site acquisition, site preparation, utility infrastructure, public parking and other eligible public improvements to assist with the construction of an 8,000 square foot industrial building with up to eight small business workshop spaces.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	8,118	365,847	2.359137	191.51	8,630.86
2023	8,118	365,847	2.174723	176.54	7,956.18
2024	8,118	438,358	1.996872	162.11	8,753.46
2025	8,118	579,687	1.960273	159.13	11,363.46
Total				689.29	36,703.96

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	8,118	579,687
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 1 ADAMS

2026 TOTALS FOR CITY : # HASTINGS

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	1,701,400	45,456,809	25,942.53	739,627.23
Commercial	4,044,073	35,187,932	79,278.85	689,852.16
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	5,745,473	80,644,741	105,221.38	1,429,479.39

Project Count 48

CITY: JUNIATA

Project Name: TIF BIG RED 2

City: JUNIATA

School: ADAMS CENTRAL 90

Project Years:

Project Date: 2019

TIF-ID#: 01-0076

Project Type:

Location: Lot 1 Block 1 Green Ares Number 7 Juniata PID 010018045

Description: TIF funds used for infrastructure and improvements related to the construction of single family dwelling.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2019	12,965	95,201	1.732223	224.58	1,649.08
2020	12,965	285,166	1.765906	228.95	5,035.78
2021	12,965	298,819	1.810701	234.76	5,410.70
2022	12,965	283,902	1.889848	245.02	5,365.32
2023	12,965	283,902	1.773941	229.99	5,036.26
2024	12,965	352,936	1.608855	208.59	5,678.25
2025	12,965	379,464	1.53948	199.59	5,841.76
Total				1,571.48	34,017.15

Current Year	Base Value	Excess Value
Residential	12,965	379,464
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF BIG RED DEVELOPMENT PROJ

City: JUNIATA

School: ADAMS CENTRAL 90

Project Years:

Project Date: 2019

TIF-ID#: 01-0077

Project Type:

Location: Lot 2 Block 1 Green Acres No 7 Juniata PID 010018047

Description: TIF funds used for infrastructure and improvements related to the construction of single family dwelling.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2019	26,125	219,488	1.732223	452.54	3,802.06
2020	26,125	260,241	1.765906	461.34	4,595.62
2021	26,125	273,306	1.810701	473.05	4,948.78
2022	26,125	268,684	1.889848	493.72	5,077.72
2023	26,125	350,418	1.773941	463.44	6,216.22
2024	26,125	311,185	1.608855	420.31	5,006.53
2025	26,125	323,088	1.53948	402.19	4,973.89
Total				3,166.59	34,620.82

Current Year	Base Value	Excess Value
Residential	26,125	323,088
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 1 ADAMS

Project Name: TIF BROOKS BAKERY

City: JUNIATA

School: ADAMS CENTRAL 90

Project Years:

Project Date: 2016

TIF-ID#: 01-0061

Project Type:

Location: Lots 543, 544, and 545 Juniata Village, PID 010015995

Description: 32'x32' building to house a retail bakery with rear accessible parking and greenspace.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2016	6,005	137,000	1.672744	100.45	2,291.66
2017	6,005	135,615	1.721056	103.35	2,334.02
2018	6,005	134,230	1.733122	104.07	2,326.40
2019	6,005	134,230	1.732223	104.02	2,325.22
2020	6,005	140,237	1.765906	106.04	2,476.48
2021	6,005	140,237	1.810701	108.73	2,539.28
2022	6,005	140,237	1.889848	113.49	2,650.28
2023	6,005	140,237	1.773941	106.53	2,487.76
2024	6,005	119,619	1.608855	96.61	1,924.50
2025	6,005	141,205	1.53948	92.45	2,173.83
Total				1,035.74	23,529.43

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	6,005	141,205
Industrial	0	0
Other	0	0

Project Name: TIF GEORGE PROJECT (JELC ADDITION)

City: JUNIATA

School: ADAMS CENTRAL 90

Project Years: 15

Project Date: 2023

TIF-ID#: 01-0111

Project Type: Extremely Blighted

Location: Lot 1 JELC Addition, Parcel number 010019073

Description: TIF funds used for the purchase and development of a residential single family dwelling approximately 3,180 square foot into viable tax-producing property.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	126,104	248,308	1.773941	2,237.01	4,404.86
2024	126,104	313,896	1.608855	2,028.83	5,050.16
2025	126,104	323,494	1.53948	1,941.35	4,980.15
Total				6,207.19	14,435.17

Current Year	Base Value	Excess Value
Residential	126,104	323,494
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF MCFERREN

City: JUNIATA

School: ADAMS CENTRAL 90

Project Years:

Project Date: 2016

TIF-ID#: 01-0064

Project Type:

Location: Lots 646 and 647 Juniata, PID 010018556

Description: 2-family dwelling/duplex with 2 car garage, with landscaping and driveways.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2016	11,465	15,435	1.672744	191.78	258.20
2017	11,465	157,990	1.721056	197.32	2,719.10
2018	11,465	164,310	1.733122	198.70	2,847.78
2019	11,465	171,325	1.732223	198.60	2,967.74
2020	11,465	187,756	1.765906	202.46	3,315.60
2021	11,465	196,793	1.810701	207.60	3,563.34
2022	11,465	153,878	1.889848	216.67	2,908.06
2023	11,465	153,878	1.773941	203.38	2,729.70
2024	11,465	158,838	1.608855	184.46	2,555.47
2025	11,465	193,647	1.53948	176.50	2,981.18
Total				1,977.47	26,846.17

Current Year	Base Value	Excess Value
Residential	11,465	193,647
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 1 ADAMS

Project Name: TIF PRATT PROJECT (REDEV PLAN 1; MODIF 13)

City: JUNIATA

School: ADAMS CENTRAL 90

Project Years: 15

Project Date: 2022

TIF-ID#: 01-0104

Project Type: Extremely Blighted

Location: Lot 2 JELC Addition; PID 010019074

Description: TIF funds used for site acquisition and development of residential improvements consisting of a single family dwelling approximately 1,950 square foot to be developed into a viable tax-producing property.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	12,695	349,672	1.889848	239.92	6,608.28
2023	12,695	349,672	1.773941	225.20	6,202.98
2024	12,695	448,071	1.608855	204.24	7,208.81
2025	12,695	464,792	1.53948	195.44	7,155.37
Total				864.80	27,175.44

Current Year	Base Value	Excess Value
Residential	12,695	464,792
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF RENSCHLER

City: JUNIATA

School: ADAMS CENTRAL 90

Project Years:

Project Date: 2016

TIF-ID#: 01-0063

Project Type:

Location: Lot 1 Green Acres 5th Subdivision, Juniata, PID 010018068

Description: 1 story, approx 1800 sq ft single-family dwelling with basement, two car garage, with sidewalk and greenspace.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2016	11,620	193,480	1.672744	194.37	3,236.44
2017	11,620	191,545	1.721056	199.99	3,296.60
2018	11,620	199,205	1.733122	201.39	3,452.50
2019	11,620	207,253	1.732223	201.28	3,590.16
2020	11,620	227,174	1.765906	205.20	4,011.70
2021	11,620	238,130	1.810701	210.40	4,311.82
2022	11,620	225,158	1.889848	219.60	4,255.14
2023	11,620	225,158	1.773941	206.13	3,994.18
2024	11,620	285,249	1.608855	186.95	4,589.25
2025	11,620	295,862	1.53948	178.89	4,554.74
Total				2,004.20	39,292.53

Current Year	Base Value	Excess Value
Residential	11,620	295,862
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF RENSCHLER 3

City: JUNIATA

School: ADAMS CENTRAL 90

Project Years:

Project Date: 2017

TIF-ID#: 01-0067

Project Type:

Location: Lot 4 Block 1, Green Acres No. 7, Village of Juniata

Description: TIF funds used for 1800 sq ft residential building.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2017	12,965	257,835	1.721056	223.13	4,437.48
2018	12,965	269,835	1.733122	224.70	4,676.62
2019	12,965	281,940	1.732223	224.58	4,883.86
2020	12,965	308,924	1.765906	228.95	5,455.32
2021	12,965	323,765	1.810701	234.76	5,862.42
2022	12,965	315,199	1.889848	245.02	5,956.80
2023	12,965	400,989	1.773941	229.99	7,113.32
2024	12,965	348,617	1.608855	208.59	5,608.77
2025	12,965	361,470	1.53948	199.59	5,564.73
Total				2,019.31	49,559.32

Current Year	Base Value	Excess Value
Residential	12,965	361,470
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 1 ADAMS

Project Name: TIF RENSCHLER 5

City: JUNIATA

School: ADAMS CENTRAL 90

Project Years:

Project Date: 2019

TIF-ID#: 01-0079

Project Type:

Location: Lot 3 Green Acres 7th Juniata PID 010018048

Description: TIF funds used for infrastructure and improvements related to the construction of single family dwelling.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2019	300,785	12,102	1.732223	5,210.27	209.68
2020	300,785	40,885	1.765906	5,311.58	722.00
2021	300,785	56,715	1.810701	5,446.32	1,026.96
2022	300,785	57,018	1.889848	5,684.38	1,077.56
2023	300,785	107,254	1.773941	5,335.75	1,902.66
2024	300,785	78,213	1.608855	4,839.19	1,258.34
2025	300,785	91,750	1.53948	4,630.52	1,412.48
Total				36,458.01	7,609.68

Current Year	Base Value	Excess Value
Residential	300,785	91,750
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF RENSCHLER 6

City: JUNIATA

School: ADAMS CENTRAL 90

Project Years:

Project Date: 2019

TIF-ID#: 01-0078

Project Type:

Location: Lot 3 Green Acres 5th Subdivision Juniata PID 010018070

Description: TIF funds used for infrastructure and improvements related to the construction of single family dwelling.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2019	35,680	245,922	1.732223	618.06	4,259.98
2020	35,680	395,311	1.765906	630.08	6,980.84
2021	35,680	415,586	1.810701	646.06	7,525.02
2022	35,680	439,086	1.889848	674.30	8,298.08
2023	35,680	439,086	1.773941	632.94	7,789.14
2024	35,680	575,383	1.608855	574.04	9,257.10
2025	35,680	597,989	1.53948	549.29	9,205.92
Total				4,324.77	53,316.08

Current Year	Base Value	Excess Value
Residential	35,680	597,989
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF RENSCHLER II

City: JUNIATA

School: ADAMS CENTRAL 90

Project Years:

Project Date: 2016

TIF-ID#: 01-0062

Project Type:

Location: Lot 4 Green Acres 5th Subdivision, Juniata, PID 010018071

Description: 1 story, approx. 1800 sq ft single-family dwelling with basement, two car garage, with sidewalk and greenspace.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2016	11,620	79,225	1.672744	194.37	1,325.24
2017	11,620	237,505	1.721056	199.99	4,087.60
2018	11,620	249,620	1.733122	201.39	4,326.20
2019	11,620	257,667	1.732223	201.28	4,463.40
2020	11,620	282,629	1.765906	205.20	4,990.98
2021	11,620	296,358	1.810701	210.40	5,366.16
2022	11,620	253,861	1.889848	219.60	4,797.60
2023	11,620	253,861	1.773941	206.13	4,503.36
2024	11,620	318,232	1.608855	186.95	5,119.90
2025	11,620	330,139	1.53948	178.89	5,082.43
Total				2,004.20	44,062.87

Current Year	Base Value	Excess Value
Residential	11,620	330,139
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 1 ADAMS

Project Name: TIF RENSCHLER IV

City: JUNIATA

School: ADAMS CENTRAL 90

Project Years:

Project Date: 2017

TIF-ID#: 01-0068

Project Type:

Location: Lot 2, Green Acres 5th Subdivision, Juniata

Description: TIF funds used for 1700 sq ft residential building.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2017	14,165	0	1.721056	243.79	0.00
2018	14,165	352,035	1.733122	245.50	6,101.22
2019	14,165	363,362	1.732223	245.37	6,294.28
2020	14,165	391,816	1.765906	250.14	6,919.10
2021	14,165	410,840	1.810701	256.49	7,439.10
2022	14,165	407,714	1.889848	267.70	7,705.18
2023	14,165	407,714	1.773941	251.28	7,232.62
2024	14,165	511,093	1.608855	227.89	8,222.79
2025	14,165	530,336	1.53948	218.07	8,164.42

Total 2,206.23 58,078.71

Current Year	Base Value	Excess Value
Residential	14,165	530,336
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF RENSCHLER VII

City: JUNIATA

School: ADAMS CENTRAL 90

Project Years: 15

Project Date: 2024

TIF-ID#: 01-0117

Project Type: Extremely Blighted

Location: Lots 712 and 713 Juniata Village. PID 010002598.

Description: TIF funds used for the purchase and development of the property for residential improvements consisting of a multi-family dwelling approximately 2700 square feet.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	24,640	154,852	1.608855	396.42	2,491.32
2025	24,640	298,008	1.53948	379.33	4,587.76

Total 775.75 7,079.08

Current Year	Base Value	Excess Value
Residential	24,640	298,008
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF WADMAN PROJECT

City: JUNIATA

School: ADAMS CENTRAL 90

Project Years: 15

Project Date: 2024

TIF-ID#: 01-0118

Project Type: Extremely Blighted

Location: Lots 832 and 833 Juniata Village. PID 010016002

Description: TIF funds used for the purchase and development of a single family dwelling approximately 1860 square foot.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	12,320	0	1.608855	198.21	0.00
2025	24,640	73,643	1.53948	379.33	1,133.70

Total 577.54 1,133.70

Current Year	Base Value	Excess Value
Residential	24,640	73,643
Commercial	0	0
Industrial	0	0
Other	0	0

2026 TOTALS FOR CITY : # JUNIATA

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	625,469	4,263,682	9,628.97	65,638.53
Commercial	6,005	141,205	92.45	2,173.82
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	631,474	4,404,887	9,721.42	67,812.35

Project Count 14

CITY: KENESAW

Tax Increment Financing (TIF) Report 2025

COUNTY: 1 ADAMS

Project Name: TIF KCDC RESIDENTIAL REDEV PHASE 2
City: KENESAW **Project Date:** 2022
School: KENESAW 3 **TIF-ID#:** 01-0097
Project Years: 15 **Project Type:** Standard

Location: Lots 5-7 and Lots 11-13 KCDC Subdivision; Village of Kenesaw (PID's 010019100, 010019101, 010019102, 010019106, 010019107, 010019108)
Description: TIF funds used for land acquisition, public infrastructure improvements, including without limitation street improvements, utility improvements, grading, site preparation, eligible engineering expenditures and other eligible expenses permitted under the Nebraska Community Development Law required in the construction of approximately 14 separately platted residential dwelling units and the associated improvements in up to 14 phases.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	5,967	1,224,331	1.95334	116.56	23,915.42
2023	7,951	2,067,476	1.836147	145.99	37,961.98
2024	7,951	2,377,896	1.678896	133.49	39,922.51
2025	7,951	2,377,896	1.592488	126.62	37,867.72
Total				522.66	139,667.63

Current Year	Base Value	Excess Value
Residential	7,951	2,377,896
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF KCDC RESIDENTIAL REDEV PROJ PHASE 1
City: KENESAW **Project Date:** 2021
School: HASTINGS 18 **TIF-ID#:** 01-0089
Project Years: 15 **Project Type:** Standard

Location: Lot 8, KCDC Sub PID 0010019103; Lots 9 KCDC Sub PID 0010019104; Lot 10 KCDC Sub PID 010019105
Description: TIF funds used for land acquisition, water, sewer, paving, storm sewer, contingencies, SPD underground, survey, platting and civil design, construction management, and legal fees which are needed for the development of approximately 14 separately platted residential dwelling units in up to 14 phases.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	57,261	121,645	1.903608	1,090.02	2,315.70
2022	57,261	789,678	1.95334	1,118.50	15,425.14
2023	57,261	789,678	1.836147	1,051.40	14,499.68
2024	57,261	1,012,007	1.678896	961.35	16,990.52
2025	57,261	1,012,007	1.592488	911.87	16,116.07
Total				5,133.14	65,347.11

Current Year	Base Value	Excess Value
Residential	57,261	1,012,007
Commercial	0	0
Industrial	0	0
Other	0	0

2026 TOTALS FOR CITY : # KENESAW

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	65,212	3,389,903	1,038.49	53,983.80
Commercial	0	0	0.00	0.00
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	65,212	3,389,903	1,038.49	53,983.80

Project Count 2

2026 TOTALS FOR COUNTY : # 1 ADAMS

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	2,392,081	53,110,394	36,609.99	859,249.56
Commercial	4,050,078	35,329,137	79,371.30	692,025.98
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	6,442,159	88,439,531	115,981.29	1,551,275.55

Project Count 64

Tax Increment Financing (TIF) Report 2025

COUNTY: 2 ANTELOPE

CITY: NELIGH

Project Name: TIF BOMGAARS PROJECT

City: NELIGH

School: NELIGH-OAKDALE 9

Project Years:

Project Date: 2017

TIF-ID#: 02-8772

Project Type:

Location: 3.13 acre parcel in SE 1/4 NE 1/4 18-25-6 Parcel ID 000461900
Description: Construction of an approx 8,400 sq ft addition to the retail building located on the project site and construction of public utility improvements and other improvements.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2017	259,150	367,075	1.999642	5,182.07	7,340.18
2018	259,150	486,870	2.017717	5,228.91	9,823.66
2019	259,150	486,870	2.087573	5,409.95	10,163.76
2020	259,150	486,870	2.167439	5,616.92	10,552.62
2021	259,150	486,870	2.109695	5,467.27	10,271.48
2022	259,150	486,870	2.1188	5,490.87	10,315.80
2023	259,150	481,825	2.068985	5,361.77	9,968.90
2024	259,150	481,825	1.696989	4,397.75	8,176.52
2025	259,150	481,825	1.533047	3,972.89	7,386.60
Total				46,128.40	83,999.52

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	259,150	481,825
Industrial	0	0
Other	0	0

Project Name: TIF COUNTRYSIDE ACRES PROJ.

City: NELIGH

School: NELIGH-OAKDALE 9

Project Years:

Project Date: 2017

TIF-ID#: 02-8773

Project Type:

Location: Lot 8 Countryside Acres 2nd Addition, Neligh Parcel ID 000466319

Description: Phase One of the project consisting of an approx 18 separately platted single-family residential dwelling units and the associated public improvements.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2017	9,600	262,300	1.999642	191.97	5,245.06
2018	9,600	270,570	2.017717	193.70	5,459.34
2019	9,600	270,570	2.087573	200.41	5,648.34
2020	6,750	260,615	2.167439	146.30	5,648.68
2021	9,600	301,765	2.109695	202.53	6,366.32
2022	9,600	301,765	2.1188	203.40	6,393.80
2023	9,600	328,395	2.068985	198.62	6,794.44
2024	9,600	350,075	1.696989	162.91	5,940.74
2025	9,600	468,130	1.533047	147.17	7,176.66
Total				1,647.01	54,673.38

Current Year	Base Value	Excess Value
Residential	9,600	468,130
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 2 ANTELOPE

Project Name: TIF COUNTRYSIDE ACRES PROJECT - PHASE 2

City: NELIGH

Project Date: 2020

School: NELIGH-OAKDALE 9

TIF-ID#: 02-8775

Project Years:

Project Type:

Location: Lots 2-3 Countryside Acres 2nd Addition PID 000466309

Description: TIF funds will be used for public improvements consisting of public infrastructure and public utility improvements and the payment of any special assessment relating to certain special assessment districts which are needed in the construction of approximately 17 single family homes on individually platted lots and associated improvements up to 17 phases

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2020	6,825	155,685	2.167439	147.93	3,374.38
2021	10,300	176,810	2.109695	217.30	3,730.16
2022	10,300	176,810	2.1188	218.24	3,746.26
2023	10,300	186,745	2.068985	213.11	3,863.74
2024	10,300	263,640	1.696989	174.79	4,473.94
2025	10,300	307,270	1.533047	157.90	4,710.60
Total				1,129.27	23,899.08

Current Year	Base Value	Excess Value
Residential	10,300	307,270
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF COUNTRYSIDE ACRES PROJECT - PHASE 3

City: NELIGH

Project Date: 2021

School: NELIGH-OAKDALE 9

TIF-ID#: 02-8776

Project Years:

Project Type: Standard

Location: Countryside Acres 2nd Add; PID 000466317

Description: TIF funds used for infrastructure, public utility improvements, street improvements, sanitary sewer extension, water extension needed in the construction of approximately 17 individual residential homes in up to 17 phases.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	7,280	349,370	2.109695	153.59	7,370.64
2022	7,280	349,370	2.1188	154.25	7,402.46
2023	10,530	386,050	2.068985	217.86	7,987.32
2024	10,530	456,720	1.696989	178.69	7,750.50
2025	10,530	582,400	1.533047	161.43	8,928.48
Total				865.82	39,439.40

Current Year	Base Value	Excess Value
Residential	10,530	582,400
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF COUNTRYSIDE ACRES PROJECT - PHASE 4

City: NELIGH

Project Date: 2021

School: NELIGH-OAKDALE 9

TIF-ID#: 02-8777

Project Years:

Project Type: Standard

Location: Lots 17 and 18 Countryside Acres 2nd Add; PID 00046306

Description: TIF funds used for infrastructure, public utility improvements, street improvements, sanitary sewer extension, water extension needed in the construction of approximately 17 individual residential homes in up to 17 phases.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	6,270	295,100	2.109695	132.28	6,225.72
2022	6,270	295,100	2.1188	132.85	6,252.58
2023	6,270	331,675	2.068985	129.73	6,862.32
2024	6,270	419,590	1.696989	106.40	7,120.40
2025	6,270	488,045	1.533047	96.12	7,481.96
Total				597.38	33,942.98

Current Year	Base Value	Excess Value
Residential	6,270	488,045
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 2 ANTELOPE

Project Name: TIF COUNTRYSIDE ACRES PROJECT - PHASE 5
City: NELIGH **Project Date:** 2023
School: NELIGH-OAKDALE 9 **TIF-ID#:** 02-8779
Project Years: **Project Type:** Standard

Location: Lots 9 and 12 Countyside Acres 2nd Addition. Parcel number 000466313
Description: TIF fund used for public infrastructure and public utility improvements and the payment of any special assessments relating to the certain special assessment districts required in the construction of approximately 17 family homes up to 17 phases.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	14,190	219,930	2.068985	293.59	4,550.32
2024	14,190	456,415	1.696989	240.80	7,745.32
2025	14,190	458,850	1.533047	217.54	7,034.40
Total				751.93	19,330.04

Current Year	Base Value	Excess Value
Residential	14,190	458,850
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF COUNTRYSIDE ACRES PROJECT - PHASE 6
City: NELIGH **Project Date:** 2023
School: NELIGH-OAKDALE 9 **TIF-ID#:** 02-8780
Project Years: **Project Type:** Standard

Location: Lot 5 Countryside Acres 2nd Addition. Parcel 000466316
Description: TIF funds used for eligible public expenditures such as public infrastructure and public utility improvements and any special assessment relating to certain special assessments required in the construction of approximately 17 family home in up to 17 phases.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	16,360	146,980	2.068985	338.49	3,041.00
2024	16,360	313,195	1.696989	277.63	5,314.88
2025	16,360	329,325	1.533047	250.81	5,048.72
Total				866.93	13,404.60

Current Year	Base Value	Excess Value
Residential	16,360	329,325
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF COUNTRYSIDE ACRES PROJECT - PHASE 7
City: NELIGH **Project Date:** 2024
School: NELIGH-OAKDALE 9 **TIF-ID#:** 02-8781
Project Years: 15 **Project Type:** Standard

Location: W1/2 Lot 16 Countryside Acres 2nd Division. PID 466323
Description: TIF funds used for public infrastructure and public utility improvements as well as the payment of any special assessment relating to certain special assessment districts necessary for the construction of approximately 17 single family homes on individually platted lots and the associated improvements in up to 17 phases.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	3,995	175,965	1.696989	67.79	2,986.12
2025	7,990	499,040	1.533047	122.49	7,650.52
Total				190.28	10,636.64

Current Year	Base Value	Excess Value
Residential	7,990	499,040
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 2 ANTELOPE

Project Name: TIF MILL POINTE PROJECT

City: NELIGH

School: NELIGH-OAKDALE 9

Project Years:

Project Date: 2016

TIF-ID#: 02-8771

Project Type:

Location: Lots 1-6, Block 3, Neligh

Description: Construction of approx. 4,870 sq ft building with retail and commercial office space and associated public improvements.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2016	13,220	574,125	1.938971	256.33	11,132.12
2017	13,220	574,125	1.999642	264.35	11,480.44
2018	13,220	709,855	2.017717	266.74	14,322.86
2019	13,220	709,855	2.087573	275.98	14,818.74
2020	12,250	710,825	2.167439	265.51	15,406.70
2021	13,220	709,855	2.109695	278.90	14,975.78
2022	13,220	709,855	2.1188	280.11	15,040.42
2023	13,220	709,855	2.068985	273.52	14,686.80
2024	13,220	709,855	1.696989	224.34	12,046.16
2025	13,220	709,855	1.533047	202.67	10,882.42
Total				2,588.45	134,792.44

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	13,220	709,855
Industrial	0	0
Other	0	0

Project Name: TIF NELIGH INDEPENDENT LIVING CENTER

City: NELIGH

School: NELIGH-OAKDALE 9

Project Years:

Project Date: 2019

TIF-ID#: 02-8774

Project Type:

Location: Lots 5-12 Block 82 Neligh PID 000042502

Description: TIF funds used for Public improvements, including utility infrastructure relocation, installation and public street improvements.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2019	27,190	1,191,060	2.087573	567.61	24,864.24
2020	29,345	1,194,795	2.167439	636.03	25,896.46
2021	29,345	1,194,795	2.109695	619.09	25,206.54
2022	29,345	1,194,795	2.1188	621.76	25,315.32
2023	29,345	1,194,795	2.068985	607.14	24,720.16
2024	29,345	1,194,795	1.696989	497.98	20,275.56
2025	29,345	1,194,795	1.533047	449.87	18,316.80
Total				3,999.48	164,595.08

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	29,345	1,194,795
Industrial	0	0
Other	0	0

2026 TOTALS FOR CITY : # NELIGH

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	75,240	3,133,060	1,153.46	48,031.28
Commercial	301,715	2,386,475	4,625.43	36,585.78
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	376,955	5,519,535	5,778.90	84,617.07

Project Count 10

CITY: TILDEN

Tax Increment Financing (TIF) Report 2025

COUNTY: 2 ANTELOPE

Project Name: TIF GILES CREEK SUITES

Location: Lot 11 Block 3 Tilden City.Parcel 000097900

City: TILDEN

Project Date: 2023

Description: TIF funds used for replacement of commercial building with a new 4 plex office building.

School: ELKHORN-VALLEY 80

TIF-ID#: 02-8778

Project Years: 10

Project Type: Expedited

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	8,660	692,825	1.988137	172.17	13,774.32
2024	8,660	692,825	1.72762	149.61	11,969.38
2025	8,660	692,825	1.584513	137.22	10,977.90
Total				459.00	36,721.60

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	8,660	692,825
Industrial	0	0
Other	0	0

Project Name: TIF PRAIRE VIEW ASSIST. LIVING

Location: All lots 3 through 7, Lot 8 excluding south 25' Block 33, Tilden

City: TILDEN

Project Date: 2013

Description: TIF funds used to construct an apartment building with 22 units for assisted living.

School: ELKHORN-VALLEY 80

TIF-ID#: 02-8770

Project Years:

Project Type:

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2013	9,800	1,855,985	2.165072	212.18	40,183.42
2014	9,800	1,855,985	1.939046	190.03	35,988.40
2015	9,800	1,855,985	1.915038	187.67	35,542.82
2016	9,800	1,885,910	1.989399	194.96	37,518.28
2017	9,800	1,885,910	1.951473	191.24	36,803.02
2018	9,800	1,885,910	1.975315	193.58	37,252.66
2019	9,800	1,676,440	1.957275	191.81	32,812.54
2020	9,800	1,676,440	1.995462	195.56	33,452.72
2021	9,800	1,676,440	1.958541	191.94	32,833.76
2022	9,800	1,676,440	2.059035	201.79	34,518.50
2023	9,800	1,676,440	1.988137	194.84	33,329.92
2024	9,800	1,676,440	1.72762	169.31	28,962.52
2025	9,800	2,287,265	1.584513	155.28	36,242.02
Total				2,470.19	455,440.58

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	9,800	2,287,265
Industrial	0	0
Other	0	0

2026 TOTALS FOR CITY : # TILDEN

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	0	0	0.00	0.00
Commercial	18,460	2,980,090	292.50	47,219.91
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	18,460	2,980,090	292.50	47,219.91

Project Count 2

2026 TOTALS FOR COUNTY : # 2 ANTELOPE

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	75,240	3,133,060	1,153.46	48,031.28
Commercial	320,175	5,366,565	4,917.93	83,805.70
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	395,415	8,499,625	6,071.40	131,836.98

Project Count 12

Tax Increment Financing (TIF) Report 2025

COUNTY: 6 BOONE

CITY: PETERSBURG

Project Name: TIF PETERSBURG REDEVELP 1

City: PETERSBURG

School: BOONE CENTRAL 1

Project Years:

Project Date: 2011

TIF-ID#: 06-8637

Project Type:

Location: Lots 4 & 5 Blk 8 West Petersburg, Lots 1-3 and Lots 4 & 5 Blk 2 West Petersburg, Lot 5 Blk 3 Peters Add, Lots 10 & 11 Blk 11 Orig.Town, Fr. NE 1/4 26-22-7, Fr. NW 1/4 25-22-7
Description: TIF funds to be used for general improvement of infrastructure.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2011	111,645	94,525	2.027975	2,264.13	1,916.94
2012	111,645	611,120	1.922905	2,146.83	11,751.30
2013	111,645	617,150	1.688282	1,884.88	10,419.28
2014	111,645	669,625	1.469111	1,640.19	9,837.58
2015	111,645	673,265	1.280501	1,429.62	8,621.20
2016	111,645	938,945	1.107313	1,236.26	10,397.06
2017	111,645	953,310	1.139431	1,272.12	10,862.36
2018	148,945	904,005	1.16232	1,731.22	10,507.46
2019	111,645	974,475	1.209017	1,349.81	11,781.60
2020	111,645	989,735	1.326327	1,480.78	13,127.16
2021	111,645	1,007,915	1.260712	1,407.52	12,706.94
2022	111,645	1,124,510	1.263543	1,410.68	14,208.68
2023	111,645	1,258,380	1.195637	1,334.87	15,045.70
2024	111,645	1,258,380	0.941927	1,051.61	11,853.04
2025	111,645	1,271,685	0.88012	982.61	11,192.40

Total 22,623.13 164,228.70

Current Year	Base Value	Excess Value
Residential	26,920	646,740
Commercial	84,725	624,945
Industrial	0	0
Other	0	0

Project Name: TIF PETERSBURG REDEVELP 2

City: PETERSBURG

School: BOONE CENTRAL 1

Project Years:

Project Date: 2012

TIF-ID#: 06-8638

Project Type:

Location: Lot 5 Blk3 Peters Add, Fr NW 1/4 25-22-7, Lots 1-3, Blk2 West Petersburg, Fr NE 1/2 26-22-7, Lots 13-24 Blk 8 West Petersburg, Lot 1-5 Blk 1 West Petersburg, Lot 5 & Pt Lot 4 Blk5, West Petersburg, Lots 6-8 Blk 1 Petersburg 1st, Lot 5& W1/2 Lot 4 Blk 17 Petersburg 1st, Lot 10 Blk 17 Petersburg 1st Addition, Lot 1 Blk 3 Original Town
Description: General improvement of infrastructure in blighted area

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2012	147,425	678,660	1.922905	2,834.84	13,050.02
2013	147,425	701,410	1.688282	2,488.95	11,841.80
2014	145,965	741,850	1.469111	2,144.39	10,898.66
2015	145,965	752,190	1.280501	1,869.08	9,631.82
2016	147,425	988,745	1.107313	1,632.46	10,948.52
2017	147,425	988,745	1.139431	1,679.81	11,266.14
2018	147,425	1,004,950	1.16232	1,713.55	11,680.78
2019	147,425	1,029,280	1.209017	1,782.39	12,444.22
2020	147,425	1,065,695	1.326327	1,955.34	14,134.60
2021	146,770	1,044,880	1.260712	1,850.35	13,172.96
2022	147,425	1,182,255	1.263543	1,862.78	14,938.36
2023	147,425	1,314,220	1.195637	1,762.67	15,713.34
2024	147,425	1,461,695	0.941927	1,388.64	13,768.14
2025	147,425	1,521,750	0.88012	1,297.52	13,393.30

Total 26,262.77 176,882.66

Current Year	Base Value	Excess Value
Residential	131,755	581,570
Commercial	15,670	940,180
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 6 BOONE

Project Name: TIF PETERSBURG REDEVELP 3

City: PETERSBURG

School: BOONE CENTRAL 1

Project Years:

Project Date: 2013

TIF-ID#: 06-8639

Project Type:

Location: Block 9 Lot 23 Orig Town, Lot 5 Koch's 2nd Add, a subdivision of Koch's Lot split and two tracts of land in NE 1/4 26-22-7, Lot 7 Koch's 2nd Add, a subdivision of Koch's Lot split and two tracts of land in NE 1/4 26-22-7

Description: Sidwalk installation Main St between First and Third St. curb and gutter installation and improvement to install and improve drainage.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2013	6,010	66,775	1.688282	101.47	1,127.36
2014	6,010	179,270	1.469111	88.29	2,633.70
2015	6,010	216,240	1.280501	76.96	2,768.96
2016	6,010	593,680	1.107313	66.55	6,573.92
2017	6,010	593,680	1.139431	68.48	6,764.60
2018	6,010	629,190	1.16232	69.86	7,313.20
2019	6,010	687,445	1.209017	72.66	8,311.34
2020	6,010	715,015	1.326327	79.71	9,483.44
2021	6,010	715,015	1.260712	75.77	9,014.30
2022	6,010	715,015	1.263543	75.94	9,034.54
2023	6,010	845,350	1.195637	71.86	10,107.32
2024	6,010	845,350	0.941927	56.61	7,962.60
2025	6,010	883,110	0.88012	52.90	7,772.44
Total				957.06	88,867.72

Current Year	Base Value	Excess Value
Residential	6,010	883,110
Commercial	0	0
Industrial	0	0
Other	0	0

2026 TOTALS FOR CITY : # PETERSBURG

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	164,685	2,111,420	1,449.43	18,583.03
Commercial	100,395	1,565,125	883.60	13,774.98
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	265,080	3,676,545	2,333.02	32,358.01

Project Count 3

CITY: ST EDWARD

Project Name: TIF SINDELAR UTILITY EXTENSION (2018 filed late)

City: ST EDWARD

School: ST EDWARD 17

Project Years:

Project Date: 2019

TIF-ID#: 06-8622

Project Type:

Location: Lots 5 and 6 Block 34 Fourth Additon St Edward

Description: Site, preparation, right of way paving and installation of utilities for residential development in blighted and substandard area.

Project was approved in 2018 with a base value of 2017 but City filed Notice to Divide Tax untimely for 2018. Therefore, the first year to divide tax is 2019, and the division of tax will only be allowed for 14 years.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2019	5,575	114,080	1.324877	73.86	1,511.42
2020	5,575	122,260	1.445393	80.58	1,767.14
2021	5,575	122,260	1.445559	80.59	1,767.34
2022	5,575	128,285	1.445969	80.61	1,854.96
2023	5,575	169,650	1.333487	74.34	2,262.26
2024	5,575	214,235	1.13176	63.10	2,424.64
2025	5,575	193,405	1.090711	60.81	2,109.50
Total				513.89	13,697.26

Current Year	Base Value	Excess Value
Residential	5,575	193,405
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 6 BOONE

Project Name: TIF ST EDWARD FLORAL

City: ST EDWARD

School: ST EDWARD 17

Project Years: 15

Project Date: 2024

TIF-ID#: 06-8623

Project Type: Standard

Location: W 44' Lot 5, Block 65, First Addition to City of St Edward. PID7234.00.

Description: TIF funds used for improvements in excess of design for walk doors, Hi E windows, steel construction 3 overhead doors and legal fees necessary in the enhancement to the building in the blighted and substandard area.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	1,975	0	1.13176	22.35	0.00
2025	5,000	253,865	1.090711	54.54	2,768.94
Total				76.89	2,768.94

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	5,000	253,865
Industrial	0	0
Other	0	0

Project Name: TIF ST EDWARD REDEVELP 2012

City: ST EDWARD

School: ST EDWARD 17

Project Years:

Project Date: 2012

TIF-ID#: 06-8619

Project Type:

Location: Lot 5 & 6 Blk 25 St Edward Land and Emigration Company's Sixth Addition and Lots 1 & 2 Blk 68 St Edward Land and Emigration Company's Third Addition

Description: Capture area TIF for redevelopment projects

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2012	11,150	182,855	1.834294	204.52	3,354.10
2013	11,150	183,250	1.678734	187.18	3,076.28
2014	11,150	183,250	1.428808	159.31	2,618.30
2015	11,150	239,960	1.340604	149.48	3,216.92
2016	11,150	237,365	1.310214	146.09	3,110.00
2017	11,150	356,055	1.303669	145.36	4,641.78
2018	11,150	356,055	1.284523	143.22	4,573.62
2019	11,150	356,055	1.324877	147.72	4,717.30
2020	11,150	374,105	1.445393	161.16	5,407.30
2021	11,150	374,105	1.445559	161.18	5,407.92
2022	11,150	392,020	1.445969	161.23	5,668.50
2023	11,150	514,910	1.333487	148.68	6,866.26
2024	11,150	547,710	1.13176	126.19	6,198.76
2025	11,150	538,000	1.090711	121.61	5,868.04
Total				2,162.93	64,725.08

Current Year	Base Value	Excess Value
Residential	11,150	538,000
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 6 BOONE

Project Name: TIF ST EDWARD REDEVELP 2013

City: ST EDWARD

Project Date: 2013

School: ST EDWARD 17

TIF-ID#: 06-8620

Project Years:

Project Type:

Location: Fr. NW 1/4 2-28-5 Unplatted 1.69 acres, Block 10 Lots 1-6 and fraction of lot to the east of lot 1 Hardy's Addition, Block 13 Lots 1-8 Hardy's Addition, Block 95, Lots 1-4 and Block 94 Lot 1 Fifth Addition
Description: TIF funds used for site acquisition, demolition, paving, water line, and sewer line installation, which in turn allows for development of the residential and commercial lots.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2013	791,140	1,220,700	1.678734	13,281.14	20,492.32
2014	792,975	1,364,890	1.428808	11,330.09	19,501.70
2015	789,310	1,226,770	1.340604	10,581.52	16,446.16
2016	789,310	1,226,770	1.310214	10,341.65	16,073.32
2017	789,310	1,230,480	1.303669	10,289.99	16,041.42
2018	796,315	1,604,760	1.284523	10,228.85	20,613.54
2019	796,315	1,604,760	1.324877	10,550.19	21,261.10
2020	690,760	1,683,750	1.445393	9,984.20	24,336.84
2021	690,760	1,925,285	1.445559	9,985.34	27,831.16
2022	690,760	2,097,250	1.445969	9,988.18	30,325.60
2023	690,760	2,080,875	1.333487	9,211.19	27,748.22
2024	690,760	2,080,875	1.13176	7,817.75	23,550.56
2025	690,760	2,080,875	1.090711	7,534.20	22,696.36
Total				131,124.29	286,918.30

Current Year	Base Value	Excess Value
Residential	1,835	340
Commercial	688,925	2,080,535
Industrial	0	0
Other	0	0

Project Name: TIF STOCK BROTHERS

City: ST EDWARD

Project Date: 2017

School: ST EDWARD 17

TIF-ID#: 06-8621

Project Years:

Project Type:

Location: W 1/3 and E 44ft of Lot 8 Block 64 Original Town St. Edward
Description: Redevelopment and renovation of a building into a brick structure with additional improvements to otherwise allow for the building to have a more historic appearance.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2017	2,785	695,305	1.303669	36.31	9,064.48
2018	2,785	695,480	1.284523	35.77	8,933.60
2019	2,785	695,480	1.324877	36.90	9,214.26
2020	2,785	695,480	1.445393	40.25	10,052.42
2021	2,785	695,480	1.445559	40.26	10,053.58
2022	2,785	791,235	1.445969	40.27	11,441.02
2023	2,785	795,255	1.333487	37.14	10,604.62
2024	2,785	795,255	1.13176	31.52	9,000.38
2025	2,785	795,255	1.090711	30.38	8,673.94
Total				328.80	87,038.30

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	2,785	795,255
Industrial	0	0
Other	0	0

2026 TOTALS FOR CITY : # ST EDWARD

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	18,560	731,745	202.44	7,981.22
Commercial	696,710	3,129,655	7,599.09	34,135.49
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	715,270	3,861,400	7,801.53	42,116.71

Project Count 5

Tax Increment Financing (TIF) Report 2025

COUNTY: 6 BOONE

2026 TOTALS FOR COUNTY : # 6 BOONE

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	183,245	2,843,165	1,651.86	26,564.25
Commercial	797,105	4,694,780	8,482.69	47,910.47
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	980,350	7,537,945	10,134.55	74,474.72

Project Count 8

Tax Increment Financing (TIF) Report 2025

COUNTY: 7 BOX BUTTE

CITY: ALLIANCE

Project Name: TIF BLOCK 10 HOTEL (Alliance Lodging LLC)
City: ALLIANCE
School: ALLIANCE 6
Project Years:

Project Date: 2019
TIF-ID#: 07-0725
Project Type:

Location: Lot 3A a replat of lots 1, 2 and 3 Holsten Addition, a replat of Block 10 Syndicate Addition Alliance PID 070238421
Description: TIF funds used for site acquisition, site preparation, site utilities, façade improvements, architectural and engineering fees, legal fees associated with the construction of a new hotel.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2019	97,051	4,085,899	1.899455	1,843.44	77,609.82
2020	97,051	4,085,899	1.940368	1,883.15	79,281.48
2021	97,051	4,085,899	1.950801	1,893.27	79,707.76
2022	97,051	4,085,899	1.927549	1,870.71	78,757.72
2023	97,051	4,085,899	1.830518	1,776.54	74,793.12
2024	97,051	5,423,178	1.665377	1,616.27	90,316.36
2025	97,051	5,423,178	1.547122	1,501.50	83,903.18

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	97,051	5,423,178
Industrial	0	0
Other	0	0

Total 12,384.88 564,369.44

Project Name: TIF BLOMENKAMP INVESTMENTS RUNZA RESTAURANT
City: ALLIANCE
School: ALLIANCE 6
Project Years: 15

Project Date: 2023
TIF-ID#: 07-0735
Project Type: Standard

Location: Lot 1A, a Replat of Lots 1, 2, and 3 Holsten Addition, a Replat of Block 10 Syndicate Addition. Parcel 070238251
Description: TIF funds used for site acquisition, site preparation and grading, paving right-of-way, curb and gutter in right-of-way, utilities, site engineering, and plan preparation and legal expenses required in the construction of a new Runza restaurant.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	112,374	621,685	1.830518	2,057.03	11,380.06
2024	112,374	683,523	1.665377	1,871.45	11,383.24
2025	112,374	683,523	1.547122	1,738.56	10,574.94

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	112,374	683,523
Industrial	0	0
Other	0	0

Total 5,667.04 33,338.24

Project Name: TIF HEARTLAND FLATS MALL AND APARTMENT PROJECT
City: ALLIANCE
School: ALLIANCE 6
Project Years: 15

Project Date: 2024
TIF-ID#: 07-0740
Project Type: Standard

Location: Lot 4A, in SW1/4 35-25-48. PID 0070238510.
Description: TIF funds used for planning, site preparation and improvements, utilities, and enhancements to a building in excess of local design standards to building an apartment.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	251,363	3,969,997	1.665377	4,186.14	66,115.42
2025	251,363	7,876,422	1.547122	3,888.89	121,857.86

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	251,363	7,876,422
Industrial	0	0
Other	0	0

Total 8,075.03 187,973.28

Tax Increment Financing (TIF) Report 2025

COUNTY: 7 BOX BUTTE

Project Name: TIF PEPSI-COLA WESTERN NE LLC

City: ALLIANCE

Project Date: 2011

School: ALLIANCE 6

TIF-ID#: 07-0710

Project Years:

Project Type:

Location: Holsten Drive Outlot A and Block 11 Syndicate Addition, previously described Tract of land in Section 35 T25N R48W Alliance NE
Description: Pepsi Cola is building a warehouse and distribution facility that will serve part of Western Nebraska. Facility will contain offices and storage space for products and equipment. TIF funds will be used for public improvements including sanitary sewer, water main, paving Holsten Drive, street lights, tree clearing and grubbing, site grading, landscaping, engineering, and survey expenses.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2011	3,066	50,504	2.012522	61.70	1,016.40
2012	3,066	3,107,693	1.995188	61.17	62,004.32
2013	3,066	3,122,828	1.980198	60.71	61,838.18
2014	3,066	3,122,828	1.985071	60.86	61,990.36
2015	3,066	3,122,828	1.936127	59.36	60,461.92
2016	3,066	3,122,828	1.92417	59.00	60,088.52
2017	3,066	3,122,828	1.943811	59.60	60,701.88
2018	3,066	3,122,828	1.873043	57.43	58,491.92
2019	3,066	3,148,327	1.899455	58.24	59,801.06
2020	3,066	3,148,327	1.940368	59.49	61,089.14
2021	3,066	3,148,327	1.950801	59.81	61,417.60
2022	3,066	3,148,393	1.927549	59.10	60,686.82
2023	3,066	3,148,393	1.830518	56.12	57,631.90
2024	3,000	5,741,647	1.665377	49.96	95,620.08
2025	3,000	5,741,647	1.547122	46.41	88,830.28
Total				868.96	911,670.38

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	3,000	5,741,647
Industrial	0	0
Other	0	0

Project Name: TIF SCOOTER'S COFFEE (1dash5 EnterpriseLLC)

City: ALLIANCE

Project Date: 2019

School: ALLIANCE 6

TIF-ID#: 07-0720

Project Years:

Project Type:

Location: Lot A Block 3, a replat of Block 2, Syndicate Addition Alliance PID 07240752

Description: TIF funds to be used for site acquisition, site preparation, sewer and water connections, landscaping, drainage, signage, civil engineering and site design, plan preparation and legal costs associated with a new commercial drive thru coffee shop.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2019	32,506	150,493	1.899455	617.44	2,858.56
2020	32,506	156,494	1.940368	630.74	3,036.56
2021	32,506	156,494	1.950801	634.13	3,052.90
2022	32,506	156,494	1.927549	626.57	3,016.50
2023	32,506	156,494	1.830518	595.03	2,864.66
2024	32,506	224,889	1.665377	541.35	3,745.26
2025	32,506	224,889	1.547122	502.91	3,479.32
Total				4,148.17	22,053.76

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	32,506	224,889
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 7 BOX BUTTE

2026 TOTALS FOR CITY : # ALLIANCE

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	0	0	0.00	0.00
Commercial	496,294	19,949,659	7,678.27	308,645.56
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	496,294	19,949,659	7,678.27	308,645.56

Project Count 5

CITY: HEMINGFORD

Project Name: TIF LUX LLC SALON PROJECT

City: HEMINGFORD

School: HEMINGFORD 10

Project Years:

Project Date: 2020

TIF-ID#: 07-0730

Project Type:

Location: Lots 1-3 Block 18 Original Town of Hemingford; PID 070016933

Description: TIF funded used for site preparation, electrical, sewer, and water connections, concrete off-street parking, site acquisition planning and legal fees needed for commercial space with salon and rented area.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2020	21,625	101,818	1.886904	408.04	1,921.22
2021	21,625	91,588	1.914211	413.95	1,753.20
2022	21,625	280,333	1.914717	414.06	5,367.58
2023	21,625	326,208	2.476725	535.59	8,079.28
2024	21,625	326,208	2.174127	470.15	7,092.18
2025	21,625	326,208	2.015534	435.86	6,574.84
Total				2,677.65	30,788.30

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	21,625	326,208
Industrial	0	0
Other	0	0

2026 TOTALS FOR CITY : # HEMINGFORD

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	0	0	0.00	0.00
Commercial	21,625	326,208	435.86	6,574.83
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	21,625	326,208	435.86	6,574.83

Project Count 1

2026 TOTALS FOR COUNTY : # 7 BOX BUTTE

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	0	0	0.00	0.00
Commercial	517,919	20,275,867	8,114.13	315,220.40
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	517,919	20,275,867	8,114.13	315,220.40

Project Count 6

Tax Increment Financing (TIF) Report 2025

COUNTY: 10 BUFFALO

CITY: ELM CREEK

Project Name: TIF AG DRYER SERVICE HEADQUARTERS
City: ELM CREEK
School: ELM CREEK 9
Project Years: 15
Project Date: 2022
TIF-ID#: 10-9106
Project Type: Standard

Location: VIL LDS EC 28-9-18 Part Tax Lot 39; Address: 5425 52nd Road; PID 480085000
Description: TIF funds used for site acquisition, site preparation, sewer and water main extension, site utilities, engineering and public park and streets required in the construction in a manufacturing and retail headquarters of Ag Dryer Services.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	62,580	0	2.045669	1,280.18	0.00
2023	62,580	1,440,740	1.967189	1,231.07	28,342.08
2024	62,580	2,593,150	1.948014	1,219.07	50,514.94
2025	62,580	2,574,375	1.880062	1,176.54	48,399.86
Total				4,906.86	127,256.88

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	62,580	2,574,375
Industrial	0	0
Other	0	0

Project Name: TIF BOND STREET REHABILITATION
City: ELM CREEK
School: ELM CREEK 9
Project Years: 15
Project Date: 2023
TIF-ID#: 10-9108
Project Type: Standard

Location: West 130 feet of the North 71 feet of the South 163 feet of Block 2 Cary's Addition and adjoining vacated alley. Parcel number 480232000
Description: TIF funds used for site purchase and the rehabilitation of a dilapidated residence and outbuilding.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	34,970	225	1.967189	687.93	4.44
2024	34,970	50,770	1.948014	681.22	989.02
2025	34,970	60,505	1.880062	657.46	1,137.54
Total				2,026.61	2,131.00

Current Year	Base Value	Excess Value
Residential	34,970	60,505
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF SUNRISE STREET PLACE REDEVELOPMENT PROJEC
City: ELM CREEK
School: ELM CREEK 9
Project Years:
Project Date: 2020
TIF-ID#: 10-9062
Project Type:

Location: Lot 1 Reichert Commercial Addition Elm Creek PID480011025
Description: TIF funds will be used for installation of utilities to provide service to new commercial building.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2020	10,045	875,665	2.001548	201.06	17,526.86
2021	10,045	652,080	2.019319	202.84	13,167.58
2022	10,045	704,585	2.045669	205.49	14,413.48
2023	10,045	842,125	1.967189	197.60	16,566.20
2024	10,045	879,440	1.948014	195.68	17,131.62
2025	10,045	864,430	1.880062	188.85	16,251.82
Total				1,191.52	95,057.56

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	10,045	864,430
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 10 BUFFALO

2026 TOTALS FOR CITY : # ELM CREEK

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	34,970	60,505	657.46	1,137.53
Commercial	72,625	3,438,805	1,365.40	64,651.67
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	107,595	3,499,310	2,022.85	65,789.20

Project Count 3

CITY: GIBBON

Project Name: TIF RASMUSSEN MECHANICAL SERVICES, INC
City: GIBBON
School: GIBBON 2
Project Years:

Project Date: 2020
TIF-ID#: 10-9063
Project Type:

Location: Southeast quarter of the Southeast quarter 14-9-14 - Slack Addition Lot 1 PID 640011295
Description: TIF funds will be used to improve the site and drainage to make useable for a new commercial.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2020	58,950	738,295	2.125979	1,253.26	15,696.00
2021	58,950	840,865	2.152854	1,269.11	18,102.60
2022	58,950	907,045	2.110231	1,243.98	19,140.74
2023	58,950	1,071,385	2.095751	1,235.45	22,453.56
2024	58,950	1,115,465	2.097565	1,236.51	23,397.60
2025	58,950	1,150,495	1.977919	1,165.98	22,755.86
Total				7,404.29	121,546.36

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	58,950	1,150,495
Industrial	0	0
Other	0	0

Project Name: TIF WILLIS CONSTRUCTION LLC
City: GIBBON
School: GIBBON 2
Project Years:

Project Date: 2020
TIF-ID#: 10-9064
Project Type:

Location: W 270' of a tract of land in the NE 1/4 of the NW1/4 24-9-14: PID 640057005
Description: TIF funds used for site development and preparation, demolition or removal of existing buildings, grading and erosion control, onsite infrastructure, paving of streets and public sidewalks, water, sanitary sewer, electrical and other utilities, and other such public improvements related to the same.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2020	59,410	1,350	2.125979	1,263.04	28.70
2021	42,080	14,820	2.152854	905.92	319.14
2022	49,145	537,455	2.110231	1,037.07	11,341.56
2023	49,145	1,487,345	2.095751	1,029.96	31,171.08
2024	49,145	2,081,735	2.097565	1,030.85	43,665.80
2025	49,145	2,537,560	1.977919	972.05	50,190.94
Total				6,238.89	136,717.22

Current Year	Base Value	Excess Value
Residential	49,145	2,537,560
Commercial	0	0
Industrial	0	0
Other	0	0

2026 TOTALS FOR CITY : # GIBBON

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	49,145	2,537,560	972.05	50,190.88
Commercial	58,950	1,150,495	1,165.98	22,755.86
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	108,095	3,688,055	2,138.03	72,946.74

Project Count 2

Tax Increment Financing (TIF) Report 2025

COUNTY: 10 BUFFALO

CITY: KEARNEY

Project Name: TIF 922 ENTERPRISES, LLC

City: KEARNEY

School: KEARNEY 7

Project Years: 15

Project Date: 2024

TIF-ID#: 10-9080

Project Type: Standard

Location: Part of Lot 579 and all vacated Avenue L in Block 0 of Original Town of Kearney Junction. PID 60056620

Description: TIF funds used for the project which includes the construction of storage unit facility, with the first phase consisting of six single story storage buildings which will include 155 storage bays of various sizes. This will include a 23,959 square foot building and concrete driveways, parking lots and sidewalks.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	85,525	0	1.714257	1,466.12	0.00
2025	85,525	767,700	1.662524	1,421.87	12,763.20
Total				2,887.99	12,763.20

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	85,525	767,700
Industrial	0	0
Other	0	0

Project Name: TIF APACHE CAMPER CENTER

City: KEARNEY

School: KEARNEY 7

Project Years:

Project Date: 2014

TIF-ID#: 10-9033

Project Type:

Location: Lot 1 Johnson Commercial Second Addition, KearneyParcel #600110003

Description: TIF funds used for site development costs associated with construction of a 10,000 sq ft building on 3 acres of land in southeast Kearney (Redevelopment Area 9).

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2014	32,645	292,355	1.97805	645.73	5,782.94
2015	32,645	1,244,565	1.833573	598.57	22,820.02
2016	32,645	1,244,565	1.79001	584.35	22,277.84
2017	32,645	1,314,095	1.802616	588.46	23,688.10
2018	32,645	1,320,515	1.812559	591.71	23,935.12
2019	32,645	1,428,505	1.855056	605.58	26,499.58
2020	32,645	1,452,670	1.831852	598.01	26,610.76
2021	32,645	900,690	1.832245	598.14	16,502.86
2022	32,645	900,690	1.861472	607.68	16,766.10
2023	32,645	1,280,690	1.813227	591.93	23,221.82
2024	32,645	1,385,755	1.714257	559.62	23,755.40
2025	32,645	1,497,805	1.662524	542.73	24,901.38
Total				7,112.51	256,761.92

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	32,645	1,497,805
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 10 BUFFALO

Project Name: TIF APPLE FUN CENTER INC

City: KEARNEY

School: KEARNEY 7

Project Years:

Project Date: 2020

TIF-ID#: 10-9060

Project Type:

Location: City Lands, Section 11-8-16, Government Lot 4; PID 600057100
Description: The Project includes the construction of a 23,500 square foot, pre-engineered, steel-framed, and metal-sided indoor go-kart building. The interior of the building will be dry walled with exposed concrete flooring, and painted ceiling, finished with package unit hearing and air and wet fire sprinklers. The Project also includes a 78 square foot "upper deck" or storage mezzanine above the mainenance shop.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2020	2,306,305	144,850	1.831852	42,248.09	2,653.44
2021	2,253,690	0	1.832245	41,293.12	0.00
2022	2,306,305	2,200,995	1.861472	42,931.22	40,970.92
2023	2,306,305	2,426,350	1.813227	41,818.54	43,995.24
2024	2,306,305	2,804,960	1.714257	39,535.99	48,084.22
2025	2,306,305	3,011,745	1.662524	38,342.87	50,070.98
Total				246,169.83	185,774.80

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	2,306,305	3,011,745
Industrial	0	0
Other	0	0

Project Name: TIF BENDWAGER, LLC

City: KEARNEY

School: KEARNEY 7

Project Years:

Project Date: 2019

TIF-ID#: 10-9055

Project Type:

Location: Abood Addition Lot 3 Kearney PID 608001030
Description: TIF funds used for exterior lighting, landscaping, site preparation, grading and erosion control, onsite infrastructure, paving and public parking, utilites (water, sewer, and electrical) signage, lighting, landscaping, and other public improvements related to the same associated with a 10,500 square foot commercial structure which will include a showroom, service area, storage area, canopy cover, 14,230 square foot concrete parking lot and driveway and exterior storage yard.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2019	116,550	0	1.855056	2,162.07	0.00
2020	116,550	351,250	1.831852	2,135.02	6,434.38
2021	116,550	581,705	1.832245	2,135.48	10,658.26
2022	116,550	581,705	1.861472	2,169.55	10,828.28
2023	116,550	616,615	1.813227	2,113.32	11,180.64
2024	116,550	675,260	1.714257	1,997.97	11,575.70
2025	116,550	818,600	1.662524	1,937.67	13,609.42
Total				14,651.08	64,286.68

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	116,550	818,600
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 10 BUFFALO

Project Name: TIF BK DEVELOPMENT LLC

City: KEARNEY

School: KEARNEY 7

Project Years:

Project Date: 2016

TIF-ID#: 10-9041

Project Type:

Location: Lot 3 (600047302), Lot 4 (600047303), Lot 5 (600047304), Lot 6 (600047305), Lot 7 (600047306), Lot 8 (600047307) of Blk 1; Lots 11 & 12 (600047320), Lots 23 & 24 (600047322) of Blk 2; Lots 1 & 2 (600047340), Lots 3 thru 8 (600047342), Lots 9 & 10 (600047348), Lots 11 thru 16 (600047350) of Blk 3, Fuller and Daley Second Add
Description: Ten duplexes and six storage buildings.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2016	134,380	500,625	1.79001	2,405.42	8,961.26
2017	134,380	1,061,245	1.802616	2,422.36	19,130.24
2018	134,380	2,974,110	1.812559	2,435.72	53,907.58
2019	134,380	3,219,380	1.855056	2,492.82	59,721.34
2020	134,380	3,757,100	1.831852	2,461.64	68,824.58
2021	134,380	4,402,185	1.832245	2,462.17	80,658.88
2022	134,380	5,215,980	1.861472	2,501.45	97,094.10
2023	134,380	5,325,885	1.813227	2,436.61	96,570.48
2024	134,380	5,841,195	1.714257	2,303.62	100,133.14
2025	134,380	6,896,655	1.662524	2,234.10	114,658.62
Total				24,155.91	699,660.22

Current Year	Base Value	Excess Value
Residential	78,110	4,606,030
Commercial	56,270	2,290,625
Industrial	0	0
Other	0	0

Project Name: TIF BOWMAN AGRONOMICS, INC

City: KEARNEY

School: KEARNEY 7

Project Years:

Project Date: 2019

TIF-ID#: 10-9057

Project Type:

Location: Part of Lots 7 & 8 Block 1 Patriot Industrial Park Kearney PID 620143575
Description: TIF funds to be used for site preparation, grading and erosion control, onsite infrastructure, landscaping, irrigation, crushed concrete site work, paving improvements and utility connections, plus paving improvements made by City to Patriot Boulevard as well as other public improvements related to the same and associated with the construction of a 16,140 square foot warehouse, along with 11,500 square foot commercial space.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2019	23,650	28,410	1.855056	438.72	527.02
2020	23,650	407,780	1.831852	433.23	7,469.94
2021	23,650	530,515	1.832245	433.33	9,720.34
2022	23,650	530,515	1.861472	440.24	9,875.40
2023	23,650	558,215	1.813227	428.83	10,121.72
2024	23,650	604,785	1.714257	405.42	10,367.58
2025	23,650	1,126,325	1.662524	393.19	18,725.42
Total				2,972.96	66,807.42

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	0	0
Industrial	23,650	1,126,325
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 10 BUFFALO

Project Name: TIF BUCKLE DISTRIB

City: KEARNEY

School: KEARNEY 7

Project Years:

Project Date: 2009

TIF-ID#: 10-9017

Project Type:

Location: Tract of land SW 1/4 Section 3 Tnsp 8 Range 16 in Redevelopment Area 10

Description: TIF funds used for paving/stormwater improvements in 30th Avenue, paving/stormwater/sanitary sewer/water improvements 16th street, and on-site improvements such as parking, landscaping, lighting, and site work for 240,000 sq ft distribution center for The Buckle, Inc.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2010	712,800	1,112,550	2.101565	14,979.96	23,380.96
2011	712,800	7,342,785	2.138259	15,241.51	157,007.76
2012	712,800	7,342,785	2.158889	15,388.56	158,522.58
2013	712,800	7,358,120	2.107249	15,020.47	155,053.92
2014	712,800	7,353,120	1.97805	14,099.54	145,448.40
2015	712,800	7,374,260	1.833573	13,069.71	135,212.44
2016	712,800	7,652,155	1.79001	12,759.19	136,974.34
2017	712,800	11,741,220	1.802616	12,849.05	211,649.12
2018	712,800	12,196,320	1.812559	12,919.92	221,065.50
2019	712,800	13,540,100	1.855056	13,222.84	251,176.44
2020	712,800	13,446,720	1.831852	13,057.44	246,324.02
2021	712,800	11,541,700	1.832245	13,060.24	211,472.22
2022	712,800	11,541,700	1.861472	13,268.57	214,845.52
2023	712,800	12,154,420	1.813227	12,924.68	220,387.24
2024	712,800	13,183,790	1.714257	12,219.22	226,004.04
2025	712,800	11,948,090	1.662524	11,850.47	198,639.86
Total				215,931.37	2,913,164.36

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	712,800	11,948,090
Industrial	0	0
Other	0	0

Project Name: TIF BURMOOD INVESTMENTS

City: KEARNEY

School: KEARNEY 7

Project Years:

Project Date: 2023

TIF-ID#: 10-9075

Project Type:

Location: Lot 5 Block 1 Patriot Industrial Park and vacated alley in Block 1. Parcel 620143565

Description: TIF funds used for site work, development and grading, paving, fencing, water and sewer, sump and storm water, electrical, utilities, landscaping and other public improvement necessary in the construction of a pre-engineered metal building to be used as an office and shop facility.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	31,620	0	1.813227	573.34	0.00
2024	31,620	586,385	1.714257	542.05	10,052.16
2025	31,620	1,122,630	1.662524	525.69	18,664.00
Total				1,641.08	28,716.16

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	31,620	1,122,630
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 10 BUFFALO

Project Name: TIF CASH-WA EXPANSION

City: KEARNEY

School: KEARNEY 7

Project Years:

Project Date: 2013

TIF-ID#: 10-9028

Project Type:

Location: Lot 2 Cash-Wa Addition Parcel 601804501 converted from parcels 603821102-60382114 00401 W 4th

Description: TIF funds used to construct a 69,830 sq. ft. expansion onto the original building at 401 West 4th St.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2013	4,902,720	0	2.107249	103,312.52	0.00
2014	4,902,720	98,055	1.97805	96,978.25	1,939.58
2015	4,902,720	99,300	1.833573	89,894.95	1,820.74
2016	4,902,720	99,300	1.79001	87,759.18	1,777.48
2017	4,902,720	99,300	1.802616	88,377.22	1,790.00
2018	4,902,720	577,270	1.812559	88,864.69	10,463.36
2019	4,902,720	577,280	1.855056	90,948.20	10,708.88
2020	4,902,720	728,955	1.831852	89,810.57	13,353.38
2021	4,902,720	661,115	1.832245	89,829.84	12,113.26
2022	4,902,720	661,115	1.861472	91,262.76	12,306.48
2023	4,902,720	939,315	1.813227	88,897.44	17,031.92
2024	4,902,720	1,406,670	1.714257	84,045.22	24,113.94
2025	4,902,720	1,803,680	1.662524	81,508.90	29,986.62
Total				1,171,489.74	137,405.64

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	4,902,720	1,803,680
Industrial	0	0
Other	0	0

Project Name: TIF CONSTRUCTION RENTAL, INC

City: KEARNEY

School: KEARNEY 7

Project Years:

Project Date: 2018

TIF-ID#: 10-9049

Project Type:

Location: Parcel ID 602110000. Part of Lot 5, Block 58; Lots 1- 10, Block 59; and Lots 2 - 5, Block 60, East Lawn Add and the vacated Avenue O and 26th St.

Description: TIF Funds to be used for demolition, water, sewer, public parking facilities, sidewalks, light, and landscaping to demolish two existing buildings and construct a new 14,400 s.f. building. Additionally, the west access drive will be relocated north on Avenue N to align with 26th St.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2018	258,530	0	1.812559	4,686.01	0.00
2019	381,505	502,465	1.855056	7,077.13	9,321.02
2020	381,505	528,490	1.831852	6,988.61	9,681.16
2021	381,505	576,095	1.832245	6,990.11	10,555.48
2022	381,505	576,095	1.861472	7,101.61	10,723.86
2023	381,505	623,975	1.813227	6,917.55	11,314.08
2024	381,505	704,415	1.714257	6,539.98	12,075.48
2025	381,505	869,135	1.662524	6,342.61	14,449.58
Total				52,643.61	78,120.66

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	381,505	869,135
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 10 BUFFALO

Project Name: TIF DANCO II 2767 KEARNEY, LLC

City: KEARNEY

School: KEARNEY 7

Project Years:

Project Date: 2018

TIF-ID#: 10-9051

Project Type:

Location: Parcel ID 600066000. Lot 1, Danco KN Addition

Description: TIF Funds will be used for demolition, street improvements, site utilities, public parking facilities, sidewalks, lighting, site preparation, erosion control, and landscaping of an existing building to construct a new Mini-Mart Convenience Store, along with new canopy and fuel tanks.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2018	923,035	21,835	1.812559	16,730.55	395.78
2019	923,035	105,590	1.855056	17,122.82	1,958.76
2020	923,035	745,480	1.831852	16,908.64	13,656.10
2021	923,035	754,330	1.832245	16,912.26	13,821.18
2022	923,035	754,330	1.861472	17,182.04	14,041.64
2023	923,035	838,200	1.813227	16,736.72	15,198.48
2024	923,035	979,100	1.714257	15,823.19	16,784.30
2025	923,035	1,458,805	1.662524	15,345.68	24,252.98
Total				132,761.90	100,109.22

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	923,035	1,458,805
Industrial	0	0
Other	0	0

Project Name: TIF DESIGN MATTERS, LLC

City: KEARNEY

School: KEARNEY 7

Project Years:

Project Date: 2017

TIF-ID#: 10-9042

Project Type:

Location: Lots 507 and 508 Original Town Kearney Parcel ID 610133000

Description: Restore and remodel an existing 3,760 sq ft building north of East Railroad St and west of Avenue A.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2017	34,475	29,160	1.802616	621.45	525.64
2018	34,475	28,415	1.812559	624.88	515.04
2019	34,475	143,435	1.855056	639.53	2,660.80
2020	34,475	148,025	1.831852	631.53	2,711.60
2021	34,475	177,580	1.832245	631.67	3,253.70
2022	34,475	177,580	1.861472	641.74	3,305.60
2023	34,475	188,190	1.813227	625.11	3,412.32
2024	34,475	214,905	1.714257	590.99	3,684.02
2025	34,475	221,140	1.662524	573.16	3,676.52
Total				5,580.06	23,745.24

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	34,475	221,140
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 10 BUFFALO

Project Name: TIF DJ GILBERT

City: KEARNEY

School: KEARNEY 7

Project Years:

Project Date: 2018

TIF-ID#: 10-9050

Project Type:

Location: Parcel ID 600392000. The West 46 ft. of Lots 269 - 272, Original Town of Kearney Junction, now the City of Kearney, Buffalo County, Nebraska.
Description: TIF Funds will be used for demolition, asbestos removal, water, sewer, electrical, public parking facilities, landscaping and detention cell to demolish two existing deteriorating buildings and replace with a new steel-framed 2,520 sq. ft. storage building with office and bathroom.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2018	24,440	0	1.812559	442.99	0.00
2019	50,165	172,735	1.855056	930.59	3,204.34
2020	50,165	81,210	1.831852	918.95	1,487.66
2021	50,165	136,035	1.832245	919.15	2,492.50
2022	50,165	136,035	1.861472	933.81	2,532.26
2023	50,165	145,345	1.813227	909.61	2,635.44
2024	50,165	160,980	1.714257	859.96	2,759.62
2025	50,165	168,700	1.662524	834.01	2,804.68
Total				6,749.07	17,916.50

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	50,165	168,700
Industrial	0	0
Other	0	0

Project Name: TIF EKCEWEG, LLC

City: KEARNEY

School: KEARNEY 7

Project Years:

Project Date: 2017

TIF-ID#: 10-9044

Project Type:

Location: Great Western Second Addition Lot 3 Parcel ID 602097030
Description: Construct a 7,992 square foot wooden structure building for a family fun center.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2017	115,555	0	1.802616	2,083.01	0.00
2018	115,555	250,695	1.812559	2,094.50	4,544.00
2019	115,555	605,240	1.855056	2,143.61	11,227.54
2020	115,555	616,050	1.831852	2,116.80	11,285.12
2021	115,555	601,935	1.832245	2,117.25	11,028.92
2022	115,555	601,935	1.861472	2,151.02	11,204.86
2023	115,555	637,810	1.813227	2,095.27	11,564.94
2024	115,555	698,065	1.714257	1,980.91	11,966.64
2025	115,555	713,245	1.662524	1,921.13	11,857.88
Total				18,703.50	84,679.90

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	115,555	713,245
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 10 BUFFALO

Project Name: TIF GOODFELLOW'S PAINT & BODY, INC
City: KEARNEY **Project Date:** 2019
School: KEARNEY 7 **TIF-ID#:** 10-9053
Project Years: **Project Type:**

Location: Lots 1 and 2 Big Boy Addition Kearney PID 600615000 and 600616000
Description: TIF funds to be used for site grading, modification of an existing detention cell, public parking, sidewalks, utilities, (water, sewer, electrical), lighting, landscaping, fencing, and other public improvements related to the same in association with the construction of a 7,500 square foot body repair and restoration shop with parking lot and driveway.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2019	59,485	122,470	1.855056	1,103.48	2,271.90
2020	59,485	482,035	1.831852	1,089.68	8,830.18
2021	59,485	469,540	1.832245	1,089.91	8,603.12
2022	59,485	469,540	1.861472	1,107.30	8,740.36
2023	59,485	494,485	1.813227	1,078.60	8,966.14
2024	59,485	539,410	1.714257	1,019.73	9,246.88
2025	59,335	638,770	1.662524	986.46	10,619.70
Total				7,475.16	57,278.28

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	59,335	638,770
Industrial	0	0
Other	0	0

Project Name: TIF GRACZYK PROPERTIES, LLC
City: KEARNEY **Project Date:** 2020
School: KEARNEY 7 **TIF-ID#:** 10-9061
Project Years: **Project Type:**

Location: Graczyk Addition, Lot 1 PID 580029000
Description: The Project includes the construction of a 21,800 square foot main building, which will include office area, storage warehouse, maintenance area, and individual bays for the Curb-It operation, the Grindstone Hardscape operation, and the Lawn Care divisions of the company. The Project will also include a 7,200 square foot building for bulk material storage.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2020	247,360	0	1.831852	4,531.27	0.00
2021	301,815	1,225,885	1.832245	5,529.99	22,461.22
2022	301,815	1,531,230	1.861472	5,618.20	28,503.42
2023	301,815	1,622,885	1.813227	5,472.59	29,426.60
2024	301,815	1,776,850	1.714257	5,173.88	30,459.78
2025	301,815	1,726,010	1.662524	5,017.75	28,695.34
Total				31,343.68	139,546.36

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	301,815	1,726,010
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 10 BUFFALO

Project Name: TIF GREAT WESTERN PROPERTIES

City: KEARNEY

Project Date: 2013

School: KEARNEY 7

TIF-ID#: 10-9025

Project Years:

Project Type:

Location: South 49 feet of Lot 2, all of lots 3, 4, 5, 6, 7, 8, 9, 10, and the south 49 feet of Lot 11, all in Block 9, Kearney Land & Investment Company Second Addition to Kearney, excepting therefrom the west 92 feet of Lot 7 and the west 92 feet of the south 30 feet of Lot 8, in Block 9
Description: TIF funds used to develop a 25 unit apartment complex located on 22nd St West between 14th and 15th streets.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2013	234,755	42,525	2.107249	4,946.87	896.12
2014	234,755	1,380,915	1.97805	4,643.57	27,315.20
2015	234,755	1,394,155	1.833573	4,304.40	25,562.86
2016	234,755	1,427,875	1.79001	4,202.14	25,559.12
2017	234,755	1,427,875	1.802616	4,231.73	25,739.10
2018	234,755	1,850,840	1.812559	4,255.07	33,547.58
2019	234,755	1,534,165	1.855056	4,354.84	28,459.62
2020	234,755	1,635,095	1.831852	4,300.36	29,952.52
2021	234,755	1,451,010	1.832245	4,301.29	26,586.06
2022	234,755	1,451,010	1.861472	4,369.90	27,010.14
2023	234,755	1,535,310	1.813227	4,256.64	27,838.66
2024	234,755	1,676,910	1.714257	4,024.30	28,746.56
2025	234,755	2,031,935	1.662524	3,902.86	33,781.42
Total				56,093.97	340,994.96

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	234,755	2,031,935
Industrial	0	0
Other	0	0

Project Name: TIF JACKSON CONSTRUCTION

City: KEARNEY

Project Date: 2017

School: KEARNEY 7

TIF-ID#: 10-9045

Project Years:

Project Type:

Location: Lots 1, 2, and 3 of Jackson Riverside Addition, Parcels 600081000, 600081005, and 600081010
Description: Construct a building consisting of approximately 1,840 sq ft high bay space, 720 sq ft of workshop area, and 576 sq ft of office space.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2017	145,980	4,020	1.802616	2,631.46	72.48
2018	158,780	214,395	1.812559	2,877.98	3,886.04
2019	158,780	220,875	1.855056	2,945.46	4,097.36
2020	158,780	256,745	1.831852	2,908.61	4,703.22
2021	158,780	217,980	1.832245	2,909.24	3,993.94
2022	158,780	217,980	1.861472	2,955.65	4,057.66
2023	158,780	229,570	1.813227	2,879.04	4,162.66
2024	158,780	273,275	1.714257	2,721.90	4,684.66
2025	158,780	280,365	1.662524	2,639.76	4,661.16
Total				25,469.10	34,319.18

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	158,780	280,365
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 10 BUFFALO

Project Name: TIF JOHNSTONE BLDG

City: KEARNEY

School: KEARNEY 7

Project Years:

Project Date: 2010

TIF-ID#: 10-9018

Project Type:

Location: Johnson Commercial Addition, Lot 1 located on southeast corner of Central Avenue and Archway Memorial Parkway (formerly First St.)
Description: TIF funds for grading, parking lot pavement, parking lot lighting, sanitary sewer service, water main service, storm sewer, Central Avenue paving, and landscaping.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2010	310,350	97,280	2.101565	6,522.21	2,044.40
2011	310,350	1,201,545	2.138259	6,636.09	25,692.14
2012	310,350	2,060,375	2.158889	6,700.11	44,481.20
2013	310,350	2,060,375	2.107249	6,539.85	43,417.24
2014	310,350	2,041,345	1.97805	6,138.88	40,378.82
2015	310,350	2,034,200	1.833573	5,690.49	37,298.54
2016	310,350	2,034,200	1.79001	5,555.30	36,412.38
2017	310,350	2,185,630	1.802616	5,594.42	39,398.52
2018	310,350	1,866,730	1.812559	5,625.28	33,835.58
2019	310,350	2,066,765	1.855056	5,757.17	38,339.66
2020	310,350	2,064,500	1.831852	5,685.15	37,818.58
2021	310,350	2,000,860	1.832245	5,686.37	36,660.66
2022	310,350	2,000,860	1.861472	5,777.08	37,245.46
2023	310,350	2,116,405	1.813227	5,627.35	38,375.24
2024	310,350	2,310,560	1.714257	5,320.20	39,608.94
2025	310,350	2,873,450	1.662524	5,159.64	47,771.80
Total				94,015.59	578,779.16

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	310,350	2,873,450
Industrial	0	0
Other	0	0

Project Name: TIF KAAPA ETHANOL HOLDINGS, LLC

City: KEARNEY

School: KEARNEY 7

Project Years:

Project Date: 2019

TIF-ID#: 10-9052

Project Type:

Location: Lots 1 and 2 Block 2 Lake Villa Estates Addition Kearney PID 603741115
Description: TIF funds to be used to demolish, clear and remove all present buildings, structures, trees, septic system, well and other objects located on the premises, grading on the premises, soil mitigation work on the premises, construction of a parking lot and parking lot lighting, construction of sidewalks, construction of a retaining wall, utility connections and other utility work to provide utility services to the new building, reconstruction of street curbs where needed, signage, landscaping, irrigation and other public improvements related to the same in association with the construction of a 13,005 square foot commercial office building.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2019	360,200	0	1.855056	6,681.91	0.00
2020	779,575	2,348,415	1.831852	14,280.66	43,019.50
2021	779,575	2,338,705	1.832245	14,283.72	42,850.82
2022	779,575	2,338,705	1.861472	14,511.57	43,534.34
2023	779,575	2,401,070	1.813227	14,135.46	43,536.86
2024	779,575	2,655,515	1.714257	13,363.92	45,522.36
2025	779,575	2,652,275	1.662524	12,960.62	44,094.72
Total				90,217.86	262,558.60

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	779,575	2,652,275
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 10 BUFFALO

Project Name: TIF KEARNEY - HOLIDAY INN & CONVENTION CENTER

City: KEARNEY

School: KEARNEY 7

Project Years:

Project Date: 2019

TIF-ID#: 10-9056

Project Type:

Location: Lot 1 Younes Center Sixth Addition Kearney PID 580090000

Description: TIF funds used for paving improvements for public parking, sanitary sewer and water improvements. The project will require the extension and relocation of the public utilities, internal private roadways, plus extension of 6th Avenue in association with the construction of a new 5 story hotel and convention center

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2019	388,400	0	1.855056	7,205.04	0.00
2020	697,045	1,441,355	1.831852	12,768.83	26,403.50
2021	697,045	11,691,355	1.832245	12,771.57	214,214.28
2022	697,045	21,069,875	1.861472	12,975.30	392,209.82
2023	697,045	26,282,955	1.813227	12,639.01	476,569.64
2024	697,045	28,441,355	1.714257	11,949.14	487,557.92
2025	697,045	28,441,355	1.662524	11,588.54	472,844.36
Total				81,897.43	2,069,799.52

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	697,045	28,441,355
Industrial	0	0
Other	0	0

Project Name: TIF KEARNEY HABITAT FOR HUMANITY (PHASE II)

City: KEARNEY

School: KEARNEY 7

Project Years:

Project Date: 2019

TIF-ID#: 10-9054

Project Type:

Location: Lot 12 Block 3 Marlatt Addition, Lots 8 & 9 Block1 Marlatt Second Addition, Lots 1,2,3,4 and 5 Block 1 Marlatt Third Addition, Lots 1,2,3,4,5,6 and 7 Block 2 Marlatt Third Addition, Lots 1,2,3,4 and 5 Block 3 Marlatt Third Addition Kearney PID's 600008024, 600008038, 600008039, 600008042, 600008043, 600008044, 600008045, 600008046, 600008047, 600008048, 600008049, 600008050, 600008051, 600008052, 600008053, 600008054, 600008055, 600008056, 600008057, and 600008058
Description: TIF funds used to develop, equip and construct public improvements and necessary infrastructure, including sewer and water infrastructure, paving and related dirt work, and other public improvements related to the same in association with the construction of a new residential subdivision containing three and four bedroom Habitat homes.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2019	261,695	0	1.855056	4,854.59	0.00
2020	261,345	645,845	1.831852	4,787.45	11,830.98
2021	259,070	1,041,715	1.832245	4,746.80	19,086.90
2022	261,695	1,536,280	1.861472	4,871.38	28,597.54
2023	226,895	2,151,345	1.813227	4,114.12	39,008.86
2024	226,895	2,689,610	1.714257	3,889.56	46,106.86
2025	261,695	3,501,985	1.662524	4,350.74	58,221.48
Total				31,614.64	202,852.62

Current Year	Base Value	Excess Value
Residential	261,695	3,501,985
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF KEARNEY PARTNERSHIP

City: KEARNEY

School: KEARNEY 7

Project Years: 15

Project Date: 2024

TIF-ID#: 10-9079

Project Type: Standard

Location: Lot 1 Block 3 Younes Center Seventh Addition. PID 580092980.

Description: TIF funds used for a project which includes the construction of a 12,400 square foot single level office building.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	0	0	1.714257	0.00	0.00
2025	0	1,923,750	1.662524	0.00	31,982.82
Total				0.00	31,982.82

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	0	1,923,750
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 10 BUFFALO

Project Name: TIF KRUGER DEVELOPMENT

City: KEARNEY

School: KEARNEY 7

Project Years:

Project Date: 2020

TIF-ID#: 10-9058

Project Type:

Location: Lot 2 Fuller and Daley Third Addition; PID 600047360

Description: The Project includes the construction of a 7,980 square foot pole-frame, industrial-flex building with approximately 8% average-finish office space and 92% warehouse-type space. The site will include a new twenty-five foot wide private street extending north. The site will be serviced by water, storm and sanitary sewer infrastructure.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2020	23,250	280,710	1.831852	425.91	5,142.20
2021	23,250	389,495	1.832245	426.00	7,136.50
2022	23,250	389,495	1.861472	432.79	7,250.34
2023	23,250	410,130	1.813227	421.58	7,436.60
2024	23,250	444,805	1.714257	398.56	7,625.10
2025	23,250	669,800	1.662524	386.54	11,135.60
Total				2,491.38	45,726.34

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	23,250	669,800
Industrial	0	0
Other	0	0

Project Name: TIF KRUGER DEVELOPMENT LLC PHASE II

City: KEARNEY

School: KEARNEY 7

Project Years: 15

Project Date: 2022

TIF-ID#: 10-9071

Project Type: Standard

Location: Lot 3 Fuller and Daly Third Addition; PID 600047362

Description: TIF funds used for site preparation and mobilization, utilities (electrical), public parking facilities and other public improvements related in the construction of a 6,528 square foot steel building to be used as a large storage space with three bays, which will be insulated, heated and each bay will have its own bathroom.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	69,380	0	1.861472	1,291.49	0.00
2023	69,380	270,375	1.813227	1,258.02	4,902.52
2024	69,380	783,200	1.714257	1,189.35	13,426.06
2025	69,380	1,193,070	1.662524	1,153.46	19,835.08
Total				4,892.32	38,163.66

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	69,380	1,193,070
Industrial	0	0
Other	0	0

Project Name: TIF L & P INVESTMENTS, LLC

City: KEARNEY

School: KEARNEY 7

Project Years:

Project Date: 2017

TIF-ID#: 10-9043

Project Type:

Location: City LDS KY 31-9-15 Pt T L 12 N of Hi-Way Parcel ID 600016000

Description: Construct four industrial flex buildings (12,000 sq ft each) in Redevelopment Area #5. The project is located at 2016 East Highway 30.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2017	226,275	2,030	1.802616	4,078.87	36.60
2018	226,275	1,036,350	1.812559	4,101.37	18,784.46
2019	226,275	1,754,545	1.855056	4,197.53	32,547.80
2020	226,275	1,745,290	1.831852	4,145.02	31,971.14
2021	226,275	1,901,725	1.832245	4,145.91	34,844.26
2022	226,275	1,901,725	1.861472	4,212.05	35,400.08
2023	226,275	2,008,125	1.813227	4,102.88	36,411.86
2024	226,275	2,186,870	1.714257	3,878.94	37,488.58
2025	226,275	3,108,740	1.662524	3,761.88	51,683.56
Total				36,624.45	279,168.34

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	226,275	3,108,740
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 10 BUFFALO

Project Name: TIF LEVANDER'S BODY SHOP

City: KEARNEY

School: KEARNEY 7

Project Years:

Project Date: 2013

TIF-ID#: 10-9024

Project Type:

Location: Lot 4 Great Western Addition, Kearney

Description: TIF funds used to develop a 6,300 sq. ft. automotive body shop at 2807 Avenue N.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2013	107,805	221,845	2.107249	2,271.72	4,674.84
2014	107,805	226,020	1.97805	2,132.44	4,470.80
2015	107,805	226,020	1.833573	1,976.68	4,144.24
2016	107,805	240,910	1.79001	1,929.72	4,312.32
2017	107,805	245,145	1.802616	1,943.31	4,419.02
2018	107,805	251,270	1.812559	1,954.03	4,554.42
2019	107,805	277,420	1.855056	1,999.84	5,146.30
2020	107,805	272,480	1.831852	1,974.83	4,991.44
2021	107,805	215,195	1.832245	1,975.25	3,942.90
2022	107,805	215,195	1.861472	2,006.76	4,005.80
2023	107,805	532,815	1.813227	1,954.75	9,661.16
2024	107,805	584,060	1.714257	1,848.05	10,012.30
2025	107,805	634,970	1.662524	1,792.28	10,556.54
Total				25,759.66	74,892.08

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	107,805	634,970
Industrial	0	0
Other	0	0

Project Name: TIF LOGANVIEW APARTMENTS

City: KEARNEY

School: KEARNEY 7

Project Years:

Project Date: 2014

TIF-ID#: 10-9032

Project Type:

Location: Lincoln Way Villa Plots North 240 ft of Lots 2, 3 & 4, Kearney; Parcel #603744000

Description: TIF funds used to finance site development costs associated with constructing eight duplexes with 4-bedroom/2-bathroom units.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2014	287,200	12,095	1.97805	5,680.96	239.26
2015	287,200	239,375	1.833573	5,266.02	4,389.12
2016	287,200	1,832,405	1.79001	5,140.91	32,800.24
2017	287,200	1,903,985	1.802616	5,177.11	34,321.54
2018	287,200	1,913,465	1.812559	5,205.67	34,682.68
2019	287,200	2,573,270	1.855056	5,327.72	47,735.60
2020	287,200	2,065,290	1.831852	5,261.08	37,833.06
2021	287,200	2,074,880	1.832245	5,262.21	38,016.90
2022	287,200	2,074,880	1.861472	5,346.15	38,623.32
2023	287,200	2,192,990	1.813227	5,207.59	39,763.90
2024	287,200	2,391,400	1.714257	4,923.35	40,994.74
2025	287,200	2,888,855	1.662524	4,774.77	48,027.92
Total				62,573.54	397,428.28

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	287,200	2,888,855
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 10 BUFFALO

Project Name: TIF MILLENNIUM DEVELOPMENT LLC PHASE II
City: KEARNEY **Project Date:** 2022
School: KEARNEY 7 **TIF-ID#:** 10-9069
Project Years: 15 **Project Type:** Standard

Location: Lots 2-17, Block 1, and Lots 1 through 19, Block 2, all in University Village Fourth Addition; PID 608745368 and 608745370
Description: TIF funds used for utilities and utility connections for water, sanitary sewer, electrical and fiber, site preparation, onsite infrastructure, street paving and public parking, sidewalks, lighting and other improvements related in the construction of a seven ten-plex buildings and seven four-unit townhomes totaling 103,069 square foot on 2.9 acres. The buildings will be comprised of wood frame masonry and concrete siding exteriors. The land assessed valuation is not subject to TIF, improvements only.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	2	0	1.861472	0.04	0.00
2023	2	1,999,999	1.813227	0.04	36,264.52
2024	0	14,106,354	1.714257	0.00	241,819.16
2025	2	14,041,763	1.662524	0.03	233,447.70
Total				0.11	511,531.38

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	2	14,041,763
Industrial	0	0
Other	0	0

Project Name: TIF MILLENNIUM DEVELOPMENT LLC
City: KEARNEY **Project Date:** 2021
School: KEARNEY 7 **TIF-ID#:** 10-9067
Project Years: 15 **Project Type:** Standard

Location: All of Lots 2 through 9, 11, 12, Outlots E, F, and G all in University Village Second Add in W1/2 NW 1/4 3-8-18. PID: 608745350
This building is an Improvement on Leased Land and only the building is subject to TIF. The land assessed valuation is not subject to TIF. No base value-new structure.
Description: TIF funds used for public utilities including water, sanitary sewer, electrical, fiber, public parking facility, sidewalks and lighting needed in the construction of four buildings totaling 106,632 square foot which includes areas for resident living, garages, and retail space. Improvements include all buildings with fire sprinklers and 64,494 square feet of parking and drive concrete.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	1	2,921,409	1.832245	0.02	53,527.38
2022	1	9,181,044	1.861472	0.02	170,902.56
2023	1	14,198,454	1.813227	0.02	257,450.20
2024	0	17,342,354	1.714257	0.00	297,292.52
2025	1	17,415,274	1.662524	0.02	289,533.12
Total				0.08	1,068,705.78

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	1	17,415,274
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 10 BUFFALO

Project Name: TIF NORTH SHORE MARINA

City: KEARNEY

School: KEARNEY 7

Project Years:

Project Date: 2015

TIF-ID#: 10-9036

Project Type:

Location: Lots 2 and 3, Getaway Bay Addition and Lot 1 Bober

Addition Parcel #608001000, 601676410, and 608001005

Description: Develop overnight campground and RV park plus site improvements including concrete pad sites, landscaping, lighting, and other public improvements related to project. Note: Project originally approved in 2012 but TIF Notice for Division of Tax filed 2015 for first year to divide tax. Base value is 2012 but 15 year max shortened 3 years for division of tax.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2015	315,250	517,635	1.833573	5,780.34	9,491.24
2016	315,250	521,695	1.79001	5,643.01	9,338.40
2017	315,250	805,185	1.802616	5,682.75	14,514.42
2018	315,250	794,040	1.812559	5,714.09	14,392.46
2019	315,250	821,560	1.855056	5,848.06	15,240.42
2020	315,250	880,720	1.831852	5,774.91	16,133.50
2021	315,250	886,440	1.832245	5,776.15	16,241.78
2022	315,250	924,780	1.861472	5,868.29	17,214.54
2023	315,250	1,025,960	1.813227	5,716.20	18,603.02
2024	315,250	1,098,745	1.714257	5,404.20	18,835.34
2025	315,250	901,625	1.662524	5,241.11	14,989.76
Total				62,449.11	164,994.88

Current Year	Base Value	Excess Value
Residential	22,355	446,930
Commercial	292,895	454,695
Industrial	0	0
Other	0	0

Project Name: TIF NP-SELF STORAGE, LLP

City: KEARNEY

School: KEARNEY 7

Project Years: 15

Project Date: 2022

TIF-ID#: 10-9070

Project Type: Standard

Location: Lot 1 Knapp's Addition; PID 580028100

Description: TIF funds used for utilities, water and sewer connections, flat work, demolition and other site preparation, onsite infrastructure, paving, sidewalks, lighting, landscaping and other public improvements required in the construction of four buildings totaling 31,600 square foot metal-framed structures used as storage space, including 12, 600 square foot of concrete.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	148,540	0	1.861472	2,765.03	0.00
2023	148,540	57,460	1.813227	2,693.37	1,041.88
2024	148,540	779,360	1.714257	2,546.36	13,360.24
2025	148,540	1,119,535	1.662524	2,469.51	18,612.54
Total				10,474.27	33,014.66

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	148,540	1,119,535
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 10 BUFFALO

Project Name: TIF OLD TOWNE ENTERPRISES

Location: Lot 7 Glacier Park Addition, Kearney

City: KEARNEY

Project Date: 2013

Description: TIF funds used to develop a 3,600 sq. ft. mini-storage facility.

School: KEARNEY 7

TIF-ID#: 10-9022

Project Years:

Project Type:

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2013	31,605	73,885	2.107249	666.00	1,556.94
2014	31,605	75,805	1.97805	625.16	1,499.46
2015	31,605	75,750	1.833573	579.50	1,388.94
2016	31,605	90,155	1.79001	565.73	1,613.78
2017	31,605	90,155	1.802616	569.72	1,625.16
2018	31,605	93,790	1.812559	572.86	1,700.00
2019	31,605	103,030	1.855056	586.29	1,911.26
2020	31,605	107,005	1.831852	578.96	1,960.18
2021	31,605	74,795	1.832245	579.08	1,370.44
2022	31,605	74,795	1.861472	588.32	1,392.30
2023	31,605	80,115	1.813227	573.07	1,452.68
2024	31,605	89,050	1.714257	541.79	1,526.56
2025	31,605	96,645	1.662524	525.44	1,606.76
Total				7,551.92	20,604.46

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	31,605	96,645
Industrial	0	0
Other	0	0

Project Name: TIF PEANUT BUTTER & JELLY LLC

Location: Part of Lot 6 Younes Center Fifth Addition PID 580127000

City: KEARNEY

Project Date: 2021

Description: TIF funds used for demolition or removal of existing buildings and structures, construction of public parking facilities and other public improvements related to the same needed in the relocation of existing garage, and the construction of a 9,735 square foot medical office building with public parking.

School: KEARNEY 7

TIF-ID#: 10-9068

Project Years: 15

Project Type: Standard

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	357,575	138,595	1.832245	6,551.65	2,539.40
2022	357,575	323,425	1.861472	6,656.16	6,020.48
2023	357,575	1,530,605	1.813227	6,483.65	27,753.34
2024	357,575	1,681,660	1.714257	6,129.75	28,827.98
2025	357,575	1,809,975	1.662524	5,944.77	30,091.28
Total				31,765.98	95,232.48

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	357,575	1,809,975
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 10 BUFFALO

Project Name: TIF PEANUT BUTTER & JELLY, LLC

City: KEARNEY

School: KEARNEY 7

Project Years:

Project Date: 2017

TIF-ID#: 10-9047

Project Type:

Location: Lots 4 and 5 of Younes Center Fifth Addition, Parcel ID 580127250

Description: Construct a 6,702 sq ft single story pavilion building with a deck on water and a 15,562 sq ft single story building with a deck on water.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2017	259,020	83,480	1.802616	4,669.14	1,504.82
2018	272,975	1,500,130	1.812559	4,947.83	27,190.74
2019	272,975	3,264,275	1.855056	5,063.84	60,554.14
2020	272,975	3,289,065	1.831852	5,000.50	60,250.82
2021	272,975	3,204,425	1.832245	5,001.57	58,712.94
2022	272,975	3,204,425	1.861472	5,081.35	59,649.50
2023	272,975	3,378,290	1.813227	4,949.66	61,256.08
2024	272,975	3,670,390	1.714257	4,679.49	62,919.92
2025	272,975	3,779,350	1.662524	4,538.27	62,832.62
Total				43,931.65	454,871.58

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	272,975	3,779,350
Industrial	0	0
Other	0	0

Project Name: TIF PEANUT BUTTER & JELLY, LLC III

City: KEARNEY

School: KEARNEY 7

Project Years: 15

Project Date: 2023

TIF-ID#: 10-9078

Project Type: Standard

Location: Lot 1 Younes Center 8th Addition. Parcel number 580092030

Description: TIF funds used for public improvements necessary in the construction of a 16,320 square foot wood framed structure which include a building with parking and trash enclosure.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	117,500	0	1.813227	2,130.54	0.00
2024	117,500	956,920	1.714257	2,014.25	16,404.08
2025	117,500	1,045,300	1.662524	1,953.47	17,378.36
Total				6,098.26	33,782.44

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	117,500	1,045,300
Industrial	0	0
Other	0	0

Project Name: TIF PEANUT BUTTER & JELLY, LLC IV

City: KEARNEY

School: KEARNEY 7

Project Years: 15

Project Date: 2024

TIF-ID#: 10-9083

Project Type: Standard

Location: Lots 6 and 8, Block 1 Younes Center 10th Addition. PID 580092170 and 580092171

Description: TIF funds used for the construction of two, three-story, 24-unit apartment complexes. Each complex will consist of 12 one-bedroom units, 6 two bedroom units, and 6 three-bedroom units.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	4,978	0	1.714257	85.34	0.00
2025	4,978	1,660,887	1.662524	82.76	27,612.66
Total				168.10	27,612.66

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	4,978	1,660,887
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 10 BUFFALO

Project Name: TIF PROSELECT INC. FACILITY

City: KEARNEY

School: KEARNEY 7

Project Years:

Project Date: 2016

TIF-ID#: 10-9039

Project Type:

Location: Lot 2 Fuller and Daley First Addition Kearney, PID 600047202
Description: 6,720 sq ft building located at 1115 16th St. in SW Kearney.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2016	1,815	53,185	1.79001	32.49	952.02
2017	1,815	342,660	1.802616	32.72	6,176.84
2018	1,815	356,465	1.812559	32.90	6,461.14
2019	1,815	365,940	1.855056	33.67	6,788.40
2020	1,815	347,175	1.831852	33.25	6,359.74
2021	1,815	345,765	1.832245	33.26	6,335.26
2022	1,815	345,765	1.861472	33.79	6,436.32
2023	1,815	363,130	1.813227	32.91	6,584.38
2024	1,815	392,330	1.714257	31.11	6,725.54
2025	1,815	581,810	1.662524	30.17	9,672.74
Total				326.27	62,492.38

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	1,815	581,810
Industrial	0	0
Other	0	0

Project Name: TIF QUITE LIVING, LLC

City: KEARNEY

School: KEARNEY 7

Project Years: 15

Project Date: 2021

TIF-ID#: 10-9066

Project Type: Standard

Location: E 16' of Lot 67, and all Lot 68, and the West 42' Lot 69 Block 69, Riverside Add, PID 605108000.

Description: TIF funds used for site preparation, seeding and irrigation, utilities, public parking facilities, lighting and other public improvements needed in the construction of a 7,200 square foot structure used for a large storage facility, which contains bays with electrical outlets and lighting and exterior of the building to be a combination green space, paving and aggregate.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	51,130	0	1.832245	936.83	0.00
2022	51,130	30,980	1.861472	951.77	576.68
2023	51,130	409,935	1.813227	927.10	7,433.06
2024	51,130	409,935	1.714257	876.50	7,027.34
2025	51,130	461,870	1.662524	850.05	7,678.70
Total				4,542.25	22,715.78

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	51,130	461,870
Industrial	0	0
Other	0	0

Project Name: TIF REAC, LP

City: KEARNEY

School: KEARNEY 7

Project Years: 15

Project Date: 2023

TIF-ID#: 10-9072

Project Type: Standard

Location: Lot 1 and Outlot H University Village Fifth Addition. Parcel number 608745050

Description: TIF funds used for street paving, utilities and utility connections for water, sanitary sewer, and electrical, grading/earthwork and other site preparation, landscaping and other site improvement, public parking facilities and other public improvements required in the construction of a 50,560 square foot multi-tenant office building consisting of a private condo area, a UNK condo area and common area.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	1	749,999	1.813227	0.02	13,599.18
2024	0	749,999	1.714257	0.00	12,856.92
2025	1	7,080,474	1.662524	0.02	117,714.58
Total				0.04	144,170.68

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	1	7,080,474
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 10 BUFFALO

Project Name: TIF REACO, LLC

City: KEARNEY

School: KEARNEY 7

Project Years: 15

Project Date: 2023

TIF-ID#: 10-9073

Project Type: Standard

Location: Lot 6 and the West 60 feet of Lot 7, and part of the North half of the vacated 30 foot alley, Block 1 Patriot Industrial Park. Parcel 620143570
Description: TIF funds used for site work development, paving, lighting, utilities, landscaping and other site preparation and other public improvements required construction of a 14,960 square foot metal frame structure which includes an office/mezzanine, fire sprinklers, loading dock and concrete paving.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	36,300	0	1.813227	658.20	0.00
2024	36,300	1,342,955	1.714257	622.28	23,021.70
2025	36,300	1,554,965	1.662524	603.50	25,851.68
Total				1,883.98	48,873.38

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	36,300	0
Industrial	0	1,554,965
Other	0	0

Project Name: TIF RICHIE BOCK CONSTRUCTION

City: KEARNEY

School: KEARNEY 7

Project Years:

Project Date: 2023

TIF-ID#: 10-9074

Project Type: Standard

Location: Lots 11 and 12 Whitaker and North's Place. Parcel number 60640200
Description: TIF funds used for demolition of existing building, utilities and utility connections for water, sewer, sanitary sewer, and electrical, stormwater drainage, site preparation, landscaping, fencing, exterior lighting and other site improvement, public parking facilities and sidewalks and other public improvements necessary in the construction of a steel framed building to be used as an office, retail and warehouse space for three businesses.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	118,310	5,910	1.813227	2,145.23	107.16
2024	118,310	619,835	1.714257	2,028.14	10,625.56
2025	118,310	672,565	1.662524	1,966.93	11,181.56
Total				6,140.30	21,914.28

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	118,310	672,565
Industrial	0	0
Other	0	0

Project Name: TIF RUTT'S HEATING AND AIR CONDITIONING, INC.

City: KEARNEY

School: KEARNEY 7

Project Years: 15

Project Date: 2024

TIF-ID#: 10-9082

Project Type: Standard

Location: Lots 2 and 13, Block 1 Patriot Industrial Park. PID 620143550, 620143605, 620143555.
Description: TIF fund used for the construction of two buildings, which one will be used for a shop/office with two levels of finished office space and the shop used for manufacturing operation of custom made sheet metal products. The second build will be a heated warehouse. The property will be fenced and landscaped according to the current City Code.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	104,920	0	1.714257	1,798.60	0.00
2025	104,920	411,935	1.662524	1,744.32	6,848.52
Total				3,542.92	6,848.52

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	104,920	411,935
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 10 BUFFALO

Project Name: TIF SEDO Hospitality

City: KEARNEY

School: KEARNEY 7

Project Years:

Project Date: 2023

TIF-ID#: 10-9077

Project Type:

Location: Lot 1, Block 2 Younes Center 9th Additon; PID 580095500
Description: TIF funds used for site work development and grading, paving and storm sewer, water/sewer, landscaping, public parking, sidealks, exterior lighting, utilities and other public improvements necessary in the construction of a four-story dual-brand hotel consisting of 97,663 square foot.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	10,773	0	1.813227	195.34	0.00
2024	10,773	225,177	1.714257	184.68	3,860.12
2025	10,773	6,825,407	1.662524	179.10	113,474.04
Total				559.12	117,334.16

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	10,773	6,825,407
Industrial	0	0
Other	0	0

Project Name: TIF SIXTH ST DEVELOPMENT

City: KEARNEY

School: KEARNEY 7

Project Years:

Project Date: 2013

TIF-ID#: 10-9023

Project Type:

Location: Lot 1 Great Western Addition, Kearney
Description: TIF funds used to develop a 380 unit self-storage facility, including six buildings and 68,700 sq. ft., and 40 open-air storage spaces, 2803 Avenue N.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2013	157,485	18,805	2.107249	3,318.60	396.28
2014	157,485	1,673,185	1.97805	3,115.13	33,096.44
2015	157,485	1,673,185	1.833573	2,887.60	30,679.08
2016	157,485	1,673,185	1.79001	2,819.00	29,950.18
2017	157,485	1,840,835	1.802616	2,838.85	33,183.20
2018	157,485	1,863,935	1.812559	2,854.51	33,784.92
2019	157,485	1,894,635	1.855056	2,921.43	35,146.54
2020	157,485	1,894,635	1.831852	2,884.89	34,706.92
2021	157,485	1,872,980	1.832245	2,885.51	34,317.58
2022	157,485	1,872,980	1.861472	2,931.54	34,865.00
2023	157,485	1,974,505	1.813227	2,855.56	35,802.26
2024	157,485	2,145,060	1.714257	2,699.70	36,771.84
2025	157,485	2,595,880	1.662524	2,618.23	43,157.14
Total				37,630.55	415,857.38

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	157,485	2,595,880
Industrial	0	0
Other	0	0

Project Name: TIF STONEBRIDGE WEALTH SYSTEMS

City: KEARNEY

School: KEARNEY 7

Project Years: 15

Project Date: 2025

TIF-ID#: 10-9085

Project Type: Standard

Location: Talmadge center Sub Lot 2 EXC that PT of Lot 2 Adj to Lot 1
Description: TIF funds used for remodel of the building.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	792,410	130,640	1.662524	13,174.01	2,171.92
Total				13,174.01	2,171.92

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	792,410	130,640
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 10 BUFFALO

Project Name: TIF TALMADGE JAM, LLC -GOLF VENUE

City: KEARNEY

School: KEARNEY 7

Project Years: 15

Project Date: 2024

TIF-ID#: 10-9084

Project Type: Standard

Location: Lots 1, 5, and 6, Block 2 Younes Center Seveth Addition. PID's 580127070 and 580127025.

Description: TIF funds used for the consturction of one, two-story golf venue building totalling 19,000 square foot. The building will be constructed of steel, wood and masonry materials.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	93,020	0	1.714257	1,594.60	0.00
2025	58,675	238,932	1.662524	975.49	3,972.30
Total				2,570.09	3,972.30

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	58,675	238,932
Industrial	0	0
Other	0	0

Project Name: TIF TSB ENTERPRISES, LLC - KEARNEY STORAGE

City: KEARNEY

School: KEARNEY 7

Project Years:

Project Date: 2021

TIF-ID#: 10-9065

Project Type: Standard

Location: Fuller and Daley Second Add Block 1, Lot 2 PID 600047301

Description: TIF funds used for site preparation, grading and erosion control, silt fence installation, clearing and grubbing, site excavation, tree demolition, site embankment, utilities (water, sewer, and electrical), on site pavement, landscaping and irrigation, fencing, parking lot lighting, and other public improvements related to the same needed in the construction of four buildings, totally 20,400 square foot . The facility is designed as an industrial flex building with the ability to be either for warehouse storage or a service bay. The facility will include twenty bays total with the potential for ten plus bays used for potential trade service business.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	55,045	23,500	1.832245	1,008.56	430.58
2022	55,045	23,500	1.861472	1,024.65	437.46
2023	55,045	179,245	1.813227	998.09	3,250.12
2024	55,045	184,900	1.714257	943.61	3,169.66
2025	55,045	232,935	1.662524	915.14	3,872.60
Total				4,890.05	11,160.42

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	55,045	232,935
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 10 BUFFALO

Project Name: TIF VALUE CASH-WA

City: KEARNEY

School: KEARNEY 7

Project Years:

Project Date: 2008

TIF-ID#: 10-9016

Project Type:

Location: A tract of land Lot 2, Cash-Wa Addition together with a tract of land part of government lot 3 Sec11 T8 R16

Description: TIF funds used for infrastructure improvements for a cold storage facility and distribution center.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2009	10,365	191,915	2.123595	220.11	4,075.50
2010	449,680	3,851,815	2.101565	9,450.32	80,948.40
2011	449,680	3,869,435	2.138259	9,615.32	82,738.54
2012	449,680	3,869,435	2.158889	9,708.09	83,536.80
2013	449,680	3,690,335	2.107249	9,475.88	77,764.56
2014	449,680	3,978,255	1.97805	8,894.90	78,691.88
2015	449,680	7,765,455	1.833573	8,245.21	142,385.28
2016	449,680	7,765,455	1.79001	8,049.32	139,002.42
2017	449,680	7,765,455	1.802616	8,106.00	139,981.34
2018	449,680	8,292,195	1.812559	8,150.72	150,300.94
2019	449,680	8,335,320	1.855056	8,341.82	154,624.86
2020	449,680	7,886,885	1.831852	8,237.47	144,476.06
2021	449,680	6,865,910	1.832245	8,239.24	125,800.30
2022	449,680	6,865,910	1.861472	8,370.67	127,807.00
2023	449,680	7,231,685	1.813227	8,153.72	131,126.86
2024	449,680	7,846,185	1.714257	7,708.67	134,503.78
2025*	7,108,520	449,680	1.662524	118,180.85	7,476.04
Total				247,148.31	1,805,240.56

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	7,108,520	449,680
Industrial	0	0
Other	0	0

*Due to clerical error when inputed

Project Name: TIF WAGGONER INVESTMENTS, LLC

City: KEARNEY

School: KEARNEY 7

Project Years:

Project Date: 2017

TIF-ID#: 10-9046

Project Type:

Location: (1) south 150 ft of east 200 ft Lot 5, less highway of Tract G; (2) east 223.49 ft except the south 150 ft of east 200 ft of Lot 5, less highway of Tract G, and (3) east 40.2 ft of Lot 4 and west 103.4 ft of Lot 5 of Tract G, all located in 34-9-16. Parcels 606085000, 606087000, and 606088000
Description: Construct a 18,700 sq ft steel building comprised of retail, office, and storage spaces and an 8,200 sq ft building comprised of a warehouse shell.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2017	572,605	122,355	1.802616	10,321.87	2,205.60
2018	572,605	849,890	1.812559	10,378.80	15,404.78
2019	572,605	1,551,505	1.855056	10,622.14	28,781.30
2020	572,605	1,808,655	1.831852	10,489.28	33,131.90
2021	572,605	1,704,410	1.832245	10,491.53	31,229.00
2022	572,605	1,704,410	1.861472	10,658.88	31,727.14
2023	572,605	1,812,400	1.813227	10,382.63	32,862.92
2024	572,605	2,005,550	1.714257	9,815.92	34,380.30
2025	572,605	2,296,470	1.662524	9,519.70	38,179.38
Total				92,680.75	247,902.32

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	572,605	2,296,470
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 10 BUFFALO

Project Name: TIF WILLIS STORAGE PHASE II

City: KEARNEY

School: KEARNEY 7

Project Years:

Project Date: 2016

TIF-ID#: 10-9040

Project Type:

Location: Lot 3, Fuller and Daley First Addition, Kearney, PID 600047203
Description: 6,720 sq ft building on a 100' x 200' parcel in SW Kearney.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2016	1,815	318,965	1.79001	32.49	5,709.52
2017	1,815	361,480	1.802616	32.72	6,516.10
2018	1,815	321,480	1.812559	32.90	5,827.02
2019	1,815	329,840	1.855056	33.67	6,118.72
2020	1,815	313,340	1.831852	33.25	5,739.94
2021	1,815	345,765	1.832245	33.26	6,335.26
2022	1,815	345,765	1.861472	33.79	6,436.32
2023	1,815	363,130	1.813227	32.91	6,584.38
2024	1,815	392,330	1.714257	31.11	6,725.54
2025	1,815	581,810	1.662524	30.17	9,672.74
Total				326.27	65,665.54

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	1,815	581,810
Industrial	0	0
Other	0	0

Project Name: TIF WILLIS STORAGE, LLC PROJECT III

City: KEARNEY

School: KEARNEY 7

Project Years:

Project Date: 2020

TIF-ID#: 10-9059

Project Type:

Location: Lot 1, except the South 200' Fuller and Daley Third Addition, along with the East 20' of the West 46' of the South 200' of said Lot 1. PID 600047358

Description: The Project includes the construction of a 160X42 (6,720 square foot) wood pole structure on a concrete foundation, designed as an industrial flex building with the ability to be either used for warehouse storage or a service bay. The facility has the potential to provide a home front for two to six additional trade service businesses.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2020	24,900	100,535	1.831852	456.13	1,841.66
2021	24,900	322,680	1.832245	456.23	5,912.30
2022	24,900	322,680	1.861472	463.51	6,006.60
2023	24,900	340,045	1.813227	451.49	6,165.80
2024	24,900	369,245	1.714257	426.85	6,329.82
2025	24,900	558,725	1.662524	413.97	9,288.94
Total				2,668.18	35,545.12

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	24,900	558,725
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 10 BUFFALO

Project Name: TIF YOUNES CENTER 3RD

City: KEARNEY

School: KEARNEY 7

Project Years:

Project Date: 2015

TIF-ID#: 10-9038

Project Type:

Location: Lot 2 Younes Center Addition, Lot 1 Blk 1 Younes Center 3rd Add, and Lot 1 Blk 2 Younes 3rd Add. Parcel #580092015, 580092020, 580092025

Description: Paul Younes expanding hospitality campus southwest Kearney, Redevelopment Area 8. Project encompasses three lots on 5.31 acres for 3 distinct projects: a structure of multiple restaurants, an extended-stay hotel, and four 4-plex residential units. TIF funds used for site preparation, grading dirt work, paving, construction of parking lots and walkways, lighting, landscaping, fencing, and utility connections. Project also includes significant infrastructure development to oversize 3rd St and 4th Ave, construction of westerly traffic circulation route, and improvements to Talmage St at 3rd Ave.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2015	410,955	37,770	1.833573	7,535.16	692.56
2016	410,955	2,825,920	1.79001	7,356.14	50,584.26
2017	410,955	6,027,740	1.802616	7,407.94	108,657.02
2018	410,955	6,116,430	1.812559	7,448.80	110,863.94
2019	410,955	7,599,745	1.855056	7,623.45	140,979.54
2020	410,955	8,086,005	1.831852	7,528.09	148,123.66
2021	410,955	6,548,180	1.832245	7,529.70	119,978.70
2022	410,955	6,548,180	1.861472	7,649.81	121,892.56
2023	410,955	7,614,785	1.813227	7,451.55	138,073.36
2024	410,955	8,147,975	1.714257	7,044.82	139,677.26
2025	410,955	8,329,560	1.662524	6,832.23	138,480.94
Total				81,407.69	1,218,003.80

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	410,955	8,329,560
Industrial	0	0
Other	0	0

Project Name: TIF YOUNES CONF CENTER

City: KEARNEY

School: KEARNEY 7

Project Years:

Project Date: 2009

TIF-ID#: 10-9019

Project Type:

Location: Tract of land part Gov Lot 5 and part of Gov Lot 6 located in Section 11 Tnsp 8 Range 16

Description: TIF funds used to finance building and parking lot site lighting, dirt work, utilities, pedestrian walkways, and security fencing on the west side of the property.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2010	81,435	527,165	2.101565	1,711.41	11,078.72
2011	81,435	5,045,405	2.138259	1,741.29	107,883.82
2012	81,435	4,837,840	2.158889	1,758.09	104,443.60
2013	81,435	4,837,840	2.107249	1,716.04	101,945.34
2014	81,435	4,837,840	1.97805	1,610.83	95,694.90
2015	81,435	4,892,515	1.833573	1,493.17	89,707.84
2016	81,435	4,981,815	1.79001	1,457.69	89,175.00
2017	81,435	5,418,565	1.802616	1,467.96	97,675.92
2018	81,435	5,418,565	1.812559	1,476.06	98,214.70
2019	81,435	5,418,565	1.855056	1,510.66	100,517.42
2020	81,435	5,667,940	1.831852	1,491.77	103,828.28
2021	81,435	5,308,910	1.832245	1,492.09	97,272.24
2022	81,435	5,308,910	1.861472	1,515.89	98,823.88
2023	81,435	5,578,420	1.813227	1,476.60	101,149.42
2024	81,435	6,031,210	1.714257	1,396.01	103,390.44
2025	81,435	6,090,990	1.662524	1,353.88	101,264.18
Total				24,669.44	1,502,065.70

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	81,435	6,090,990
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 10 BUFFALO

Project Name: TIF YOUNES HOSPITALITY LLC

City: KEARNEY

School: KEARNEY 7

Project Years:

Project Date: 2013

TIF-ID#: 10-9026

Project Type:

Location: Lot 1 Younes Center Addition per amended resolution 11-26-2013

Description: TIF funds used to develop a 90,000 sq. ft. four story, 120 room Hampton Inn Hotel.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2013	302,640	0	2.107249	6,377.38	0.00
2014	302,640	5,189,880	1.97805	5,986.37	102,658.42
2015	302,640	5,189,880	1.833573	5,549.13	95,160.24
2016	302,640	5,451,425	1.79001	5,417.29	97,581.06
2017	302,640	5,451,425	1.802616	5,455.44	98,268.26
2018	302,640	8,329,185	1.812559	5,485.53	150,971.40
2019	302,640	7,827,945	1.855056	5,614.14	145,212.76
2020	302,640	7,896,290	1.831852	5,543.92	144,648.36
2021	302,640	7,249,570	1.832245	5,545.11	132,829.88
2022	302,640	7,249,570	1.861472	5,633.56	134,948.72
2023	302,640	7,627,180	1.813227	5,487.55	138,298.10
2024	302,640	8,261,570	1.714257	5,188.03	141,624.54
2025	302,640	8,261,570	1.662524	5,031.46	137,350.58
Total				72,314.91	1,519,552.32

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	302,640	8,261,570
Industrial	0	0
Other	0	0

Project Name: TIF YOUNES LANDING LLC

City: KEARNEY

School: KEARNEY 7

Project Years:

Project Date: 2023

TIF-ID#: 10-9076

Project Type:

Location: West 30" of N808' Lot 1, all of Lots 2, 3, and 4, and the N 78' Lot 5 Block 2 Younes Center 7th Addition. Parcel numbers 580127030, 580127040, 580127050, and 580127060.

Description: TIF funds used for water and sewer utilities, street paving and storm sewer, public parking, utilities and other public improvements necessary in the construction of two two-story buildings that will each have several restaurants and retail spaces.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	96,415	14,495	1.813227	1,748.22	262.84
2024	96,415	25,585	1.714257	1,652.80	438.62
2025	83,445	2,016,138	1.662524	1,387.29	33,518.80
Total				4,788.31	34,220.26

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	83,445	2,016,138
Industrial	0	0
Other	0	0

2026 TOTALS FOR CITY : # KEARNEY

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	362,160	8,554,945	6,021.00	142,228.01
Commercial	24,203,985	164,996,060	402,397.06	2,743,099.10
Industrial	23,650	2,681,290	393.19	44,577.09
other	0	0	0.00	0.00
Total	24,589,795	176,232,295	408,811.24	2,929,904.20

Project Count 56

CITY: RAVENNA

Tax Increment Financing (TIF) Report 2025

COUNTY: 10 BUFFALO

Project Name: TIF LOT 3 OF PAVIA HEIGHTS SUBDIVISION
City: RAVENNA
School: RAVENNA 69
Project Years: 15
Project Date: 2023
TIF-ID#: 10-9109
Project Type: Standard

Location: Lot 3 Pavia Heights Subdivision; parcel number 040034110
Description: TIF funds used for a redevelopment plan that provides for the redevelopment of vacant or deteriorated property in a residential subdivision, and it is provided for the use of the excess ad valorem real property taxes generated by such redevelopment to assist in offsetting certain project costs.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	5,285	0	1.558422	82.36	0.00
2024	5,285	138,745	1.510392	79.82	2,095.60
2025	5,285	257,110	1.490302	78.76	3,831.72
Total				240.94	5,927.32

Current Year	Base Value	Excess Value
Residential	5,285	257,110
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF LOT 4 OF PAVIA HEIGHTS SUBDIVISION
City: RAVENNA
School: RAVENNA 69
Project Years: 15
Project Date: 2023
TIF-ID#: 10-9110
Project Type: Standard

Location: Lot 4 Pavia Heights Subdivision; parcel 040034115
Description: TIF funds used for a redevelopment plan that provides for the redevelopment of vacant or deteriorated property in a residential subdivision, and it is provided for the use of the excess ad valorem real property taxes generated by such redevelopment to assist in offsetting certain project costs.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	4,365	0	1.558422	68.03	0.00
2024	4,365	208,285	1.510392	65.93	3,145.92
2025	4,365	361,890	1.490302	65.05	5,393.26
Total				199.01	8,539.18

Current Year	Base Value	Excess Value
Residential	4,365	361,890
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF LOT 5 OF PAVIA HEIGHTS SUBDIVISION
City: RAVENNA
School: RAVENNA 69
Project Years: 15
Project Date: 2023
TIF-ID#: 10-9111
Project Type: Standard

Location: Lot 5 Pavia Subdivision; parcel number 040034120.
Description: TIF funds used for a redevelopment plan that provides for the redevelopment of vacant or deteriorated property in a residential subdivision, and it is provided for the use of the excess ad valorem real property taxes generated by such redevelopment to assist in offsetting certain project costs.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	3,770	0	1.558422	58.75	0.00
2024	3,770	189,755	1.510392	56.94	2,866.04
2025	3,770	235,140	1.490302	56.18	3,504.30
Total				171.87	6,370.34

Current Year	Base Value	Excess Value
Residential	3,770	235,140
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 10 BUFFALO

Project Name: TIF LOT 6 OF PAVIA HEIGHTS SUBDIVISION
City: RAVENNA
School: RAVENNA 69
Project Years: 15
Project Date: 2022
TIF-ID#: 10-9104
Project Type: Standard

Location: Lot 6 Pavia Heights Subdivision PID 040034125
Description: TIF funds used for a Redevelopment Plan that provides for the redevelopment of vacant, deteriorated property in a residential subdivision, and it is provided for the use of the excess ad valorem real property taxes generated by such redevelopment to assist in offsetting certain project costs.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	4,925	0	1.639399	80.74	0.00
2023	4,925	153,370	1.558422	76.75	2,390.16
2024	4,925	209,315	1.510392	74.39	3,161.48
2025	4,925	260,965	1.490302	73.40	3,889.18
Total				305.28	9,440.82

Current Year	Base Value	Excess Value
Residential	4,925	260,965
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF LOT 7 OF PAVIA HEIGHTS SUBDIVISION
City: RAVENNA
School: RAVENNA 69
Project Years: 15
Project Date: 2022
TIF-ID#: 10-9105
Project Type: Standard

Location: Lot 7 Pavia Heights Subdivision; PID 040034130
Description: TIF funds used for a Redevelopment Plan that provides for the redevelopment of vacant, deteriorated property in a residential subdivision, and it is provided for the use of the excess ad valorem real property taxes generated by such redevelopment to assist in offsetting certain project costs.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	5,040	0	1.639399	82.63	0.00
2023	5,040	139,895	1.558422	78.54	2,180.16
2024	5,040	197,365	1.510392	76.12	2,981.00
2025	5,040	240,830	1.490302	75.11	3,589.10
Total				312.40	8,750.26

Current Year	Base Value	Excess Value
Residential	5,040	240,830
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 10 BUFFALO

Project Name: TIF SENECA SUNRISE ADD

City: RAVENNA

School: RAVENNA 69

Project Years:

Project Date: 2015

TIF-ID#: 10-9103

Project Type:

Location: Segment one: All Blk 2 First Addition Ravenna, except easterly 200 ft of Blk 2 710 Grand Avenue Segment two: Lots 13 and 14 Orig Town Ravenna
Description: Segment one, TIF funds used for an addition to the existing living facility for 14 additional apartments that may be assisted or independent living. Segment two, 5% of eligible TIF used for improvements to Ravenna City Auditorium, including but not limited to windows, air conditioning system, kitchen, stage and flooring.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2015	23,480	0	1.794421	421.33	0.00
2016	23,480	841,355	1.737877	408.05	14,621.72
2017	23,480	827,060	1.450571	340.59	11,997.10
2018	23,480	866,435	1.471582	345.53	12,750.30
2019	23,480	946,940	1.548663	363.63	14,664.92
2020	23,480	959,730	1.551803	364.36	14,893.12
2021	23,480	861,440	1.645214	386.30	14,172.54
2022	23,480	877,610	1.639399	384.93	14,387.54
2023	23,480	995,135	1.558422	365.92	15,508.40
2024	23,480	1,045,215	1.510392	354.64	15,786.84
2025	23,480	899,100	1.490302	349.92	13,399.32
Total				4,085.20	142,181.80

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	23,480	899,100
Industrial	0	0
Other	0	0

2026 TOTALS FOR CITY : # RAVENNA

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	23,385	1,355,935	348.51	20,207.53
Commercial	23,480	899,100	349.92	13,399.31
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	46,865	2,255,035	698.43	33,606.83

Project Count 6

CITY: SHELTON

Project Name: TIF AR TRADEMARK LLC HOUSING PROJECT

City: SHELTON

School: SHELTON 19

Project Years: 15

Project Date: 2023

TIF-ID#: 10-9107

Project Type: Standard

Location: Lot 3 and Lot 6 Andrews Subdivision. Parcel numbers 680005030 and 680005045

Description: TIF funds used for site acquisition, legal and planning fees, and sewer main extension necessary in the development of a new, single family subdivision.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	13,740	184,980	2.280845	313.39	4,219.12
2024	13,740	478,230	2.20375	302.80	10,539.00
2025	13,740	542,350	2.057635	282.72	11,159.60
Total				898.91	25,917.72

Current Year	Base Value	Excess Value
Residential	13,740	542,350
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 10 BUFFALO

2026 TOTALS FOR CITY : # SHELTON

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	13,740	542,350	282.72	11,159.58
Commercial	0	0	0.00	0.00
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	13,740	542,350	282.72	11,159.58

Project Count 1

2026 TOTALS FOR COUNTY : # 10 BUFFALO

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	483,400	13,051,295	8,281.73	224,923.54
Commercial	24,359,040	170,484,460	405,278.36	2,843,905.93
Industrial	23,650	2,681,290	393.19	44,577.09
other	0	0	0.00	0.00
Total	24,866,090	186,217,045	413,953.28	3,113,406.55

Project Count 68

Tax Increment Financing (TIF) Report 2025

COUNTY: 11 BURT

CITY: TEKAMAH

Project Name: TIF BURT COUNTY STATE BANK BLDG RENOVATION (CH 314301000) Location: S 26' of Lots 7 and 8, Block 119 City of Tekamah, parcel 314301000
City: TEKAMAH **Project Date:** 2023 Description: TIF funds used for the renovation of the interior and exterior of the previous Burt County State Bank building.
School: TEKAMAH-HERMAN 1 **TIF-ID#:** 11-8615
Project Years: 10 **Project Type:** Expedited

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	33,887	187,627	2.013997	682.48	3,778.82
2024	33,887	226,987	1.90856	646.75	4,332.20
2025	33,887	248,435	1.91439	648.73	4,756.03
Total				1,977.96	12,867.05

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	33,887	248,435
Industrial	0	0
Other	0	0

Project Name: TIF CARSON PLACE Location: Part Lots 1 and 2, Block 134 City of Tekamah. PID 314304000.
City: TEKAMAH **Project Date:** 2024 Description: TIF funds used for site acquisition, site preparation including demolition and grading, design and consulting fees, and application fees necessary in the demolition of dilapidated buildings and the construction of a new three-story, mixed use building. The first story will contain multi-tenant commercial space, the second story will contain 1 three bedroom unit, 4 two bedroom units, and 3 one bedroom unit, and the third floor will contain 1 three bedroom unit, 5 two bedroom units, and 2 one bedroom units.
School: TEKAMAH-HERMAN 1 **TIF-ID#:** 11-8618
Project Years: 15 **Project Type:** Standard

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	29,393	5,625	1.90856	560.98	107.37
2025	29,393	785,438	1.91439	562.70	15,036.35
Total				1,123.68	15,143.72

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	29,393	785,438
Industrial	0	0
Other	0	0

Project Name: TIF IND. PAVING DOLLAR GENERAL Location: Lot 2 Tekamah Dollar General Subdivision within South Industrial Area
City: TEKAMAH **Project Date:** 2012 Description: Installation of street paving and related infrastructure
School: TEKAMAH-HERMAN 1 **TIF-ID#:** 11-1001
Project Years: **Project Type:**

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2012	13,415	546,510	2.221207	297.97	12,139.12
2013	13,415	546,510	2.134932	286.40	11,667.62
2014	13,415	571,825	2.112274	283.36	12,078.52
2015	13,415	571,825	2.045787	274.44	11,698.32
2016	13,415	571,825	2.011737	269.87	11,503.60
2017	13,415	571,825	1.982829	266.00	11,338.36
2018	13,415	571,825	1.831389	245.68	10,472.38
2019	13,415	571,825	1.821142	244.31	10,413.80
2020	13,415	571,825	1.943972	260.78	11,116.12
2021	13,415	784,571	1.988057	266.70	15,597.70
2022	13,415	601,582	2.239526	300.43	13,472.60
2023	13,415	832,835	2.013997	270.18	16,773.28
2024	13,415	1,007,447	1.90856	256.03	19,227.71
2025	13,415	987,910	1.91439	256.82	18,912.46
Total				3,778.97	186,411.59

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	13,415	987,910
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 11 BURT

Project Name: TIF TEKAMAH, NEBRASKA BLIGHT STUDY & REDEV PLAN
City: TEKAMAH
School: TEKAMAH-HERMAN 1
Project Years: 15

Project Date: 2023
TIF-ID#: 11-8616
Project Type: Standard

Location: Area #2 consists of all parcels located from N street from F Street and 10th Street to 12th Street, and also includes an area from 8th Street to 10 Street and L Street to N Street.
Description: TIF funds used for repair and replacement of deteriorated and dilapidated water, sewer and storm sewer mains to support both existing and future residential development and redevelopment, as well as to rehabilitate and resurface existing streets, new street lighting, landscaping, private driveways, access roads and parking areas within the redevelopment area.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	11,712,777	2,326,601	2.013997	235,894.98	46,859.02
2024	11,800,586	4,763,212	1.90856	225,221.26	90,910.01
2025	11,493,123	7,019,349	1.91439	220,023.20	134,377.67
Total				681,139.44	272,146.70

Current Year	Base Value	Excess Value
Residential	10,711,817	6,880,312
Commercial	713,425	139,037
Industrial	0	0
Other	67,881	0

Project Name: TIF TEKAMAH, NEBRASKA BLIGHT STUDY & REDEV PLAN
City: TEKAMAH
School: TEKAMAH-HERMAN 1
Project Years: 15

Project Date: 2023
TIF-ID#: 11-8617
Project Type: Standard

Location: Redevelopment area #3 consists of parcels located in approximate area of B Street to H Street and 13th Street to 17th Street as provided in the Redevelopment Plan #3.
Description: TIF funds used for repair and replacement of deteriorated and dilapidated water, sewer and storm sewer mains to support both existing and future residential redevelopment. Funds will also be used to improve existing sidewalks and install new sidewalks where necessary, as well as to rehabilitate and resurface existing streets, new street lighting, landscaping, private driveways, access roads and parking areas in the redevelopment area.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	2,405,979	221,321	2.013997	48,456.34	4,458.18
2024	2,393,230	541,604	1.90856	45,676.23	10,337.34
2025	2,350,215	887,836	1.91439	44,992.28	16,996.66
Total				139,124.85	31,792.18

Current Year	Base Value	Excess Value
Residential	2,264,033	869,008
Commercial	86,182	18,828
Industrial	0	0
Other	0	0

2026 TOTALS FOR CITY : # TEKAMAH

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	12,975,850	7,749,320	248,408.37	148,352.21
Commercial	876,302	2,179,648	16,775.84	41,726.96
Industrial	0	0	0.00	0.00
other	67,881	0	1,299.51	0.00
Total	13,920,033	9,928,968	266,483.72	190,079.17

Project Count 5

2026 TOTALS FOR COUNTY : # 11 BURT

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	12,975,850	7,749,320	248,408.37	148,352.21
Commercial	876,302	2,179,648	16,775.84	41,726.96
Industrial	0	0	0.00	0.00
other	67,881	0	1,299.51	0.00
Total	13,920,033	9,928,968	266,483.72	190,079.17

Project Count 5

Tax Increment Financing (TIF) Report 2025

COUNTY: 12 BUTLER

CITY: DAVID CITY

Project Name: TIF AGP REDEVELOPMENT PROJECT

City: DAVID CITY

School: DAVID CITY 56

Project Years: 15

Project Date: 2025

TIF-ID#: 12-5014

Project Type: Standard

Location: Parcel ID No. 120008443

Description: TIF funds used for reimbursement of TIF-eligible costs under Nebraska Community Development Law, land acquisition, site preparation, utilities, engineering and legal costs.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	204,360	169,375	1.368631	2,796.93	2,318.12
Total				2,796.93	2,318.12

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	204,360	169,375
Industrial	0	0
Other	0	0

Project Name: TIF AGP REDEVELOPMENT PROJECT I

City: DAVID CITY

School: DAVID CITY 56

Project Years: 15

Project Date: 2024

TIF-ID#: 12-5011

Project Type: Standard

Location: Part of the NE 1/4 13-15-2, the SE 1/4 13-15-2, and part of the NW 1/4 18-15-3. PID's 120008570, 120008436, and 120008567.

Description: TIF funds used for public infrastructure improvements including site acquisition, site preparation, utilities, engineering and legal costs necessary for a new commercial development.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	2,383,205	31,014,230	1.507993	35,938.56	467,692.42
2025	2,383,205	76,305,760	1.368631	32,617.28	1,044,344.30
Total				68,555.84	1,512,036.72

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	796,735	6,765,720
Industrial	1,586,470	69,540,040
Other	0	0

Project Name: TIF AGP REDEVELOPMENT PROJECT II

City: DAVID CITY

School: DAVID CITY 56

Project Years: 15

Project Date: 2024

TIF-ID#: 12-5012

Project Type: Standard

Location: Part of NE1/4 13-15-2, PID 120008572.

Description: TIF funds used for site acquisition, site preparation, public utilities, engineering and legal fees necessary for a new commercial development.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	1,484,790	31,610	1.507993	22,390.53	476.68
2025	1,484,790	64,190	1.368631	20,321.30	878.52
Total				42,711.83	1,355.20

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	1,484,790	64,190
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 12 BUTLER

Project Name: TIF DANA POINT DVLP HOUSING 2017

City: DAVID CITY

Project Date: 2018

School: DAVID CITY 56

TIF-ID#: 12-5004

Project Years:

Project Type:

Location: Parcel ID 120008725. David City Lots 1-12, Block A and Lots 1-12, Block B, Larry J. Sabata's 3rd Addition.

Description: TIF Funds to be used for the redevelopment of the Project Area by the acquisition and subdivision of undeveloped and vacant land and construction of related improvements including site preparation and infill and related streets, storm and sanitary sewers, water lines, and other utility extensions and parking facilities.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2018	60,000	0	1.623745	974.25	0.00
2019	60,000	431,570	1.666354	999.81	7,191.48
2020	60,000	431,570	1.669509	1,001.71	7,205.10
2021	60,000	396,790	1.647305	988.38	6,536.34
2022	60,000	407,245	1.64422	986.53	6,696.00
2023	60,000	427,735	1.605785	963.47	6,868.50
2024	60,000	392,070	1.507993	904.80	5,912.40
2025	60,000	405,020	1.368631	821.18	5,543.24
Total				7,640.13	45,953.06

Current Year	Base Value	Excess Value
Residential	60,000	405,020
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF DANA POINT DVLP HOUSING Phase 2

City: DAVID CITY

Project Date: 2019

School: DAVID CITY 56

TIF-ID#: 12-5007

Project Years:

Project Type:

Location: Lots 4,5,6,7 and 8 Block A and Lots 4,5,6 7 and 8 Block B Larry Sabata 3rd Addition David City PID 120008727, 120008728, 120008730, 120008731, 10008732, 120008733

Description: TIF funds used for site acquisition, paving, earthwork and storm sewer, sanitary sewer, water mains, electrical infrastructure street lights, and engineering, planning and legal fees associated with the construction of a new housing development consisting of low to moderate income and market rate housing.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2019	100,000	1,480,505	1.666354	1,666.35	24,670.46
2020	100,000	1,788,410	1.669509	1,669.51	29,857.68
2021	100,000	1,934,075	1.647305	1,647.30	31,860.12
2022	100,000	2,011,125	1.64422	1,644.22	33,067.34
2023	100,000	2,256,570	1.605785	1,605.78	36,235.70
2024	100,000	2,457,030	1.507993	1,507.99	37,051.90
2025	100,000	2,557,255	1.368631	1,368.63	34,999.42
Total				11,109.78	227,742.62

Current Year	Base Value	Excess Value
Residential	100,000	2,557,255
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 12 BUTLER

Project Name: TIF DANA POINT REDEV HOUSING PHASE 3
City: DAVID CITY **Project Date:** 2021
School: DAVID CITY 56 **TIF-ID#:** 12-5009
Project Years: 15 **Project Type:** Standard

Location: Lot 9 Block B Larry J. Sabata 3rd Add; PID 120008734
Description: TIF funds used for site preparation and infill, related streets, storm and sanitary sewers, water lines, other utility extensions and parking facilities needed in the construction of low to moderate income and market rate housing.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	10,000	0	1.647305	164.73	0.00
2022	10,000	224,020	1.64422	164.42	3,683.38
2023	10,000	239,360	1.605785	160.58	3,843.62
2024	10,000	260,655	1.507993	150.80	3,930.66
2025	10,000	271,300	1.368631	136.86	3,713.10
Total				777.39	15,170.76

Current Year	Base Value	Excess Value
Residential	10,000	271,300
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF GDC PROPERTIES REDEV PROJ - PHASE ONE
City: DAVID CITY **Project Date:** 2025
School: DAVID CITY 56 **TIF-ID#:** 12-5013
Project Years: 15 **Project Type:** Standard

Location: Lot 2, Zegers 1st Addition, David City, Butler County, Nebraska
Description: TIF funds used for reimburse TIF-eligible costs under Nebraska Community Development Law, land acquisition, site preparation, utilities, engineering and legal costs.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	19,860	1,447,805	1.368631	271.81	19,815.12
Total				271.81	19,815.12

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	19,860	1,447,805
Industrial	0	0
Other	0	0

Project Name: TIF INDUSTRIAL PARK EXPANSION & INFRASTRUCTURE
City: DAVID CITY **Project Date:** 2020
School: DAVID CITY 56 **TIF-ID#:** 12-5008
Project Years: **Project Type:**

Location: PIN 120008573 and 120008176 in David City, Nebraska
Description: TIF funds used for replacement and upgrade to industrial park electrical lines, water mains, sanitary and storm water mains and site acquisition needed to support the construction of a world class corporate headquarters, research and development facility, branch facility and manufacturing expansion of Tempte Inc. as well as other industrial and commercial endeavors.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2020	7,068,650	6,089,990	1.669509	118,011.75	101,672.94
2021	7,068,650	6,122,195	1.647305	116,442.22	100,851.22
2022	7,068,650	6,174,030	1.64422	116,224.16	101,514.66
2023	7,068,650	6,993,560	1.605785	113,507.32	112,301.54
2024	7,068,650	6,993,560	1.507993	106,594.75	105,462.42
2025	7,068,650	6,980,350	1.368631	96,743.74	95,535.24
Total				667,523.94	617,338.02

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	0	0
Industrial	7,068,650	6,980,350
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 12 BUTLER

Project Name: TIF SEWAGE TREATMENT FACILITIES DIST
City: DAVID CITY **Project Date:** 2022
School: DAVID CITY 56 **TIF-ID#:** 12-5010
Project Years: 15 **Project Type:** Standard

Location: TIF area consists of various parcels located in an area south of Road 37 and west of Road MN.
Description: TIF funds used for administrative and legal expenses, architectural and engineering fees, project inspection fees, site work and demolition and removal required in the construction of a new sewage facility for the David City community.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	12,990,800	546,470	1.64422	213,597.33	8,985.44
2023	13,104,860	1,975,475	1.605785	210,435.88	31,722.14
2024	13,138,990	2,833,990	1.507993	198,135.05	42,736.56
2025	13,038,190	4,085,955	1.368631	178,444.71	55,921.90
Total				800,612.97	139,366.04

Current Year	Base Value	Excess Value
Residential	3,853,725	1,774,240
Commercial	4,995,865	1,900,685
Industrial	3,634,330	283,645
Other	554,270	127,385

Project Name: TIF THE NORTHLAND SUBDIVISION REDEV PROJ
City: DAVID CITY **Project Date:** 2025
School: DAVID CITY 56 **TIF-ID#:** 12-5015
Project Years: 15 **Project Type:** Standard

Location: Parcel ID No. 120008359
Description: TIF funds used for site work, dewatering for utilities, sewer, water, paving, gas, electrical, street lighting, consultant fees, and financing for the creation of buildable lots for a residential subdivision.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	293,575	1,430,930	1.368631	4,017.96	19,584.18
Total				4,017.96	19,584.18

Current Year	Base Value	Excess Value
Residential	293,575	1,430,930
Commercial	0	0
Industrial	0	0
Other	0	0

2026 TOTALS FOR CITY : # DAVID CITY

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	4,317,300	6,438,745	59,087.91	88,122.66
Commercial	7,501,610	10,347,775	102,669.36	141,622.86
Industrial	12,289,450	76,804,035	168,197.22	1,051,163.83
other	554,270	127,385	7,585.91	1,743.43
Total	24,662,630	93,717,940	337,540.40	1,282,652.78

Project Count 10

2026 TOTALS FOR COUNTY : # 12 BUTLER

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	4,317,300	6,438,745	59,087.91	88,122.66
Commercial	7,501,610	10,347,775	102,669.36	141,622.86
Industrial	12,289,450	76,804,035	168,197.22	1,051,163.83
other	554,270	127,385	7,585.91	1,743.43
Total	24,662,630	93,717,940	337,540.40	1,282,652.78

Project Count 10

Tax Increment Financing (TIF) Report 2025

COUNTY: 13 CASS

CITY: EAGLE

Project Name: TIF FOURTH STREET PROJ

City: EAGLE

School: WAVERLY 145

Project Years:

Project Date: 2017

TIF-ID#: 13-2065

Project Type:

Location: Lot 1 of Eagle Eyrie Addition Village Eagle, a subdivision of a part of NE 1/4 29-10-9

Description: TIF funds used for street and gutter paving and water line extension and hydrant to service retail development.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2017	5,535	727,040	2.4222	134.07	17,610.36
2018	5,535	815,689	2.37745	131.59	19,392.60
2019	5,535	815,689	2.368629	131.10	19,320.64
2020	5,535	815,689	2.324488	128.66	18,960.60
2021	5,535	963,204	2.232274	123.56	21,501.36
2022	5,535	963,204	2.239933	123.98	21,575.12
2023	5,535	1,245,169	2.064121	114.25	25,701.80
2024	5,535	1,137,335	2.012717	111.40	22,891.34
2025	5,535	1,001,750	1.739611	96.29	17,426.56
Total				1,094.90	184,380.38

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	5,535	1,001,750
Industrial	0	0
Other	0	0

2026 TOTALS FOR CITY : # EAGLE

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	0	0	0.00	0.00
Commercial	5,535	1,001,750	96.29	17,426.55
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	5,535	1,001,750	96.29	17,426.55

Project Count 1

CITY: ELMWOOD

Project Name: TIF HOUSING REDEV PROJECT (PHASE TWO)

City: ELMWOOD

School: ELMWOOD-MURDOCK 9

Project Years:

Project Date: 2021

TIF-ID#: 13-8950

Project Type: Standard

Location: Lots 2-7, Block3 Trail Ridge Residential Development Add. Lot 8, Block 2 Trail Ridge Residential Development Add. PID 130397027, 130397028, 130397029, 130397030, 130397031, and 130397032.

Description: TIF funds used for land acquisition, grading, site preparation, construction of public streets and sidewalks, installation of utilities, and other eligible public improvements needed in the construction of 19 separate, single family residential homes in two phases. Phase One includes 12 homes, and Phase Two includes 7 homes.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	275,707	632,762	1.935573	5,336.51	12,247.58
2022	275,707	1,346,985	1.912795	5,273.71	25,765.10
2023	275,707	1,777,219	1.882925	5,191.36	33,463.72
2024	275,707	2,264,844	1.807984	4,984.74	40,948.06
2025	275,707	2,373,633	1.666844	4,595.61	39,564.82
Total				25,381.93	151,989.28

Current Year	Base Value	Excess Value
Residential	275,707	2,373,633
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 13 CASS

Project Name: TIF HOUSING REDEVL (PHASE 1)

City: ELMWOOD

Project Date: 2018

School: ELMWOOD-MURDOCK 9

TIF-ID#: 13-8955

Project Years:

Project Type:

Location: Lots 1 - 4, Block 1; Lots 1 - 7, Block 2; Lot 1, Block 3, all of Trail Ridge Residential Development Addition.

Description: TIF Funds to be used for infrastructure and utility improvements for the construction of approximately 12 single family homes.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2018	21,163	1,092,676	2.191373	463.76	23,944.60
2019	21,163	2,058,854	2.156293	456.34	44,394.94
2020	21,163	3,324,082	2.138394	452.55	71,081.96
2021	21,163	4,105,068	1.935573	409.63	79,456.66
2022	21,163	4,763,420	1.912795	404.80	91,114.54
2023	21,163	4,876,472	1.882925	398.48	91,820.34
2024	21,163	4,876,472	1.807984	382.62	88,165.88
2025	21,163	5,079,432	1.666844	352.75	84,666.26
Total				3,320.93	574,645.18

Current Year	Base Value	Excess Value
Residential	21,163	5,079,432
Commercial	0	0
Industrial	0	0
Other	0	0

2026 TOTALS FOR CITY : # ELMWOOD

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	296,870	7,453,065	4,948.36	124,230.97
Commercial	0	0	0.00	0.00
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	296,870	7,453,065	4,948.36	124,230.97

Project Count 2

CITY: GREENWOOD

Project Name: TIF GREEN LIGHT ESTATES REDEV PROJ (PHASE 1)

City: GREENWOOD

Project Date: 2024

School: ASHLAND 1

TIF-ID#: 13-8990

Project Years: 15

Project Type: Standard

Location: Lots 1 through 4, Green Light Estates Addition to Greenwood, PID's 130398732, 130398731, 130398730, 130398729.

Description: TIF funds used for eligible public improvements including installation of a water system, sanitary sewer system, street system consisting of concrete paved streets, storm sewers necessary in the development of attached and detached single family residences on the project site in up to 6 phases.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	5,374	342,479	1.727641	92.84	5,916.82
2025	5,374	1,395,596	1.537139	82.61	21,452.26
Total				175.45	27,369.08

Current Year	Base Value	Excess Value
Residential	5,374	1,395,596
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 13 CASS

Project Name: TIF GREEN LIGHT ESTATES REDEV PROJ (PHASE 2)

City: GREENWOOD

School: ASHLAND 1

Project Years: 15

Project Date: 2025

TIF-ID#: 13-8998

Project Type: Standard

Location: Lot 1 Block 1, Lot 2 Block 1, Lot 3 Block 1, Lot 7 Block 1, Lot 8 Block 1, and half of the vacated alley, Green Light Estates 1st Addition, Lot 10 Block 1, Lot 4 Block 2, Lot 7 Block 2, Lot 8 Block 2, Green Light Estates 1st Addition, Greenwood, Cass County, Nebraska
Description: TIF funds used for installation of a water system, sanitary sewer system, a street system consisting of concrete paved streets and required storm sewers, and other eligible expenses permitted under the Nebraska Community Development Law.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	85,653	1,071,037	1.537139	1,316.61	16,463.40
Total				1,316.61	16,463.40

Current Year	Base Value	Excess Value
Residential	85,653	1,071,037
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF NORMA JEAN REDEVLP

City: GREENWOOD

School: ASHLAND 1

Project Years:

Project Date: 2017

TIF-ID#: 13-2075

Project Type:

Location: Lots 276, 277, 278, 279, 280, 281, 282, and 283 Original Plat, Village of Greenwood
Description: Construction of a new commercial building to be used as retail, office and warehouse space for a furniture store, with all necessary utilities, driveways, parking and equipment for operation of the facility.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2017	12,558	1,289,605	2.1585	271.06	27,836.12
2018	12,558	1,289,605	2.060387	258.74	26,570.86
2019	12,558	1,289,605	2.056639	258.27	26,522.52
2020	12,558	1,289,605	1.98179	248.87	25,557.26
2021	12,558	1,740,590	1.884323	236.63	32,798.34
2022	12,558	1,740,590	1.889048	237.23	32,880.58
2023	12,558	1,862,580	1.810769	227.40	33,727.02
2024	12,558	1,862,580	1.727641	216.96	32,178.70
2025	12,558	1,864,242	1.537139	193.03	28,656.00
Total				2,148.19	266,727.40

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	12,558	1,864,242
Industrial	0	0
Other	0	0

2026 TOTALS FOR CITY : # GREENWOOD

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	91,027	2,466,633	1,399.21	37,915.58
Commercial	12,558	1,864,242	193.03	28,655.99
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	103,585	4,330,875	1,592.25	66,571.57

Project Count 3

CITY: LOUISVILLE

Tax Increment Financing (TIF) Report 2025

COUNTY: 13 CASS

Project Name: TIF EAST RIDGE PROPERTIES RDVL

City: LOUISVILLE

School: LOUISVILLE 32

Project Years:

Project Date: 2014

TIF-ID#: 13-2903

Project Type:

Location: Lot 2 Eastridge and Lot 34 Eastwood First Addition, Louisville
Description: TIF funds used for site acquisition, preparation, and infrastructure installation for a residential subdivision.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2014	18,268	0	2.366607	432.33	0.00
2015	18,268	261,586	2.271003	414.87	5,940.64
2016	18,268	261,586	2.248016	410.67	5,880.50
2017	18,268	283,133	2.252261	411.44	6,376.88
2018	18,268	311,543	2.229932	407.36	6,947.20
2019	18,268	361,878	2.205446	402.89	7,981.02
2020	18,268	361,878	2.205018	402.81	7,979.48
2021	18,268	405,600	2.152627	393.24	8,731.06
2022	18,268	456,756	2.083293	380.58	9,515.58
2023	18,268	415,280	2.082911	380.51	8,649.94
2024	18,268	434,015	2.026972	370.29	8,797.36
2025	18,268	471,342	2.209428	403.62	10,413.98
Total				4,810.61	87,213.64

Current Year	Base Value	Excess Value
Residential	18,268	471,342
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF MELVIN SUDBECK - EASTRIDGE

City: LOUISVILLE

School: LOUISVILLE 32

Project Years:

Project Date: 2016

TIF-ID#: 13-2032

Project Type:

Location: Lots 3 through 7, and 9 through 27, East Ridge Subdivision
Description: East Ridge Subdivision housing development.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2016	186,627	114,970	2.248016	4,195.40	2,584.54
2017	186,627	841,737	2.252261	4,203.33	18,958.10
2018	186,627	1,853,565	2.229932	4,161.66	41,333.26
2019	186,627	2,964,968	2.205446	4,115.96	65,390.76
2020	186,627	3,303,717	2.205018	4,115.16	72,847.58
2021	186,627	4,576,076	2.152627	4,017.38	98,505.96
2022	186,627	6,505,776	2.083293	3,887.99	135,534.46
2023	186,627	6,362,243	2.082911	3,887.27	132,519.98
2024	186,627	6,802,317	2.026972	3,782.88	137,881.14
2025	186,627	7,388,008	2.209428	4,123.39	163,232.84
Total				40,490.42	868,788.62

Current Year	Base Value	Excess Value
Residential	186,627	7,388,008
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 13 CASS

Project Name: TIF MELVIN SUDBECK HOMES PRJ1

City: LOUISVILLE

School: LOUISVILLE 32

Project Years:

Project Date: 2015

TIF-ID#: 13-2029

Project Type:

Location: Lots 1 & 8, East Ridge Subdivision, Louisville

Description: Redevelopment of undeveloped land in two sections. Section 1 will consist of platting and installing infrastructure for residential lots.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2015	44,920	0	2.271003	1,020.13	0.00
2016	44,920	236,654	2.248016	1,009.81	5,320.02
2017	44,920	299,077	2.252261	1,011.72	6,735.98
2018	44,920	319,526	2.229932	1,001.69	7,125.20
2019	44,920	413,153	2.205446	990.69	9,111.88
2020	44,920	413,153	2.205018	990.49	9,110.10
2021	44,920	458,425	2.152627	966.96	9,868.20
2022	44,920	521,896	2.083293	935.82	10,872.64
2023	44,920	511,450	2.082911	935.64	10,653.06
2024	44,920	535,997	2.026972	910.52	10,864.52
2025	44,920	584,735	2.209428	992.48	12,919.32
Total				10,765.95	92,580.92

Current Year	Base Value	Excess Value
Residential	44,920	584,735
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF SANDHILL ROAD III REDEV PROJECT

City: LOUISVILLE

School: LOUISVILLE 32

Project Years:

Project Date: 2022

TIF-ID#: 13-8979

Project Type:

Location: Lot 1 Sandhill Road Subdivision; PID 130398214

Description: TIF funds used for site acquisition, preparation and infrastructure installation for residential and commercial subdivision.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	96,875	341,380	2.083293	2,018.19	7,111.96
2023	96,875	1,747,130	2.082911	2,017.82	36,391.16
2024	96,875	1,747,130	2.026972	1,963.63	35,413.84
2025	96,875	1,786,820	2.209428	2,140.38	39,478.50
Total				8,140.02	118,395.46

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	96,875	1,786,820
Industrial	0	0
Other	0	0

Project Name: TIF SANDHILL ROAD III REDEV PROJECT 2ND PHASE

City: LOUISVILLE

School: LOUISVILLE 32

Project Years:

Project Date: 2023

TIF-ID#: 13-8999

Project Type:

Location: Lots 3, 14, 15, 16, and 17 Sandhills Road Subdivision; 130398216, 130398227, 130398228, 130398229, and 130398230.

Description: TIF funds used for site acquisition, preparation and infrastructure installation necessary for a residential and commercial subdivision.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	103,972	1,255,560	2.082911	2,165.64	26,152.22
2024	103,972	2,000,065	2.026972	2,107.48	40,540.78
2025	103,972	2,148,418	2.209428	2,297.19	47,467.76
Total				6,570.31	114,160.76

Current Year	Base Value	Excess Value
Residential	103,972	2,148,418
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 13 CASS

Project Name: TIF SANDHILL ROAD III REDEV PROJECT 3RD PHASE

Location: Lot 12 and Lot 13, Sandhill Road III Subdivision, Louisville, Cass County, Nebraska

City: LOUISVILLE

Project Date: 2025

School: LOUISVILLE 32

TIF-ID#: 13-8969

Description: TIF funds used for site acquisition, preparation and infrastructure installation for residential and commercial subdivision.

Project Years: 15

Project Type: Standard

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	18,558	637,067	2.209428	410.03	14,075.56
Total				410.03	14,075.56

Current Year	Base Value	Excess Value
Residential	18,558	637,067
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF WEDEKIND PRAIRIE RIDGE 2ND

Location: Lots 17, 18, 25, 28, & 29 Prairie Ridge 22-12-11

City: LOUISVILLE

Project Date: 2016

Description: Site acquisition, preparation and infrastructure installation for residential and commercial subdivision.

School: LOUISVILLE 32

TIF-ID#: 13-2031

Project Years:

Project Type:

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2016	123,605	992,261	2.248016	2,778.66	22,306.18
2017	123,605	1,845,972	2.252261	2,783.91	41,576.12
2018	123,605	1,845,972	2.229932	2,756.31	41,163.94
2019	123,605	1,845,972	2.205446	2,726.04	40,711.92
2020	123,605	1,845,972	2.205018	2,725.51	40,704.04
2021	123,605	2,161,034	2.152627	2,660.75	46,519.04
2022	123,605	2,207,903	2.083293	2,575.05	45,997.10
2023	123,605	2,703,699	2.082911	2,574.58	56,315.66
2024	123,605	2,728,879	2.026972	2,505.44	55,313.64
2025	123,605	2,807,960	2.209428	2,730.96	62,039.88
Total				26,817.21	452,647.52

Current Year	Base Value	Excess Value
Residential	12,020	623,000
Commercial	111,585	2,184,960
Industrial	0	0
Other	0	0

Project Name: TIF WEDEKIND PRAIRIE RIDGE 3RD

Location: Lots 9, 10, 15, 16, 21, and 22 Prairie Ridges Subdivision, Louisville

City: LOUISVILLE

Project Date: 2017

Description: Site acquisition, preparation, and infrastructure installation for residential and commercial subdivision.

School: LOUISVILLE 32

TIF-ID#: 13-2072

Project Years:

Project Type:

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2017	48,432	289,064	2.252261	1,090.82	6,510.46
2018	48,432	937,772	2.229932	1,080.00	20,911.68
2019	48,432	1,005,472	2.205446	1,068.14	22,175.14
2020	48,432	973,597	2.205018	1,067.93	21,468.00
2021	45,578	1,173,735	2.152627	981.12	25,266.18
2022	45,578	1,305,930	2.083293	949.52	27,206.40
2023	45,578	1,418,737	2.082911	949.35	29,551.04
2024	45,578	1,485,582	2.026972	923.85	30,112.38
2025	45,578	1,602,882	2.209428	1,007.01	35,414.56
Total				9,117.74	218,615.84

Current Year	Base Value	Excess Value
Residential	45,578	1,602,882
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 13 CASS

Project Name: TIF WEDEKIND PRAIRIE RIDGE 4TH

City: LOUISVILLE

School: LOUISVILLE 32

Project Years:

Project Date: 2018

TIF-ID#: 13-8995

Project Type:

Location: Lots 11 and 12; Prairie Ridge, a subdivision located in the SW1/4 SW1/4 of Section 22, Township 12N, Range 11 East of 6th P.M.
Description: TIF Funds used for site acquisition, preparation and infrastructure installation for a residential and commercial subdivision.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2018	70,000	210,292	2.229932	1,560.95	4,689.36
2019	70,000	210,292	2.205446	1,543.81	4,637.88
2020	70,000	210,292	2.205018	1,543.51	4,636.98
2021	60,000	272,840	2.152627	1,291.58	5,873.24
2022	60,000	331,482	2.083293	1,249.98	6,905.76
2023	60,000	324,145	2.082911	1,249.75	6,751.66
2024	60,000	339,150	2.026972	1,216.18	6,874.48
2025	60,000	371,970	2.209428	1,325.66	8,218.42
Total				10,981.42	48,587.78

Current Year	Base Value	Excess Value
Residential	60,000	371,970
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF WEDEKIND PROPERTIES PROJ 1

City: LOUISVILLE

School: LOUISVILLE 32

Project Years:

Project Date: 2014

TIF-ID#: 13-2902

Project Type:

Location: Lots 5, 6, 7, 8, 23, 24, & 26; Prairie Ridge Subdivision in SW 1/4 SE 1/4 Section 22-12-11, Louisville
Description: TIF funds used for site acquisition, preparation, and infrastructure installation for residential and commercial subdivision.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2014	12,934	306,682	2.366607	306.10	7,257.96
2015	12,934	1,310,592	2.271003	293.73	29,763.58
2016	12,934	1,396,672	2.248016	290.76	31,397.44
2017	12,934	1,675,259	2.252261	291.31	37,731.20
2018	12,934	1,675,259	2.229932	288.42	37,357.14
2019	12,934	1,675,259	2.205446	285.25	36,946.92
2020	12,934	1,675,259	2.205018	285.20	36,939.74
2021	12,934	1,962,879	2.152627	278.42	42,253.48
2022	12,934	2,075,614	2.083293	269.45	43,241.16
2023	12,934	2,653,026	2.082911	269.40	55,260.20
2024	12,934	2,698,246	2.026972	262.17	54,692.70
2025	12,934	2,811,161	2.209428	285.77	62,110.64
Total				3,405.98	474,952.16

Current Year	Base Value	Excess Value
Residential	2,781	1,045,644
Commercial	10,153	1,765,517
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 13 CASS

Project Name: TIF WEDEKIND PROPERTIES REDEVELOPMENT

City: LOUISVILLE

School: LOUISVILLE 32

Project Years:

Project Date: 2021

TIF-ID#: 13-8978

Project Type: Standard

Location: Lots 1 and 2, Prairie Ridge Subdivision; PID 130396367 and 130396368

Description: TIF funds used for site acquisition, preparation and infrastructure installation needed for residential and commercial development.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	5,218	181,982	2.152627	112.32	3,917.40
2022	5,218	363,070	2.083293	108.71	7,563.82
2023	5,218	403,652	2.082911	108.69	8,407.72
2024	10,436	415,879	2.026972	211.53	8,429.76
2025	10,436	450,604	2.209428	230.58	9,955.78
Total				771.83	38,274.48

Current Year	Base Value	Excess Value
Residential	10,436	450,604
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF WEDEKIND REDVLP 5TH PHASE

City: LOUISVILLE

School: LOUISVILLE 32

Project Years:

Project Date: 2019

TIF-ID#: 13-8974

Project Type:

Location: Lots 3, 4, 13, 14 and 27 Prairie Ridge Subdivision Louisville PID's 130396369, 130396370, 130396379, 130396380, 130396393

Description: Site acquisition, preparation and infrastructure installation for a new residential and commercial subdivision.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2019	68,498	777,254	2.205446	1,510.69	17,141.92
2020	68,498	847,648	2.205018	1,510.39	18,690.78
2021	68,498	911,076	2.152627	1,474.51	19,612.12
2022	68,498	1,006,348	2.083293	1,427.01	20,965.18
2023	68,498	1,040,686	2.082911	1,426.75	21,676.58
2024	68,498	1,082,646	2.026972	1,388.44	21,944.94
2025	68,498	1,166,802	2.209428	1,513.41	25,779.66
Total				10,251.20	145,811.18

Current Year	Base Value	Excess Value
Residential	22,804	1,055,701
Commercial	45,694	111,101
Industrial	0	0
Other	0	0

Project Name: TIF WEDEKIND REDVLP 6TH PHASE

City: LOUISVILLE

School: LOUISVILLE 32

Project Years:

Project Date: 2000

TIF-ID#: 13-8976

Project Type:

Location: Lots 19 and 20 Prairie Ridges Subdivision PID 130396385 and 130396386

Description: TIF funds used for site acquisition, preparation and infrastructure for residential and commercial subdivision.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2020	10,436	66,087	2.205018	230.12	1,457.24
2021	10,436	125,354	2.152627	224.65	2,698.42
2022	10,436	153,143	2.083293	217.41	3,190.42
2023	10,436	525,044	2.082911	217.37	10,936.20
2024	10,436	548,814	2.026972	211.53	11,124.32
2025	10,436	634,114	2.209428	230.58	14,010.30
Total				1,331.66	43,416.90

Current Year	Base Value	Excess Value
Residential	10,436	634,114
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 13 CASS

Project Name: TIF WEDEKIND SANDHILL RD REDVLP

City: LOUISVILLE

School: LOUISVILLE 32

Project Years:

Project Date: 2019

TIF-ID#: 13-8973

Project Type:

Location: Lots 7 & 8 Prairie Ridge Commercial Louisville PID 130397321 & 130397322

Description: TIF funds used for site acquisition, preparation and infrastructure installation for residential and commercial subdivision.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2019	77,484	30,000	2.205446	1,708.87	661.64
2020	77,484	265,609	2.205018	1,708.54	5,856.74
2021	77,484	285,258	2.152627	1,667.94	6,140.54
2022	77,484	285,258	2.083293	1,614.22	5,942.78
2023	77,484	302,088	2.082911	1,613.92	6,292.24
2024	77,484	302,088	2.026972	1,570.58	6,123.26
2025	77,484	314,941	2.209428	1,711.95	6,958.42
Total				11,596.02	37,975.62

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	77,484	314,941
Industrial	0	0
Other	0	0

2026 TOTALS FOR CITY : # LOUISVILLE

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	536,400	17,013,485	11,851.37	375,900.70
Commercial	341,791	6,163,339	7,551.63	136,174.54
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	878,191	23,176,824	19,403.00	512,075.24

Project Count 14

CITY: PLATTSMOUTH

Project Name: TIF HIWY 75 APARTMENTS REDEV PROJECT

City: PLATTSMOUTH

School: PLATTSMOUTH 1

Project Years: 15

Project Date: 2024

TIF-ID#: 13-8993

Project Type: Standard

Location: Tax Lot 83 and Outlots, excluding SL1, of Lot 83 in NW1/4 SE1/4 of 13-12-13, PID 130227501.

Description: TIF funds used for site acquisition, site preparation, public utilities, engineering and legal fees necessary in a multi-family development.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	508,607	1,661,930	2.134253	10,854.96	35,469.80
2025	508,607	3,802,678	2.050557	10,429.28	77,976.08
Total				21,284.24	113,445.88

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	508,607	3,802,678
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 13 CASS

Project Name: TIF HIWY 75 BESTMAND & OAKHILL RD PROJ
City: PLATTSMOUTH **Project Date:** 2019
School: PLATTSMOUTH 1 **TIF-ID#:** 13-8970
Project Years: **Project Type:**

Location: Bestmann Addition Replat One Lot 1, a replat of a part of Lot 2, Bestmann's Addition, a part of Lot 3A and all of Lot 3B Subdivision of Lot 3 Bestmann Addition and all of Lot 4A, replat of fractional Lot 4, Lot 7 and Lot 8 Bestmann Addition PID 130175110 Plattsouth
 Description: TIF funds to be used for site acquisition, construction site preparation and grading, water/sewer, telecommunications, lights and professional fees and parking facilities in commercial development.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2019	148,937	0	2.242643	3,340.13	0.00
2020	148,937	866,083	2.266413	3,375.53	19,629.02
2021	148,937	471,223	2.163313	3,221.97	10,194.04
2022	148,937	501,003	2.092638	3,116.71	10,484.18
2023	148,937	695,118	2.164695	3,224.03	15,047.18
2024	148,937	695,118	2.134253	3,178.69	14,835.58
2025	148,937	711,318	2.050557	3,054.04	14,585.98
Total				22,511.10	84,775.98

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	148,937	711,318
Industrial	0	0
Other	0	0

Project Name: TIF MEADOW HGHTS RPLT3 2014201
City: PLATTSMOUTH **Project Date:** 2015
School: PLATTSMOUTH 1 **TIF-ID#:** 13-2028
Project Years: **Project Type:**

Location: Lot 1 through 5, Meadow Heights Estates Replat 3, Plattsouth
 Description: Residential development for undeveloped land in four phases. Phase One for Lots 1 through 5 install infrastructure for 5 single family residential lots.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2015	9,422	3,828	2.253952	212.37	86.30
2016	9,422	85,743	2.269554	213.84	1,945.98
2017	9,422	84,471	2.307135	217.38	1,948.88
2018	9,422	53,343	2.308603	217.52	1,231.44
2019	9,422	259,505	2.242643	211.30	5,819.78
2020	9,422	813,427	2.266413	213.54	18,435.62
2021	9,422	920,633	2.163313	203.83	19,916.22
2022	9,422	1,126,617	2.092638	197.17	23,576.04
2023	9,422	1,161,243	2.164695	203.96	25,137.40
2024	9,422	1,175,273	2.134253	201.09	25,083.32
2025	9,422	1,240,748	2.050557	193.20	25,442.26
Total				2,285.20	148,623.24

Current Year	Base Value	Excess Value
Residential	9,422	1,240,748
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 13 CASS

Project Name: TIF MEADOW HGHTS RPLT3 PROJ2

City: PLATTSMOUTH

School: PLATTSMOUTH 1

Project Years:

Project Date: 2018

TIF-ID#: 13-8971

Project Type:

Location: Lots 11 - 15, inclusive, 26, 27, and 28, Meadow Heights Estates Replat 3.

Description: TIF Funds to be used for acquisition and redevelopment of a five phase residential redevelopment. Phase 2 will include 8 single family residential lots and houses.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2018	21,200	0	2.308603	489.42	0.00
2019	21,200	2,650	2.242643	475.44	59.44
2020	21,200	4,347	2.266413	480.48	98.52
2021	21,200	24,595	2.163313	458.62	532.10
2022	21,200	237,452	2.092638	443.64	4,969.04
2023	21,200	547,952	2.164695	458.92	11,861.52
2024	21,200	547,952	2.134253	452.46	11,694.72
2025	21,200	596,553	2.050557	434.72	12,232.70
Total				3,693.70	41,448.04

Current Year	Base Value	Excess Value
Residential	21,200	596,553
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF NEXT GENERATION HIWY 75

City: PLATTSMOUTH

School: PLATTSMOUTH 1

Project Years:

Project Date: 2015

TIF-ID#: 13-2030

Project Type:

Location: Sublot 1 of Tax Lot 73, an Administrative Subdivision of all of Tax Lot 73, located in the SW 1/4 NW 1/4 24-12-13

Description: Acquisition and redevelopment of approx 4 acres. Site preparation and infill, water and sanitary sewer connections, storm and sanitary sewers, construction of one or more structures for commercial enterprises, including retail, and installation of parking facilities.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2015	135,000	0	2.253952	3,042.84	0.00
2016	135,000	1,296,948	2.269554	3,063.90	29,434.94
2017	135,000	1,296,948	2.307135	3,114.63	29,922.34
2018	135,000	1,296,948	2.308603	3,116.61	29,941.38
2019	135,000	2,013,143	2.242643	3,027.57	45,147.62
2020	135,000	2,013,143	2.266413	3,059.66	45,626.14
2021	135,000	2,010,585	2.163313	2,920.47	43,495.26
2022	135,000	2,066,124	2.092638	2,825.06	43,236.50
2023	135,000	2,316,000	2.164695	2,922.34	50,134.34
2024	135,000	2,316,000	2.134253	2,881.24	49,429.30
2025	135,000	2,570,740	2.050557	2,768.25	52,714.50
Total				32,742.57	419,082.32

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	135,000	2,570,740
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 13 CASS

Project Name: TIF PLATTSMOUTH WESTSIDE 1

City: PLATTSMOUTH

School: PLATTSMOUTH 1

Project Years:

Project Date: 2012

TIF-ID#: 13-2027

Project Type:

Location: Lot 1 Westside Commerical Subdivision Replat 1 and Lots 4, 5, 6, 7, and 8 of Westside Commercial Subdivision

Description: TIF funds used for redevelopment of unimproved real estate into commercial retail area; grading, installation of sewer and water lines, paving and parking improvements to support one or more retail stores or other commercial buildings.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2012	462,357	0	2.354819	10,887.67	0.00
2013	462,357	613,845	2.339958	10,818.96	14,363.74
2014	462,357	6,475,243	2.312931	10,694.00	149,767.88
2015	462,357	6,359,364	2.253952	10,421.30	143,337.02
2016	462,357	6,359,364	2.269554	10,493.44	144,329.20
2017	462,357	6,780,667	2.307135	10,667.20	156,439.14
2018	462,357	6,780,667	2.308603	10,673.99	156,538.70
2019	462,357	6,933,694	2.242643	10,369.02	155,498.00
2020	462,357	7,921,569	2.266413	10,478.92	179,535.50
2021	462,357	8,601,014	2.163313	10,002.23	186,066.88
2022	462,357	9,104,186	2.092638	9,675.46	190,517.68
2023	462,357	9,253,808	2.164695	10,008.62	200,316.74
2024	462,357	9,106,859	2.134253	9,867.87	194,363.42
2025	462,357	8,393,858	2.050557	9,480.89	172,120.88
Total				144,539.57	2,043,194.78

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	462,357	8,393,858
Industrial	0	0
Other	0	0

Project Name: TIF US HIWY75 & OSAGE RANCH RD

City: PLATTSMOUTH

School: PLATTSMOUTH 1

Project Years:

Project Date: 2014

TIF-ID#: 13-2901

Project Type:

Location: Tax Lot 75, an Administrative Subdivision of PT SW1/4 NW1/4 Section 24-12-13, Plattsmouth

Description: TIF funds used for site preparation, storm and sanitary sewers, sewer lift station, land acquisition, to support construction of commercial enterprises and parking facilities. Redevelopment of unimproved real estate.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2014	78,505	149,495	2.312931	1,815.77	3,457.72
2015	78,505	149,495	2.253952	1,769.47	3,369.54
2016	78,505	2,437,859	2.269554	1,781.71	55,328.52
2017	78,505	2,437,859	2.307135	1,811.22	56,244.70
2018	78,505	2,435,879	2.308603	1,812.37	56,234.78
2019	78,505	3,421,541	2.242643	1,760.59	76,732.94
2020	78,505	3,421,541	2.266413	1,779.25	77,546.26
2021	78,505	3,459,350	2.163313	1,698.31	74,836.58
2022	78,505	3,193,340	2.092638	1,642.83	66,825.06
2023	78,505	4,142,340	2.164695	1,699.39	89,669.04
2024	78,505	4,142,340	2.134253	1,675.50	88,408.02
2025	78,505	4,121,070	2.050557	1,609.79	84,504.90
Total				20,856.20	733,158.06

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	78,505	4,121,070
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 13 CASS

Project Name: TIFNEW AGE MANUFACTURING REDEV PROJECT

Location: Lot 2A Curtis Hgihts Addition, PID 130166197

City: PLATTSMOUTH

Project Date: 2024

Description: TIF funds used for site acquisition, site preparation, public utilities, engineering and legal fees necessary for a new commercial development.

School: PLATTSMOUTH 1

TIF-ID#: 13-8996

Project Years: 15

Project Type: Standard

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	398,971	1,501,414	2.134253	8,515.05	32,043.98
2025	398,971	3,055,769	2.050557	8,181.13	62,660.30
Total				16,696.18	94,704.28

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	398,971	3,055,769
Industrial	0	0
Other	0	0

2026 TOTALS FOR CITY : # PLATTSMOUTH

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	30,622	1,837,301	627.92	37,674.90
Commercial	1,732,377	22,655,433	35,523.38	464,562.57
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	1,762,999	24,492,734	36,151.30	502,237.47

Project Count 8

2026 TOTALS FOR COUNTY : # 13 CASS

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	954,919	28,770,484	18,826.86	575,722.15
Commercial	2,092,261	31,684,764	43,364.33	646,819.65
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	3,047,180	60,455,248	62,191.19	1,222,541.80

Project Count 28

Tax Increment Financing (TIF) Report 2025

COUNTY: 14 CEDAR

CITY: HARTINGTON

Project Name: TIF COBBLESTONE HOTEL

City: HARTINGTON

School: HARTINGTON-NEWCAS

Project Years:

Project Date: 2014

TIF-ID#: 14-8672

Project Type:

Location: Lot 2, Replat of Court of Arens Addition, Hartington parcel #5776
Description: TIF funds used for site acquisition and preparation for construction of hotel

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2014	9,110	1,611,405	1.455313	132.58	23,451.00
2015	9,110	1,415,290	1.35207	123.17	19,135.72
2016	9,110	1,415,290	1.384491	126.13	19,594.56
2017	9,110	1,415,290	1.505595	137.16	21,308.54
2018	9,110	1,415,290	1.543888	140.65	21,850.50
2019	9,110	1,415,290	1.608753	146.56	22,768.52
2020	9,110	1,415,290	1.620464	147.62	22,934.26
2021	9,110	1,415,290	1.639685	149.38	23,206.30
2022	9,110	1,567,810	1.648332	150.16	25,842.72
2023	9,110	1,567,810	1.59886	145.66	25,067.10
2024	9,110	1,567,810	1.39812	127.37	21,919.88
2025	9,110	1,567,810	1.288263	117.36	20,197.52
Total				1,643.80	267,276.62

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	9,110	1,567,810
Industrial	0	0
Other	0	0

2026 TOTALS FOR CITY : # HARTINGTON

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	0	0	0.00	0.00
Commercial	9,110	1,567,810	117.36	20,197.52
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	9,110	1,567,810	117.36	20,197.52

Project Count 1

CITY: LAUREL

Tax Increment Financing (TIF) Report 2025

COUNTY: 14 CEDAR

Project Name: TIF AGREX GRAIN FACILITY

City: LAUREL

Project Date: 2014

School: LAUREL-CONCORD-COL

TIF-ID#: 14-8671

Project Years:

Project Type:

Location: Parcel #6996.03 Pt NW 4-28-3E West Industrial Park, Parcel #6996.04 Pt NE 6-28-3E West Industrial Park, Parcel #6996.05 Replat Lots 1 & 2 5-38-3 Tolles Industrial Park and NPt W1/2 NE Lot 3R
Description: TIF funds used for site acquisition, preparation, and infrastructure installation for shuttle grain storage and shipping facility.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2014	321,380	775,000	1.521587	4,890.08	11,792.30
2015	321,380	7,699,400	1.425601	4,581.60	109,762.74
2016	321,380	7,699,400	1.402636	4,507.79	107,994.56
2017	321,380	7,754,030	1.486513	4,777.36	115,264.66
2018	321,380	7,769,150	1.469359	4,722.23	114,156.70
2019	321,380	8,035,910	1.581276	5,081.90	127,069.92
2020	321,380	8,035,910	1.641273	5,274.72	131,891.22
2021	321,380	8,145,195	1.839964	5,913.28	149,868.66
2022	321,380	9,160,085	1.816716	5,838.56	166,412.74
2023	321,380	9,181,950	1.735085	5,576.22	159,314.66
2024	321,380	9,323,815	1.574799	5,061.09	146,831.36
2025	321,380	9,441,195	1.422607	4,571.97	134,311.10

Total 60,796.80 1,474,670.62

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	321,380	9,441,195
Industrial	0	0
Other	0	0

Project Name: TIF CROP PRODUCTION SERV.

City: LAUREL

Project Date: 2013

School: LAUREL-CONCORD 54

TIF-ID#: 14-8670

Project Years:

Project Type:

Location: Lot 2 North West Industrial Addition Laurel

Description: Site acquisition, preparation and infrastructure installation for commercial facility.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2013	9,380	238,920	1.633733	153.24	3,903.32
2014	9,380	238,920	1.521587	142.72	3,635.38
2015	9,380	238,920	1.425601	133.72	3,406.06
2016	9,380	238,920	1.402636	131.57	3,351.18
2017	9,380	245,145	1.486513	139.43	3,644.12
2018	9,380	245,145	1.469359	137.83	3,602.06
2019	9,380	245,145	1.581276	148.32	3,876.42
2020	9,380	245,145	1.641273	153.95	4,023.50
2021	9,380	245,145	1.839964	172.59	4,510.58
2022	9,380	276,300	1.816716	170.41	5,019.60
2023	9,380	276,300	1.735085	162.75	4,794.04
2024	9,380	276,300	1.574799	147.72	4,351.18
2025	9,380	289,360	1.422607	133.44	4,116.46

Total 1,927.69 52,233.90

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	9,380	289,360
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 14 CEDAR

Project Name: TIF LAUREL REDEVL 1

Location: Lots 1-4, Blk 6 Goltz's-Laurel Addition

City: LAUREL

Project Date: 2012

Description: General downtown development

School: LAUREL-CONCORD 54

TIF-ID#: 14-8667

Project Years:

Project Type:

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2012	202,945	207,720	1.881507	3,818.42	3,908.28
2013	202,945	269,320	1.633733	3,315.58	4,399.98
2014	202,945	269,320	1.521587	3,087.98	4,097.94
2015	202,945	302,450	1.425601	2,893.19	4,311.74
2016	202,945	302,450	1.402636	2,846.58	4,242.28
2017	202,945	304,600	1.486513	3,016.80	4,527.92
2018	202,945	304,600	1.469359	2,981.99	4,475.68
2019	202,945	304,600	1.581276	3,209.12	4,816.58
2020	202,945	304,600	1.641273	3,330.88	4,999.32
2021	202,945	304,600	1.839964	3,734.11	5,604.54
2022	202,945	358,180	1.816716	3,686.93	6,507.12
2023	202,945	358,180	1.735085	3,521.27	6,214.74
2024	202,945	358,180	1.574799	3,195.98	5,640.62
2025	202,945	358,180	1.422607	2,887.11	5,095.50
Total				45,525.94	68,842.24

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	202,945	358,180
Industrial	0	0
Other	0	0

Project Name: TIF NEW ADVENTURES, LLC

Location: Lot 2R, Replat of Lots 1 & 2, Tolles Industrial Park, Laurel

City: LAUREL

Project Date: 2016

Description: Site acquisition, preparation and infrastructure for commercial building.

School: LAUREL-CONCORD-COL

TIF-ID#: 14-8676

Project Years:

Project Type:

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2016	17,915	65,000	1.402636	251.28	911.72
2017	17,915	723,320	1.486513	266.31	10,752.26
2018	17,915	720,820	1.469359	263.24	10,591.44
2019	17,915	720,820	1.581276	283.29	11,398.16
2020	17,915	720,820	1.641273	294.03	11,830.62
2021	17,915	720,820	1.839964	329.63	13,262.84
2022	17,915	801,490	1.816716	325.46	14,560.80
2023	17,915	801,490	1.735085	310.84	13,906.54
2024	17,915	801,490	1.574799	282.13	12,621.86
2025	17,915	803,490	1.422607	254.86	11,430.50
Total				2,861.07	111,266.74

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	17,915	803,490
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 14 CEDAR

Project Name: TIF T&H MEAT & FINE SPIRITS

City: LAUREL

Project Date: 2018

School: LAUREL-CONCORD-COL

TIF-ID#: 14-8680

Project Years:

Project Type:

Location: Parcel ID 6869.00. That part of the NE1/4 SE1/4 of Section 5, Township 28N, Range 3E of the 6th P.M. bounded as follows:
Commencing at the NW corner of the intersection of Willow St. and 2nd St. in Laurel, NE, thence N 148 ft.; thence W 150 ft.; thence S 148 ft. to the North line of 2nd St.; thence E 150 ft. to the place of beginning.
Description: TIF Funds used to finance projects in the General Redevelopment Plan. The project was originally approved in 2017, but failed to file the Notice timely in that year so division began in 2018.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2018	9,955	156,745	1.469359	146.27	2,303.16
2019	9,955	156,745	1.581276	157.42	2,478.58
2020	9,955	156,745	1.641273	163.39	2,572.62
2021	9,955	156,745	1.839964	183.17	2,884.06
2022	9,955	177,555	1.816716	180.85	3,225.68
2023	9,955	177,555	1.735085	172.73	3,080.74
2024	9,955	177,555	1.574799	156.77	2,796.14
2025	9,955	177,555	1.422607	141.62	2,525.92
Total				1,302.22	21,866.90

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	9,955	177,555
Industrial	0	0
Other	0	0

2026 TOTALS FOR CITY : # LAUREL

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	0	0	0.00	0.00
Commercial	561,575	11,069,780	7,989.01	157,479.47
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	561,575	11,069,780	7,989.01	157,479.47

Project Count 5

CITY: RANDOLPH

Project Name: TIF 208 WEST WAYNE ST

City: RANDOLPH

Project Date: 2018

School: RANDOLPH 45

TIF-ID#: 14-8679

Project Years:

Project Type:

Location: Parcel ID 0006003.00. Original-Randolph E 1/2 Lot 14-15, Block 12. 208 W Wayne St.
Description: TIF Funds used to demolish all existing structures and construct new single family dwelling.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2018	10,740	191,130	1.38477	148.72	2,646.72
2019	10,740	191,130	1.380836	148.30	2,639.20
2020	10,740	191,130	1.400347	150.40	2,676.48
2021	10,740	191,130	1.417171	152.20	2,708.64
2022	10,740	214,715	1.570795	168.70	3,372.74
2023	10,740	248,055	1.467179	157.58	3,639.42
2024	10,740	248,055	1.333587	143.23	3,308.04
2025	10,740	256,445	1.316875	141.43	3,377.06
Total				1,210.56	24,368.30

Current Year	Base Value	Excess Value
Residential	10,740	256,445
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 14 CEDAR

2026 TOTALS FOR CITY : # RANDOLPH

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	10,740	256,445	141.43	3,377.06
Commercial	0	0	0.00	0.00
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	10,740	256,445	141.43	3,377.06

Project Count 1

2026 TOTALS FOR COUNTY : # 14 CEDAR

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	10,740	256,445	141.43	3,377.06
Commercial	570,685	12,637,590	8,106.37	177,676.98
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	581,425	12,894,035	8,247.80	181,054.04

Project Count 7

Tax Increment Financing (TIF) Report 2025

COUNTY: 15 CHASE

CITY: IMPERIAL

Project Name: TIF 3RD STREET PROJ

City: IMPERIAL

Project Date: 2017

School: CHASE CNTY SCHOOL 1

TIF-ID#: 15-9403

Project Years:

Project Type:

Location: Lots 9-12, 14, and 16 Blk 1 Heather Estates 2nd Addition, Lots 1 and 2 Cornerstone Development Park 4th Addition, and Lots 1 and 2 Blk 1 Southeast Development Replat Addition, Imperial
Description: Construction and installation of public infrastructure to service the needs of 3rd Street Project Area; additional improvements and construction necessary to the foregoing.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2017	131,291	0	1.523249	1,999.89	0.00
2018	131,291	575,561	1.602669	2,104.16	9,224.34
2019	131,291	1,158,012	1.743258	2,288.74	20,187.12
2020	131,291	2,708,399	1.781565	2,339.03	48,251.90
2021	131,291	2,873,058	1.730426	2,271.89	49,716.22
2022	131,291	3,661,573	1.663487	2,184.01	60,909.80
2023	131,291	3,808,216	1.556715	2,043.83	59,283.06
2024	131,291	4,102,115	1.41945	1,863.61	58,227.53
2025	131,290	4,178,011	1.367712	1,795.67	57,143.17
Total				18,890.83	362,943.14

Current Year	Base Value	Excess Value
Residential	10,176	1,777,995
Commercial	121,114	2,400,016
Industrial	0	0
Other	0	0

Project Name: TIF HARCHELROAD PUBLIC PROJ

City: IMPERIAL

Project Date: 2015

School: CHASE CNTY SCHOOL 1

TIF-ID#: 15-9401

Project Years:

Project Type:

Location: Lots 1 and 2 Harchelroad Replat, located in lots 73 and 74 of the Schroeder Subdivision, Imperial
Description: Construction and installation of public infrastructure to service the needs of the Harchelroad Project Area and the anticipated plan for private commercial developments.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2015	55,972	0	1.57374	880.85	0.00
2016	55,972	2,629,706	1.52594	854.10	40,127.74
2017	55,972	2,739,611	1.523249	852.59	41,731.10
2018	55,972	2,739,611	1.602669	897.05	43,906.90
2019	55,972	2,739,611	1.743258	975.74	47,758.48
2020	55,972	2,739,611	1.781565	997.18	48,807.96
2021	55,972	2,739,611	1.730426	968.55	47,406.94
2022	55,972	3,014,975	1.663487	931.09	50,153.74
2023	55,972	2,737,914	1.556715	871.32	42,621.52
2024	55,972	2,737,914	1.41945	794.49	38,863.32
2025	55,972	2,737,914	1.367712	765.54	37,446.78
Total				9,788.50	438,824.48

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	55,972	2,737,914
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 15 CHASE

Project Name: TIF HEATHER ESTATES PROJ

City: IMPERIAL

Project Date: 2014

School: CHASE CNTY SCHOOL 1

TIF-ID#: 15-9400

Project Years:

Project Type:

Location: Lots 8-11 and 12-21, Blk 1, Heather Estates, Imperial

Description: TIF funds used for construction and installation of public infrastructure to service needs of the Heather Estates Project Area; additional improvements and construction associated with project.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2014	13,713	43,126	1.768634	242.53	762.74
2015	13,713	1,338,903	1.57374	215.81	21,070.86
2016	13,713	1,258,613	1.52594	209.25	19,205.66
2017	13,713	1,370,514	1.523249	208.88	20,876.34
2018	13,713	1,407,751	1.602669	219.77	22,561.58
2019	13,713	1,173,262	1.743258	239.05	20,452.98
2020	13,713	1,328,457	1.781565	244.31	23,667.32
2021	13,713	1,278,388	1.730426	237.29	22,121.56
2022	13,713	1,312,069	1.663487	228.11	21,826.18
2023	13,713	1,442,028	1.556715	213.47	22,448.26
2024	13,713	1,480,741	1.41945	194.65	21,018.39
2025	13,713	1,550,939	1.367712	187.55	21,212.39
Total				2,640.67	237,224.26

Current Year	Base Value	Excess Value
Residential	13,713	1,550,939
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF SCOTT PUBLIC PROJ

City: IMPERIAL

Project Date: 2016

School: CHASE CNTY SCHOOL 1

TIF-ID#: 15-9402

Project Years:

Project Type:

Location: Lot 1 Blk 5 Cornerstone Development Park 2nd Addition

Description: Construction and installation of public infrastructure to service the needs of the Scott Public Project, additional improvements and construction necessary to the foregoing.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2016	28,480	664,327	1.52594	434.59	10,137.24
2017	28,480	708,621	1.523249	433.82	10,794.06
2018	28,480	83,068	1.602669	456.44	1,331.30
2019	28,480	272,795	1.743258	496.48	4,755.52
2020	28,480	330,347	1.781565	507.39	5,885.34
2021	28,480	330,347	1.730426	492.83	5,716.42
2022	28,480	349,320	1.663487	473.76	5,810.88
2023	28,480	453,191	1.556715	443.35	7,054.90
2024	28,480	453,191	1.41945	404.26	6,432.85
2025	28,480	453,191	1.367712	389.52	6,198.35
Total				4,532.44	64,116.86

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	28,480	453,191
Industrial	0	0
Other	0	0

2026 TOTALS FOR CITY : # IMPERIAL

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	23,889	3,328,934	326.73	45,530.23
Commercial	205,566	5,591,121	2,811.55	76,470.43
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	229,455	8,920,055	3,138.28	122,000.66

Project Count 4

Tax Increment Financing (TIF) Report 2025

COUNTY: 15 CHASE

2026 TOTALS FOR COUNTY : # 15 CHASE

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	23,889	3,328,934	326.73	45,530.23
Commercial	205,566	5,591,121	2,811.55	76,470.43
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	229,455	8,920,055	3,138.28	122,000.66

Project Count 4

Tax Increment Financing (TIF) Report 2025

COUNTY: 16 CHERRY

CITY: VALENTINE

Project Name: TIF HIGHWAYS 20 & 83 INFRASTRUCTURE
City: VALENTINE
School: VALENTINE HIGH 6
Project Years:

Project Date: 2022
TIF-ID#: 16-8503
Project Type:

Location: Lot 1 Arganbright Subdivision PID 160665195; together with the right-of-way of Highway 83 lying between the paved roadway thereof and the boundaries of the following lots adjacent thereto, to wit: The east half of Lot 19A, and all of Lots 20, 21, 22 and 22A South Valentine Add; Lot 1 Arganbright Sub, and Little's Trailer Park, Blocks 1, 2, 3, 4, 5, and 6 (less Lot One the Arganbright Subdivision) within the City of Valentine.
 Description: TIF funds used for sewer and water extension and sidewalk installation required for the construction of an estimated 10,500 square foot commercial structure intended to house a retail store.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	26,629	1,340,680	1.179338	314.05	15,811.16
2023	26,629	1,340,680	1.085188	288.97	14,548.90
2024	26,629	1,340,680	0.908184	241.84	12,175.84
2025	26,629	1,340,680	0.851829	226.83	11,420.30

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	26,629	1,340,680
Industrial	0	0
Other	0	0

Total 1,071.69 53,956.20

2026 TOTALS FOR CITY : # VALENTINE

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	0	0	0.00	0.00
Commercial	26,629	1,340,680	226.83	11,420.30
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	26,629	1,340,680	226.83	11,420.30

Project Count 1

2026 TOTALS FOR COUNTY : # 16 CHERRY

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	0	0	0.00	0.00
Commercial	26,629	1,340,680	226.83	11,420.30
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	26,629	1,340,680	226.83	11,420.30

Project Count 1

Tax Increment Financing (TIF) Report 2025

COUNTY: 17 CHEYENNE

CITY: POTTER

Project Name: TIF ADAMS WAREHOUSE TD25

City: POTTER

School: POTTER-DIX 9

Project Years:

Project Date: 2014

TIF-ID#: 17-4076

Project Type:

Location: Blk 38, of the Plat of Blocks 38, 39, and 40, Sioux Meadows Industrial Park, a Replat of Blocks 30, 31, 32 and 33 Sioux Meadows Industrial Park and unplatted lands in Section 31-15N-50W.

Description: TIF funds used for site preparation and installation of rail line to serve agricultural production facility.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2014	24,541	62,278	2.116093	519.31	1,317.86
2015	24,541	2,132,633	1.986457	487.50	42,363.84
2016	24,541	2,355,036	1.960277	481.07	46,165.22
2017	24,592	3,512,078	2.06473	507.76	72,514.94
2018	24,592	3,512,078	2.052761	504.81	72,094.58
2019	24,592	3,504,793	2.144995	527.50	75,177.64
2020	24,592	3,504,793	2.023129	497.53	70,906.48
2021	24,592	3,504,793	2.072339	509.63	72,631.20
2022	24,592	3,504,793	2.078468	511.14	72,846.00
2023	24,592	3,504,793	2.025201	498.04	70,979.10
2024	24,592	3,504,793	1.985398	488.25	69,584.10
2025	24,592	3,397,073	1.916116	471.21	65,091.86
Total				6,003.75	731,672.82

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	24,592	3,397,073
Industrial	0	0
Other	0	0

Project Name: TIF ADAMS WAREHOUSE TD26

City: POTTER

School: POTTER-DIX 9

Project Years:

Project Date: 2014

TIF-ID#: 17-4075

Project Type:

Location: Blk 38, of the Plat of Blocks 38, 39, and 40, Sioux Meadows Industrial Park, a Replat of Blocks 30, 31, 32 and 33 Sioux Meadows Industrial Park and unplatted lands in Section 31-15N-50W.

Description: TIF funds used for site preparation and installation of rail line to serve agricultural production facility.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2014	24,592	62,278	2.652191	652.23	1,651.74
2015	24,592	3,134,345	2.121917	521.82	66,508.20
2016	24,592	3,512,078	2.068267	508.63	72,639.16
2017	24,541	2,355,036	1.934019	474.63	45,546.84
2018	24,541	2,355,036	1.883157	462.15	44,349.04
2019	24,541	2,355,038	1.965941	482.46	46,298.66
2020	24,541	2,355,038	1.835304	450.40	43,222.12
2021	24,541	2,355,038	1.88412	462.38	44,371.74
2022	24,541	2,355,038	1.912579	469.37	45,041.96
2023	24,541	2,355,038	1.858994	456.22	43,780.02
2024	24,541	2,355,038	1.816357	445.75	42,775.90
2025	24,541	2,264,974	1.756467	431.05	39,783.52
Total				5,817.09	535,968.90

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	24,541	2,264,974
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 17 CHEYENNE

Project Name: TIF BELL LUMBER & POLE

Location: 40.17 acre tract of land in NE 1/4 31-15-50

City: POTTER

Project Date: 2013

Description: TIF funds used for site acquisition and preparation for installation of agricultural processing facility.

School: POTTER-DIX 9

TIF-ID#: 17-4074

Project Years:

Project Type:

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2013	15,745	1,269,695	2.233065	351.60	28,353.12
2014	15,745	1,501,371	2.116093	333.18	31,770.40
2015	15,745	5,510,748	1.986457	312.77	109,468.64
2016	15,745	5,511,484	1.960277	308.65	108,040.36
2017	15,745	5,511,484	1.934019	304.51	106,593.16
2018	15,745	5,511,484	1.883157	296.50	103,789.90
2019	15,745	5,497,865	1.965941	309.54	108,084.78
2020	15,745	5,495,745	1.835304	288.97	100,863.64
2021	15,745	5,495,745	1.88412	296.65	103,546.44
2022	15,745	5,495,745	1.912579	301.14	105,110.46
2023	15,745	5,495,745	1.858994	292.70	102,165.58
2024	15,745	5,495,745	1.816357	285.99	99,822.36
2025	15,745	5,611,580	1.756467	276.56	98,565.56
Total				3,958.76	1,206,174.40

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	0	0
Industrial	15,745	5,611,580
Other	0	0

2026 TOTALS FOR CITY : # POTTER

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	0	0	0.00	0.00
Commercial	49,133	5,662,047	902.27	104,875.38
Industrial	15,745	5,611,580	276.56	98,565.55
other	0	0	0.00	0.00
Total	64,878	11,273,627	1,178.82	203,440.93

Project Count 3

CITY: SIDNEY

Tax Increment Financing (TIF) Report 2025

COUNTY: 17 CHEYENNE

Project Name: TIF 11TH AVE & OLD POST RD ENTR

City: SIDNEY

School: SIDNEY 1

Project Years:

Project Date: 2013

TIF-ID#: 17-4073

Project Type:

Location: Lot A1 and Lot A2, replat of Lot 1 Sidney Hills Third Addition including lands formerly occupied as street right-of-way
Description: TIF funds used for public infrastructure, modify water line, storm water drainage, and site preparation for redevelopment.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2013	152,056	656,248	2.323405	3,532.88	15,247.30
2014	140,965	1,159,899	2.313667	3,261.46	26,836.20
2015	140,965	1,802,714	2.257955	3,182.93	40,704.48
2016	140,965	1,870,434	2.228791	3,141.82	41,688.06
2017	140,965	1,870,434	2.324468	3,276.69	43,477.64
2018	140,965	1,870,434	2.35432	3,318.77	44,036.00
2019	140,965	1,581,746	2.421526	3,413.50	38,302.40
2020	140,965	1,581,446	2.436652	3,434.83	38,534.34
2021	140,965	1,552,011	2.445379	3,447.13	37,952.56
2022	140,965	1,552,011	2.424327	3,417.45	37,625.82
2023	140,965	1,552,011	2.372613	3,344.55	36,823.22
2024	140,965	1,552,011	2.257929	3,182.89	35,043.32
2025	140,965	1,559,375	2.193302	3,091.79	34,201.82
Total				43,046.69	470,473.16

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	140,965	1,559,375
Industrial	0	0
Other	0	0

Project Name: TIF CABELA'S CORP. CAMPUS EXP.

City: SIDNEY

School: SIDNEY 1

Project Years:

Project Date: 2015

TIF-ID#: 17-4080

Project Type:

Location: A portion of Lot 1 Blk 1, Cabela's Campus Subdivision, Part of N 1/2 Section 8 T13N R49W
Description: Rezoning and installation of infrastructure including utilities, grading, and paved roads within the tract. The project also includes the development of corporate office buildings and related parking.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2015	432,929	12,798,516	2.257955	9,775.34	288,984.74
2016	432,929	17,186,882	2.228791	9,649.08	383,059.68
2017	432,929	17,186,882	2.324468	10,063.30	399,503.58
2018	432,929	17,186,882	2.35432	10,192.53	404,634.20
2019	432,929	29,987,786	2.421526	10,483.49	726,162.04
2020	432,929	29,985,281	2.436652	10,548.97	730,636.96
2021	432,929	8,089,884	2.445379	10,586.75	197,828.32
2022	432,929	7,617,579	2.424327	10,495.61	184,675.02
2023	432,929	7,617,579	2.372613	10,271.73	180,735.68
2024	432,929	7,519,480	2.257929	9,775.23	169,784.52
2025	432,929	7,519,480	2.193302	9,495.44	164,924.92
Total				111,337.47	3,830,929.66

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	432,929	7,519,480
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 17 CHEYENNE

Project Name: TIF CABELA'S DOWNTOWN

City: SIDNEY

School: SIDNEY 1

Project Years:

Project Date: 2014

TIF-ID#: 17-4078

Project Type:

Location: Lots 1-6 and Lots 14-15 Blk 24, Original Town; Lots 2-4 Blk 25 Original Town, Lots 7-11 and Lot 13 Blk 24 Original Town, Sidney
Description: TIF funds used for renovating and improving the former Cabela's downtown corporate facility located at 812 13th Avenue for the purposes of additional office space. Also includes public infrastructure improvements including street repair, traffic light upgrades, sidewalks, and parking lots.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2014	492,058	4,349,968	2.313667	11,384.58	100,643.78
2015	492,058	4,349,968	2.257955	11,110.45	98,220.32
2016	493,543	4,357,959	2.228791	11,000.04	97,129.80
2017	493,543	4,357,959	2.324468	11,472.25	101,299.36
2018	493,543	2,663,790	2.35432	11,619.58	62,714.18
2019	493,543	2,645,970	2.421526	11,951.27	64,072.90
2020	493,543	2,643,895	2.436652	12,025.93	64,422.54
2021	493,543	2,557,453	2.445379	12,069.00	62,539.46
2022	493,543	2,557,453	2.424327	11,965.10	62,001.06
2023	493,543	2,557,453	2.372613	11,709.87	60,678.54
2024	493,543	2,457,801	2.257929	11,143.85	55,495.44
2025	493,543	2,457,799	2.193302	10,824.89	53,906.98
Total				138,276.81	883,124.36

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	493,543	2,457,799
Industrial	0	0
Other	0	0

Project Name: TIF PRAIRE WINDS 3RD MODIFIC.

City: SIDNEY

School: SIDNEY 1

Project Years:

Project Date: 2014

TIF-ID#: 17-4077

Project Type:

Location: Final Plat Block 1 Fort Sidney Addition, Lot 7 Blk 1 and Outlot D Prairie Winds Addition, Parcels #170214885 and #170214877.
Description: TIF funds used for development of residential housing

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2014	255,003	1,162,414	2.313667	5,899.92	26,894.40
2015	254,645	7,453,268	2.257955	5,749.77	168,291.44
2016	255,003	7,462,015	2.228791	5,683.48	166,312.72
2017	255,003	7,462,015	2.324468	5,927.46	173,452.16
2018	255,003	3,585,798	2.35432	6,003.59	84,421.16
2019	255,003	2,367,035	2.421526	6,174.96	57,318.36
2020	255,003	2,499,344	2.436652	6,213.54	60,900.32
2021	255,003	3,769,709	2.445379	6,235.79	92,183.68
2022	255,003	3,769,709	2.424327	6,182.11	91,390.08
2023	255,003	3,769,709	2.372613	6,050.23	89,440.62
2024	255,003	3,769,709	2.257929	5,757.79	85,117.36
2025	255,003	5,071,383	2.193302	5,592.99	111,230.74
Total				71,471.63	1,206,953.04

Current Year	Base Value	Excess Value
Residential	15,001	0
Commercial	240,002	5,071,383
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 17 CHEYENNE

Project Name: TIF REGANIS COMMERCIAL DEVL

City: SIDNEY

School: SIDNEY 1

Project Years:

Project Date: 2015

TIF-ID#: 17-4079

Project Type:

Location: Lots 1-4 Blk 1 and Lots 1-4 Blk 2, Reganis Commerical Center, formerly a parcel of land containing approx 15 acres in NW 1/4 Section 8 T13N R49W

Description: Replat of original tract into 9 separate lots and installation of infrastructure, including utilities, grading, storm water management and paved roads within the tract.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2015	165,395	497,832	2.257955	3,734.54	11,240.80
2016	165,395	797,899	2.228791	3,686.31	17,783.50
2017	165,395	797,899	2.324468	3,844.55	18,546.96
2018	165,395	797,899	2.35432	3,893.93	18,785.14
2019	165,395	792,818	2.421526	4,005.08	19,198.36
2020	165,395	792,818	2.436652	4,030.10	19,318.22
2021	165,395	697,107	2.445379	4,044.53	17,046.94
2022	165,395	697,107	2.424327	4,009.72	16,900.20
2023	165,395	697,107	2.372613	3,924.18	16,539.68
2024	165,395	697,107	2.257929	3,734.50	15,740.24
2025	165,395	697,105	2.193302	3,627.61	15,289.66
Total				42,535.05	186,389.70

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	165,395	697,105
Industrial	0	0
Other	0	0

Project Name: TIF THE R. PERRY WORKFORCE HOUSING & DEVEL PRO

City: SIDNEY

School: SIDNEY 1

Project Years: 15

Project Date: 2025

TIF-ID#: 17-4081

Project Type: Standard

Location: Lots 7 through 11, inclusive, Block 4, Replat No. 2 of the Prairie Winds Addition to the City of Sidney, Cheyenne County, Nebraska
Description: TIF funds used for workforce housing construction costs, land acquisition, site preparation, utilities, engineering and legal costs.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	114,517	515,013	2.193302	2,511.70	11,295.82
Total				2,511.70	11,295.82

Current Year	Base Value	Excess Value
Residential	114,517	515,013
Commercial	0	0
Industrial	0	0
Other	0	0

2026 TOTALS FOR CITY : # SIDNEY

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	129,518	515,013	2,840.72	11,295.79
Commercial	1,472,834	17,305,142	32,303.70	379,554.03
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	1,602,352	17,820,155	35,144.42	390,849.82

Project Count 6

2026 TOTALS FOR COUNTY : # 17 CHEYENNE

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	129,518	515,013	2,840.72	11,295.79
Commercial	1,521,967	22,967,189	33,205.96	484,429.41
Industrial	15,745	5,611,580	276.56	98,565.55
other	0	0	0.00	0.00
Total	1,667,230	29,093,782	36,323.24	594,290.75

Project Count 9

Tax Increment Financing (TIF) Report 2025

COUNTY: 18 CLAY

CITY: SUTTON

Project Name: TIF THE SCHWAB SUBDIVISION REDEV PROJ
City: SUTTON
School: SUTTON 2
Project Years: 15

Project Date: 2025
TIF-ID#: 18-8618
Project Type: Standard

Location: Lot 10, in Section 2, Township 7 North, Range 5 West of the 6th PM
Description: TIF funds used for related public infrastructure improvements, for the development of buildable residential lots, land acquisition, site preparation, utilities, engineering and legal costs.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	17,345	380,335	1.731714	300.37	6,586.32
Total				300.37	6,586.32

Current Year	Base Value	Excess Value
Residential	17,345	380,335
Commercial	0	0
Industrial	0	0
Other	0	0

2026 TOTALS FOR CITY : # SUTTON

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	17,345	380,335	300.37	6,586.31
Commercial	0	0	0.00	0.00
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	17,345	380,335	300.37	6,586.31

Project Count 1

2026 TOTALS FOR COUNTY : # 18 CLAY

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	17,345	380,335	300.37	6,586.31
Commercial	0	0	0.00	0.00
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	17,345	380,335	300.37	6,586.31

Project Count 1

Tax Increment Financing (TIF) Report 2025

COUNTY: 19 COLFAX

CITY: SCHUYLER

Project Name: TIF LOVE'S TRAVEL SHOP (DIVISION BEGAN IN 2021)

City: SCHUYLER

Project Date: 2020

School: SCHUYLER CENTRAL HI

TIF-ID#: 19-8616

Project Years:

Project Type:

Location: Lot 1 Schuyler Industrial Park Addition, Replat 1, a Replat of Schuyler Industrial Park Addition to the City of Schuyler; PID 120672.00
Description: TIF funds used for site acquisition, survey and title fees, site preparation, utility extension and legal fees necessary in the construction of a commercial travel center.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	124,715	2,809,500	1.967671	2,453.98	55,281.72
2022	124,715	2,809,500	1.885898	2,352.00	52,984.30
2023	124,715	4,055,485	1.958928	2,443.08	79,444.04
2024	124,715	4,087,375	1.849972	2,307.19	75,615.30
2025	124,715	4,092,515	1.749437	2,181.81	71,595.98
Total				11,738.06	334,921.34

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	124,715	4,092,515
Industrial	0	0
Other	0	0

Project Name: TIF SCHUYLER HOTEL GROUP

City: SCHUYLER

Project Date: 2014

School: SCHUYLER CENTRAL HI

TIF-ID#: 19-8615

Project Years:

Project Type:

Location: Lot 2 Schuyler Commercial Subdivision Replat One, Schuyler
Description: TIF funds used for site acquisition and infrastructure for hotel.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2014	15,000	104,635	2.086223	312.93	2,182.92
2015	15,000	1,208,460	1.980049	297.01	23,928.10
2016	15,000	1,204,470	1.899768	284.97	22,882.14
2017	15,000	1,204,470	1.962469	294.37	23,637.36
2018	15,000	1,263,735	1.941818	291.27	24,539.44
2019	15,000	1,263,735	1.959102	293.87	24,757.86
2020	15,000	1,323,185	1.985603	297.84	26,273.20
2021	15,000	1,323,185	1.967671	295.15	26,035.94
2022	15,000	1,323,185	1.885898	282.88	24,953.92
2023	15,000	1,484,235	1.958928	293.84	29,075.10
2024	15,000	1,585,830	1.849972	277.50	29,337.42
2025	15,000	1,507,155	1.749437	262.42	26,366.74
Total				3,484.05	283,970.14

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	15,000	1,507,155
Industrial	0	0
Other	0	0

2026 TOTALS FOR CITY : # SCHUYLER

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	0	0	0.00	0.00
Commercial	139,715	5,599,670	2,444.23	97,962.70
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	139,715	5,599,670	2,444.23	97,962.70

Project Count 2

Tax Increment Financing (TIF) Report 2025

COUNTY: 19 COLFAX

2026 TOTALS FOR COUNTY : # 19 COLFAX

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	0	0	0.00	0.00
Commercial	139,715	5,599,670	2,444.23	97,962.70
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	139,715	5,599,670	2,444.23	97,962.70

Project Count 2

Tax Increment Financing (TIF) Report 2025

COUNTY: 20 CUMING

CITY: WEST POINT

Project Name: TIF ASC LOCKER EXPANSION

City: WEST POINT

School: WEST POINT 1

Project Years: 15

Project Date: 2025

TIF-ID#: 20-8709

Project Type: Standard

Location: Lot 6A, 6C and 6D and the East 150 feet of Lot 7, West Point Travel Plaza Subdivision, a Subdivision of part of Addition K, an addition to the City of West Point, Cuming County, Nebraska
Description: TIF funds used for rehabilitation of extension commercial structure and enhancements to structures in the redevelopment plan area which exceed minimum building and design standards in the community

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	526,910	205,720	1.013841	5,342.03	2,085.68
Total				5,342.03	2,085.68

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	526,910	205,720
Industrial	0	0
Other	0	0

Project Name: TIF MILL STREET & 13TH STREET

City: WEST POINT

School: WEST POINT 1

Project Years:

Project Date: 2017

TIF-ID#: 20-0306

Project Type:

Location: Tract of land located in Lot 4 and in Tract #1 in Johnson Industrial Tract, a part of West Point Industrial Tract North, an addition to West Point City.
Description: Installation of paving on 2 streets to support expansion of grain elevator

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2017	5,975	1,010,260	1.490723	89.07	15,060.18
2018	5,975	1,010,260	1.458867	87.17	14,738.36
2019	5,975	1,010,260	1.470536	87.86	14,856.24
2020	5,975	1,141,160	1.437784	85.91	16,407.42
2021	5,975	1,141,160	1.439747	86.02	16,429.82
2022	5,975	1,335,500	1.371626	81.95	18,318.08
2023	5,975	1,587,795	1.265262	75.60	20,089.78
2024	5,975	1,519,095	1.121187	66.99	17,031.90
2025	5,975	1,756,515	1.013841	60.58	17,808.28
Total				721.15	150,740.06

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	0	0
Industrial	5,975	1,756,515
Other	0	0

Project Name: TIF OMEGA WEST

City: WEST POINT

School: WEST POINT 1

Project Years: 15

Project Date: 2023

TIF-ID#: 20-8708

Project Type: Standard

Location: Part of Lot 1 in the Northeast quarter, Nowrthwest quarter of section 35, township 22, range 6: parcels 14550.00 and 14555.00.
Description: TIF funds used for renovation and rehabilitation of a vacant nursing home in the project area into a twenty-two rental unit mixed income housing development and other associated improvements.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	119,250	1,032,915	1.265262	1,508.82	13,069.10
2024	119,250	1,167,625	1.121187	1,337.02	13,091.28
2025	119,250	416,880	1.013841	1,209.01	4,226.52
Total				4,054.85	30,386.90

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	119,250	416,880
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 20 CUMING

Project Name: TIF WOOLDRIK COMMERCIAL DEVELOPMENT

City: WEST POINT

School: WEST POINT 1

Project Years: 15

Project Date: 2023

TIF-ID#: 20-8707

Project Type: Standard

Location: Lot 8 Lubker Brothers' Subdivision Parcel 15439.00

Description: TIF funds used for site acquisition, site preparation, streets, public parking, sidewalks, planning and enhancement to building in excess of locate design standards for two commercial buildings for warehouse and office spaces.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	59,755	1,917,550	1.265262	756.06	24,262.04
2024	59,755	3,016,965	1.121187	669.97	33,825.82
2025	59,755	3,572,620	1.013841	605.82	36,220.70
Total				2,031.85	94,308.56

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	59,755	3,572,620
Industrial	0	0
Other	0	0

2026 TOTALS FOR CITY : # WEST POINT

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	0	0	0.00	0.00
Commercial	705,915	4,195,220	7,156.86	42,532.86
Industrial	5,975	1,756,515	60.58	17,808.27
other	0	0	0.00	0.00
Total	711,890	5,951,735	7,217.43	60,341.13

Project Count 4

CITY: WISNER

Project Name: TIF GRANDVIEW TIF PROJECT

City: WISNER

School: WISNER-PILGER 30

Project Years: 15

Project Date: 2025

TIF-ID#: 20-8710

Project Type: Standard

Location: All located within the North half of Section 2, Township 23 North, Range 4 East of the 6th PM Cuming County Nebraska

Description: TIF funds used for related public infrastructure improvements, land acquisition, site preparation, utilities, engineering and legal costs

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	290,310	1,530,230	1.044737	3,032.98	15,986.94
Total				3,032.98	15,986.94

Current Year	Base Value	Excess Value
Residential	91,760	1,213,205
Commercial	198,550	317,025
Industrial	0	0
Other	0	0

2026 TOTALS FOR CITY : # WISNER

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	91,760	1,213,205	958.65	12,674.80
Commercial	198,550	317,025	2,074.33	3,312.08
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	290,310	1,530,230	3,032.98	15,986.88

Project Count 1

2026 TOTALS FOR COUNTY : # 20 CUMING

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	91,760	1,213,205	958.65	12,674.80
Commercial	904,465	4,512,245	9,231.18	45,844.94
Industrial	5,975	1,756,515	60.58	17,808.27
other	0	0	0.00	0.00
Total	1,002,200	7,481,965	10,250.41	76,328.01

Project Count 5

Tax Increment Financing (TIF) Report 2025

COUNTY: 21 CUSTER

CITY: ANSELMO

Project Name: TIF ANDERSON INC

City: ANSELMO

School: ANSELMO-MERNA 15

Project Years:

Project Date: 2012

TIF-ID#: 21-9912

Project Type:

Location: Lot 2-1 Irregular tract located in part SW 1/4 and S 1/2 of NW 1/2 S22-T19-R22

Description: Acquisition and site preparation for grain facility

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2012	228,649	15,021	1.753484	4,009.32	263.40
2013	228,649	6,951,634	1.656106	3,786.67	115,126.42
2014	228,649	6,996,887	1.544548	3,531.59	108,070.28
2015	228,649	6,996,887	1.395031	3,189.72	97,608.74
2016	228,649	7,140,754	1.277713	2,921.48	91,238.34
2017	228,649	7,140,754	1.324825	3,029.20	94,602.50
2018	228,649	7,650,987	1.339755	3,063.34	102,504.48
2019	228,649	8,517,845	1.396083	3,192.13	118,916.18
2020	228,649	8,673,645	1.304858	2,983.54	113,178.76
2021	228,649	8,673,645	1.311607	2,998.98	113,764.14
2022	228,649	5,509,578	1.326667	3,033.41	73,093.76
2023	228,649	5,509,578	1.413303	3,231.50	77,867.04
2024	228,649	5,498,765	1.345022	3,075.38	73,959.60
2025	228,649	5,535,881	1.309007	2,993.03	72,465.08
Total				45,039.29	1,252,658.72

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	228,649	5,535,881
Industrial	0	0
Other	0	0

2026 TOTALS FOR CITY : # ANSELMO

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	0	0	0.00	0.00
Commercial	228,649	5,535,881	2,993.03	72,465.07
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	228,649	5,535,881	2,993.03	72,465.07

Project Count 1

CITY: BROKEN BOW

Tax Increment Financing (TIF) Report 2025

COUNTY: 21 CUSTER

Project Name: TIF ARROW SEED COMPANY, INC

City: BROKEN BOW

School: BROKEN BOW 25

Project Years:

Project Date: 2014

TIF-ID#: 21-9922

Project Type:

Location: All of Blk 105 & W 1/2 of Vac N 8th Railroad Addition, Broken Bow

Description: TIF funds used for land acquisition, site development, and construction of warehouse, seed cleaning and bagging facility.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2014	430,850	68,782	2.288339	9,859.31	1,573.96
2015	430,850	149,823	2.211529	9,528.37	3,313.38
2016	430,850	143,285	2.087812	8,995.34	2,991.52
2017	430,850	143,285	1.914093	8,246.87	2,742.60
2018	430,850	143,285	1.820694	7,844.46	2,608.78
2019	430,850	143,285	1.879571	8,098.13	2,693.14
2020	430,850	143,285	1.880707	8,103.03	2,694.78
2021	430,850	143,285	1.901385	8,192.12	2,724.40
2022	430,850	150,735	1.941842	8,366.43	2,927.04
2023	430,850	150,735	1.677761	7,228.63	2,528.98
2024	430,850	150,735	1.689233	7,278.06	2,546.28
2025	430,850	150,735	1.588946	6,845.97	2,395.10
Total				98,586.72	31,739.96

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	430,850	150,735
Industrial	0	0
Other	0	0

Project Name: TIF BAM DEVELOPMENT GROUP

City: BROKEN BOW

School: BROKEN BOW 25

Project Years:

Project Date: 2016

TIF-ID#: 21-9926

Project Type:

Location: Lot 11 Blk 13 Original Town Broken Bow, PID 001063010

Description: Rehabilitation of dilapidated building located at 845 South D to house a restaurant on the main level with possible residential living space or office space in the upper level.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2016	94,360	0	2.087812	1,970.06	0.00
2017	94,360	179,846	1.914093	1,806.14	3,442.42
2018	94,360	179,846	1.820694	1,718.01	3,274.44
2019	94,360	179,846	1.879571	1,773.56	3,380.34
2020	94,360	179,846	1.880707	1,774.64	3,382.38
2021	94,360	179,846	1.901385	1,794.15	3,419.56
2022	94,360	189,497	1.941842	1,832.32	3,679.74
2023	94,360	189,497	1.677761	1,583.14	3,179.32
2024	94,360	189,497	1.689233	1,593.96	3,201.06
2025	94,360	189,497	1.588946	1,499.33	3,011.02
Total				17,345.31	29,970.28

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	94,360	189,497
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 21 CUSTER

Project Name: TIF BOW FAMILY FURNITURE

Location: SW NE Sec. 33-17-20 PID 001238200

City: BROKEN BOW

Project Date: 2016

Description: Building refacing and remodel for a furniture and flooring store with TIF funds used to secure land purchase.

School: BROKEN BOW 25

TIF-ID#: 21-9927

Project Years:

Project Type:

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2016	531,754	105,578	2.087812	11,102.02	2,204.28
2017	531,754	105,578	1.914093	10,178.27	2,020.86
2018	531,754	114,052	1.820694	9,681.61	2,076.54
2019	531,754	114,052	1.879571	9,994.69	2,143.68
2020	531,754	114,052	1.880707	10,000.73	2,144.98
2021	531,754	114,052	1.901385	10,110.69	2,168.58
2022	531,754	300,519	1.941842	10,325.82	5,835.60
2023	531,754	300,519	1.677761	8,921.56	5,042.00
2024	531,754	300,519	1.689233	8,982.56	5,076.48
2025	531,754	300,519	1.588946	8,449.28	4,775.08
Total				97,747.23	33,488.08

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	531,754	300,519
Industrial	0	0
Other	0	0

Project Name: TIF COBBLESTONE HOTEL & SUITES

Location: Lot A BBIC Administrative Subdivision, Broken Bow

City: BROKEN BOW

Project Date: 2014

Description: TIF funds used for site acquisition and infrasture for the construction of a 36 room motel with an attached convention center.

School: BROKEN BOW 25

TIF-ID#: 21-9918

Project Years:

Project Type:

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2014	149,131	2,514,787	2.288339	3,412.62	57,546.86
2015	149,131	2,500,100	2.211529	3,298.08	55,290.44
2016	149,131	2,782,673	2.087812	3,113.57	58,096.98
2017	149,131	2,782,673	1.914093	2,854.51	53,262.94
2018	149,131	2,782,673	1.820694	2,715.22	50,663.96
2019	149,131	2,782,673	1.879571	2,803.02	52,302.32
2020	149,131	2,782,673	1.880707	2,804.72	52,333.92
2021	149,131	2,782,673	1.901385	2,835.55	52,909.34
2022	149,131	2,751,906	1.941842	2,895.89	53,437.68
2023	149,131	2,751,906	1.677761	2,502.06	46,170.42
2024	149,131	2,751,906	1.689233	2,519.17	46,486.10
2025	149,131	2,751,906	1.588946	2,369.61	43,726.30
Total				34,124.02	622,227.26

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	149,131	2,751,906
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 21 CUSTER

Project Name: TIF COLE ENTERPRISES

Location: Parcels: Sec. 33-17-20 SWNW .24 acres

City: BROKEN BOW

Project Date: 2013

Description: TIF funds used to construct a commercial building with 2-3 rental bays.

School: BROKEN BOW 25

TIF-ID#: 21-9916

Project Years:

Project Type:

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2013	4,330	113,386	2.382347	103.16	2,701.24
2014	4,330	113,386	2.288339	99.09	2,594.66
2015	4,330	113,386	2.211529	95.76	2,507.56
2016	4,330	119,722	2.087812	90.40	2,499.58
2017	4,330	119,722	1.914093	82.88	2,291.60
2018	4,330	119,722	1.820694	78.84	2,179.78
2019	4,330	119,722	1.879571	81.39	2,250.26
2020	4,330	119,722	1.880707	81.43	2,251.62
2021	4,330	119,722	1.901385	82.33	2,276.38
2022	4,330	140,726	1.941842	84.08	2,732.68
2023	4,330	140,726	1.677761	72.65	2,361.06
2024	4,330	140,726	1.689233	73.14	2,377.20
2025	4,330	140,726	1.588946	68.80	2,236.06
Total				1,093.95	31,259.68

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	4,330	140,726
Industrial	0	0
Other	0	0

Project Name: TIF DIAMOND EXPRESS WASH

Location: West 103' Lot B BBIC Adminstrative Subdivision, Broken Bow

City: BROKEN BOW

Project Date: 2014

Description: TIF funds used to construct 80 ft automatic soft touch car wash

School: BROKEN BOW 25

TIF-ID#: 21-9917

Project Years:

Project Type:

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2014	45,586	0	2.288339	1,043.16	0.00
2015	45,586	479,908	2.211529	1,008.15	10,613.30
2016	45,586	565,127	2.087812	951.75	11,798.80
2017	45,586	768,000	1.914093	872.56	14,700.22
2018	45,586	1,168,918	1.820694	829.98	21,282.42
2019	45,586	1,079,259	1.879571	856.82	20,285.44
2020	45,586	1,079,259	1.880707	857.34	20,297.70
2021	45,586	1,079,259	1.901385	866.77	20,520.88
2022	45,586	990,454	1.941842	885.21	19,233.06
2023	45,586	990,454	1.677761	764.82	16,617.46
2024	45,586	990,454	1.689233	770.05	16,731.08
2025	45,586	990,454	1.588946	724.34	15,737.80
Total				10,430.95	187,818.16

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	45,586	990,454
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 21 CUSTER

Project Name: TIF KEELY COURT, LLC

City: BROKEN BOW

School: BROKEN BOW 25

Project Years:

Project Date: 2014

TIF-ID#: 21-9920

Project Type:

Location: Block 6, F Reyners Addition, Broken Bow

Description: TIF funds used to construct a two story, 7-unit apartment building.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2014	3,496	289,073	2.288339	80.00	6,614.98
2015	3,496	372,027	2.211529	77.32	8,227.48
2016	3,496	588,965	2.087812	72.99	12,296.48
2017	3,496	667,235	1.914093	66.92	12,771.50
2018	3,496	667,235	1.820694	63.65	12,148.30
2019	3,496	667,236	1.879571	65.71	12,541.18
2020	3,496	667,236	1.880707	65.75	12,548.76
2021	3,496	667,236	1.901385	66.47	12,686.74
2022	3,496	869,703	1.941842	67.89	16,888.26
2023	3,496	869,703	1.677761	58.65	14,591.54
2024	3,496	869,703	1.689233	59.06	14,691.32
2025	3,496	869,703	1.588946	55.55	13,819.12
Total				799.96	149,825.66

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	3,496	869,703
Industrial	0	0
Other	0	0

Project Name: TIF MW REAL ESTATE INVESTMENT GROUP LLC

City: BROKEN BOW

School: BROKEN BOW 25

Project Years: 15

Project Date: 2023

TIF-ID#: 21-9933

Project Type: Standard

Location: Lot 1 Block 16 Original Town Broken Bow; Parcel 001065000

Description: TIF funds used for installation of water main, sanitary sewer system, build concrete paving and storm sewer, and professional services needed in the construction of a new two-story apartment complex consisting of one building with six apartment units.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	138,629	1,294,903	1.677761	2,325.86	21,725.38
2024	138,629	1,294,903	1.689233	2,341.77	21,873.94
2025	138,629	1,294,903	1.588946	2,202.74	20,575.32
Total				6,870.37	64,174.64

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	138,629	1,294,903
Industrial	0	0
Other	0	0

Project Name: TIF MW REAL ESTATE INVESTMENT GROUP LLC PHASE 2

City: BROKEN BOW

School: BROKEN BOW 25

Project Years: 15

Project Date: 2025

TIF-ID#: 21-9934

Project Type: Standard

Location: Lot One, Prairieland Addition to the City of Broken Bow, Custer County Nebraska

Description: TIF funds used for building an apartment complex with 8 units consisting of 1,525 square feet in each unit

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	68,171	848,679	1.588946	1,083.20	13,485.06
Total				1,083.20	13,485.06

Current Year	Base Value	Excess Value
Residential	68,171	0
Commercial	0	848,679
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 21 CUSTER

Project Name: TIF OPPORTUNITY LAND INV.

City: BROKEN BOW

School: BROKEN BOW 25

Project Years:

Project Date: 2015

TIF-ID#: 21-9925

Project Type:

Location: Parcel #001065400 Orig Town Blk 16 S1/2 Lots 5-6Parcel #001065500 Orig Town Blk 16 N1/2 Lots 5-6Parcel #001065600 Orig Town Blk 16 Lots 7-8
Description: Construct three 2-story high efficiency apartment complexes for a total of 18 apartments (phase 2).

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2015	169,963	2,801	2.211529	3,758.78	61.94
2016	169,963	30,826	2.087812	3,548.51	643.58
2017	169,963	745,079	1.914093	3,253.25	14,261.50
2018	169,963	745,079	1.820694	3,094.51	13,565.60
2019	169,963	782,574	1.879571	3,194.58	14,709.04
2020	169,963	782,574	1.880707	3,196.51	14,717.92
2021	169,963	782,574	1.901385	3,231.65	14,879.74
2022	169,963	831,343	1.941842	3,300.41	16,143.38
2023	169,963	831,343	1.677761	2,851.57	13,947.96
2024	169,963	831,343	1.689233	2,871.07	14,043.32
2025	169,963	831,343	1.588946	2,700.62	13,209.60
Total				35,001.46	130,183.58

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	169,963	831,343
Industrial	0	0
Other	0	0

Project Name: TIF OPPORTUNITY LAND INVSTMTS.

City: BROKEN BOW

School: BROKEN BOW 25

Project Years:

Project Date: 2014

TIF-ID#: 21-9921

Project Type:

Location: Lots 2, 3, and 4 Blk 16 Original Town, Broken Bow
Description: TIF funds used for land acquisition, site preparation, infrastructure development associated with construction of 2-story high efficiency apartment complex including 3 separate buildings.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2014	17,136	0	2.288339	392.13	0.00
2015	17,136	379,963	2.211529	378.97	8,403.00
2016	17,136	956,032	2.087812	357.77	19,960.16
2017	17,136	1,118,875	1.914093	328.00	21,416.30
2018	17,136	828,240	1.820694	311.99	15,079.72
2019	17,136	828,240	1.879571	322.08	15,567.36
2020	17,136	828,240	1.880707	322.28	15,576.76
2021	17,136	828,240	1.901385	325.82	15,748.04
2022	17,136	858,644	1.941842	332.75	16,673.52
2023	17,136	858,644	1.677761	287.50	14,406.00
2024	17,136	858,644	1.689233	289.47	14,504.50
2025	17,136	858,644	1.588946	272.28	13,643.40
Total				3,921.04	170,978.76

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	17,136	858,644
Industrial	0	0
Other	0	0

2026 TOTALS FOR CITY : # BROKEN BOW

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	68,171	0	1,083.20	0.00
Commercial	1,585,235	9,227,109	25,188.53	146,613.78
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	1,653,406	9,227,109	26,271.73	146,613.78

Project Count 11

Tax Increment Financing (TIF) Report 2025

COUNTY: 21 CUSTER

2026 TOTALS FOR COUNTY : # 21 CUSTER

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	68,171	0	1,083.20	0.00
Commercial	1,813,884	14,762,990	28,181.56	219,078.85
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	1,882,055	14,762,990	29,264.76	219,078.85

Project Count 12

Tax Increment Financing (TIF) Report 2025

COUNTY: 22 DAKOTA

CITY: JACKSON

Project Name: TIF JACKSON EXPRESS PROJ

City: JACKSON

School: HOMER 31

Project Years:

Project Date: 2013

TIF-ID#: 22-5040

Project Type:

Location: Parcel#220060010, Pt. Lot 17 in SW1/4 NE 1/4 35-29-7
Description: TIF funds used for demolition and removal of existing structures and construction of a new retail facility to be used as a gas station/convenience store with updated utilities, parking, and equipment for the operation of the retail facility.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2013	256,140	604,315	2.196985	5,627.36	13,276.70
2014	256,140	604,315	2.166151	5,548.38	13,090.38
2015	256,140	604,315	2.100382	5,379.92	12,692.92
2016	256,140	604,315	2.05304	5,258.66	12,406.82
2017	256,140	604,315	2.065448	5,290.44	12,481.82
2018	256,140	984,455	2.100615	5,380.52	20,679.60
2019	256,140	984,455	2.098524	5,375.16	20,659.02
2020	256,140	984,455	1.934352	4,954.65	19,042.82
2021	256,140	1,260,470	1.759597	4,507.03	22,179.20
2022	256,140	1,260,470	1.624921	4,162.07	20,481.64
2023	256,140	1,260,470	1.550341	3,971.04	19,541.58
2024	256,140	1,311,765	1.436243	3,678.79	18,840.14
2025	256,140	1,311,765	1.311712	3,359.82	17,206.58
Total				62,493.84	222,579.22

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	256,140	1,311,765
Industrial	0	0
Other	0	0

2026 TOTALS FOR CITY : # JACKSON

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	0	0	0.00	0.00
Commercial	256,140	1,311,765	3,359.82	17,206.58
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	256,140	1,311,765	3,359.82	17,206.58

Project Count 1

CITY: SO SIOUX CITY

Tax Increment Financing (TIF) Report 2025

COUNTY: 22 DAKOTA

Project Name: TIF FLATWATER CROSSING PHASE 1 SUB-PH 2
City: SO SIOUX CITY **Project Date:** 2020
School: SO SIOUX CITY 11 **TIF-ID#:** 22-5060
Project Years: **Project Type:**

Location: Lots 357-361, lots 401, 402, 416 and 354 Flatwater Crossing Addition PID 220054878, 220055645, 220055823, 220055912, 220056188, 220056099, 220153175, 220056277, 220056366, 220056447, 220056544, 220167486, 220167508, 220069751, 220069840, 220069921, 220070016, 220070180, 220055742, 220071411, 220071322, 220071594, 220069670, 220071500, 220071152, 220071233, 220177155, 220054959, and 220054789
Description: TIF funds to be used for public improvements, construction of streets and sidewalks, installation of utilities, landscaping and public area improvements needed in the construction of a mixed-use neighborhood, including dwelling units, commercial buildings, parking facilities and associated improvements.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2020	196,800	1,546,835	2.101465	4,135.68	32,506.16
2021	196,800	1,766,100	2.089615	4,112.36	36,904.70
2022	196,800	1,804,690	2.019021	3,973.43	36,437.10
2023	196,800	2,425,195	1.886993	3,713.60	45,763.30
2024	196,800	2,383,905	1.681677	3,309.54	40,089.62
2025	196,800	2,585,095	1.61033	3,169.13	41,628.60
Total				22,413.74	233,329.48

Current Year	Base Value	Excess Value
Residential	196,800	2,585,095
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF FLATWATER CROSSING PROJ LOT 354-B
City: SO SIOUX CITY **Project Date:** 2020
School: SO SIOUX CITY 11 **TIF-ID#:** 22-5065
Project Years: **Project Type:**

Location: Legal Description Lot 354-B Flatwater Crossing Add
Note: Notice to Divide Tax was not timely filed with the County Assessor-Project to begin in 2020, but Notice to Divide filed in tax year 2021.
Description: TIF funds used for extension of municipal water, sanitary and storm sewer, electric and fiber infrastructure in the plan areas, as well as paving streets and trails and will include park areas. The improvements are needed in the construction of a new single family and multi-family residential and commercial development area in multiple phases.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	35,975	2,051,985	2.089615	751.74	42,878.58
2022	35,975	2,144,590	2.019021	726.34	43,299.72
2023	35,975	2,144,590	1.886993	678.85	40,468.26
2024	35,975	2,203,215	1.681677	604.98	37,050.96
2025	35,975	2,203,215	1.61033	579.32	35,479.04
Total				3,341.23	199,176.56

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	35,975	2,203,215
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 22 DAKOTA

Project Name: TIF FLATWATER CROSSING PROJ PH 1 SUBPH 4

City: SO SIOUX CITY

Project Date: 2022

School: SO SIOUX CITY 11

TIF-ID#: 22-5085

Project Years: 15

Project Type: Standard

Location: Lot 367 Flatwater Crossing First Add; PID 220274233

Description: TIF funds used for public improvements listed as eligible expenditures under the Nebraska Community Development Law, including but not limited to construction of streets and sidewalks, installation of utilities, landscaping and public area improvements required in the construction of mixed use neighborhood, including dwelling units, commercial buildings, parking facilities and associated improvements.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	20,000	3,660,395	2.019021	403.80	73,904.14
2023	20,000	3,660,395	1.886993	377.40	69,071.40
2024	20,000	4,572,630	1.681677	336.34	76,896.88
2025	20,000	4,572,630	1.61033	322.07	73,634.44
Total				1,439.61	293,506.86

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	20,000	4,572,630
Industrial	0	0
Other	0	0

Project Name: TIF FLATWATER CROSSING PROJ PHASE 1 SUB-PH 3

City: SO SIOUX CITY

Project Date: 2021

School: SO SIOUX CITY 11

TIF-ID#: 22-5070

Project Years: 15

Project Type: Standard

Location: Lots 384 and 385 Flatwater Crossing

Description: TIF funds used for site acquisition costs, Veteran's Drive, engineering fees, grading, infrastructure including sewer, storm sewer, water and paving, other miscellaneous eligible costs needed for the construction of a mixed use neighborhood, including dwelling units, commercial buildings, and parking facilities.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	40,000	247,075	2.089615	835.85	5,162.90
2022	40,000	375,490	2.019021	807.61	7,581.24
2023	40,000	720,040	1.886993	754.80	13,587.12
2024	40,000	712,940	1.681677	672.67	11,989.36
2025	40,000	745,965	1.61033	644.13	12,012.50
Total				3,715.06	50,333.12

Current Year	Base Value	Excess Value
Residential	40,000	745,965
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF HOVEY CONSTR REDEV PROJ PHASE 1 SUB-PH A

City: SO SIOUX CITY

Project Date: 2021

School: SO SIOUX CITY 11

TIF-ID#: 22-5080

Project Years:

Project Type: Standard

Location: Lots 5 and 9 Hovey Sub; PID 220274451 and 220274455

Description: TIF funds used for infrastructure costs, including construction of streets, utilities, architectural and engineering fees, legal fees and other related costs need in the construction of single family homes. This is the first sub-phase of Phase One of the project.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	14,770	447,285	2.089615	308.64	9,346.52
2022	14,770	567,545	2.019021	298.21	11,458.86
2023	14,770	662,755	1.886993	278.71	12,506.16
2024	14,770	732,650	1.681677	248.38	12,320.82
2025	14,770	753,175	1.61033	237.85	12,128.62
Total				1,371.79	57,760.98

Current Year	Base Value	Excess Value
Residential	14,770	753,175
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 22 DAKOTA

Project Name: TIF HOVEY CONSTR REDEV PROJ PHASE 1 SUB-PH B
City: SO SIOUX CITY
School: SO SIOUX CITY 11
Project Years: 15
Project Date: 2022
TIF-ID#: 22-5090
Project Type: Standard

Location: Lots 1,7,8,10, 11, and 13 Hovey Sub; TIF Notice Amended July 2023 to include additional lots.
Description: TIF funds used for infrastructure costs, including construction of streets, utilities, architecture and engineering, legal fees, and other related costs specified in the redevelopment agreement required in the phased construction of single-family homes.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	69,935	156,110	2.019021	1,412.00	3,151.90
2023	167,865	1,917,655	1.886993	3,167.60	36,186.04
2024	167,865	2,011,435	1.681677	2,822.95	33,825.88
2025	167,865	2,097,760	1.61033	2,703.18	33,780.88
Total				10,105.73	106,944.70

Current Year	Base Value	Excess Value
Residential	167,865	2,097,760
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF ROYDON LLC REDEV PROJ PHASE 1
City: SO SIOUX CITY
School: SO SIOUX CITY 11
Project Years: 15
Project Date: 2021
TIF-ID#: 22-5075
Project Type: Standard

Location: Tract of land in NW1/4 22-29-8 containing 23.65 acres; PID 220274361
Description: TIF funds used for related infrastructure and public improvement costs needed in the construction of approximately 336 multi-family housing units and a mixed use commercial, multi-family residential and office building.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	128,280	3,963,160	2.089615	2,680.56	82,814.78
2022	128,280	14,067,095	2.019021	2,590.00	284,017.60
2023	128,280	14,067,095	1.886993	2,420.63	265,445.10
2024	128,280	18,721,065	1.681677	2,157.26	314,827.84
2025	128,280	23,483,750	1.61033	2,065.73	378,165.88
Total				11,914.18	1,325,271.20

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	128,280	23,483,750
Industrial	0	0
Other	0	0

2026 TOTALS FOR CITY : # SO SIOUX CITY

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	419,435	6,181,995	6,754.29	99,550.52
Commercial	184,255	30,259,595	2,967.11	487,279.34
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	603,690	36,441,590	9,721.40	586,829.86

Project Count 7

CITY: SOUTH SIOUX CITY

Tax Increment Financing (TIF) Report 2025

COUNTY: 22 DAKOTA

Project Name: TIF FLATWATER CROSSING PHASE 1

City: SOUTH SIOUX CITY

Project Date: 2019

School: SO SIOUX CITY 11

TIF-ID#: 22-5055

Project Years:

Project Type:

Location: Lots 376, 408, 411, and 412 Flatwater Crossing South Sioux City PID's 220274242, 220274274, 220274277 and 220274278

Description: TIF funds to be used for site acquisition, site preparation and grading, architectural and engineering fees, legal fees, utility extension and installation, street paving and other infrastructure improvements, public side walk improvements, energy enhancements, streetscaping, creation of public community/civic areas associated with the construction of mixed-use neighborhood, including dwelling units, commercial buildings, parking facilities and other improvements.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2019	141,000	1,098,430	2.109187	2,973.95	23,167.94
2020	141,000	1,098,430	2.101465	2,963.07	23,083.12
2021	141,000	1,050,230	2.089615	2,946.36	21,945.76
2022	141,000	1,050,230	2.019021	2,846.82	21,204.38
2023	141,000	1,400,035	1.886993	2,660.66	26,418.58
2024	141,000	1,428,600	1.681677	2,371.16	24,024.46
2025	141,000	1,508,235	1.61033	2,270.57	24,287.58
Total				19,032.59	164,131.82

Current Year	Base Value	Excess Value
Residential	141,000	1,508,235
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF FLATWATER CROSSING PHASE 1 SUB-PH 5

City: SOUTH SIOUX CITY

Project Date: 2024

School: SO SIOUX CITY 11

TIF-ID#: 22-5100

Project Years: 15

Project Type: Standard

Location: Lots 373, 386, 387, 409, and 410 Flatwater Crossing First Addition; Parcel numbers 220274239, 220274252, 220274253, 220274275, 220274276

Description: TIF funds used for public improvements including the construction of streets and sidewalks, installation of public utilities, landscaping and public improvements needed in the construction of a mixed use neighborhood, including dwelling units, commercial buildings, parking facilities.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	223,000	1,443,925	1.886993	4,207.99	27,246.78
2024	223,000	1,970,945	1.681677	3,750.14	33,144.94
2025	223,000	2,021,235	1.61033	3,591.04	32,548.58
Total				11,549.17	92,940.30

Current Year	Base Value	Excess Value
Residential	223,000	2,021,235
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF FLATWATER CROSSING PHASE 1 SUB-PH 6

City: SOUTH SIOUX CITY

Project Date: 2024

School: SO SIOUX CITY 11

TIF-ID#: 22-5105

Project Years: 15

Project Type: Standard

Location: Lot 395, Flatwater Crossing Phase 1, addition to South Sioux City, PID 220274261.

Description: TIF funds used for the construction of streets and sidewalks, installation of utilities, landscaping, and public improvements necessary in the construction of a mixed-use neighborhood, including dwelling units, commercial buildings, parking facilities and associated improvements.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	160,000	369,105	1.681677	2,690.68	6,207.16
2025	160,000	411,115	1.61033	2,576.53	6,620.32
Total				5,267.21	12,827.48

Current Year	Base Value	Excess Value
Residential	160,000	411,115
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 22 DAKOTA

Project Name: TIF HOVEY CONSTR REDEV PROJ PHASE 1 SUB-PH C
City: SOUTH SIOUX CITY **Project Date:** 2023
School: SO SIOUX CITY 11 **TIF-ID#:** 22-5095
Project Years: 15 **Project Type:** Standard

Location: Lots 2, 3, 4 and 12 Hovey Subdivision
Description: TIF funds used for infrastructure costs, including construction of streets, utilities, architecture and engineering, legal fees, and other related costs specified in the redevelopment agreement required in the phased construction of single-family homes.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	75,220	1,135,920	1.886993	1,419.40	21,434.74
2024	75,220	1,175,020	1.681677	1,264.96	19,760.06
2025	75,220	1,214,895	1.61033	1,211.29	19,563.84
Total				3,895.65	60,758.64

Current Year	Base Value	Excess Value
Residential	75,220	1,214,895
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF HOVEY REDEV PROJ PHASE 2 SUB- A
City: SOUTH SIOUX CITY **Project Date:** 2024
School: SO SIOUX CITY 11 **TIF-ID#:** 22-5115
Project Years: 15 **Project Type:** Standard

Location: Lots 15 and 17 through 10, Hovey Second Subdivision 22-29-9, PID's 220274743, 220274744, 22074745, 220274746, and 220274748.
Description: TIF funds used for site acquisition, site preparation, public utilities, engineering and legal fees necessary in a new devleopment area.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	93,425	1,166,510	1.681677	1,571.11	19,616.96
2025	93,425	1,501,625	1.61033	1,504.45	24,181.14
Total				3,075.56	43,798.10

Current Year	Base Value	Excess Value
Residential	93,425	1,501,625
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF HOVEY REDEVELOPMENT PROJECT
City: SOUTH SIOUX CITY **Project Date:** 2025
School: SO SIOUX CITY 11 **TIF-ID#:** 22-5120
Project Years: 15 **Project Type:** Standard

Location: Lots 1, 10, 11, 12, 13, 14, and 16 of Hovey Second Subdivision, Section 22, Township 29 North, Range 9 East of the 6th PM Dakota County Nebraska
Description: TIF funds used for related public infrastructure improvements, land acquisition, site preparation, utilities, engineering, and legal costs.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	155,145	1,838,375	1.61033	2,498.35	29,603.92
Total				2,498.35	29,603.92

Current Year	Base Value	Excess Value
Residential	155,145	1,838,375
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF ROYDON LLC DEVELOPMENT PROJECT
City: SOUTH SIOUX CITY **Project Date:** 2025
School: SO SIOUX CITY 11 **TIF-ID#:** 22-5125
Project Years: 15 **Project Type:** Standard

Location: Lot 3, River View Business Park Subdivision, a subdivision in South Sioux City, Dakota County, Nebraska
Description: TIF funds used for related public infrastructure improvements, land acquisition, site preparation, utilities, engineering and legal costs.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	0	0	1.61033	0.00	0.00
Total				0.00	0.00

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 22 DAKOTA

Project Name: TIF ROYDON LLC REDEV PROJ - PHASE 2
City: SOUTH SIOUX CITY **Project Date:** 2024
School: SO SIOUX CITY 11 **TIF-ID#:** 22-5110
Project Years: 15 **Project Type:** Standard

Location: Lot 2 River View Business Park Subdivision, PID 220274618.
Description: TIF funds used for site acquisition, completion of Arbor Drive, utility improvements, including electrical storm sewer, water main improvements, construction of a bike path, site preparation and grading, landscaping, wetland delineation, and other eligible expenses permitted necessary in the second phase of the construction of approximately 288 multi-family apartment units, a commercial center, and associated improvements.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	158,975	11,110,800	1.681677	2,673.45	186,847.78
2025	158,975	24,783,735	1.61033	2,560.02	399,099.92
Total				5,233.47	585,947.70

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	158,975	24,783,735
Industrial	0	0
Other	0	0

Project Name: TIF SO SIOUX REDEV L 2
City: SOUTH SIOUX CITY **Project Date:** 2016
School: SO SIOUX CITY 11 **TIF-ID#:** 22-5045
Project Years: **Project Type:**

Location: Parcels: 220070903, 220070814, 220142033, 220068240, 220149937, 220273816, 220161259, 220160066, 220161860, 220157189, 220068518, 220068321, 220068593, 220069123
Description: Redvelopment Plan for this area to increase private sector investment in the community.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2016	19,995,730	5,313,480	2.072436	414,398.71	110,118.46
2017	19,995,730	18,579,575	2.104957	420,901.52	391,092.06
2018	19,421,635	34,859,100	2.108142	409,435.64	734,879.32
2019	19,421,635	37,614,140	2.109187	409,638.60	793,352.54
2020	19,408,839	43,640,151	2.101465	407,869.96	917,082.52
2021	19,408,839	43,640,151	2.089615	405,570.01	911,911.16
2022	19,408,839	47,484,506	2.019021	391,868.54	958,722.22
2023	19,280,834	47,479,291	1.886993	363,827.99	895,930.98
2024	19,280,834	50,580,931	1.681677	324,241.35	850,607.94
2025	19,280,834	37,552,266	1.61033	310,485.05	604,715.48
Total				3,858,237.37	7,168,412.68

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	928,394	407,551
Industrial	18,352,440	37,097,900
Other	0	46,815

Tax Increment Financing (TIF) Report 2025

COUNTY: 22 DAKOTA

Project Name: TIF SSC 25th/39th STREETS PRJ

City: SOUTH SIOUX CITY

School: SO SIOUX CITY 11

Project Years:

Project Date: 2010

TIF-ID#: 22-5035

Project Type:

Location: Tracts of land in Sections 28 and 29, Tnsp 29 Range 9

Description: TIF funds for updating streets, sewer and water, and general infrastructure to increase private sector investment and development.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2010	19,204,815	397,225	2.266971	435,367.59	9,004.88
2011	19,016,630	1,015,315	2.265699	430,859.60	23,003.98
2012	18,383,850	1,833,730	2.216397	407,459.10	40,642.70
2013	17,908,040	4,432,075	2.186311	391,525.45	96,899.04
2014	17,849,650	4,611,045	2.130475	380,282.33	98,237.08
2015	17,908,040	3,080,490	2.092566	374,737.56	64,461.28
2016	17,425,020	3,002,025	2.072436	361,122.39	62,215.10
2017	17,264,575	6,957,105	2.104957	363,411.88	146,443.98
2018	17,623,440	8,984,315	2.108142	371,527.14	189,402.12
2019	17,580,230	9,221,365	2.109187	370,799.93	194,495.78
2020	17,580,230	13,069,615	2.101465	369,442.38	274,653.38
2021	17,518,375	12,485,950	2.089615	366,066.59	260,908.24
2022	17,828,747	13,589,830	2.019021	359,966.15	274,382.28
2023	17,485,975	15,534,015	1.886993	329,959.12	293,126.46
2024	16,852,753	12,671,758	1.681677	283,408.87	213,098.70
2025	0	0	0	0.00	0.00
Total				5,595,936.08	2,240,975.00

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF THE MARINA INN REDEVELOPMENT PROJECT

City: SOUTH SIOUX CITY

School: SO SIOUX CITY 11

Project Years: 15

Project Date: 2025

TIF-ID#: 22-5130

Project Type: Standard

Location: Parcel ID No. 220023417, 220023336, 220024928, 220018340

Description: TIF funds used for related public infrastructure improvements, land acquisition, site preparation, utilities, engineering and legal costs

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	1,628,045	5,545,505	1.61033	26,216.90	89,300.94
Total				26,216.90	89,300.94

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	1,628,045	5,545,505
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 22 DAKOTA

Project Name: TIF WEST 29TH ST & HIWAY 77 PROJ

Location: West 29th Street and Highway 77

City: SOUTH SIOUX CITY

Project Date: 2017

Description: TIF funds will be used for various public and infrastructure improvements, including improvements to streets, water, sanitary sewer and storm sewer systems, sidewalks, open space and recreational areas within the Redevelopment Area.

School: SO SIOUX CITY 11

TIF-ID#: 22-5050

Project Years:

Project Type:

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2017	14,842,425	1,656,735	2.104957	312,426.66	34,873.56
2018	14,573,800	9,769,610	2.108142	307,236.40	205,957.26
2019	14,440,385	10,082,460	2.109187	304,574.72	212,657.90
2020	14,439,140	11,591,685	2.101465	303,433.47	243,595.20
2021	14,359,700	12,624,900	2.089615	300,062.45	263,811.78
2022	15,294,495	22,622,190	2.019021	308,799.07	456,746.84
2023	13,114,865	23,569,593	1.886993	247,476.58	444,756.70
2024	13,244,070	28,515,180	1.681677	222,722.48	479,533.32
2025	13,244,070	29,218,870	1.61033	213,273.23	470,520.34
Total				2,520,005.06	2,812,452.90

Current Year	Base Value	Excess Value
Residential	52,145	170,160
Commercial	13,191,925	29,048,710
Industrial	0	0
Other	0	0

2026 TOTALS FOR CITY : # SOUTH SIOUX CITY

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	899,935	8,665,640	14,491.92	139,545.40
Commercial	15,907,339	59,785,501	256,160.65	962,743.86
Industrial	18,352,440	37,097,900	295,534.85	597,398.61
other	0	46,815	0.00	753.88
Total	35,159,714	105,595,856	566,187.42	1,700,441.75

Project Count 12

2026 TOTALS FOR COUNTY : # 22 DAKOTA

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	1,319,370	14,847,635	21,246.21	239,095.92
Commercial	16,347,734	91,356,861	262,487.58	1,467,229.77
Industrial	18,352,440	37,097,900	295,534.85	597,398.61
other	0	46,815	0.00	753.88
Total	36,019,544	143,349,211	579,268.64	2,304,478.18

Project Count 20

Tax Increment Financing (TIF) Report 2025

COUNTY: 23 DAWES

CITY: CHADRON

Project Name: TIF CHADRON HOSPITALITY, LLC

City: CHADRON

School: CHADRON 2

Project Years:

Project Date: 2017

TIF-ID#: 23-1005

Project Type:

Location: Lot 101 Buettner Addition Parcel ID 230006812

Description: Land acquisition, site preparation and development, and construction of a 68 room limited service Holiday Inn Express consisting of 3-story structure with approx. 51,000 sq ft on 2.3 acres of land located lat 247 Ash Street.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2017	37,595	4,736,970	1.96476	738.65	93,070.10
2018	37,595	5,332,452	1.987723	747.28	105,994.38
2019	37,595	4,961,605	2.019051	759.06	100,177.34
2020	37,595	5,012,085	2.040495	767.12	102,271.34
2021	37,595	5,012,085	2.036203	765.51	102,056.24
2022	37,595	5,012,085	1.990565	748.35	99,768.82
2023	37,595	5,012,085	1.92194	722.55	96,329.28
2024	37,595	5,012,085	1.78378	670.61	89,404.58
2025	37,595	5,012,085	1.76985	665.38	88,706.40
Total				6,584.51	877,778.48

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	37,595	5,012,085
Industrial	0	0
Other	0	0

2026 TOTALS FOR CITY : # CHADRON

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	0	0	0.00	0.00
Commercial	37,595	5,012,085	665.38	88,706.39
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	37,595	5,012,085	665.38	88,706.39

Project Count 1

2026 TOTALS FOR COUNTY : # 23 DAWES

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	0	0	0.00	0.00
Commercial	37,595	5,012,085	665.38	88,706.39
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	37,595	5,012,085	665.38	88,706.39

Project Count 1

Tax Increment Financing (TIF) Report 2025

COUNTY: 24 DAWSON

CITY: COZAD

Project Name: TIF ARMOR INSURANCE PROJECT

City: COZAD

School: COZAD 11

Project Years:

Project Date: 2019

TIF-ID#: 24-0844

Project Type:

Location: Lot 3, Block 2 Beans Subdivision Cozad

Description: TIF funds will be used for eligible public expenditures including site acquisition, site preparation, grading, extension of utilities, and other eligible public improvements associated with the construction of approximately 3,200 square foot commercial building.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2019	10,230	136,000	2.190137	224.05	2,978.60
2020	10,230	136,000	2.198687	224.93	2,990.22
2021	10,230	136,000	2.183539	223.38	2,969.62
2022	10,230	169,250	2.367978	242.24	4,007.80
2023	10,230	185,800	2.271095	232.33	4,219.70
2024	10,230	187,235	1.942894	198.76	3,637.78
2025	10,230	187,235	1.873634	191.67	3,508.10

Total 1,537.36 24,311.82

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	10,230	187,235
Industrial	0	0
Other	0	0

Project Name: TIF COBBLESTONE INN-COZAD HOTEL GROUP LLC

City: COZAD

School: COZAD 11

Project Years:

Project Date: 2021

TIF-ID#: 24-0957

Project Type: Standard

Location: Lot 2, Block 1 CDC Addition #6 PID: 240220984

Description: TIF funds used for eligilbe expenses including site preparation, necessary fill dirt, land acquisition, utility installation of water and sewer, eligible engineering, and other public improvements such as a parking area needed in the construction of a 54 room hotel including a meeting room and swimming pool.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	111,821	3,858,900	2.183539	2,441.66	84,260.60
2022	111,821	3,858,900	2.367978	2,647.90	91,377.90
2023	111,821	3,841,240	2.271095	2,539.56	87,238.22
2024	111,821	3,841,240	1.942894	2,172.56	74,631.22
2025	111,821	3,841,240	1.873634	2,095.12	71,970.78

Total 11,896.80 409,478.72

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	111,821	3,841,240
Industrial	0	0
Other	0	0

Project Name: TIF DAVIS DRIVE INFRASTRUCTURE PROJ PHASE 1

City: COZAD

School: COZAD 11

Project Years: 15

Project Date: 2021

TIF-ID#: 24-0960

Project Type: Standard

Location: Lot 2 Block 1 CDC Addition #5; PID 10 23 000002381

Description: TIF funds used for eligible public improvements including gravel street improvements, utility installation of water and sewer, engineering expenses needed in the construction of a new commercial development. This lot is the site of a new shop facility for Nelsen Trucking.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	8,316	47,150	2.183539	181.58	1,029.54
2022	8,316	67,360	2.367978	196.92	1,595.08
2023	8,316	102,995	2.271095	188.86	2,339.12
2024	8,316	102,995	1.942894	161.57	2,001.08
2025	8,316	102,995	1.873634	155.81	1,929.76

Total 884.74 8,894.58

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	8,316	102,995
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 24 DAWSON

Project Name: TIF DAVIS DRIVE INFRASTRUCTURE PROJ PHASE 2
City: COZAD
School: COZAD 11
Project Years: 15
Project Date: 2021
TIF-ID#: 24-0961
Project Type: Standard

Location: Lot 1, Bock 2 CDC Addition #5; PID 10 23 000002381
Description: TIF funds used for eligible public improvements including creating a gravel street in front of property, drainage improvements including a culvert for the road, utility installation including water and sewer lines, engineering expenses needed in the construction of a new commercial subdivision. This site includes a new shop and offices, associated with a for sale, install and repair of grain bins and grain handling equipment.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	11,925	277,500	2.183539	260.39	6,059.32
2022	11,925	392,140	2.367978	282.38	9,285.80
2023	11,925	394,275	2.271095	270.83	8,954.36
2024	11,925	394,275	1.942894	231.69	7,660.36
2025	11,925	394,275	1.873634	223.43	7,387.28
Total				1,268.72	39,347.12

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	11,925	394,275
Industrial	0	0
Other	0	0

Project Name: TIF DAVIS DRIVE PHASE 13

City: COZAD
School: COZAD 11
Project Years: 13
Project Date: 2024
TIF-ID#: 24-8606
Project Type: Standard

Location: Lot 1 Block 1 CDC Addition 5th Addition, PID 240214935. (Notice to Divide Tax not timely filed to begin to divide tax until tax year 2024)
Description: TIF funds used for street improvements, utility installation, drainage and erosion control, and engineering fees necessary for the development of a new business park for the recruitment of new businesses.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	9,981	873,236	1.942894	193.92	16,966.06
2025	9,981	873,236	1.873634	187.01	16,361.26
Total				380.93	33,327.32

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	9,981	873,236
Industrial	0	0
Other	0	0

Project Name: TIF DAVIS DRIVE PHASE 14

City: COZAD
School: COZAD 11
Project Years: 15
Project Date: 2024
TIF-ID#: 24-8607
Project Type: Standard

Location: Lot 3 S Potanski Addition, PID 240225142.
Description: TIF funds used for street improvements, utility installation, drainage and erosion control and engineering fees necessary for the development of a new business park for the recruitment of new businesses.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	2,478	251,670	1.942894	48.14	4,889.68
2025	2,478	247,265	1.873634	46.43	4,632.84
Total				94.57	9,522.52

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	2,478	247,265
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 24 DAWSON

Project Name: TIF FOX THEATER

City: COZAD

School: COZAD 11

Project Years: 15

Project Date: 2022

TIF-ID#: 24-0958

Project Type: Standard

Location: Lots 13 and 14 Blk Russells Add: Address: 100 E 8th St; PID 240086732

Description: TIF funds used for site acquisition, demolition of interior walls, street improvements, fire suppression system, and handicapped accessible sidewalks architect and engineering fees necessary in the renovation and rehabilitation of an approximately 10,000 square foot commercial building for operation as a movie theater and community room located within the redevelopment area.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	129,148	421,492	2.367978	3,058.20	9,980.84
2023	129,148	304,597	2.271095	2,933.07	6,917.70
2024	129,148	304,597	1.942894	2,509.21	5,918.00
2025	129,148	304,597	1.873634	2,419.76	5,707.04
Total				10,920.24	28,523.58

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	129,148	304,597
Industrial	0	0
Other	0	0

Project Name: TIF PAULSEN REDEV PROJECT PHASE 10

City: COZAD

School: COZAD 11

Project Years: 15

Project Date: 2024

TIF-ID#: 24-8608

Project Type: Standard

Location: Lot 5, Block 5 Ogorsolka's First Addition to Cozad, PID 240105218.

Description: TIF funds used for site preparations, street improvements, utility installation, site acquisition, engineering fees and other public improvements necessary in the construction of up to 21 separately platted single family residential dwelling units in up to 21 phases.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	42,721	209,431	1.942894	830.02	4,069.02
2025	42,721	209,431	1.873634	800.44	3,923.98
Total				1,630.46	7,993.00

Current Year	Base Value	Excess Value
Residential	42,721	209,431
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF PAULSEN REDEV PROJECT PHASE 11

City: COZAD

School: COZAD 11

Project Years: 15

Project Date: 2024

TIF-ID#: 24-8609

Project Type: Standard

Location: Lot 4, Block 5 Ogorsolka's First Addition to Cozad, PID 240105217.

Description: TIF funds used for site preparation, street improvements, utility installation, site acquisition, engineering fees and other public improvements necessary in the construction of 21 separately platted single family residential dwelling units in up to 21 phases.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	39,712	212,440	1.942894	771.56	4,127.48
2025	39,712	212,440	1.873634	744.06	3,980.36
Total				1,515.62	8,107.84

Current Year	Base Value	Excess Value
Residential	39,712	212,440
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 24 DAWSON

Project Name: TIF PAULSEN REDEV PROJECT PHASE 12
City: COZAD
School: COZAD 11
Project Years:
Project Date: 2024
TIF-ID#: 24-8610
Project Type: Standard

Location: Lot 3, Block 5 Ogorsolka's First Addition to Cozad, PID 240105216.
Description: TIF funds used for site preparation, street improvements, utility installation, site acquisition, engineering fees and other public improvements necessary for the construction of up to 21 separately platted single family residential dwelling units in up to 21 phases.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	28,148	219,909	1.942894	546.89	4,272.60
2025	28,148	219,909	1.873634	527.39	4,120.30
Total				1,074.28	8,392.90

Current Year	Base Value	Excess Value
Residential	28,148	219,909
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF PAULSEN REDEV PROJECT PHASE 13
City: COZAD
School: COZAD 11
Project Years: 15
Project Date: 2024
TIF-ID#: 24-8611
Project Type: Standard

Location: Lot 2, Block 5 Ogorsolka's First Addition to Cozad, PID 240105215.
Description: TIF funds used for site preparation, street improvements, utility installation, site acquisition, engineering fees and other public improvements necessary in the construction of up to 21 separately platted single family residential dwelling units in up to 21 phases.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	29,488	212,494	1.942894	572.92	4,128.54
2025	29,488	212,494	1.873634	552.50	3,981.36
Total				1,125.42	8,109.90

Current Year	Base Value	Excess Value
Residential	29,488	212,494
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF PAULSEN REDEV PROJECT PHASE 14
City: COZAD
School: COZAD 11
Project Years: 15
Project Date: 2024
TIF-ID#: 24-8612
Project Type: Standard

Location: Lot 1, Block 5 Ogorsolka's First Addition to Cozad, PID 240105214.
Description: TIF funds used for site preparation, street improvements, utility installation, site acquisition, engineering fees and other public improvements necessary in the construction of a 21 separately platted single family residential dwelling units in up to 21 phases.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	32,108	197,204	1.942894	623.82	3,831.46
2025	32,108	197,204	1.873634	601.59	3,694.88
Total				1,225.41	7,526.34

Current Year	Base Value	Excess Value
Residential	32,108	197,204
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 24 DAWSON

Project Name: TIF PAULSEN REDEV PROJECT PHASE 5
City: COZAD **Project Date:** 2023
School: COZAD 11 **TIF-ID#:** 24-0970
Project Years: 15 **Project Type:** Standard

Location: Lot 6 Block 5 Ogorsolka's First Addition; Parcel number 240105219
Description: TIF funds used for installation of water, sewer, concrete paving of streets, curb, gutter, land acquisition, and associated engineering costs needed in the construction of a new residential development containing 21 lots in up to 21 phases.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	9,581	217,061	2.271095	217.59	4,929.66
2024	9,581	220,906	1.942894	186.15	4,291.98
2025	9,581	220,906	1.873634	179.51	4,138.98
Total				583.25	13,360.62

Current Year	Base Value	Excess Value
Residential	9,581	220,906
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF PAULSEN REDEV PROJECT PHASE 6
City: COZAD **Project Date:** 2023
School: COZAD 11 **TIF-ID#:** 24-0971
Project Years: 15 **Project Type:** Standard

Location: Lot 7 Block 5 Ogorsolka's First Addition; Parcel number 240105220
Description: TIF funds used for installation of water, sewer, concrete paving of streets, curb, gutter, land acquisition, and associated engineering costs needed in the construction of a new residential development containing 21 lots in up to 21 phases.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	9,581	210,583	2.271095	217.59	4,782.54
2024	9,581	210,201	1.942894	186.15	4,083.98
2025	9,581	210,201	1.873634	179.51	3,938.40
Total				583.25	12,804.92

Current Year	Base Value	Excess Value
Residential	9,581	210,201
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF PAULSEN REDEV PROJECT PHASE 7
City: COZAD **Project Date:** 2023
School: COZAD 11 **TIF-ID#:** 24-0972
Project Years: 15 **Project Type:** Standard

Location: Lot 8 Block 5 Ogorsolka's First Addition; Parcel number 240105221
Description: TIF funds used for installation of water, sewer, concrete paving of streets, curb, gutter, land acquisition, and associated engineering costs needed in the construction of a new residential development containing 21 lots in up to 21 phases.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	9,581	250,933	2.271095	217.59	5,698.94
2024	9,581	220,776	1.942894	186.15	4,289.44
2025	9,581	220,776	1.873634	179.51	4,136.54
Total				583.25	14,124.92

Current Year	Base Value	Excess Value
Residential	9,581	220,776
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 24 DAWSON

Project Name: TIF PAULSEN REDEV PROJECT PHASE 8
City: COZAD **Project Date:** 2023
School: COZAD 11 **TIF-ID#:** 24-0973
Project Years: 15 **Project Type:** Standard

Location: Lot 1 Block 1 Administrative Replate of Block 4 Ogorsolka's First Addition; Parcel number 240105125
Description: TIF funds used for installation of water, sewer, concrete paving of streets, curb, gutter, land acquisition, and associated engineering costs needed in the construction of a new residential development containing 21 lots in up to 21 phases.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	13,264	344,253	2.271095	301.24	7,818.32
2024	13,264	365,099	1.942894	257.71	7,093.50
2025	13,264	365,099	1.873634	248.52	6,840.62
Total				807.47	21,752.44

Current Year	Base Value	Excess Value
Residential	13,264	365,099
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF PAULSEN REDEV PROJECT PHASE 9
City: COZAD **Project Date:** 2023
School: COZAD 11 **TIF-ID#:** 24-0974
Project Years: 15 **Project Type:** Standard

Location: Lot 2 Block 1 Administrative Replat of Block 4 Ogorsolka's First Addition; Parcel number 240223007
Description: TIF funds used for installation of water, sewer, concrete paving of streets, curb, gutter, land acquisition, and associated engineering costs needed in the construction of a new residential development containing 21 lots in up to 21 phases.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	12,807	344,253	2.271095	290.86	7,818.32
2024	12,807	365,034	1.942894	248.83	7,092.22
2025	12,807	365,034	1.873634	239.96	6,839.40
Total				779.65	21,749.94

Current Year	Base Value	Excess Value
Residential	12,807	365,034
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF PAULSEN REDEVELOPMENT PROJ PHASE 3
City: COZAD **Project Date:** 2020
School: COZAD 11 **TIF-ID#:** 24-0959
Project Years: 15 **Project Type:** Standard

Location: Legal Description: Lot 2, Block 6 Ogorsolka's First Add. PID: 240105303
Note: Notice to Divide tax was not timely filed by the city in 2020; first year taxes divided was 2021
Description: TIF funds used for eligible public improvements including site preparation, street improvements, utility installation, land acquisition, eligible engineering expenditures, and other public improvements needed in the construction of 21 separately platted, single family residential dwelling units completed in up to 21 phases.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	9,581	219,935	2.183539	209.20	4,802.38
2022	9,581	241,929	2.367978	226.88	5,728.84
2023	9,581	246,455	2.271095	217.59	5,597.24
2024	9,581	237,071	1.942894	186.15	4,606.04
2025	9,581	237,071	1.873634	179.51	4,441.84
Total				1,019.33	25,176.34

Current Year	Base Value	Excess Value
Residential	9,581	237,071
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 24 DAWSON

Project Name: TIF PAULSEN REDEVELOPMENT PROJ PHASE 4

City: COZAD

School: COZAD 11

Project Years: 15

Project Date: 2021

TIF-ID#: 24-0962

Project Type: Standard

Location: Lot 4, Block 6 Ogorsolka's First Add.; PID 240105306

Description: TIF funds used for installation of water, sewer, concrete paving of streets, curb, gutter, land acquisition, and associated engineering costs needed in the construction of a new residential development containing 21 lots in up to 21 phases.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	9,581	204,165	2.183539	209.20	4,458.02
2022	9,581	224,582	2.367978	226.88	5,318.06
2023	9,581	268,356	2.271095	217.59	6,094.62
2024	9,581	227,946	1.942894	186.15	4,428.76
2025	9,581	227,946	1.873634	179.51	4,270.88
Total				1,019.33	24,570.34

Current Year	Base Value	Excess Value
Residential	9,581	227,946
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF PAULSEN REDVL PROJ PHASE 1

City: COZAD

School: COZAD 11

Project Years:

Project Date: 2019

TIF-ID#: 24-0842

Project Type:

Location: Lot 6 and Lot 8 Block 6 Ogorsolka's First Addition Cozad

Description: TIF funds used for site preparation, installation of sanitary sewer improvements, water main improvements, storm sewer improvements, street paving associated with a new residential subdivision consisting of approximately 21 homes in up to 21 phases.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2019	19,162	326,610	2.190137	419.67	7,153.22
2020	19,162	326,610	2.198687	421.31	7,181.14
2021	19,162	342,625	2.183539	418.41	7,481.36
2022	19,162	376,888	2.367978	453.75	8,924.64
2023	19,162	446,458	2.271095	435.19	10,139.50
2024	19,162	475,397	1.942894	372.30	9,236.46
2025	19,162	475,397	1.873634	359.03	8,907.20
Total				2,879.66	59,023.52

Current Year	Base Value	Excess Value
Residential	19,162	475,397
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 24 DAWSON

Project Name: TIF SHOEMAKER SEED PROJECT

City: COZAD

School: COZAD 11

Project Years:

Project Date: 2019

TIF-ID#: 24-0846

Project Type:

Location: All of Thrumer Addition Cozad

Description: TIF funds used for eligible public improvements, including site preparation, grading, erosion control, construction and installation of retaining wall, improvements to make the site buildable, installation of underground electrical utility improvements, enhancements to the site not required by the zoning ordinance or building code but required by the CRA. This includes landscaping improvements and upgrading the parking lot area from gravel to concrete, and other eligible public improvements associated a new 3,600 square foot commercial building and associated improvements.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2019	209,668	115,710	2.190137	4,592.02	2,534.22
2020	209,668	115,710	2.198687	4,609.94	2,544.10
2021	209,668	115,710	2.183539	4,578.18	2,526.58
2022	209,668	115,710	2.367978	4,964.89	2,740.00
2023	209,668	180,990	2.271095	4,761.76	4,110.46
2024	209,668	180,990	1.942894	4,073.63	3,516.44
2025	209,668	180,990	1.873634	3,928.41	3,391.10
Total				31,508.83	21,362.90

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	209,668	180,990
Industrial	0	0
Other	0	0

2026 TOTALS FOR CITY : # COZAD

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	265,315	3,373,908	4,971.03	63,214.69
Commercial	493,567	6,131,833	9,247.64	114,888.11
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	758,882	9,505,741	14,218.67	178,102.80

Project Count 21

CITY: FARNUM

Tax Increment Financing (TIF) Report 2025

COUNTY: 24 DAWSON

Project Name: TIF ALL POINTS EXPNS. ELEVATOR

City: FARNUM

School: EUSTIS-FARNAM 95

Project Years:

Project Date: 2011

TIF-ID#: 24-0859

Project Type:

Location: Tract of land in part of Section 31, Tnsp 9N, Range 25W

Description: TIF funds to be used for acquisition, demolition, site preparation, utility extension and infrastructure report for elevator expansion.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2011	502,800	0	2.130803	10,713.68	0.00
2012	502,800	1,732,905	2.056748	10,341.33	35,641.50
2013	502,800	1,732,905	1.918601	9,646.73	33,247.54
2014	502,800	1,732,905	1.780173	8,950.71	30,848.72
2015	502,800	1,732,905	1.619575	8,143.22	28,065.70
2016	502,800	1,732,905	1.573009	7,909.09	27,258.76
2017	502,800	1,732,905	1.569012	7,888.99	27,189.50
2018	502,800	1,729,595	1.593227	8,010.75	27,556.38
2019	502,800	1,729,595	1.616905	8,129.80	27,965.92
2020	502,800	1,729,595	1.676687	8,430.38	28,999.90
2021	502,800	1,729,595	1.680772	8,450.92	29,070.56
2022	502,800	1,729,590	1.79814	9,041.05	31,100.46
2023	502,800	1,790,895	1.722686	8,661.67	30,851.50
2024	502,800	1,790,895	1.280635	6,439.03	22,934.84
2025	502,800	1,790,895	1.598125	8,035.37	28,620.74
Total				128,792.72	409,352.02

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	502,800	1,790,895
Industrial	0	0
Other	0	0

2026 TOTALS FOR CITY : # FARNUM

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	0	0	0.00	0.00
Commercial	502,800	1,790,895	8,035.37	28,620.74
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	502,800	1,790,895	8,035.37	28,620.74

Project Count 1

CITY: GOTHENBURG

Project Name: TIF 2021 HOUSING PROJECT

City: GOTHENBURG

School: GOTHENBURG 20

Project Years: 15

Project Date: 2022

TIF-ID#: 24-0963

Project Type: Standard

Location: Lot 3 Blk 1, Lots 1 and 2 Blk 2 Peterson Estates Second Sub and Lots 7 and 8 Blk 1 The Crossing Second Sub; PID's 240205421, 240205375, 240205367, 240222608, 240222615

Description: TIF funds used for infrastructure costs related to residential development required for workforce housing.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	25,594	569,367	2.04204	522.64	11,626.72
2023	25,594	1,356,486	1.930574	494.11	26,188.00
2024	25,594	1,714,641	1.732139	443.32	29,700.00
2025	25,594	1,710,123	1.695487	433.94	28,994.94
Total				1,894.01	96,509.66

Current Year	Base Value	Excess Value
Residential	25,594	1,710,123
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 24 DAWSON

Project Name: TIF 2021 HOUSING PROJECT 2

City: GOTHENBURG

School: GOTHENBURG 20

Project Years:

Project Date: 2023

TIF-ID#: 24-0976

Project Type:

Location: Lot 6, Block 1 and Lot 5, Block 2 The Crossing Second Subdivision; Lots 1-4 Wakefield Subdivision, a replat of Lots 10, 11, 12 and S 1/2 Lot 18 Goshen Subdivision; Parcel numbers 240222601, 240222650, 24021819, 240222657, 240222664, and 240222671
Description: TIF funds used for site acquisition, provide earthwork, paving, storm sewer, sanitary sewer and water to Tract 1, paving storm and sanitary sewer and water to Tract 2, plus all engineering fees needed in the construction of a new residential development.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	33,302	1,214,298	1.930574	642.92	23,442.96
2024	33,302	1,388,241	1.732139	576.84	24,046.30
2025	33,302	1,320,743	1.695487	564.63	22,393.06
Total				1,784.39	69,882.32

Current Year	Base Value	Excess Value
Residential	33,302	1,320,743
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF 2021 HOUSING PROJECT 3

City: GOTHENBURG

School: GOTHENBURG 20

Project Years: 15

Project Date: 2024

TIF-ID#: 24-8601

Project Type: Standard

Location: Lot 5, Block 1 and Lots 1 through 4, Block 2 The Crossing Second Subdivision, and Lots 5 and 6 Wakefield Subdivision, PID's 240222594, 240222622, 240222629, 240222636, 240222643, 240199189, 240222678.
Description: TIF funds used for new infrastructure and costs related to the development of a new residential subdivision.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	39,794	1,852,895	1.732139	689.29	32,094.74
2025	39,794	1,789,783	1.695487	674.70	30,345.58
Total				1,363.99	62,440.32

Current Year	Base Value	Excess Value
Residential	39,794	1,789,783
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF 2021 HOUSING PROJECT 4

City: GOTHENBURG

School: GOTHENBURG 20

Project Years: 15

Project Date: 2025

TIF-ID#: 24-8613

Project Type: Standard

Location: Lot 1 Block 1, Lot 3 Block 1, Lot 4 Block 1, Replat of Lot 1 of the Crossing
Description: TIF funds used for infrastructure and site acquisition

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	17,123	568,856	1.695487	290.32	9,644.90
Total				290.32	9,644.90

Current Year	Base Value	Excess Value
Residential	17,123	568,856
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 24 DAWSON

Project Name: TIF ERRON PROPERTIES WAREHOUSE

City: GOTHENBURG

School: GOTHENBURG 20

Project Years:

Project Date: 2011

TIF-ID#: 24-0828

Project Type:

Location: Lots 3 & 4 Gothenburg Industrial Park Second Addition, Gothenburg

Description: TIF funds to be used for site acquisition and site preparation for warehouse development.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2011	20,000	0	2.201478	440.30	0.00
2012	20,000	0	2.196805	439.36	0.00
2013	20,000	0	2.045912	409.18	0.00
2014	20,000	0	1.915316	383.06	0.00
2015	20,000	1,079,325	1.92277	384.55	20,752.94
2016	20,000	1,079,325	1.905654	381.13	20,568.20
2017	20,000	1,079,325	1.891626	378.33	20,416.80
2018	20,000	1,079,325	1.910116	382.02	20,616.36
2019	20,000	1,101,325	1.874819	374.96	20,647.86
2020	20,000	1,101,325	1.944258	388.85	21,412.60
2021	20,000	1,101,325	1.919521	383.90	21,140.16
2022	20,000	1,101,325	2.04204	408.41	22,489.50
2023	20,000	1,101,325	1.930574	386.11	21,261.90
2024	20,000	1,226,085	1.732139	346.43	21,237.50
2025	20,000	1,226,085	1.695487	339.10	20,788.12
Total				5,825.69	231,331.94

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	20,000	1,226,085
Industrial	0	0
Other	0	0

Project Name: TIF GOOD LIFE PROJECT

City: GOTHENBURG

School: GOTHENBURG 20

Project Years:

Project Date: 2023

TIF-ID#: 24-0975

Project Type:

Location: Lot 1 Good Life Administrative Subdivision, a replat of Lot 3, Block 1 Green Acres Addition, a part of Block 2 of Gothenburg Industrial Park First Addition; Parcel number 240219767

Description: TIF funds used for site acquisition, earthwork, paving, storm sewer, sanitary sewer, water, engineering and professional fees needed in the construction of a pedestrian shopping plaza, including a new restaurant.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	39,269	438,675	1.930574	758.12	8,468.96
2024	39,269	1,177,310	1.732139	680.19	20,392.66
2025	39,269	1,177,310	1.695487	665.80	19,961.14
Total				2,104.11	48,822.76

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	39,269	1,177,310
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 24 DAWSON

Project Name: TIF GOSHEN SUBDV INFRASTRUCT.

City: GOTHENBURG

School: GOTHENBURG 20

Project Years:

Project Date: 2011

TIF-ID#: 24-0879

Project Type:

Location: Lot 8 Goshen Second Subdiv to Gothenburg and Lots 6, 7, 8 and N1/2 Lot 18, Goshen Subdivision, Gothenburg

Description: Amendment of plan to install streets, sewer, and water for low and moderate income housing project.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2011	7,565	85,562	2.201478	166.54	1,883.64
2012	7,565	150,435	2.196805	166.19	3,304.76
2013	7,565	150,435	2.045912	154.77	3,077.78
2014	7,565	150,435	1.915316	144.89	2,881.32
2015	7,565	92,005	1.92277	145.46	1,769.04
2016	7,565	92,005	1.905654	144.16	1,753.30
2017	7,565	92,005	1.891626	143.10	1,740.40
2018	7,565	35,005	1.910116	144.50	668.64
2019	7,565	35,005	1.874819	141.83	656.28
2020	7,565	35,005	1.944258	147.08	680.60
2021	7,565	46,645	1.919521	145.21	895.36
2022	7,565	95,380	2.04204	154.48	1,947.70
2023	7,565	52,485	1.930574	146.05	1,013.26
2024	7,565	68,260	1.732139	131.04	1,182.36
2025	7,565	57,091	1.695487	128.26	967.98
Total				2,203.56	24,422.42

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	7,565	57,091
Industrial	0	0
Other	0	0

Project Name: TIF GOTHENBURG STORAGE REDEV

City: GOTHENBURG

School: GOTHENBURG 20

Project Years: 15

Project Date: 2025

TIF-ID#: 24-8614

Project Type: Standard

Location: Lots 1, 2, and 3 Block 40, First Addition Dawson County, Nebraska

Description: TIF funds used for construction of a self storage facility

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	27,935	265,090	1.695487	473.63	4,494.58
Total				473.63	4,494.58

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	27,935	265,090
Industrial	0	0
Other	0	0

Project Name: TIF LOT 3 INDUSTRIAL PARK PROJECT

City: GOTHENBURG

School: GOTHENBURG 20

Project Years:

Project Date: 2022

TIF-ID#: 24-0967

Project Type:

Location: Lot 3, Block 1 Gothenburg Industrial Park 1st Add; PID 240222328

Description: TIF funds used for site acquisition and preparation including infrastructure required in the construction of a new 8,000 square foot industrial building for agricultural seed product warehousing and sales.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	1,877	358,285	2.04204	38.33	7,316.32
2023	1,877	257,075	1.930574	36.24	4,963.02
2024	1,877	257,075	1.732139	32.51	4,452.90
2025	1,877	257,075	1.695487	31.82	4,358.68
Total				138.90	21,090.92

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	1,877	257,075
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 24 DAWSON

Project Name: TIF MAC VENTURES LLC, REDEV PROJ
City: GOTHENBURG
School: GOTHENBURG 20
Project Years: 15
Project Date: 2024
TIF-ID#: 24-8600
Project Type: Standard

Location: Lots 1 and 2, Block 2 Gothenburg Industrial Park Third, PID 240224246 and 24224267.
Description: TIF funds used for site preparation, utility extension and public street paving necessary for a corporate headquarters and manufacturing facility.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	39,677	8,467,469	1.732139	687.26	146,668.34
2025	39,677	8,472,903	1.695487	672.72	143,656.98

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	27,711	8,470,700
Industrial	0	0
Other	11,966	2,203

Total 1,359.98 290,325.32

Project Name: TIF NEBRASKA BARN & GRILL
City: GOTHENBURG
School: GOTHENBURG 20
Project Years:
Project Date: 2014
TIF-ID#: 24-0808
Project Type:

Location: Lot 3 of Terry's Business Park Addition, Gothenburg
Description: TIF funds used for site acquisition, site preparation, public parking and lighting for commercial structure.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2014	1,822	844,078	1.915316	34.90	16,166.76
2015	1,822	863,173	1.92277	35.03	16,596.84
2016	1,822	863,173	1.905654	34.72	16,449.10
2017	1,822	863,173	1.891626	34.47	16,328.00
2018	1,822	849,010	1.910116	34.80	16,217.08
2019	1,822	849,010	1.874819	34.16	15,917.40
2020	1,822	849,010	1.944258	35.42	16,506.94
2021	1,822	849,010	1.919521	34.97	16,296.94
2022	1,822	849,008	2.04204	37.21	17,337.08
2023	1,822	853,933	1.930574	35.18	16,485.82
2024	1,822	853,933	1.732139	31.56	14,791.32
2025	1,822	853,933	1.695487	30.89	14,478.32

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	1,822	853,933
Industrial	0	0
Other	0	0

Total 413.31 193,571.60

Project Name: TIF PONY XPRESS WASH PROJECT
City: GOTHENBURG
School: GOTHENBURG 20
Project Years:
Project Date: 2023
TIF-ID#: 24-0969
Project Type:

Location: Lots 10, 11, and 12 Block 46 First Addition; Parcel 240071751
Description: TIF funds used for site acquisition and new infrastructure needed for a new commercial business.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	38,505	287,060	1.930574	743.37	5,541.92
2024	38,505	287,060	1.732139	666.96	4,972.28
2025	38,505	287,060	1.695487	652.85	4,867.06

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	38,505	287,060
Industrial	0	0
Other	0	0

Total 2,063.18 15,381.26

Tax Increment Financing (TIF) Report 2025

COUNTY: 24 DAWSON

Project Name: TIF TAPROOT, INC

City: GOTHENBURG

School: GOTHENBURG 20

Project Years:

Project Date: 2012

TIF-ID#: 24-0856

Project Type:

Location: Tract in SW 1/4 NE 1/4 S of Blks 69 & 70 Bergstrom's Addition (.48A) Acreage in City 15-11-25

Description: Acquisition and rehabilitation of commerical facility

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2012	85,000	90,728	2.196805	1,867.28	1,993.12
2013	85,000	90,728	2.045912	1,739.03	1,856.22
2014	85,000	90,728	1.915316	1,628.02	1,737.74
2015	85,000	90,728	1.92277	1,634.35	1,744.50
2016	85,000	90,728	1.905654	1,619.81	1,728.96
2017	85,000	90,728	1.891626	1,607.88	1,716.24
2018	85,000	90,728	1.910116	1,623.60	1,733.02
2019	85,000	97,410	1.874819	1,593.60	1,826.26
2020	85,000	97,410	1.944258	1,652.62	1,893.90
2021	85,000	97,410	1.919521	1,631.59	1,869.82
2022	85,000	97,410	2.04204	1,735.73	1,989.16
2023	85,000	121,544	1.930574	1,640.99	2,346.50
2024	85,000	121,544	1.732139	1,472.32	2,105.32
2025	85,000	121,544	1.695487	1,441.16	2,060.76
Total				22,887.98	26,601.52

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	85,000	121,544
Industrial	0	0
Other	0	0

Project Name: TIF TJ 2010

City: GOTHENBURG

School: GOTHENBURG 20

Project Years:

Project Date: 2010

TIF-ID#: 24-0807

Project Type:

Location: Lot 5 Terry's Business Park Add, Gothenburg

Description: TIF funds for acquisition, demolition, preparation for redevelopment, infrastructure for motel.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2010	977	48,345	2.173848	21.24	1,050.95
2011	977	4,355,345	2.201478	21.51	95,881.96
2012	6,338	4,553,214	2.196805	139.23	100,025.26
2013	6,338	4,553,214	2.045912	129.67	93,154.76
2014	6,338	4,553,214	1.915316	121.39	87,208.44
2015	6,338	3,988,381	1.92277	121.87	76,687.40
2016	6,338	3,988,381	1.905654	120.78	76,004.74
2017	6,338	3,988,382	1.891626	119.89	75,445.28
2018	6,338	3,996,649	1.910116	121.06	76,340.64
2019	6,338	4,002,758	1.874819	118.83	75,044.48
2020	6,338	4,002,758	1.944258	123.23	77,823.96
2021	6,338	4,002,758	1.919521	121.66	76,833.80
2022	6,338	4,002,756	2.04204	129.42	81,737.90
2023	6,338	1,526,846	1.930574	122.36	29,476.90
2024	6,338	1,498,045	1.732139	109.78	25,948.24
2025	6,338	1,527,962	1.695487	107.46	25,906.42
Total				1,749.38	1,074,571.13

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	6,338	1,527,962
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 24 DAWSON

2026 TOTALS FOR CITY : # GOTHENBURG

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	115,813	5,389,505	1,963.59	91,378.36
Commercial	256,022	14,243,850	4,340.82	241,502.63
Industrial	0	0	0.00	0.00
other	11,966	2,203	202.88	37.35
Total	383,801	19,635,558	6,507.30	332,918.33

Project Count 14

CITY: LEXINGTON

Project Name: TIF CENTRAL TIRE PROJECT-MTRE

Location: Lot 5 Replat Southeast Second Addition, PID 240218624

City: LEXINGTON

Project Date: 2016

Description: Site acquisition and preparation for commercial development.

School: LEXINGTON 1

TIF-ID#: 24-0937

Project Years:

Project Type:

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2016	26,730	565,100	1.919819	513.17	10,848.90
2017	26,730	565,100	1.908961	510.27	10,787.54
2018	26,730	1,557,085	1.893785	506.21	29,487.84
2019	26,730	1,557,085	1.892177	505.78	29,462.80
2020	26,730	1,557,085	1.916202	512.20	29,836.90
2021	26,730	1,557,085	1.91086	510.77	29,753.72
2022	26,730	1,557,085	1.917669	512.59	29,859.74
2023	26,730	1,797,945	1.782846	476.55	32,054.60
2024	26,730	1,797,945	1.647327	440.33	29,618.04
2025	26,730	1,797,945	1.566226	418.65	28,159.88
Total				4,906.52	259,869.96

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	26,730	1,797,945
Industrial	0	0
Other	0	0

Project Name: TIF FAT DOGS TRAVEL CENTER

Location: Lot 1 Wilkinson Addition; Parcel number 240207149

City: LEXINGTON

Project Date: 2024

Description: TIF funds used in the rehabilitation of a commercial business which includes remodeling of existing structure and new addition.

School: LEXINGTON 1

TIF-ID#: 24-0968

Project Years: 15

Project Type: Standard

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	1,263,324	189,100	1.782846	22,523.12	3,371.36
2024	1,263,324	1,420,210	1.647327	20,811.08	23,395.50
2025	1,263,324	1,420,210	1.566226	19,786.51	22,243.70
Total				63,120.71	49,010.56

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	1,263,324	1,420,210
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 24 DAWSON

Project Name: TIF HANK'S C STORE

City: LEXINGTON

School: LEXINGTON 1

Project Years: 15

Project Date: 2025

TIF-ID#: 24-8615

Project Type: Standard

Location: Lot Three Auto Haus Second Subdivision Dawson County, Nebraska

Description: TIF funds used for site acquisition and preparation for vacant property

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	26,585	1,731,540	1.566226	416.38	27,119.84
Total				416.38	27,119.84

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	26,585	1,731,540
Industrial	0	0
Other	0	0

Project Name: TIF HNB PROPERTIES

City: LEXINGTON

School: LEXINGTON 1

Project Years:

Project Date: 2018

TIF-ID#: 24-0928

Project Type:

Location: Parcel ID's 240219479 & 240219367. Lot 1, Block 1; and Lot 6, Block 6, Southwest First Addition.

Description: TIF Funds used for site preparation for a residential housing development.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2018	34,000	2,037,220	1.893785	643.89	38,580.58
2019	34,000	2,037,220	1.892177	643.34	38,547.82
2020	34,000	2,038,305	1.916202	651.51	39,058.06
2021	34,000	3,145,090	1.91086	649.69	60,098.28
2022	34,000	3,006,351	1.917669	652.01	57,651.88
2023	34,000	4,023,756	1.782846	606.17	71,737.38
2024	34,000	4,046,360	1.647327	560.09	66,656.78
2025	34,000	4,061,515	1.566226	532.52	63,612.52
Total				4,939.22	435,943.30

Current Year	Base Value	Excess Value
Residential	17,000	246,360
Commercial	17,000	3,815,155
Industrial	0	0
Other	0	0

Project Name: TIF HNB PROPERTIES PROJECT

City: LEXINGTON

School: LEXINGTON 1

Project Years:

Project Date: 2021

TIF-ID#: 24-0956

Project Type: Standard

Location: S 220' Lot 2, Block 1 Southwest First Add; Lots 6 and 7, Block 5 Southwest First Add.; Lot 6 Block 3 Southwest First Add;

Description: TIF funds used for land acquisition, engineering fees, legal fees, geothermal, and site preparation needed in the construction of a new residential housing development.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	47,033	2,780,530	1.91086	898.73	53,132.04
2022	40,333	2,625,946	1.917669	773.45	50,356.96
2023	40,333	3,344,194	1.782846	719.08	59,621.84
2024	40,333	3,384,965	1.647327	664.42	55,761.46
2025	40,333	3,384,965	1.566226	631.71	53,016.22
Total				3,687.39	271,888.52

Current Year	Base Value	Excess Value
Residential	22,783	764,650
Commercial	17,550	2,620,315
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 24 DAWSON

Project Name: TIF HNB PROPERTIES PROJECT #4

City: LEXINGTON

School: LEXINGTON 1

Project Years:

Project Date: 2022

TIF-ID#: 24-0964

Project Type:

Location: Lot 3 Southwest Fourth Sub, a Replat of Lots 1 thru 5, Block 1 Southwest First Add; PID 240219318

Description: TIF funds used for site preparation required for a new residential housing development.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	15,350	1,220,060	1.917669	294.36	23,396.72
2023	15,350	6,316,040	1.782846	273.67	112,605.28
2024	15,350	6,316,040	1.647327	252.86	104,045.84
2025	15,350	6,666,010	1.566226	240.42	104,404.78
Total				1,061.31	344,452.62

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	15,350	6,666,010
Industrial	0	0
Other	0	0

Project Name: TIF HNB PROPERTIES PROJECT 2

City: LEXINGTON

School: LEXINGTON 1

Project Years:

Project Date: 2019

TIF-ID#: 24-0886

Project Type:

Location: Lots 1-5 Block 6 Southwest First Addition and Lot 8 Block 5 Southwest First Addition, Lots 7 and 8 Block 3 Southwest First Addition and Lots 12-15 Block 2 Southwest Second Subdivision, a Replat of Block 2 and Block 9 Southwest Addition Lexington

Description: TIF funds used for site preparation for residential housing development.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2019	61,417	677,790	1.892177	1,162.12	12,825.02
2020	61,417	1,529,829	1.916202	1,176.87	29,314.66
2021	61,417	1,537,729	1.91086	1,173.59	29,383.88
2022	61,417	1,660,044	1.917669	1,177.77	31,834.20
2023	61,417	1,951,967	1.782846	1,094.97	34,800.62
2024	74,205	2,904,114	1.647327	1,222.40	47,840.32
2025	74,205	2,904,117	1.566226	1,162.22	45,485.10
Total				8,169.94	231,483.80

Current Year	Base Value	Excess Value
Residential	61,417	2,034,505
Commercial	12,788	869,612
Industrial	0	0
Other	0	0

Project Name: TIF L-1 DESIGNER CRAFT

City: LEXINGTON

School: LEXINGTON 1

Project Years:

Project Date: 2017

TIF-ID#: 24-0938

Project Type:

Location: Lot 4 Greater Lexington Addition

Description: Site preparation for commercial development.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2017	24,960	381,615	1.908961	476.48	7,284.88
2018	24,960	672,923	1.893785	472.69	12,743.72
2019	24,960	672,923	1.892177	472.29	12,732.90
2020	24,960	672,923	1.916202	478.28	12,894.56
2021	24,960	672,923	1.91086	476.95	12,858.62
2022	24,960	673,925	1.917669	478.65	12,923.66
2023	24,960	791,660	1.782846	445.00	14,114.08
2024	24,960	791,660	1.647327	411.17	13,041.24
2025	24,960	791,660	1.566226	390.93	12,399.18
Total				4,102.44	110,992.84

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	24,960	791,660
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 24 DAWSON

Project Name: TIF LEGEND OAKS II PROJ

City: LEXINGTON

School: LEXINGTON 1

Project Years:

Project Date: 2014

TIF-ID#: 24-0948

Project Type:

Location: Pt Lot 12 & All Lots 13, 14, 15 (Replat of Blk 3) Parkview Add
Description: TIF funds used for site acquisition, site preparation and infrastructure installation for senior low income housing tax credit project.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2014	34,165	0	2.042805	697.92	0.00
2015	34,165	542,782	1.943991	664.16	10,551.64
2016	34,165	701,158	1.919819	655.91	13,460.96
2017	34,165	701,158	1.908961	652.20	13,384.84
2018	34,165	488,638	1.893785	647.01	9,253.76
2019	34,165	488,638	1.892177	646.46	9,245.90
2020	34,165	488,638	1.916202	654.67	9,363.30
2021	34,165	488,638	1.91086	652.85	9,337.20
2022	34,165	584,750	1.917669	655.17	11,213.58
2023	34,165	733,165	1.782846	609.11	13,071.20
2024	34,165	454,612	1.647327	562.81	7,488.96
2025	34,165	384,537	1.566226	535.10	6,022.72
Total				7,633.37	112,394.06

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	34,165	384,537
Industrial	0	0
Other	0	0

Project Name: TIF LEVANDER REDEV PROJECT

City: LEXINGTON

School: LEXINGTON 1

Project Years: 15

Project Date: 2022

TIF-ID#: 24-0966

Project Type: Standard

Location: Tract B Administrative Replat of Lot 4, CDA First Add; PID 240222223

Description: TIF funds used for site acquisition, site work and preparation, utility extensions, construction of roadway access, engineering, surveying, and legal costs required in the construction of a minimum 6,300 square foot commercial office and shop for automotive body work, along with necessary public parking, access, screened storage, and landscaping.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	9,154	274,840	1.917669	175.54	5,270.52
2023	9,154	577,575	1.782846	163.20	10,297.28
2024	9,154	577,575	1.647327	150.80	9,514.56
2025	9,154	577,575	1.566226	143.37	9,046.14
Total				632.91	34,128.50

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	9,154	577,575
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 24 DAWSON

Project Name: TIF LEXINGTON DEVELOP. GROUP

City: LEXINGTON

School: LEXINGTON 1

Project Years:

Project Date: 2014

TIF-ID#: 24-0944

Project Type:

Location: Lot 2, CDA First Addition to City of Lexington

Description: TIF funds used for site acquisition and preparation for commercial development

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2014	19,864	750,828	2.042805	405.78	15,337.96
2015	19,864	1,012,390	1.943991	386.15	19,680.78
2016	19,864	1,012,390	1.919819	381.35	19,436.06
2017	19,864	1,012,391	1.908961	379.20	19,326.16
2018	19,864	1,012,391	1.893785	376.18	19,172.52
2019	19,864	1,012,391	1.892177	375.86	19,156.24
2020	19,864	1,012,391	1.916202	380.63	19,399.46
2021	19,864	1,012,391	1.91086	379.57	19,345.38
2022	19,864	1,012,391	1.917669	380.93	19,414.32
2023	19,864	1,156,821	1.782846	354.14	20,624.34
2024	19,864	1,156,820	1.647327	327.23	19,056.62
2025	19,864	1,156,820	1.566226	311.12	18,118.42
Total				4,438.14	228,068.26

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	19,864	1,156,820
Industrial	0	0
Other	0	0

Project Name: TIF LEXINGTON DEVL. GROUP II

City: LEXINGTON

School: LEXINGTON 1

Project Years:

Project Date: 2015

TIF-ID#: 24-0925

Project Type:

Location: Lot 2, CDA First Addition Lexington

Description: Site acquisition and preparation for commercial development of 8,000 sq ft retail shopping center.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2015	10,161	0	1.943991	197.53	0.00
2016	10,161	449,990	1.919819	195.07	8,639.00
2017	10,161	449,989	1.908961	193.97	8,590.12
2018	10,161	449,989	1.893785	192.43	8,521.82
2019	10,161	449,989	1.892177	192.26	8,514.60
2020	10,161	449,990	1.916202	194.71	8,622.72
2021	10,161	449,990	1.91086	194.16	8,598.68
2022	10,161	449,990	1.917669	194.85	8,629.32
2023	10,161	673,690	1.782846	181.15	12,010.86
2024	10,161	673,690	1.647327	167.38	11,097.88
2025	10,161	673,690	1.566226	159.14	10,551.52
Total				2,062.65	93,776.52

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	10,161	673,690
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 24 DAWSON

Project Name: TIF LEXINGTON SELF STORAGE REDEV PLAN

Location: Lot 17 Greater Lexington Additon, PID240221026.

City: LEXINGTON

Project Date: 2024

Description: TIF funds used for allowable expenses necessary for the constructions of a self storage facility.

School: LEXINGTON 1

TIF-ID#: 24-8605

Project Years: 15

Project Type: Standard

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	33,781	1,175,935	1.647327	556.48	19,371.50
2025	33,781	1,175,935	1.566226	529.09	18,417.80
Total				1,085.57	37,789.30

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	33,781	1,175,935
Industrial	0	0
Other	0	0

Project Name: TIF ORTHMAN PROJECT

Location: Lot 11, Replat of Southeast Second Addition, Lexington

City: LEXINGTON

Project Date: 2015

Description: Site acquisition and preparation for industrial development.

School: LEXINGTON 1

TIF-ID#: 24-0923

TIF project was filed timely but omitted from division of tax by assessor. Tax list corrections were made during 2017 for proper TIF division of tax for years 2015 and 2016.

Project Years:

Project Type:

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2015	502,537	461,925	1.943991	9,769.27	8,979.78
2016	502,537	559,480	1.919819	9,647.80	10,741.00
2017	502,537	559,478	1.908961	9,593.24	10,680.22
2018	502,537	7,796,803	1.893785	9,516.97	147,654.70
2019	502,537	7,796,803	1.892177	9,508.89	147,529.32
2020	502,537	7,796,803	1.916202	9,629.62	149,402.50
2021	502,537	7,796,803	1.91086	9,602.78	148,986.00
2022	502,537	7,766,803	1.917669	9,637.00	148,941.58
2023	502,537	9,057,478	1.782846	8,959.46	161,480.88
2024	502,537	9,057,480	1.647327	8,278.43	149,206.32
2025	502,537	9,057,480	1.566226	7,870.87	141,860.62
Total				102,014.33	1,225,462.92

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	502,537	9,057,480
Industrial	0	0
Other	0	0

Project Name: TIF PENTAD PROPERTIES PROJECT

Location: Lot 3, Replat of Tract 2 Wal-Mart Subdivision, PID 240217798

City: LEXINGTON

Project Date: 2016

Description: Site acquisition and preparation for commercial development.

School: LEXINGTON 1

TIF-ID#: 24-0935

Project Years:

Project Type:

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2016	107,851	0	1.919819	2,070.54	0.00
2017	107,851	773,390	1.908961	2,058.83	14,763.72
2018	107,851	766,005	1.893785	2,042.47	14,506.50
2019	107,851	766,005	1.892177	2,040.73	14,494.18
2020	107,851	766,005	1.916202	2,066.64	14,678.20
2021	107,851	766,005	1.91086	2,060.88	14,637.28
2022	107,851	766,005	1.917669	2,068.23	14,689.44
2023	107,851	803,590	1.782846	1,922.82	14,326.78
2024	107,851	803,590	1.647327	1,776.66	13,237.76
2025	107,851	803,590	1.566226	1,689.19	12,586.04
Total				19,796.99	127,919.90

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	107,851	803,590
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 24 DAWSON

Project Name: TIF R PERRY CONSTRUCTION INC REDEV PROJ
City: LEXINGTON **Project Date:** 2024
School: LEXINGTON 1 **TIF-ID#:** 24-8604
Project Years: 15 **Project Type:** Standard

Location: Lot 5, Block 1 South Lexington First Subdivision, PID 240224127.
Description: TIF funds used for site acquisition, professional fees, site preparation, paving and infrastructure, and utilities necessary for the first phase of an apartment complex project.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	109,990	5,749,340	1.647327	1,811.89	94,710.44
2025	109,990	13,844,685	1.566226	1,722.69	216,839.06
Total				3,534.58	311,549.50

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	109,990	13,844,685
Industrial	0	0
Other	0	0

Project Name: TIF SERVICE MASTER REDEV PROJECT
City: LEXINGTON **Project Date:** 2022
School: LEXINGTON 1 **TIF-ID#:** 24-0965
Project Years: **Project Type:**

Location: Tract A, Administrative Replat of Lot 4, CDA First Add; PID 240217791
Description: TIF funds used for site acquisition, work and site preparation, utility extensions, construction of roadway access, engineering, surveying, and legal costs required for an 8,000 square foot commercial building.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	9,200	361,200	1.917669	176.43	6,926.62
2023	9,200	369,880	1.782846	164.02	6,594.40
2024	9,200	369,880	1.647327	151.55	6,093.14
2025	9,200	369,880	1.566226	144.09	5,793.16
Total				636.09	25,407.32

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	9,200	369,880
Industrial	0	0
Other	0	0

Project Name: TIF THE ROW DEVELOPMENT PROJ PHASE 2
City: LEXINGTON **Project Date:** 2020
School: LEXINGTON 1 **TIF-ID#:** 24-0916
Project Years: **Project Type:**

Location: Lots 21, 22, 25, and 26 Block 10 Southwest First Addition and Lots 15, 16, 19, and 20 Block 9 Southwest Second Subdivision
Description: TIF funds used to land acquisition, site preparation, engineering and legal fees needed for the construction of eight new, market rate, single family homes

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2020	41,640	721,311	1.916202	797.91	13,821.82
2021	41,640	1,462,750	1.91086	795.68	27,951.16
2022	41,640	1,570,108	1.917669	798.52	30,109.52
2023	41,640	1,813,683	1.782846	742.38	32,335.18
2024	41,640	1,968,340	1.647327	685.95	32,425.02
2025	41,640	1,986,015	1.566226	652.18	31,105.52
Total				4,472.62	167,748.22

Current Year	Base Value	Excess Value
Residential	41,640	1,454,125
Commercial	0	531,890
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 24 DAWSON

Project Name: TIF THE ROW DEVELOPMENT PROJECT PHASE 3
City: LEXINGTON **Project Date:** 2024
School: LEXINGTON 1 **TIF-ID#:** 24-8602
Project Years: 15 **Project Type:** Standard

Location: Lot 5, Block 1 and Lots 1 through 4, Block 2 The Crossing Second Subdivision, and Lots 5 and 6 Wakefield Subdivision, PID's 240222594, 240222622, 240222629, 240222636, 240222643, 240199189, 240222678.
Description: TIF funds used for infrastructure and costs related to new residential development.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	20,102	931,280	1.647327	331.15	15,341.26
2025	20,102	1,123,765	1.566226	314.84	17,600.70
Total				645.99	32,941.96

Current Year	Base Value	Excess Value
Residential	8,626	1,123,765
Commercial	11,476	0
Industrial	0	0
Other	0	0

Project Name: TIF THE ROW REDVL PROJ

City: LEXINGTON **Project Date:** 2018
School: LEXINGTON 1 **TIF-ID#:** 24-0918
Project Years: **Project Type:**

Location: Lots 1-20, Block 10, Southwest First Addition.
Description: TIF Funds used for land acquisition, grading, site preparation, eligible engineering and design expenditures, and other eligible expenditures for the construction of approximately 20 single family affordable residential town-home units and associated public improvements for the project.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2018	19,381	300	1.893785	367.03	5.68
2019	19,381	2,854,285	1.892177	366.72	54,008.12
2020	19,381	2,854,285	1.916202	371.38	54,693.88
2021	19,381	2,854,285	1.91086	370.34	54,541.40
2022	19,381	2,472,825	1.917669	371.66	47,420.60
2023	19,381	2,473,144	1.782846	345.53	44,092.36
2024	19,381	2,127,214	1.647327	319.27	35,042.18
2025	19,381	2,066,962	1.566226	303.55	32,373.30
Total				2,815.48	322,177.52

Current Year	Base Value	Excess Value
Residential	19,381	0
Commercial	0	2,066,962
Industrial	0	0
Other	0	0

Project Name: TIF VINTAGE ROWS REDEV PROJ

City: LEXINGTON **Project Date:** 2024
School: LEXINGTON 1 **TIF-ID#:** 24-8603
Project Years: 15 **Project Type:** Standard

Location: Lots 2 through 6 of Wycoff Second Addition, PID's 240224540, 240224547, 240224554, 240224561, 240224568.
Description: TIF funds used for site acquisition, energy efficiency enhancements, facade enhancements, architectural, engineering and legal fees necessary in the construction of approximately 35 residential dwelling units, clubhouse, and other amenities associated with the project site.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	79,711	1,384,570	1.647327	1,313.10	22,808.40
2025	79,711	1,311,509	1.566226	1,248.45	20,541.22
Total				2,561.55	43,349.62

Current Year	Base Value	Excess Value
Residential	62,585	0
Commercial	17,126	1,311,509
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 24 DAWSON

2026 TOTALS FOR CITY : # LEXINGTON

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	233,432	5,623,405	3,656.07	88,075.23
Commercial	2,269,592	51,667,000	35,546.94	809,221.99
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	2,503,024	57,290,405	39,203.01	897,297.22

Project Count 21

2026 TOTALS FOR COUNTY : # 24 DAWSON

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	614,560	14,386,818	10,590.70	242,668.28
Commercial	3,521,981	73,833,578	57,170.77	1,194,233.46
Industrial	0	0	0.00	0.00
other	11,966	2,203	202.88	37.35
Total	4,148,507	88,222,599	67,964.35	1,436,939.09

Project Count 57

Tax Increment Financing (TIF) Report 2025

COUNTY: 26 DIXON

CITY: PONCA

Project Name: TIF PONCA CENTRAL BUSINESS DIST.

City: PONCA

School: PONCA 1

Project Years:

Project Date: 2019

TIF-ID#: 26-8710

Project Type:

Location: TIF area consists of the Central Business District of the city of Ponca and contains approximately 78 parcels within the business district.
Description: TIF funds used for street replacement, ramped curb cuts, update sanitary sewer, update water valves, fire hydrants, replace overlay of parking lots and update storm sewer in the downtown area to benefit and attract businesses, real property development and new investment.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2019	2,037,745	401,270	2.100064	42,793.95	8,427.16
2020	2,037,745	729,295	2.082426	42,434.53	15,187.30
2021	2,009,855	863,100	2.012217	40,442.64	17,367.68
2022	2,009,855	863,100	2.013905	40,476.57	17,382.32
2023	1,965,430	1,328,970	1.896793	37,280.14	25,208.02
2024	1,962,040	1,590,905	1.821769	35,743.84	28,982.84
2025	1,962,040	1,706,500	1.656041	32,492.19	28,260.52
Total				271,663.86	140,815.84

Current Year	Base Value	Excess Value
Residential	440,510	563,235
Commercial	1,521,530	1,143,265
Industrial	0	0
Other	0	0

2026 TOTALS FOR CITY : # PONCA

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	440,510	563,235	7,295.03	9,327.40
Commercial	1,521,530	1,143,265	25,197.16	18,932.94
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	1,962,040	1,706,500	32,492.19	28,260.34

Project Count 1

CITY: WAKEFIELD

Project Name: TIF 511 W 4TH STREET PROJECT

City: WAKEFIELD

School: WAKEFIELD 60R

Project Years: 10

Project Date: 2022

TIF-ID#: 26-8745

Project Type: Expedited

Location: Lot 2 Block 48 Swenson and Ware Addition; PID 0009433.00
Description: TIF funds used for the repair and rehabilitation of the single family residential structure on the Project Site.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	76,205	7,340	1.924115	1,466.27	141.24
2023	76,205	29,160	1.650682	1,257.90	481.34
2024	76,205	29,160	1.651022	1,258.16	481.44
2025	76,160	37,955	1.602531	1,220.49	608.24
Total				5,202.82	1,712.26

Current Year	Base Value	Excess Value
Residential	76,160	37,955
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 26 DIXON

Project Name: TIF EKBERG AUTO PARTS

City: WAKEFIELD

School: WAKEFIELD 60R

Project Years:

Project Date: 2018

TIF-ID#: 26-9043

Project Type:

Location: All of Lot 15, Logan View Addition to the City of Wakefield, except for the south 150 ft. of said Lot 15.

Description: TIF Funds used for renovation and repair of existing 8,100 sq. ft. building, and construction of 1,600 sq. ft. addition and associated improvements.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2018	139,215	117,030	2.003924	2,789.76	2,345.20
2019	139,215	117,030	1.980233	2,756.78	2,317.48
2020	139,215	125,455	1.970099	2,742.67	2,471.60
2021	139,215	125,455	1.939637	2,700.27	2,433.38
2022	139,215	125,455	1.924115	2,678.66	2,413.90
2023	139,215	156,455	1.650682	2,298.00	2,582.58
2024	139,215	156,455	1.651022	2,298.47	2,583.12
2025	139,215	156,455	1.602531	2,230.96	2,507.24
Total				20,495.57	19,654.50

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	139,215	156,455
Industrial	0	0
Other	0	0

Project Name: TIF SOUTH OAK DEVELOPMENT

City: WAKEFIELD

School: WAKEFIELD 60R

Project Years:

Project Date: 2017

TIF-ID#: 26-9042

Project Type:

Location: Lot 2 Turney's Addition, Wakefield

Description: Construction of a new approx 2,600 sq ft medical clinic plus an approx 875 sq ft expansion space, parking lot, and associated improvements.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2017	310	359,870	1.942117	6.02	6,989.10
2018	310	359,870	2.003924	6.21	7,211.52
2019	310	359,870	1.980233	6.14	7,126.26
2020	310	374,170	1.970099	6.11	7,371.52
2021	310	374,170	1.939637	6.01	7,257.54
2022	310	374,170	1.924115	5.96	7,199.46
2023	310	393,245	1.650682	5.12	6,491.22
2024	310	382,820	1.651022	5.12	6,320.44
2025	310	382,820	1.602531	4.97	6,134.82
Total				51.66	62,101.88

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	310	382,820
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 26 DIXON

Project Name: TIF WAKEFIELD MICHAEL FOODS

City: WAKEFIELD

School: WAKEFIELD 60R

Project Years:

Project Date: 2015

TIF-ID#: 26-9041

Project Type:

Location: Parcel #0009481.00 Lots A1 through A6, All N. of Lots A3 and A6 to Logan Creek, and Pt Lot 18 and Pt Lot 19, TL 45, TL 60

Description: Construction of plant expansion to the Michael Foods and corresponding city infrastructure improvements.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2015	3,428,725	13,470,925	1.915473	65,676.30	258,031.92
2016	3,428,725	13,566,870	1.897926	65,074.66	257,489.16
2017	3,428,725	13,566,870	1.942117	66,589.85	263,484.50
2018	3,428,725	13,564,180	2.003924	68,709.04	271,815.86
2019	3,428,725	13,564,180	1.980233	67,896.74	268,602.38
2020	3,428,725	13,561,620	1.970099	67,549.28	267,177.34
2021	3,428,725	13,561,620	1.939637	66,504.82	263,046.20
2022	3,428,725	13,615,965	1.924115	65,972.61	261,986.82
2023	3,428,725	13,626,100	1.650682	56,597.35	224,923.58
2024	3,428,725	13,635,230	1.651022	56,609.00	225,120.66
2025	3,428,725	13,645,730	1.602531	54,946.38	218,677.06
Total				702,126.03	2,780,355.48

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	0	0
Industrial	3,428,725	13,645,730
Other	0	0

2026 TOTALS FOR CITY : # WAKEFIELD

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	76,160	37,955	1,220.49	608.24
Commercial	139,525	539,275	2,235.93	8,642.05
Industrial	3,428,725	13,645,730	54,946.38	218,677.05
other	0	0	0.00	0.00
Total	3,644,410	14,222,960	58,402.80	227,927.34

Project Count 4

2026 TOTALS FOR COUNTY : # 26 DIXON

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	516,670	601,190	8,515.51	9,935.64
Commercial	1,661,055	1,682,540	27,433.09	27,574.99
Industrial	3,428,725	13,645,730	54,946.38	218,677.05
other	0	0	0.00	0.00
Total	5,606,450	15,929,460	90,894.99	256,187.68

Project Count 5

Tax Increment Financing (TIF) Report 2025

COUNTY: 27 DODGE

CITY: FREMONT

Project Name: TIF 23RD & YAGER HOTEL PROJ

City: FREMONT

School: FREMONT 1

Project Years:

Project Date: 2017

TIF-ID#: 27-6673

Project Type:

Location: Lot 1 Yager Place Subdivision, Fremont

Description: Construction of new approx 75-room 3-story hotel with approx 77 controlled access parking stalls and associated improvements.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2017	345,065	3,456,660	2.041365	7,044.04	70,563.06
2018	345,065	3,567,265	2.084558	7,193.08	74,361.74
2019	345,065	3,982,064	2.047225	7,064.26	81,521.82
2020	345,065	3,982,064	1.940584	6,696.28	77,275.30
2021	345,065	2,763,571	1.924603	6,641.13	53,187.78
2022	345,065	4,030,921	1.895139	6,539.46	76,391.58
2023	345,065	4,055,079	1.800281	6,212.14	73,002.82
2024	345,065	5,522,585	1.559746	5,382.14	86,138.31
2025	345,065	6,201,409	1.607085	5,545.49	99,661.90
Total				58,318.02	692,104.31

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	345,065	6,201,409
Industrial	0	0
Other	0	0

Project Name: TIF COSTCO POULTRY COMPLEX PRJ 1

City: FREMONT

School: FREMONT 1

Project Years:

Project Date: 2018

TIF-ID#: 27-6678

Project Type:

Location: A tract of land to be annexed into the City of Fremont, located in part of NE and NW Quarters of Section 26, Township 17N, Range 8E of the 6th P.M.; and a tract of land to be annexed into the City of Fremont, located in part of SE1/4NE1/4, and part of the E1/2NW1/4 and part of the SW1/4 and part of the W1/2SE1/4 of Section 25, and part of the NW1/4NE1/4 of Section 36, Township 17N, Range 8E of the 6th P.M.
Description: TIF Funds to be used for site acquisition, site preparation, architectural and engineering fees, utility extension and installation, street paving and other infrastructure improvements, façade enhancements, public sidewalk improvements, energy enhancements, landscaping and other improvements for the construction of an integrated poultry complex and associated improvements.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2018	2,269,135	249,105	2.084558	47,301.44	5,192.88
2019	2,292,512	123,441,676	2.047225	46,932.88	2,527,129.04
2020	2,280,403	149,208,637	1.940584	44,253.14	2,895,518.98
2021	2,280,403	149,208,637	1.924603	43,888.70	2,871,673.92
2022	2,259,574	158,123,646	1.895139	42,822.07	2,996,662.94
2023	2,259,574	159,880,068	1.800281	40,678.68	2,878,290.50
2024	2,259,574	160,618,024	1.559746	35,243.62	2,505,233.32
2025	2,259,574	179,049,934	1.607085	36,313.27	2,877,484.64
Total				337,433.80	19,557,186.22

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	177,688	237,812
Industrial	2,081,886	178,812,122
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 27 DODGE

Project Name: TIF DPA AUCTIONS REDEV PROJ

City: FREMONT

School: FREMONT 1

Project Years: 15

Project Date: 2021

TIF-ID#: 27-6688

Project Type: Standard

Location: Part of Lot 4, Nelsen Business Park; PID 270137779

Description: TIF funds used for land acquisition, site preparation and grading, architectural and engineering fees, façade enhancements, energy enhancements, and other eligible public expenditures allowed which were needed for the construction of an approximately 24,000 square foot office building, parking lot and associated improvements.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	87,000	1,529,389	1.924603	1,674.40	29,434.70
2022	67,800	3,212,544	1.895139	1,284.90	60,882.20
2023	67,800	3,302,614	1.800281	1,220.59	59,456.32
2024	67,800	3,692,363	1.559746	1,057.51	57,591.46
2025	67,800	3,789,615	1.607085	1,089.60	60,902.32
Total				6,327.00	268,267.00

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	0	0
Industrial	67,800	3,789,615
Other	0	0

Project Name: TIF FOUNTAIN SPRINGS APARTMENTS REDEV PRJ

City: FREMONT

School: FREMONT 1

Project Years:

Project Date: 2020

TIF-ID#: 27-6685

Project Type:

Location: Lot 1 Fountain Springs Apartments First Addition; PID 270140980

Description: TIF funds used for 32nd and Yager Improvements, site acquisition, soil and material testing, city sidewalks and trail extensions, sanitary sewer and water extensions, sewer and water permits, soil correction, mitigation, excavation and storm water, landscaping, street lighting, surface level concrete work, development fee, contractor's fee and overhead, architecture and engineering fees, capitalization interest on TIF loan, and legal fees needed for construction of a multi-family apartment complex to be developed in phases.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2020	181,500	1,218,327	1.940584	3,522.16	23,642.68
2021	181,500	3,681,828	1.924603	3,493.15	70,860.58
2022	181,500	4,034,735	1.895139	3,439.68	76,463.86
2023	181,500	4,162,633	1.800281	3,267.51	74,939.10
2024	181,500	4,804,910	1.559746	2,830.94	74,944.39
2025	181,500	4,931,798	1.607085	2,916.86	79,258.19
Total				19,470.30	400,108.80

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	181,500	4,931,798
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 27 DODGE

Project Name: TIF FOUNTAIN SPRINGS ESTATES HSING
City: FREMONT
School: FREMONT 1
Project Years:
Project Date: 2017
TIF-ID#: 27-6675
Project Type:

Location: Lot 1 Fountain Springs Estates Subdivision
Description: Construction of a new 32-unit multifamily affordable apartment project for qualifying senior residents and associated improvements.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2017	223,200	1,092,900	2.041365	4,556.33	22,310.08
2018	223,200	2,512,850	2.084558	4,652.73	52,381.86
2019	223,200	519,574	2.047225	4,569.41	10,636.88
2020	223,200	3,193,008	1.940584	4,331.38	61,963.02
2021	223,200	714,018	1.924603	4,295.71	13,742.00
2022	223,200	440,246	1.895139	4,229.95	8,343.28
2023	223,200	691,329	1.800281	4,018.23	12,445.88
2024	223,200	3,966,863	1.559746	3,481.35	61,873.00
2025	223,200	4,149,207	1.607085	3,587.01	66,681.26

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	223,200	4,149,207
Industrial	0	0
Other	0	0

Total 37,722.10 310,377.26

Project Name: TIF FOUNTAIN SPRINGS REDEV PROJ
City: FREMONT
School: FREMONT 1
Project Years: 15
Project Date: 2021
TIF-ID#: 27-6687
Project Type: Standard

Location: Lot 2 Fountain Springs Add 1st Addition; PID 270140981
Description: TIF funds used for street improvements, land acquisition, site preparation, trails and sidewalks, utility infrastructure, landscaping, and related soft costs needed in the construction of a 9-building apartment complex consisting of approximately 216 market rate residential units primarily for residents age 55 and over to be completed in multiple phases.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	194,140	1,726,440	1.924603	3,736.42	33,227.12
2022	194,140	1,995,533	1.895139	3,679.22	37,818.18
2023	194,140	2,074,857	1.800281	3,495.07	37,353.30
2024	110,876	3,588,292	1.559746	1,729.38	55,968.24
2025	63,722	2,652,869	1.607085	1,024.07	42,633.85
2025	136,996	2,029,508	1.607085	2,201.64	32,615.92

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	63,722	2,652,869
Industrial	0	0
Other	0	0

Total 15,865.80 239,616.61

Project Name: TIF FOUNTAIN SPRINGS REDEV PROJ PHASE 2B
City: FREMONT
School: FREMONT 1
Project Years: 15
Project Date: 2024
TIF-ID#: 27-6699
Project Type: Standard

Location: Lots 1, 3, and 4 Fountain Springs Apartments 2nd Addition, PID's 270141390, 270141392, and 270141393.
Description: TIF funds used for site acquisition, public infrastructure, and site work necessary in the construction of a 9-building apartment complex consisting of approximately 216 market rate residential units.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	187,743	653,937	1.559746	2,928.31	10,199.80
2025	257,005	7,571,366	1.607085	4,130.29	121,678.30

Current Year	Base Value	Excess Value
Residential	165,093	5,030,142
Commercial	91,912	2,541,224
Industrial	0	0
Other	0	0

Total 7,058.60 131,878.10

Tax Increment Financing (TIF) Report 2025

COUNTY: 27 DODGE

Project Name: TIF FOUNTAIN SPRINGS REDEV PROJ PHASE 3
City: FREMONT
School: FREMONT 1
Project Years: 15
Project Date: 2024
TIF-ID#: 27-6698
Project Type: Standard

Location: Lots 2 and 3 Fountain Springs Apartments 3rd Addition, PID's 270141395 and 270141396.
Description: TIF funds used for site acquisition, public infrastructure, and site work necessary for the construction of a 9 building apartment complex consisting of approximately 216 market rate residential units.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	165,093	3,540,329	1.559746	2,575.03	55,220.18
2025	187,743	4,700,467	1.607085	3,017.19	75,540.51
Total				5,592.22	130,760.69

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	187,743	4,700,467
Industrial	0	0
Other	0	0

Project Name: TIF NEBR IRRIGATED SEEDS
City: FREMONT
School: FREMONT 1
Project Years:
Project Date: 2019
TIF-ID#: 27-6681
Project Type:

Location: Tax Lot 12 in 11-17-8 PID 270140304; Part of Lots 3 & 4 Block 3 LJ Abbott's Subdivision, PID 270140303; and All Lot 2, parts of Lots 1, 3 and 4 Block 3 LJ Abbott's Subdivision, and Tax Lot 43 Block 4 in 2-17-8 PID 270103404 Fremont
Description: TIF funds used for land acquisition, extension of public utilities, architectural and engineering fees, site preparation, landscaping and other eligible public expenditures associated with new construction of approximately 100,000 square foot refrigerated warehouse.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2019	101,800	5,720,474	2.047225	2,084.08	117,111.00
2020	101,800	5,720,474	1.940584	1,975.51	111,010.64
2021	101,800	6,063,702	1.924603	1,959.25	116,702.20
2022	101,800	6,104,202	1.895139	1,929.25	115,683.10
2023	101,800	6,181,862	1.800281	1,832.69	111,290.90
2024	101,800	7,565,058	1.559746	1,587.82	117,995.70
2025	101,800	7,725,738	1.607085	1,636.01	124,159.21
Total				13,004.61	813,952.75

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	0	0
Industrial	101,800	7,725,738
Other	0	0

Project Name: TIF RD LEASING REDEV PROJ - PHASE 3
City: FREMONT
School: FREMONT 1
Project Years: 15
Project Date: 2024
TIF-ID#: 27-6696
Project Type: Standard

Location: Lot 10 Howard Court Addition, PID 270141361.
Description: TIF funds used for public improvements including site acquisition, site preparation and grading, installation of a sanitary sewer, storm sewer, water main improvements, erosion control, stormwater pollution prevention improvements, construction of streets and sidewalks, engineering and design fees necessary for the construction of up to 16 commercial and industrial flex buildings ranging in size for approximately 3,000 square feet to approximately 10,000 square feet.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	31,363	160,606	1.559746	489.18	2,505.04
2025	31,363	207,626	1.607085	504.03	3,336.74
Total				993.21	5,841.78

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	31,363	207,626
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 27 DODGE

Project Name: TIF RD LEASING REDEV PROJ PH 1

City: FREMONT

School: FREMONT 1

Project Years: 15

Project Date: 2022

TIF-ID#: 27-6689

Project Type: Standard

Location: Lots 5 and 6, Howard Court Addition, PID's 270141356 and 270141357.

Description: TIF funds used for site acquisition, site preparation and grading, installation of a sanitary sewer, storm sewer, water main improvements, erosion control, stormwater pollution prevention improvements, construction of streets and sidewalks, engineering and design fees and other eligible expenses necessary in the construction of up to 16 commercial and industrial flex buildings ranging in size from approximately 3,000 square feet to approximately 10,000 square feet.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	6,034	216,852	1.895139	114.35	4,109.64
2023	6,034	507,926	1.800281	108.63	9,144.08
2024	6,034	593,171	1.559746	94.12	9,251.98
2025	6,034	645,946	1.607085	96.97	10,380.89
Total				414.07	32,886.59

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	6,034	645,946
Industrial	0	0
Other	0	0

Project Name: TIF RD LEASING REDEV PROJ PH 2

City: FREMONT

School: FREMONT 1

Project Years: 15

Project Date: 2024

TIF-ID#: 27-6690

Project Type: Standard

Location: Lots 4, 8, 11 and 12, Howard Court Addition, PID's 270141355, 270141359, 270141362, and 270141363.

Description: TIF funds used for site acquisition, site preparation and grading, installation of a sanitary sewer, storm sewer, water main improvements, erosion control, stormwater pollution prevention improvements, construction of streets and sidewalks, engineering and design fees, and other eligible expenses necessary in the construction of up to 16 commercial and industrial flex buildings ranging in size from approximately 3,000 square feet to approximately 10,000 square feet.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	166,487	1,407,610	1.800281	2,997.23	25,340.98
2024	166,487	1,461,079	1.559746	2,596.77	22,789.14
2025	166,487	1,588,444	1.607085	2,675.59	25,527.65
Total				8,269.59	73,657.77

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	166,487	1,588,444
Industrial	0	0
Other	0	0

Project Name: TIF RD LEASING REDEV PROJ PH 4

City: FREMONT

School: FREMONT 1

Project Years: 15

Project Date: 2025

TIF-ID#: 27-6700

Project Type: Standard

Location: Lot 13, Howard Court Addition, Dodge County, Nebraska

Description: TIF funds used for eligible public improvements, site acquisition, site preparation and grading, installation of a sanitary sewer, storm sewer, water main improvements, erosion control, stormwater pollution prevention improvements, construction of streets and sidewalks, engineering and design fees

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	39,204	279,030	1.607085	630.04	4,484.24
Total				630.04	4,484.24

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	39,204	279,030
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 27 DODGE

Project Name: TIF SOUTH BROAD ST. AREA 2010

City: FREMONT

Project Date: 2011

School: FREMONT 1

TIF-ID#: 27-6671

Project Years:

Project Type:

Location: Approx. 20 parcels, various lots in Sawyer Sub Blocks 1 & 2 , various lots Sawyer Second Sub Blk 3, and various tax lots Section 23 and 26 T17 R8, Fremont
Description: TIF funds to be used for acquisition of an exi

Description: TIF funds to be used for acquisition of an existing building and adjacent land, construction of 11,000 sq ft addition, demolition of certain existing structures, installation of parking facilities and related improvements for a facility to be leased to State of NE Dept. of Health & Human Services.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2011	2,167,470	1,335,720	1.973428	42,773.46	26,359.48
2012	2,167,470	1,467,670	1.966422	42,621.61	28,860.60
2013	2,159,505	1,493,209	2.033402	43,911.42	30,362.94
2014	2,159,505	1,592,104	1.973072	42,608.59	31,413.36
2015	2,159,505	1,722,901	1.966559	42,467.94	33,881.86
2016	2,159,505	1,830,186	1.98324	42,828.17	36,296.98
2017	2,159,505	1,830,186	2.041365	44,083.38	37,360.78
2018	2,088,875	1,979,801	2.084558	43,543.81	41,270.18
2019	2,069,509	2,543,020	2.047225	42,367.51	52,061.64
2020	2,153,108	3,375,509	1.940584	41,782.87	65,504.66
2021	2,153,108	3,581,472	1.924603	41,438.78	68,929.24
2022	2,108,935	3,707,139	1.895139	39,967.25	70,255.56
2023	2,108,935	4,423,199	1.800281	37,966.76	79,630.24
2024	2,108,236	4,985,682	1.559746	32,883.13	77,764.13
2025	1,938,664	4,870,534	1.607085	31,155.98	78,273.67
Total				612,400.66	758,225.32

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	1,938,664	4,870,534
Industrial	0	0
Other	0	0

Project Name: TIF WCBS REDEVELOPMENT PROJECT

City: FREMONT

Project Date: 2020

School: FREMONT 1

TIF-ID#: 27-6686

Project Years:

Project Type:

Location: Lot 2R, Block 1 Morningside North Business Park Replat; PID 270139047

Description: TIF funds used for administration fees, cost of issuance, city improvements, site acquisition, site preparation and grading needed in the construction of an approximately 70,000 square foot warehouse with an office, parking lot and associated improvements.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2020	148,300	1,283,665	1.940584	2,877.89	24,910.60
2021	148,300	2,946,262	1.924603	2,854.19	56,703.88
2022	148,300	3,083,160	1.895139	2,810.49	58,430.18
2023	148,300	3,200,233	1.800281	2,669.82	57,613.22
2024	148,300	3,450,879	1.559746	2,313.10	53,824.95
2025	148,300	3,513,318	1.607085	2,383.31	56,462.02
Total				15,908.80	307,944.85

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	148,300	3,513,318
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 27 DODGE

Project Name: TIF WHOLESTONE FARMS REDEV PROJ PHASE 1
City: FREMONT
School: FREMONT 1
Project Years: 15
Project Date: 2024
TIF-ID#: 27-6697
Project Type: Standard

Location: Part of Tax Lot 497 23-17-8 and Part Tax Lot 497 23-17-8 and Tax Lots 34 and 58 and Vacated Studley Road 26-17-8, PID's 270062538 and 270102585.
Description: TIF funds used for the aid in construction of improvements at the city wastewater treatment facility, construction of a new electrical substation, site preparation, grading, energy efficiency enhancements, architectural and engineering fees necessary for the rehabilitation and expansion of an existing food processing facilities on the project site.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	24,210,358	13,100,755	1.559746	377,620.09	204,338.54
2025	24,210,358	16,826,986	1.607085	389,081.03	270,423.98
Total				766,701.12	474,762.52

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	0	0
Industrial	24,210,358	16,826,986
Other	0	0

Project Name: TIF YAGER RETAIL DEVELOP PHASE 1
City: FREMONT
School: FREMONT 1
Project Years:
Project Date: 2017
TIF-ID#: 27-6676
Project Type:

Location: Lot 2 Yager Place Subdivision Replat
Description: Construction of new approx 9,450 sq ft multi-tenant building, incorporating retail and restaurant uses, and associated improvements.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2017	219,275	738,625	2.041365	4,476.20	15,078.04
2018	219,275	870,195	2.084558	4,570.91	18,139.76
2019	219,275	949,725	2.047225	4,489.05	19,443.12
2020	219,275	1,115,413	1.940584	4,255.22	21,645.52
2021	219,275	1,122,040	1.924603	4,220.17	21,594.80
2022	219,275	1,217,320	1.895139	4,155.57	23,069.90
2023	219,275	1,354,509	1.800281	3,947.57	24,384.96
2024	219,275	1,824,878	1.559746	3,420.13	28,463.48
2025	219,275	2,068,892	1.607085	3,523.94	33,248.84
Total				37,058.76	205,068.42

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	219,275	2,068,892
Industrial	0	0
Other	0	0

Project Name: TIF YAGER RETAIL DEVELOP PHASE 2
City: FREMONT
School: FREMONT 1
Project Years:
Project Date: 2017
TIF-ID#: 27-6677
Project Type:

Location: Lot 3 Yager Place Subdivision Replat
Description: Construction of a new approx 5,000 sq ft retail building and associated improvements.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2017	219,270	484,390	2.041365	4,476.10	9,888.18
2018	219,270	617,270	2.084558	4,570.81	12,867.38
2019	219,270	669,589	2.047225	4,488.95	13,708.04
2020	219,270	778,588	1.940584	4,255.12	15,109.20
2021	219,270	782,948	1.924603	4,220.08	15,068.66
2022	219,270	887,903	1.895139	4,155.47	16,827.00
2023	219,270	978,154	1.800281	3,947.48	17,609.52
2024	219,270	1,143,612	1.559746	3,420.06	17,837.46
2025	219,270	1,312,895	1.607085	3,523.86	21,099.34
Total				37,057.93	140,014.78

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	219,270	1,312,895
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 27 DODGE

2026 TOTALS FOR CITY : # FREMONT

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	165,093	5,030,142	2,653.18	80,838.66
Commercial	4,176,423	41,930,979	67,118.67	673,866.47
Industrial	26,461,844	207,154,461	425,264.33	3,329,148.27
other	0	0	0.00	0.00
Total	30,803,360	254,115,582	495,036.18	4,083,853.40

Project Count 19

CITY: HOOPER

Project Name: TIF FIRST NATIONAL BANK NE DEV

City: HOOPER

School: LOGAN-VIEW 594

Project Years:

Project Date: 2017

TIF-ID#: 27-6674

Project Type:

Location: Lots 9, 10, 11, and 12 Block 10, Hooper NE

Description: Construction of a branch banking facility and associated improvements. Amended start date from 2016 to 2017.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2017	5,500	876,720	2.248615	123.67	19,714.06
2018	2,500	896,995	2.216166	55.40	19,878.94
2019	2,500	896,995	2.197203	54.93	19,708.84
2020	5,500	876,077	2.171438	119.43	19,023.50
2021	5,500	928,642	2.014004	110.77	18,702.90
2022	5,500	929,642	2.124527	116.85	19,750.50
2023	5,500	941,526	2.225724	122.41	20,955.76
2024	5,500	950,797	1.955891	107.57	18,596.57
2025	5,500	981,192	1.896687	104.32	18,610.17
Total				915.35	174,941.24

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	5,500	981,192
Industrial	0	0
Other	0	0

Project Name: TIF SCHOOL PARK SUBDIV LOT 2

City: HOOPER

School: LOGAN-VIEW 594

Project Years: 15

Project Date: 2024

TIF-ID#: 27-6692

Project Type: Standard

Location: Lot 2 School Park Subdivision, PID 270140098.

Description: TIF funds used for infrastructure including water and sewer lines, paving Park Street, and the development of School Park Subdivision to pay back the City of Hooper Nursing Home Fund.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	14,513	8,920	1.955891	283.86	174.48
2025	23,433	0	1.896687	444.45	0.00
Total				728.31	174.48

Current Year	Base Value	Excess Value
Residential	23,433	0
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 27 DODGE

Project Name: TIF SCHOOL PARK SUBDIVISION 202 NorthPark
City: HOOPER
School: LOGAN-VIEW 594
Project Years:

Project Date: 2020
TIF-ID#: 27-6682
Project Type:

Location: Lots 6 and 7 Block 22 School Park Subdivision; 2020 N Park; PID 270140102
Description: TIF funds to be used for site acquisition, site preparation, including, without limitation, engineering, platting, grading and other preliminary costs, street installation and paving for public streets in the Project Site, extension and construction of public utilities associated with the redevelopment area consisting of a residential, single family subdivision.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2020	13,143	123,804	2.171438	285.39	2,688.36
2021	13,143	288,826	2.014004	264.70	5,816.98
2022	13,143	306,972	2.124527	279.23	6,521.74
2023	13,143	309,630	2.225724	292.53	6,891.52
2024	13,143	383,916	1.955891	257.06	7,508.98
2025	13,143	386,400	1.896687	249.28	7,328.79

Current Year	Base Value	Excess Value
Residential	13,143	386,400
Commercial	0	0
Industrial	0	0
Other	0	0

Total 1,628.19 36,756.37

Project Name: TIF SCHOOL PARK SUBDIVISION 203 NorthPark
City: HOOPER
School: LOGAN-VIEW 594
Project Years:

Project Date: 2020
TIF-ID#: 27-6683
Project Type:

Location: Lot B School Park Subdivision; 203 N Park St.; PID 270140106
Description: TIF funds to be used for site acquisition, site preparation, including, without limitation, engineering, platting, grading and other preliminary costs, street installation and paving for public streets in the Project Site, extension and construction of public utilities associated with the redevelopment area consisting of a residential, single family subdivision.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2020	13,141	160,634	2.171438	285.35	3,488.08
2021	13,141	247,823	2.014004	264.66	4,991.18
2022	13,141	263,918	2.124527	279.18	5,607.02
2023	13,141	266,804	2.225724	292.48	5,938.30
2024	13,141	316,597	1.955891	257.02	6,192.31
2025	13,141	287,686	1.896687	249.24	5,456.49

Current Year	Base Value	Excess Value
Residential	13,141	287,686
Commercial	0	0
Industrial	0	0
Other	0	0

Total 1,627.93 31,673.38

Tax Increment Financing (TIF) Report 2025

COUNTY: 27 DODGE

Project Name: TIF SCHOOL PARK SUBDIVISION 205 NorthPark
City: HOOPER **Project Date:** 2020
School: LOGAN-VIEW 594 **TIF-ID#:** 27-6684
Project Years: **Project Type:**

Location: Lot A School Park Subdivision; 205 N Park St.; PID 270140105
Description: TIF funds to be used for site acquisition, site preparation, including, without limitation, engineering, platting, grading and other preliminary costs, street installation and paving for public streets in the Project Site, extension and construction of public utilities associated with the redevelopment area consisting of a residential, single family subdivision.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2020	13,125	28,011	2.171438	285.00	608.24
2021	13,125	279,058	2.014004	264.34	5,620.24
2022	13,125	301,700	2.124527	278.84	6,409.70
2023	13,125	310,891	2.225724	292.13	6,919.60
2024	13,125	376,273	1.955891	256.71	7,359.51
2025	13,125	365,286	1.896687	248.94	6,928.33
Total				1,625.96	33,845.62

Current Year	Base Value	Excess Value
Residential	13,125	365,286
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF SCHOOL PARK SUBDV 201 NorthPark
City: HOOPER **Project Date:** 2019
School: LOGAN-VIEW 594 **TIF-ID#:** 27-6680
Project Years: **Project Type:**

Location: Lot 5, Lot 4 and the South 24 feet Lot 3 Block 29 PID 270140108
Hooper
Description: TIF funds used for site acquisition, site preparation, including, without limitations, engineering, platting, grading and other site development costs, street installation and paving for public streets, extension and construction of public utilities associated with the construction of a residential, single family development.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2019	18,035	257,019	2.197203	396.27	5,647.28
2020	18,035	257,019	2.171438	391.62	5,581.02
2021	18,035	383,328	2.014004	363.23	7,720.28
2022	18,035	389,005	2.124527	383.16	8,264.52
2023	18,035	408,706	2.225724	401.41	9,096.68
2024	18,035	493,941	1.955891	352.74	9,660.99
2025	18,035	463,071	1.896687	342.07	8,783.00
Total				2,630.50	54,753.77

Current Year	Base Value	Excess Value
Residential	18,035	463,071
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 27 DODGE

Project Name: TIF SCHOOL PARK SUBDV 308 WestMaple
City: HOOPER **Project Date:** 2019
School: LOGAN-VIEW 594 **TIF-ID#:** 27-6679
Project Years: **Project Type:**

Location: Lot 5 School Park Subdivision Hooper PID 270140101
Description: TIF funds used for site acquisition, site preparation, including without limitation, engineering, platting, grading, and other preliminary costs, street installation and paving for public streets in the Project Site, extension and construction of public utilities associated with the Redevelopment area consisting of a residential, single family subdivision.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2019	12,250	145,535	2.197203	269.16	3,197.70
2020	12,250	145,535	2.171438	266.00	3,160.20
2021	12,250	225,457	2.014004	246.72	4,540.72
2022	12,250	237,572	2.124527	260.25	5,047.30
2023	12,250	237,987	2.225724	272.65	5,296.92
2024	12,250	287,436	1.955891	239.60	5,621.96
2025	12,250	279,448	1.896687	232.34	5,300.26
Total				1,786.72	32,165.06

Current Year	Base Value	Excess Value
Residential	12,250	279,448
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF SCHOOL PARK SUBDV LOT 1
City: HOOPER **Project Date:** 2024
School: LOGAN-VIEW 594 **TIF-ID#:** 27-6691
Project Years: 15 **Project Type:** Standard

Location: Lot 1 School Park Subdivision, PID 270140097.
Description: TIF funds used for infrastructure including water and sewer lines, paving Park Street, and development of School Park Subdivision to pay back the City of Hooper Nursing Home Fund.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	14,485	8,896	1.955891	283.31	174.00
2025	23,381	0	1.896687	443.46	0.00
Total				726.77	174.00

Current Year	Base Value	Excess Value
Residential	23,381	0
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF SCHOOL PARK SUBDV LOT 8
City: HOOPER **Project Date:** 2024
School: LOGAN-VIEW 594 **TIF-ID#:** 27-6694
Project Years: 15 **Project Type:** Standard

Location: Lot 8 School Park Subdivision, PID 270140104.
Description: TIF funds used for infrastructure including water and sewer lines, paving of Park Street and development of School Park Subdivision to pay back the City of Hooper Nursing Home Fund.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	14,491	0	1.955891	283.43	0.00
2025	14,491	8,901	1.896687	274.85	168.82
Total				558.28	168.82

Current Year	Base Value	Excess Value
Residential	14,491	8,901
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 27 DODGE

Project Name: TIF SCHOOL PARK SUBDV LOTS 3-4

City: HOOPER

School: LOGAN-VIEW 594

Project Years: 15

Project Date: 2024

TIF-ID#: 27-6693

Project Type: Standard

Location: Lots 3 and 4 School Park Subdivision, PID 270140100.

Description: TIF funds used for infrastructure including water and sewer lines, paving of Park Street, and the development of the School Park Subdivision to pay back the City of Hooper Nursing Home Fund.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	13,585	319,434	1.955891	265.71	6,247.78
2025	13,585	323,031	1.896687	257.66	6,126.89
Total				523.37	12,374.67

Current Year	Base Value	Excess Value
Residential	13,585	323,031
Commercial	0	0
Industrial	0	0
Other	0	0

2026 TOTALS FOR CITY : # HOOPER

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	144,584	2,113,823	2,742.31	40,092.61
Commercial	5,500	981,192	104.32	18,610.14
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	150,084	3,095,015	2,846.62	58,702.75

Project Count 10

CITY: SCRIBNER

Project Name: TIF HOPPE SINGLE FAMILY HOUSING REDEVELOPMENT

City: SCRIBNER

School: SCRIBNER-SNYDER 62

Project Years: 15

Project Date: 2024

TIF-ID#: 27-6695

Project Type: Standard

Location: North 1/2 of Lot 11, and all of Lots 12 through 17, Block 15, PID's 270141616, 270081480, 270081487, and 270081494.

Description: TIF funds used for site acquisition, public right of way improvement, planning, utility extension, improvements of structures in excess of local design standards, and agency legal expenses necessary for the development of an affordable housing project.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	24,392	715,237	1.364149	332.74	9,756.90
2025	24,392	775,051	1.295144	315.91	10,038.00
Total				648.65	19,794.90

Current Year	Base Value	Excess Value
Residential	24,392	775,051
Commercial	0	0
Industrial	0	0
Other	0	0

2026 TOTALS FOR CITY : # SCRIBNER

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	24,392	775,051	315.91	10,038.03
Commercial	0	0	0.00	0.00
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	24,392	775,051	315.91	10,038.03

Project Count 1

CITY: SNYDER

Tax Increment Financing (TIF) Report 2025

COUNTY: 27 DODGE

Project Name: TIF SNYDER REDV. AREA 1

Location: Parcel #270139561 PT TL 38 All TL 39 & 44 13-30-5 9.54 acres

City: SNYDER

Project Date: 2015

Description: Water main extension and street resurfacing associated with Hunke Property.

School: SCRIBNER-SNYDER 62

TIF-ID#: 27-6672

Project Years:

Project Type:

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2015	36,350	2,249,510	1.8039	655.72	40,578.92
2016	36,350	2,269,130	1.752074	636.88	39,756.84
2017	36,350	2,183,970	1.737414	631.55	37,944.60
2018	36,350	2,156,645	1.758876	639.35	37,932.70
2019	36,350	2,156,645	1.720693	625.47	37,109.26
2020	36,350	2,156,645	1.694848	616.08	36,551.86
2021	36,350	2,375,945	1.68582	612.80	40,054.16
2022	36,350	2,427,307	1.690783	614.60	41,040.50
2023	36,350	2,397,696	1.647178	598.75	39,494.30
2024	36,350	2,405,845	1.418257	515.54	34,121.08
2025	36,350	2,453,678	1.352875	491.77	33,195.19
Total				6,638.51	417,779.41

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	36,350	2,453,678
Industrial	0	0
Other	0	0

2026 TOTALS FOR CITY : # SNYDER

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	0	0	0.00	0.00
Commercial	36,350	2,453,678	491.77	33,195.20
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	36,350	2,453,678	491.77	33,195.20

Project Count 1

2026 TOTALS FOR COUNTY : # 27 DODGE

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	334,069	7,919,016	5,711.40	130,969.29
Commercial	4,218,273	45,365,849	67,714.76	725,671.81
Industrial	26,461,844	207,154,461	425,264.33	3,329,148.27
other	0	0	0.00	0.00
Total	31,014,186	260,439,326	498,690.48	4,185,789.37

Project Count 31

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

CITY: OMAHA

Project Name: TIF 2207 Kimball Lofts/Graham Ice Cream Bldg
City: OMAHA
School: OMAHA 1
Project Years:

Project Date: 2007
TIF-ID#: 28-2207
Project Type:

Location: 1510 Jones Street
Description: TIF funds used for downtown condominium development.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2007	167,400	0	2.05403	3,438.45	0.00
2008	167,400	2,498,300	2.05498	3,440.04	51,339.56
2009	167,400	2,770,500	2.13427	3,572.77	59,129.95
2010	167,400	2,770,500	2.17816	3,646.24	60,345.92
2011	167,400	2,824,400	2.17798	3,645.94	61,514.87
2012	167,400	2,824,400	2.17448	3,640.08	61,416.03
2013	167,400	2,696,000	2.19974	3,682.36	59,304.98
2014	167,400	2,696,000	2.18859	3,663.70	59,004.38
2015	167,400	2,696,000	2.23039	3,733.67	60,131.31
2016	167,400	2,696,000	2.23537	3,742.01	60,265.57
2017	167,400	2,629,400	2.24872	3,764.36	59,127.83
2018	167,400	2,629,400	2.23667	3,744.19	58,811.02
2019	167,400	2,897,300	2.25142	3,768.88	65,230.39
2020	167,400	2,897,300	2.24313	3,755.00	64,990.19
2021	167,400	2,897,300	2.22412	3,723.18	64,439.44
2022	167,400	2,897,300	2.24121	3,751.79	64,934.59
2023	167,400	3,390,000	2.22109	3,718.10	75,294.93
2024	167,400	3,390,000	2.03386	3,404.68	68,947.84
2025	14,800	337,000	2.05683	304.41	6,931.52
Total				66,139.85	1,061,160.32

Current Year	Base Value	Excess Value
Residential	14,800	337,000
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 2250 Bluestone Developments

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2012

TIF-ID#: 28-2250

Project Type:

Location: Approx. 37,417 sq. ft. of Lot 9 Union Pacific Place, location at corner of 13th and Cuming St.

Description: TIF funds for site remediation, renovation, redevelopment and construction of 4-story loft building with 1st floor retail, 2nd floor office, and 3rd & 4th floors studio apartments and related improvements.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2012	374,200	3,024,900	2.17448	8,136.90	65,775.84
2013	374,200	3,198,000	2.19974	8,231.43	70,347.68
2014	374,200	3,663,900	2.18859	8,189.70	80,187.75
2015	374,200	3,951,500	2.23039	8,346.12	88,133.87
2016	374,200	3,811,100	2.23537	8,364.75	85,192.19
2017	374,200	3,811,100	2.24872	8,414.71	85,700.96
2018	374,200	3,918,700	2.23667	8,369.62	87,648.40
2019	374,200	3,849,800	2.25142	8,424.81	86,675.18
2020	374,200	3,849,800	2.24313	8,393.79	86,356.02
2021	374,200	3,979,100	2.22412	8,322.66	88,499.97
2022	374,200	3,979,100	2.24121	8,386.61	89,180.00
2023	374,200	4,429,900	2.22109	8,311.32	98,392.06
2024	374,200	4,536,300	2.03386	7,610.70	92,261.99
2025	374,200	4,531,100	2.05683	7,696.66	93,197.03
Total				115,199.78	1,197,548.94

Current Year	Base Value	Excess Value
Residential	93,500	0
Commercial	280,700	4,531,100
Industrial	0	0
Other	0	0

Project Name: TIF 2252 TBF Company, LLC Southern Valley Townhomes

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2010

TIF-ID#: 28-2252

Project Type:

Location: Lots 3 through 12 Block 13 Brown Park and Lots 2 through 24 Block 16 Brown Park; Parcels were replatted; located between 17th and 18th Q and S Streets.

Description: Acquisition, demolition, redevelopment and expansion of a project area for creation of a new housing subdivision Southern Valley Townhomes.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2010	396,000	0	2.17816	8,625.51	0.00
2011	449,600	0	2.17798	9,792.20	0.00
2012	85,100	0	2.17448	1,850.48	0.00
2013	449,600	2,628,500	2.19974	9,890.03	57,820.12
2014	449,600	2,628,500	2.18859	9,839.90	57,527.08
2015	449,600	2,628,500	2.23039	10,027.83	58,625.79
2016	449,600	2,628,500	2.23537	10,050.22	58,756.67
2017	449,600	1,608,600	2.24872	10,110.25	36,172.93
2018	449,600	1,608,600	2.23667	10,056.07	35,979.11
2019	449,600	1,372,100	2.25142	10,122.38	30,891.78
2020	449,600	1,653,000	2.24313	10,085.11	37,078.89
2021	449,600	1,493,900	2.22412	9,999.64	33,226.15
2022	449,600	1,003,200	2.24121	10,076.48	22,483.84
2023	449,600	1,599,500	2.22109	9,986.02	35,526.31
2024	449,600	1,599,500	2.03386	9,144.23	32,531.54
2025	449,600	2,234,200	2.05683	9,247.51	45,953.72
Total				148,903.86	542,573.93

Current Year	Base Value	Excess Value
Residential	128,100	374,000
Commercial	321,500	1,860,200
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 2254 Capitol Rows, LLC

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2010

TIF-ID#: 28-2254

Project Type:

Location: Lot 2 Reeds Capitol Addition; located between 22nd and 24th Streets and Chicago to Davenport Streets

Description: Redevelopment of area between 22nd to 24th Streets and Chicago to Davenport Streets for 82 residential, multi-family units and a commercial bay.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2010	636,800	0	2.17816	13,870.52	0.00
2011	636,800	735,700	2.17798	13,869.38	16,023.40
2012	636,800	2,869,000	2.17448	13,847.09	62,385.83
2013	636,800	4,914,100	2.19974	14,007.94	108,097.42
2014	636,800	4,914,100	2.18859	13,936.94	107,549.50
2015	636,800	4,627,600	2.23039	14,203.12	103,213.53
2016	636,800	4,627,600	2.23537	14,234.84	103,443.98
2017	636,800	4,770,400	2.24872	14,319.85	107,272.94
2018	636,800	4,328,700	2.23667	14,243.11	96,818.73
2019	636,800	4,328,700	2.25142	14,337.04	97,457.22
2020	636,800	4,328,700	2.24313	14,284.25	97,098.37
2021	636,800	4,328,700	2.22412	14,163.20	96,275.48
2022	636,800	4,328,700	2.24121	14,272.03	97,015.26
2023	636,800	5,302,000	2.22109	14,143.90	117,762.19
2024	636,800	5,302,000	2.03386	12,951.62	107,835.26
2025	636,800	5,302,000	2.05683	13,097.89	109,053.13
Total				223,782.72	1,427,302.24

Current Year	Base Value	Excess Value
Residential	636,800	0
Commercial	0	5,302,000
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 2255 828 South 17th St, LLC

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2010

TIF-ID#: 28-2255

Project Type:

Location: Pt Vac 16st & Vac 17st & alley adj except PT for ST; Pt Lot 6 except for ST; Lots 7 & 8 except 10ft; Lots 9 & 10; Irreg N Pt LT 11 Block 7; Irreg SE Pt Lot 11 & S Pt Lot 12 & All Lot 13 & SE Pt Lot 14 & All Lots 15 through 20 & Nthly Pt Lots 21 & 22 Kountz & Ruths Additions Parcel #3249-0006-15
Description: Provide for plant expansion and remodel of an existing building that will increase manufacturing capacity of current tenant and keep up with increasing sales demands.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2010	602,900	0	2.17816	13,132.13	0.00
2011	602,900	1,070,400	2.17798	13,131.04	23,313.10
2012	602,900	1,070,400	2.17448	13,109.94	23,275.63
2013	602,900	1,070,400	2.19974	13,262.23	23,546.02
2014	602,900	1,070,400	2.18859	13,195.01	23,426.67
2015	602,900	1,070,400	2.23039	13,447.02	23,874.09
2016	602,900	1,070,400	2.23537	13,477.05	23,927.40
2017	602,900	807,400	2.24872	13,557.53	18,156.17
2018	602,900	1,043,400	2.23667	13,484.88	23,337.41
2019	602,900	1,281,100	2.25142	13,573.81	28,842.94
2020	602,900	1,281,100	2.24313	13,523.83	28,736.74
2021	602,900	1,214,700	2.22412	13,409.22	27,016.39
2022	602,900	1,214,700	2.24121	13,512.26	27,223.98
2023	602,900	1,293,800	2.22109	13,390.95	28,736.46
2024	602,900	1,293,900	2.03386	12,262.14	26,316.11
2025	602,900	1,293,900	2.05683	12,400.63	26,613.32
Total				211,869.67	376,342.43

Current Year	Base Value	Excess Value
Residential	602,900	0
Commercial	0	0
Industrial	0	1,293,900
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 2256 1009 Capital Avenue, LLC

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2010

TIF-ID#: 28-2256

Project Type:

Location: Lot 1 & 2, Block 92, Original City Omaha

Description: Renovation, restoration, expansion and conversion of two existing structures into three to four distinct office and/or retail spaces.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2010	602,900	0	2.17816	13,132.13	0.00
2011	396,000	1,839,700	2.17798	8,624.80	40,068.30
2012	396,000	2,250,000	2.17448	8,610.94	48,925.80
2013	396,000	2,250,000	2.19974	8,710.97	49,494.15
2014	396,000	2,250,000	2.18859	8,666.82	49,243.28
2015	396,000	2,250,000	2.23039	8,832.34	50,183.78
2016	396,000	2,250,000	2.23537	8,852.07	50,295.83
2017	396,000	2,250,000	2.24872	8,904.93	50,596.20
2018	396,000	2,250,000	2.23667	8,857.21	50,325.08
2019	396,000	2,111,800	2.25142	8,915.62	47,545.49
2020	396,000	2,099,800	2.24313	8,882.79	47,101.24
2021	396,000	2,099,800	2.22412	8,807.52	46,702.07
2022	396,000	2,099,800	2.24121	8,875.19	47,060.93
2023	396,000	2,480,000	2.22109	8,795.52	55,083.03
2024	396,000	2,480,000	2.03386	8,054.09	50,439.73
2025	396,000	2,480,000	2.05683	8,145.05	51,009.38
Total				143,667.99	734,074.29

Current Year	Base Value	Excess Value
Residential	396,000	0
Commercial	0	2,480,000
Industrial	0	0
Other	0	0

Project Name: TIF 2257 Notre Dame Apartments, LLC

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2011

TIF-ID#: 28-2257

Project Type:

Location: 3501 State Street, Lot 1 Block 0, All Lot 1 Parcel#1848050086

Description: TIF funds to be used for conversion un-used and under utilized central and west wings Notre Dame Academy and Convent into 30 new apartments for seniors and renovation of 32 apartments in east wing (same building) into more energy efficient units.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2011	636,000	522,600	2.17798	13,851.95	11,382.12
2012	636,000	2,454,000	2.17448	13,829.69	53,361.74
2013	636,000	2,610,200	2.19974	13,990.35	57,417.61
2014	328,200	2,610,200	2.18859	7,182.95	57,126.58
2015	636,000	1,428,200	2.23039	14,185.28	31,854.43
2016	636,000	781,300	2.23537	14,216.95	17,464.95
2017	636,000	865,300	2.24872	14,301.86	19,458.17
2018	636,000	447,600	2.23667	14,225.22	10,011.34
2019	636,000	408,700	2.25142	14,319.03	9,201.55
2020	636,000	408,700	2.24313	14,266.31	9,167.67
2021	636,000	379,800	2.22412	14,145.40	8,447.21
2022	636,000	1,231,400	2.24121	14,254.10	27,598.26
2023	636,000	1,022,700	2.22109	14,126.13	22,715.09
2024	636,000	1,160,200	2.03386	12,935.35	23,596.84
2025	636,000	825,600	2.05683	13,081.44	16,981.19
Total				202,912.01	375,784.75

Current Year	Base Value	Excess Value
Residential	328,200	0
Commercial	307,800	825,600
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 2258 Ames Plaza, LLC

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2011

TIF-ID#: 28-2258

Project Type:

Location: 5804 Ames Avenue, Benson Heights Lot 86 Block 0 except parts for RWY Parcel #0521045026

Description: TIF funds to be used for redevelopment of vacant and deteriorated property which will be developed into new mixed-use commercial, retail and office complex in addition to convenience storage on west side, lower level of structure.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2011	267,900	953,000	2.17798	5,834.81	20,756.15
2012	267,900	953,000	2.17448	5,825.43	20,722.79
2013	267,900	2,288,900	2.19974	5,893.10	50,349.85
2014	267,900	2,288,900	2.18859	5,863.23	50,094.64
2015	267,900	2,957,500	2.23039	5,975.21	65,963.78
2016	267,900	2,957,500	2.23537	5,988.56	66,111.07
2017	267,900	2,957,500	2.24872	6,024.32	66,505.89
2018	267,900	2,957,500	2.23667	5,992.04	66,149.52
2019	267,900	2,957,500	2.25142	6,031.55	66,585.75
2020	267,900	3,261,400	2.24313	6,009.35	73,157.44
2021	267,900	3,261,400	2.22412	5,958.42	72,537.45
2022	267,900	3,261,400	2.24121	6,004.20	73,094.82
2023	267,900	3,261,400	2.22109	5,950.30	72,438.63
2024	267,900	4,917,000	2.03386	5,448.71	100,004.90
2025	267,900	4,223,000	2.05683	5,510.25	86,859.93

Total 88,309.48 951,332.61

Current Year	Base Value	Excess Value
Residential	267,900	0
Commercial	0	4,223,000
Industrial	0	0
Other	0	0

Project Name: TIF 2259 Piano Building, LLC

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2011

TIF-ID#: 28-2259

Project Type:

Location: 4900 Dodge St., Daugherty Place Lot 1, Parcel#0944320011

Description: TIF funds to provide for rehabilitation/retrofit and conversion of approx 14,600 sq ft historic Hillcrest Building, now known as Piano Building, into ground floor retail space with office above.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2011	448,700	0	2.17798	9,772.60	0.00
2012	448,700	1,000,900	2.17448	9,756.89	21,764.37
2013	448,700	1,171,500	2.19974	9,870.23	25,769.95
2014	448,700	1,529,500	2.18859	9,820.20	33,474.48
2015	448,700	1,543,700	2.23039	10,007.76	34,430.53
2016	448,700	1,543,700	2.23537	10,030.11	34,507.41
2017	448,700	1,543,700	2.24872	10,090.01	34,713.49
2018	448,700	1,543,700	2.23667	10,035.94	34,527.47
2019	448,700	1,457,100	2.25142	10,102.12	32,805.44
2020	448,700	1,457,100	2.24313	10,064.92	32,684.65
2021	448,700	1,442,800	2.22412	9,979.63	32,089.60
2022	448,700	1,442,800	2.24121	10,056.31	32,336.18
2023	448,700	1,442,800	2.22109	9,966.03	32,045.89
2024	448,700	1,608,800	2.03386	9,125.93	32,720.74
2025	448,700	1,608,800	2.05683	9,229.00	33,090.28

Total 147,907.68 446,960.48

Current Year	Base Value	Excess Value
Residential	448,700	0
Commercial	0	1,608,800
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 2260 Courtland Place No. 2, LLC Phase II
City: OMAHA
School: OMAHA 1
Project Years:

Project Date: 2011
TIF-ID#: 28-2260
Project Type:

Location: 12th and Leavenworth
Description: TIF funds to provide for rehabilitation of project site through development of site with 16 residential units that provide for the completion of the SoMa Rowhouse redevelopment project of urban style residential housing downtown at 12th and Leavenworth.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2011	273,900	0	2.17798	5,965.49	0.00
2012	273,900	4,244,200	2.17448	5,955.90	92,289.28
2013	273,900	3,919,500	2.19974	6,025.09	86,218.79
2014	273,900	4,209,800	2.18859	5,994.55	92,135.28
2015	273,900	4,209,800	2.23039	6,109.04	93,894.95
2016	273,900	4,209,800	2.23537	6,122.68	94,104.62
2017	273,900	4,679,900	2.24872	6,159.24	105,237.83
2018	273,900	4,685,500	2.23667	6,126.24	104,799.15
2019	273,900	4,685,500	2.25142	6,166.64	105,490.30
2020	273,900	5,133,300	2.24313	6,143.93	115,146.61
2021	273,900	5,133,300	2.22412	6,091.86	114,170.75
2022	273,900	5,133,300	2.24121	6,138.67	115,048.02
2023	273,900	5,133,300	2.22109	6,083.57	114,015.25
2024	273,900	6,364,900	2.03386	5,570.74	129,453.18
2025	273,900	6,364,900	2.05683	5,633.66	130,915.20
Total				90,287.30	1,492,919.21

Current Year	Base Value	Excess Value
Residential	273,900	6,364,900
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF 2261 Midtown Properties, LLC
City: OMAHA
School: OMAHA 1
Project Years:

Project Date: 2011
TIF-ID#: 28-2261
Project Type:

Location: 140 North 41st Street, Kilby Place Lot 25 Block 5, Lots 23-24 & 25 150 x 125, Parcel #1444980004
Description: TIF funds to be used to convert an under utilized surface parking lot in Joslyn Castle Neighborhood area into a new market-rate, residential townhome construction project which will consist of two buildings that will contain three townhome units per building; each unit will have three bedrooms and three bathrooms.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2011	54,000	0	2.17798	1,176.11	0.00
2012	54,000	576,600	2.17448	1,174.22	12,538.05
2013	54,000	482,100	2.19974	1,187.86	10,604.95
2014	54,000	482,100	2.18859	1,181.84	10,551.19
2015	54,000	482,100	2.23039	1,204.41	10,752.71
2016	54,000	485,200	2.23537	1,207.10	10,846.02
2017	54,000	485,200	2.24872	1,214.31	10,910.79
2018	54,000	537,100	2.23667	1,207.80	12,013.15
2019	54,000	537,100	2.25142	1,215.77	12,092.38
2020	54,000	537,100	2.24313	1,211.29	12,047.85
2021	54,000	537,100	2.22412	1,201.02	11,945.75
2022	54,000	1,020,900	2.24121	1,210.25	22,880.51
2023	54,000	1,121,700	2.22109	1,199.39	24,913.97
2024	54,000	1,121,700	2.03386	1,098.28	22,813.81
2025	54,000	1,121,700	2.05683	1,110.69	23,071.46
Total				17,800.34	207,982.59

Current Year	Base Value	Excess Value
Residential	54,000	0
Commercial	0	1,121,700
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 2262 Farm Credit Building, LLC

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2011

TIF-ID#: 28-2262

Project Type:

Location: 206 South 19th St. and 2021 Douglas St.

Description: TIF funds for adaptive re-use of Farm Credit Building located at 206 South 19th St. into a mixed-use commercial and residential redevelopment project, which is in the process of being designated historic. The office floors will be converted into market-rate apartment units, the ground floor will remain commercial space, and the 11th floor will be enlarged to house common-tenant amenities. Plan also includes renovation of Douglas Street Parking Garage and an underground passage way to Farm Credit Building.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2011	2,100,000	0	2.17798	45,737.58	0.00
2012	2,100,000	7,718,200	2.17448	45,664.08	167,830.72
2013	2,100,000	7,178,100	2.19974	46,194.54	157,899.54
2014	2,100,000	7,178,100	2.18859	45,960.39	157,099.18
2015	2,100,000	10,788,100	2.23039	46,838.19	240,616.70
2016	2,100,000	12,062,400	2.23537	46,942.77	269,639.27
2017	2,100,000	14,899,200	2.24872	47,223.12	335,041.29
2018	2,100,000	14,796,400	2.23667	46,970.07	330,946.64
2019	2,100,000	14,796,400	2.25142	47,279.82	333,129.11
2020	2,100,000	14,796,400	2.24313	47,105.73	331,902.49
2021	2,100,000	18,033,700	2.22412	46,706.52	401,091.13
2022	2,100,000	18,033,700	2.24121	47,065.41	404,173.08
2023	2,100,000	17,880,700	2.22109	46,642.89	397,146.44
2024	2,100,000	17,880,700	2.03386	42,711.06	363,668.41
2025	2,100,000	17,880,700	2.05683	43,193.43	367,775.60
Total				692,235.60	4,257,959.60

Current Year	Base Value	Excess Value
Residential	2,100,000	0
Commercial	0	17,880,700
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 2263 Salem Village II Limited Partnership
City: OMAHA
School: OMAHA 1
Project Years:

Project Date: 2011
TIF-ID#: 28-2263
Project Type:

Location: 3520 Lake Street, Salem Village Miami Heights RP 1 Lot 1 Block 0 All lot 1 Irreg 1.034 acres. Parcel #2144921004
Description: TIF funds for Phase II of the Salem Senior Housing Project at the Miami Heights Senior Development; a new 3-story midrise residential housing building with underground parking which comprises 27 two-bedroom affordable, senior living units.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2011	9,400	0	2.17798	204.73	0.00
2012	9,400	908,100	2.17448	204.40	19,746.45
2013	9,400	908,100	2.19974	206.78	19,975.84
2014	9,400	908,100	2.18859	205.73	19,874.59
2015	9,400	908,100	2.23039	209.66	20,254.17
2016	9,400	900,800	2.23537	210.12	20,136.21
2017	9,400	930,900	2.24872	211.38	20,933.33
2018	9,400	503,400	2.23667	210.25	11,259.40
2019	9,400	345,600	2.25142	211.63	7,780.91
2020	9,400	414,200	2.24313	210.85	9,291.04
2021	9,400	414,200	2.22412	209.07	9,212.31
2022	9,400	260,100	2.24121	210.67	5,829.39
2023	9,400	260,100	2.22109	208.78	5,777.06
2024	9,400	682,600	2.03386	191.18	13,883.13
2025	9,400	414,400	2.05683	193.34	8,523.50

Total 3,098.57 192,477.33

Current Year	Base Value	Excess Value
Residential	9,400	0
Commercial	0	414,400
Industrial	0	0
Other	0	0

Project Name: TIF 2265 GTMC, LLC
City: OMAHA
School: OMAHA 1
Project Years:

Project Date: 2012
TIF-ID#: 28-2265
Project Type:

Location: 2020 Avenue J East Street
Description: TIF funds used for construction of three-story building, approx. 34,000 sqft for 96 residential single room occupancy units plus common space.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2012	36,400	584,200	2.17448	791.51	12,703.31
2013	36,400	2,300,200	2.19974	800.71	50,598.42
2014	36,400	2,300,200	2.18859	796.65	50,341.95
2015	36,400	1,731,100	2.23039	811.86	38,610.28
2016	36,400	521,400	2.23537	813.67	11,655.22
2017	36,400	608,400	2.24872	818.53	13,681.21
2018	36,400	596,500	2.23667	814.15	13,341.74
2019	36,400	583,000	2.25142	819.52	13,125.78
2020	36,400	462,500	2.24313	816.50	10,374.48
2021	36,400	615,300	2.22412	809.58	13,685.01
2022	36,400	535,800	2.24121	815.80	12,008.40
2023	36,400	513,600	2.22109	808.48	11,407.52
2024	36,400	513,600	2.03386	740.33	10,445.90
2025	36,400	547,300	2.05683	748.69	11,257.03

Total 11,205.98 273,236.25

Current Year	Base Value	Excess Value
Residential	36,400	0
Commercial	0	547,300
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 2267 3703 Davenport, LLC

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2012

TIF-ID#: 28-2267

Project Type:

Location: 3703 Davenport St.

Description: TIF funds used to phase in rehabilitation of the five apartment structures by overhauling electrical and mechanical systems in the buildings and rehabilitate each apartment to be one-bedroom units. Also construct six basement apartment units to meet ADA code.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2012	1,278,200	0	2.17448	27,794.20	0.00
2013	1,278,200	956,800	2.19974	28,117.08	21,047.11
2014	1,278,200	956,800	2.18859	27,974.56	20,940.43
2015	1,278,200	956,800	2.23039	28,508.84	21,340.37
2016	1,278,200	1,017,000	2.23537	28,572.50	22,733.71
2017	1,278,200	1,017,000	2.24872	28,743.14	22,869.48
2018	1,278,200	1,469,800	2.23667	28,589.12	32,874.58
2019	1,278,200	1,469,800	2.25142	28,777.65	33,091.37
2020	1,278,200	1,469,800	2.24313	28,671.69	32,969.52
2021	1,278,200	1,469,800	2.22412	28,428.70	32,690.12
2022	1,278,200	2,348,400	2.24121	28,647.15	52,632.58
2023	1,278,200	2,422,800	2.22109	28,389.97	53,812.57
2024	1,278,200	2,422,800	2.03386	25,996.80	49,276.36
2025	1,278,200	2,422,800	2.05683	26,290.40	49,832.88
Total				393,501.80	446,111.08

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	1,278,200	2,422,800
Industrial	0	0
Other	0	0

Project Name: TIF 2268 Dundee Ridge Medical

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2012

TIF-ID#: 28-2268

Project Type:

Location: 4825 Dodge St.

Description: TIF funds used to convert an under-utilized vacant lot into a new one-story medical office building for new and expanded offices of Children's Physicians/Children's Hospital Medical Center. The building will consist of approximately 6,200 sq ft of Class "A" medical office space

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2012	107,000	868,900	2.17448	2,326.69	18,894.06
2013	107,000	1,500,500	2.19974	2,353.72	33,007.10
2014	107,000	1,500,500	2.18859	2,341.79	32,839.79
2015	107,000	1,500,500	2.23039	2,386.52	33,467.00
2016	107,000	1,500,500	2.23537	2,391.85	33,541.73
2017	107,000	1,014,600	2.24872	2,406.13	22,815.51
2018	107,000	1,014,600	2.23667	2,393.24	22,693.25
2019	107,000	1,014,600	2.25142	2,409.02	22,842.91
2020	107,000	1,291,400	2.24313	2,400.15	28,967.78
2021	107,000	1,291,400	2.22412	2,379.81	28,722.29
2022	107,000	1,291,400	2.24121	2,398.09	28,942.99
2023	107,000	1,398,400	2.22109	2,376.57	31,059.72
2024	107,000	1,510,300	2.03386	2,176.23	30,717.39
2025	107,000	1,447,300	2.05683	2,200.81	29,768.50
Total				32,940.62	398,280.02

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	107,000	1,447,300
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 2270 Park Avenue Redevelopment

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2012

TIF-ID#: 28-2270

Project Type:

Location: 2934 Leavenworth St.; 628, 710, 712, 804, & 846 Park Avenue: 709 & 713 South 30th Streets

Description: TIF funds used for rehabilitating 137 market-rate units, 94 off-street parking stalls and 126 stalls of on-street perimeter parking. Project site spans three city blocks and is bordered by Park Avenue to the east, 30th St to the west, Mason St to the south, and St. Mary's St to the far north.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2012	991,100	83,300	2.17448	21,551.27	1,811.34
2013	888,200	5,032,900	2.19974	19,538.09	110,710.71
2014	888,200	5,032,900	2.18859	19,439.06	110,149.56
2015	888,200	5,032,900	2.23039	19,810.32	112,253.29
2016	888,200	5,268,900	2.23537	19,854.56	117,779.39
2017	888,200	5,268,900	2.24872	19,973.13	118,482.81
2018	888,200	6,392,900	2.23667	19,866.10	142,988.07
2019	888,200	6,392,900	2.25142	19,997.11	143,931.03
2020	888,200	6,714,400	2.24313	19,923.48	150,612.72
2021	888,200	6,684,900	2.22412	19,754.63	148,680.19
2022	888,200	8,923,900	2.24121	19,906.43	200,003.33
2023	888,200	11,225,800	2.22109	19,727.72	249,335.11
2024	888,200	11,364,900	2.03386	18,064.74	231,146.17
2025	888,200	11,364,900	2.05683	18,268.76	233,756.67
Total				275,675.40	2,071,640.39

Current Year	Base Value	Excess Value
Residential	546,800	758,700
Commercial	341,400	10,606,200
Industrial	0	0
Other	0	0

Project Name: TIF 2271 CO2 Omaha, LLC

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2012

TIF-ID#: 28-2271

Project Type:

Location: 1502 South 10th St.

Description: TIF funds used for CO2 housing project to create 9 apartment units within an urban residential environment. Consists of 1 four story residential building, housing 5 one bedroom and 4 two bedroom apartment units. Parking will be provided by an underground 16 stall secured parking garage.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2012	53,400	154,100	2.17448	1,161.17	3,350.87
2013	267,300	1,462,800	2.19974	5,879.91	32,177.80
2014	267,300	1,754,600	2.18859	5,850.10	38,401.00
2015	267,300	1,754,600	2.23039	5,961.83	39,134.42
2016	267,300	1,754,600	2.23537	5,975.14	39,221.80
2017	267,300	1,754,600	2.24872	6,010.83	39,456.04
2018	267,300	1,998,400	2.23667	5,978.62	44,697.61
2019	267,300	1,998,400	2.25142	6,018.05	44,992.38
2020	267,300	4,651,900	2.24313	5,995.89	104,348.12
2021	267,300	3,608,300	2.22412	5,945.07	80,252.97
2022	267,300	3,859,400	2.24121	5,990.75	86,497.22
2023	267,300	3,859,400	2.22109	5,936.97	85,720.75
2024	267,300	3,876,500	2.03386	5,436.51	78,842.65
2025	267,300	4,470,600	2.05683	5,497.91	91,952.70
Total				77,638.75	809,046.33

Current Year	Base Value	Excess Value
Residential	249,100	4,200,200
Commercial	18,200	270,400
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 2272 5203 Leavenworth, LLC

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2012

TIF-ID#: 28-2272

Project Type:

Location: 5203 Leavenworth

Description: TIF funds used for complete historical renovation of the Wohlner's Neighborhood Grocery Building, 18,000 sq ft, to create two retail bays.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2012	281,300	4,000	2.17448	6,116.81	86.98
2013	281,300	373,400	2.19974	6,187.87	8,213.83
2014	281,300	833,200	2.18859	6,156.50	18,235.33
2015	281,300	833,200	2.23039	6,274.09	18,583.61
2016	281,300	833,200	2.23537	6,288.10	18,625.10
2017	281,300	833,200	2.24872	6,325.65	18,736.34
2018	281,300	833,200	2.23667	6,291.75	18,635.93
2019	281,300	845,800	2.25142	6,333.24	19,042.51
2020	281,300	845,800	2.24313	6,309.92	18,972.39
2021	281,300	845,800	2.22412	6,256.45	18,811.61
2022	281,300	845,800	2.24121	6,304.52	18,956.15
2023	281,300	845,800	2.22109	6,247.93	18,785.98
2024	281,300	821,300	2.03386	5,721.25	16,704.09
2025	281,300	892,500	2.05683	5,785.86	18,357.21
Total				86,599.94	230,747.06

Current Year	Base Value	Excess Value
Residential	281,300	0
Commercial	0	892,500
Industrial	0	0
Other	0	0

Project Name: TIF 2273 Livestock Exchange Building, LLC

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2012

TIF-ID#: 28-2273

Project Type:

Location: 4910 & 4920 South So. 30th

Description: TIF funds used to construct two new four-story, mixed use buildings. Each building, approximately 32,000 sq ft, will comprise clinics operated by One World Community Health Centers, Inc. and affordable senior housing units.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2012	112,900	0	2.17448	2,454.99	0.00
2013	112,900	1,452,300	2.19974	2,483.51	31,946.82
2014	112,900	2,231,800	2.18859	2,470.92	48,844.96
2015	112,900	2,231,800	2.23039	2,518.11	49,777.84
2016	112,900	712,600	2.23537	2,523.73	15,929.24
2017	112,900	712,600	2.24872	2,538.80	16,024.38
2018	112,900	325,500	2.23667	2,525.20	7,280.36
2019	112,900	548,900	2.25142	2,541.85	12,358.05
2020	112,900	548,800	2.24313	2,532.49	12,310.30
2021	112,900	314,100	2.22412	2,511.03	6,985.96
2022	112,900	250,200	2.24121	2,530.33	5,607.50
2023	112,900	259,900	2.22109	2,507.61	5,772.62
2024	112,900	259,900	2.03386	2,296.23	5,286.00
2025	112,900	310,600	2.05683	2,322.16	6,388.52
Total				34,756.96	224,512.55

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	112,900	310,600
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 2274 Dial-Kinseth Development

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2013

TIF-ID#: 28-2274

Project Type:

Location: East 55 ft Lot 6 & all Lot 7 Block 166 Original City Omaha; 1212 Jackson Street

Description: TIF funds used to construct a hotel, Hyatt Place, with parking underneath hotel rooms and parking above ground.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2013	1,063,500	1,400,500	2.19974	23,394.23	30,807.36
2014	1,063,500	20,512,000	2.18859	23,275.65	448,923.58
2015	1,063,500	13,484,345	2.23039	23,720.20	300,753.48
2016	1,063,500	13,484,345	2.23537	23,773.16	301,425.00
2017	1,063,500	15,879,000	2.24872	23,915.14	357,074.25
2018	1,063,500	15,879,000	2.23667	23,786.99	355,160.83
2019	1,063,500	21,540,400	2.25142	23,943.85	484,964.87
2020	1,063,500	21,540,400	2.24313	23,855.69	483,179.17
2021	1,063,500	16,644,600	2.22412	23,653.52	370,195.88
2022	1,063,500	15,960,100	2.24121	23,835.27	357,699.36
2023	1,063,500	15,960,100	2.22109	23,621.29	354,488.19
2024	1,063,500	16,546,200	2.03386	21,630.10	336,526.54
2025	1,063,500	16,546,200	2.05683	21,874.39	340,327.21
Total				304,279.48	4,521,525.72

Current Year	Base Value	Excess Value
Residential	1,063,500	0
Commercial	0	16,546,200
Industrial	0	0
Other	0	0

Project Name: TIF 2275 Lanning-Lund, LLC

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2012

TIF-ID#: 28-2275

Project Type:

Location: 604 South 22nd St.

Description: TIF funds used for redevelopment of Rorick Apartments building for 200 market-rate units, electrical and mechanical systems, adjacent garage structure, and elevator system. The apartments will be a mixture of studios and one and two bedroom units.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2012	2,590,300	2,676,200	2.17448	56,325.56	58,193.41
2013	2,590,300	2,676,200	2.19974	56,979.87	58,869.45
2014	2,590,300	2,703,200	2.18859	56,691.05	59,162.09
2015	2,589,400	2,703,200	2.23039	57,753.72	60,291.87
2016	2,589,400	2,676,200	2.23537	57,882.67	59,822.94
2017	2,589,400	2,676,200	2.24872	58,228.36	60,180.31
2018	2,589,400	2,676,200	2.23667	57,916.33	59,857.62
2019	2,589,400	2,676,200	2.25142	58,298.27	60,252.55
2020	2,589,400	3,876,600	2.24313	58,083.61	86,957.18
2021	2,589,400	3,876,600	2.22412	57,591.36	86,220.25
2022	2,589,400	3,876,600	2.24121	58,033.89	86,882.72
2023	2,589,400	6,925,100	2.22109	57,512.90	153,812.72
2024	2,589,400	6,925,100	2.03386	52,664.77	140,846.83
2025	1,153,100	0	2.05683	23,717.31	0.00
Total				767,679.67	1,031,349.94

Current Year	Base Value	Excess Value
Residential	21,200	0
Commercial	1,131,900	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 2277 1201 Howard, LLC

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2012

TIF-ID#: 28-2277

Project Type:

Location: 1201 Howard St.

Description: TIF funds used to redevelop and rehabilitate the project site to create a mixed-use development comprised of three commercial bays on the ground floor and market-rate apartment units above, a mix of 1 & 2 bedroom units.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2012	217,800	0	2.17448	4,736.02	0.00
2013	655,800	1,671,400	2.19974	14,425.89	36,766.45
2014	655,800	2,488,500	2.18859	14,352.77	54,463.06
2015	655,800	2,488,500	2.23039	14,626.90	55,503.26
2016	655,800	2,488,500	2.23537	14,659.56	55,627.18
2017	655,800	2,488,500	2.24872	14,747.11	55,959.40
2018	655,800	2,488,500	2.23667	14,668.08	55,659.53
2019	655,800	2,624,400	2.25142	14,764.81	59,086.27
2020	655,800	2,624,400	2.24313	14,710.45	58,868.70
2021	655,800	2,624,400	2.22412	14,585.78	58,369.81
2022	655,800	2,624,400	2.24121	14,697.86	58,818.32
2023	655,800	2,849,100	2.22109	14,565.91	63,281.08
2024	655,800	2,849,100	2.03386	13,338.05	57,946.71
2025	655,800	2,849,100	2.05683	13,488.69	58,601.14
Total				192,367.88	728,950.91

Current Year	Base Value	Excess Value
Residential	655,800	0
Commercial	0	2,849,100
Industrial	0	0
Other	0	0

Project Name: TIF 2278 NO DO Zesto Development, LLC

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2012

TIF-ID#: 28-2278

Project Type:

Location: 12th and Mike Fahey Streets

Description: TIF funds used to redevelop project site and construct a mixed-use structure that will comprise Zesto serving ice cream, food and beverages, as well as a separate commercial bay for another retail operation.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2012	203,600	117,700	2.17448	4,427.24	2,559.36
2013	203,600	644,500	2.19974	4,478.67	14,177.32
2014	203,600	1,394,600	2.18859	4,455.97	30,522.08
2015	203,600	1,394,600	2.23039	4,541.07	31,105.02
2016	203,600	1,394,600	2.23537	4,551.21	31,174.47
2017	203,600	1,405,900	2.24872	4,578.39	31,614.75
2018	203,600	1,405,900	2.23667	4,553.86	31,445.34
2019	203,600	1,405,900	2.25142	4,583.89	31,652.71
2020	203,600	1,405,900	2.24313	4,567.01	31,536.16
2021	203,600	1,405,900	2.22412	4,528.31	31,268.90
2022	203,600	1,405,900	2.24121	4,563.10	31,509.17
2023	203,600	1,521,700	2.22109	4,522.14	33,798.33
2024	203,600	1,508,700	2.03386	4,140.94	30,684.85
2025	203,600	1,508,700	2.05683	4,187.71	31,031.39
Total				62,679.51	394,079.85

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	203,600	1,508,700
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 2279 Christian Worship Center New Visions Omaha VA
City: OMAHA
School: OMAHA 1
Project Years:

Project Date: 2012
TIF-ID#: 28-2279
Project Type:

Location: 1417 North 18th St
Description: TIF funds used to construct building containing 26 one-bedroom apartments reserved for homeless US Veterans that will provide long-term shelter (18-24 months)

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2012	26,300	656,000	2.17448	571.89	14,264.59
2013	26,300	883,400	2.19974	578.53	19,432.50
2014	26,300	883,400	2.18859	575.60	19,334.00
2015	26,300	883,400	2.23039	586.59	19,703.27
2016	26,300	251,900	2.23537	587.90	5,630.90
2017	26,300	251,900	2.24872	591.41	5,664.53
2018	26,300	251,900	2.23667	588.24	5,634.17
2019	23,600	251,900	2.25142	531.34	5,671.33
2020	26,300	251,900	2.24313	589.94	5,650.44
2021	26,300	251,900	2.22412	584.94	5,602.56
2022	26,300	251,900	2.24121	589.44	5,645.61
2023	26,300	251,900	2.22109	584.15	5,594.93
2024	26,300	251,900	2.03386	534.91	5,123.29
2025	26,300	251,900	2.05683	540.95	5,181.15
Total				8,035.83	128,133.27

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	26,300	251,900
Industrial	0	0
Other	0	0

Project Name: TIF 2280 8th Street Towns, LLC

City: OMAHA
School: OMAHA 1
Project Years:

Project Date: 2012
TIF-ID#: 28-2280
Project Type:

Location: 8th and Pacific Streets
Description: TIF funds used to construct a 47-unit, market-rate apartment building consisting of mostly studios and 6 two-bedroom units in addition to on-site parking

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2012	108,300	0	2.17448	2,354.96	0.00
2013	108,300	2,460,300	2.19974	2,382.32	54,120.20
2014	108,300	2,460,300	2.18859	2,370.24	53,845.88
2015	108,300	2,460,300	2.23039	2,415.51	54,874.29
2016	108,300	3,270,700	2.23537	2,420.91	73,112.25
2017	108,300	3,270,700	2.24872	2,435.36	73,548.89
2018	108,300	3,373,100	2.23667	2,422.31	75,445.12
2019	108,300	3,373,100	2.25142	2,438.29	75,942.65
2020	108,300	3,373,100	2.24313	2,429.31	75,663.02
2021	108,300	3,373,100	2.22412	2,408.72	75,021.79
2022	108,300	3,373,100	2.24121	2,427.23	75,598.25
2023	108,300	3,373,100	2.22109	2,405.44	74,919.59
2024	108,300	4,015,800	2.03386	2,202.67	81,675.75
2025	108,300	4,015,800	2.05683	2,227.55	82,598.18
Total				33,340.82	926,365.86

Current Year	Base Value	Excess Value
Residential	108,300	0
Commercial	0	4,015,800
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 2281 The Barker Building, LLC

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2012

TIF-ID#: 28-2281

Project Type:

Location: 306 South 15th St

Description: TIF funds used for conversion and rehabilitation of the historic Barker Building. Convert a six story office building into 48- market-rate apartments with ground floor commercial

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2012	690,000	0	2.17448	15,003.91	0.00
2013	690,000	1,972,300	2.19974	15,178.21	43,385.47
2014	690,000	7,674,300	2.18859	15,101.27	167,958.96
2015	690,000	7,032,000	2.23039	15,389.69	156,841.02
2016	690,000	7,032,000	2.23537	15,424.05	157,191.22
2017	690,000	7,032,000	2.24872	15,516.17	158,129.99
2018	690,000	7,844,600	2.23667	15,433.02	175,457.81
2019	690,000	5,628,700	2.25142	15,534.80	126,725.68
2020	690,000	5,628,700	2.24313	15,477.60	126,259.06
2021	690,000	5,628,700	2.22412	15,346.43	125,189.04
2022	690,000	5,628,700	2.24121	15,464.35	126,150.99
2023	690,000	6,506,400	2.22109	15,325.52	144,513.00
2024	690,000	6,506,400	2.03386	14,033.63	132,331.07
2025	690,000	6,506,400	2.05683	14,192.13	133,825.59
Total				212,420.78	1,773,958.90

Current Year	Base Value	Excess Value
Residential	690,000	0
Commercial	0	6,506,400
Industrial	0	0
Other	0	0

Project Name: TIF 2283 1501 Jackson, LLC

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2014

TIF-ID#: 28-2283

Project Type:

Location: 1501, 1507, 1511, Jackson Streets

Description: Conversion and development of three surface parking lots into 5-story multi-family housing with commercial office/retail ground floor. Project began 2014 but cnty omitted on 2014 CTL report. Corrected TIF history in 2015 to show 2014 information.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2014	387,200	1,270,100	2.18859	8,474.22	27,797.28
2015	387,200	9,643,590	2.23039	8,636.07	215,089.67
2016	387,200	11,207,000	2.23537	8,655.35	250,517.92
2017	387,200	10,920,000	2.24872	8,707.04	245,560.22
2018	387,200	12,356,700	2.23667	8,660.39	276,378.60
2019	387,200	12,356,700	2.25142	8,717.50	278,201.22
2020	387,200	12,356,700	2.24313	8,685.40	277,176.84
2021	387,200	12,356,700	2.22412	8,611.79	274,827.84
2022	387,200	12,356,700	2.24121	8,677.97	276,939.60
2023	387,200	11,212,800	2.22109	8,600.06	249,046.38
2024	387,200	11,212,800	2.03386	7,875.11	228,052.65
2025	387,200	11,185,900	2.05683	7,964.05	230,074.95
Total				102,264.95	2,829,663.17

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	387,200	11,185,900
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 2284 United States Cold Storage, Inc.

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2012

TIF-ID#: 28-2284

Project Type:

Location: 4302 South 30th Street

Description: TIF funds used for redevelopment of approximately 13.49 acre site in two phases. First phase will demolish, clear and grade the current storage warehouse site. Second phase will construct new 124,000 sq ft facility that will consist of freezer space, a convertible freezer room, blast freezer, truck docks, rail docks, support area and office/employee areas.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2012	4,792,500	0	2.17448	104,211.95	0.00
2013	4,792,500	2,695,600	2.19974	105,422.54	59,296.19
2014	4,792,500	7,545,200	2.18859	104,888.18	165,133.49
2015	4,792,500	7,945,300	2.23039	106,891.44	177,211.18
2016	4,792,500	7,945,300	2.23537	107,130.11	177,606.85
2017	4,792,500	9,589,200	2.24872	107,769.91	215,634.26
2018	4,792,500	9,589,200	2.23667	107,192.41	214,478.76
2019	4,792,500	9,589,200	2.25142	107,899.30	215,893.17
2020	4,792,500	9,589,200	2.24313	107,502.01	215,098.22
2021	4,792,500	10,184,100	2.22412	106,590.95	226,506.60
2022	4,792,500	10,351,100	2.24121	107,409.99	231,989.89
2023	4,792,500	10,351,100	2.22109	106,445.74	229,907.25
2024	4,792,500	10,351,100	2.03386	97,472.74	210,526.88
2025	4,792,500	10,351,100	2.05683	98,573.58	212,904.53
Total				1,475,400.85	2,552,187.27

Current Year	Base Value	Excess Value
Residential	4,792,500	0
Commercial	0	0
Industrial	0	10,351,100
Other	0	0

Project Name: TIF 2285 Georgetown Aksarben, LLC

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2012

TIF-ID#: 28-2285

Project Type:

Location: 6349 South Cedar Plaza

Description: TIF funds used to construct new residential, multi-family 3-story structure consisting of 63 new market-rate apartments above an enclosed parking garage and use remaining portion as green space with covered picnic area with grills.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2012	532,200	0	2.17448	11,572.58	0.00
2013	532,200	3,108,600	2.19974	11,707.02	68,381.12
2014	532,200	3,411,900	2.18859	11,647.68	74,672.50
2015	532,200	3,533,300	2.23039	11,870.14	78,806.37
2016	532,200	3,533,300	2.23537	11,896.64	78,982.33
2017	532,200	3,533,300	2.24872	11,967.69	79,454.02
2018	532,200	3,533,300	2.23667	11,903.56	79,028.26
2019	532,200	3,604,700	2.25142	11,982.06	81,156.94
2020	532,200	3,604,700	2.24313	11,937.94	80,858.11
2021	532,200	3,604,700	2.22412	11,836.77	80,172.85
2022	532,200	3,604,700	2.24121	11,927.72	80,788.90
2023	532,200	4,789,200	2.22109	11,820.64	106,372.44
2024	532,200	4,789,200	2.03386	10,824.20	97,405.62
2025	532,200	4,789,200	2.05683	10,946.45	98,505.70
Total				163,841.09	1,084,585.16

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	532,200	4,789,200
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 2286 2223 Dodge Street, LLC

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2012

TIF-ID#: 28-2286

Project Type:

Location: 2223 Dodge Street

Description: TIF funds used to convert and rehabilitate the former historic Northern Natural Gas building and adjacent surface parking lots. Convert existing office spaces to 194 market-rate apartment units. The unit mix will consist of one and two-bedroom units; two-thirds will be two-bedroom units.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2012	2,300,000	0	2.17448	50,013.04	0.00
2013	2,300,000	0	2.19974	50,594.02	0.00
2014	2,300,000	12,983,100	2.18859	50,337.57	284,146.83
2015	1,648,900	19,268,200	2.23039	36,776.90	429,756.01
2016	1,648,900	19,268,200	2.23537	36,859.02	430,715.56
2017	1,648,900	19,919,300	2.24872	37,079.14	447,929.28
2018	1,648,900	20,581,100	2.23667	36,880.45	460,331.29
2019	1,648,900	20,581,100	2.25142	37,123.66	463,367.00
2020	1,648,900	20,581,100	2.24313	36,986.97	461,660.83
2021	1,648,900	20,581,100	2.22412	36,673.51	457,748.36
2022	1,648,900	20,581,100	2.24121	36,955.31	461,265.67
2023	1,648,900	31,927,700	2.22109	36,623.55	709,142.95
2024	1,648,900	31,927,700	2.03386	33,536.32	649,364.72
2025	1,648,900	31,927,700	2.05683	33,915.07	656,698.51
Total				550,354.53	5,912,127.01

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	1,648,900	31,927,700
Industrial	0	0
Other	0	0

Project Name: TIF 2287 Park School Apartments

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2012

TIF-ID#: 28-2287

Project Type:

Location: 1320 South 29th St.

Description: TIF funds used for renovation of historic Park School Apartments, which consists of 24 two-bedroom units and parking

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2012	419,200	0	2.17448	9,115.42	0.00
2013	419,200	0	2.19974	9,221.31	0.00
2014	419,200	443,100	2.18859	9,174.57	9,697.64
2015	419,200	1,511,400	2.23039	9,349.79	33,710.11
2016	419,200	433,900	2.23537	9,370.67	9,699.27
2017	419,200	431,700	2.24872	9,426.63	9,707.72
2018	419,200	6,600	2.23667	9,376.12	147.62
2019	419,200	64,500	2.25142	9,437.95	1,452.17
2020	419,200	64,500	2.24313	9,403.20	1,446.82
2021	419,200	64,500	2.22412	9,323.51	1,434.56
2022	419,200	64,500	2.24121	9,395.15	1,445.58
2023	419,200	244,400	2.22109	9,310.81	5,428.34
2024	419,200	0	2.03386	8,525.94	0.00
2025	419,200	0	2.05683	8,622.23	0.00
Total				129,053.30	74,169.83

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	419,200	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 2288 Roseland Theatre Apartments

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2012

TIF-ID#: 28-2288

Project Type:

Location: 4932 South 24th St

Description: TIF funds used to rehabilitate 17 apartment units and the underground parking of this structure. The commercial bays are in good condition and are not part of this project.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2012	212,600	63,800	2.17448	4,622.94	1,387.32
2013	212,600	63,800	2.19974	4,676.65	1,403.43
2014	212,600	63,800	2.18859	4,652.94	1,396.32
2015	212,600	411,500	2.23039	4,741.81	9,178.05
2016	212,600	72,700	2.23537	4,752.40	1,625.11
2017	212,600	72,000	2.24872	4,780.78	1,619.08
2018	212,600	213,300	2.23667	4,755.16	4,770.82
2019	212,600	130,100	2.25142	4,786.52	2,929.10
2020	212,600	130,100	2.24313	4,768.89	2,918.31
2021	212,600	97,100	2.22412	4,728.48	2,159.62
2022	212,600	188,000	2.24121	4,764.81	4,213.47
2023	212,600	451,100	2.22109	4,722.04	10,019.34
2024	212,600	451,100	2.03386	4,323.99	9,174.74
2025	212,600	380,200	2.05683	4,372.82	7,820.07
Total				65,450.23	60,614.78

Current Year	Base Value	Excess Value
Residential	212,600	0
Commercial	0	380,200
Industrial	0	0
Other	0	0

Project Name: TIF 2289 Aksarben Apartments II, LLC

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2012

TIF-ID#: 28-2289

Project Type:

Location: 2121 South 64th Plaza

Description: TIF funds used for the construction of two residential structures consisting of 148 new efficiency, one and two-bedroom market-rate apartment units with enclosed parking garages. One structure will be a 3-story apartment building of 108 units with a first floor parking garage; the other structure will be a 2-story townhome-style building of 40 units with single car garages.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2012	903,500	0	2.17448	19,646.43	0.00
2013	903,500	3,388,600	2.19974	19,874.65	74,540.39
2014	903,500	8,015,300	2.18859	19,773.91	175,422.05
2015	903,500	9,768,600	2.23039	20,151.57	217,877.88
2016	903,500	9,768,600	2.23537	20,196.57	218,364.35
2017	903,500	9,768,600	2.24872	20,317.19	219,668.46
2018	903,500	9,768,600	2.23667	20,208.31	218,491.35
2019	903,500	13,038,600	2.25142	20,341.58	293,553.65
2020	903,500	13,038,600	2.24313	20,266.68	292,472.75
2021	903,500	13,038,600	2.22412	20,094.92	289,994.11
2022	903,500	13,038,600	2.24121	20,249.33	292,222.41
2023	903,500	13,495,300	2.22109	20,067.55	299,742.76
2024	903,500	13,495,300	2.03386	18,375.93	274,475.51
2025	903,500	13,495,300	2.05683	18,583.46	277,575.38
Total				278,148.08	3,144,401.05

Current Year	Base Value	Excess Value
Residential	903,500	0
Commercial	0	13,495,300
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 2290 50th & Ames Avenue, Wal-mart

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2013

TIF-ID#: 28-2290

Project Type:

Location: Lot 1 North Pointe Replat 2; 5018 Ames Ave.

Description: TIF funds for demolition of former Baker's Supermarket building and constructing a new 178,748 sq. ft. full-service supercenter Wal-mart retail store inclusive of additional surface parking, and public infrastructure and improvements within and adjacent to the project site.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2013	2,322,100	0	2.19974	51,080.16	0.00
2014	2,322,100	8,469,300	2.18859	50,821.25	185,358.25
2015	2,322,100	8,469,300	2.23039	51,791.89	188,898.42
2016	2,322,100	8,461,300	2.23537	51,907.53	189,141.36
2017	2,322,100	8,461,300	2.24872	52,217.53	190,270.95
2018	2,322,100	8,461,300	2.23667	51,937.71	189,251.36
2019	2,322,100	8,696,000	2.25142	52,280.22	195,783.48
2020	2,322,100	8,696,000	2.24313	52,087.72	195,062.58
2021	2,322,100	8,696,000	2.22412	51,646.29	193,409.48
2022	2,322,100	8,455,400	2.24121	52,043.14	189,503.27
2023	2,322,100	8,455,400	2.22109	51,575.93	187,802.04
2024	2,322,100	8,455,400	2.03386	47,228.26	171,971.00
2025	2,322,100	8,455,400	2.05683	47,761.65	173,913.20
Total				664,379.28	2,250,365.39

Current Year	Base Value	Excess Value
Residential	2,322,100	0
Commercial	0	8,455,400
Industrial	0	0
Other	0	0

Project Name: TIF 2291 Victory Apartments, LLC

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2014

TIF-ID#: 28-2291

Project Type:

Location: 825 Dorcus St.

Description: TIF funds used to rehabilitate the vacant Our Lady of Victory Wing of St. Joseph Hospital owned by Grace University. Project will rehabilitate interior of six-story building into offices and residential units for at-risk US Military Veterans, VA clinical space and outreach programs for Veterans.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2014	671,000	3,591,100	2.18859	14,685.44	78,594.46
2015	691,000	4,863,600	2.23039	15,411.99	108,477.25
2016	691,000	1,720,400	2.23537	15,446.41	38,457.31
2017	691,000	1,720,400	2.24872	15,538.66	38,686.98
2018	691,000	1,720,400	2.23667	15,455.39	38,479.67
2019	691,000	1,720,400	2.25142	15,557.31	38,733.43
2020	691,000	1,720,400	2.24313	15,500.03	38,590.81
2021	691,000	958,400	2.22412	15,368.67	21,315.97
2022	691,000	344,800	2.24121	15,486.76	7,727.69
2023	691,000	2,336,300	2.22109	15,347.73	51,891.33
2024	691,000	2,528,300	2.03386	14,053.97	51,422.08
2025	691,000	2,857,000	2.05683	14,212.70	58,763.63
Total				182,065.06	571,140.61

Current Year	Base Value	Excess Value
Residential	691,000	0
Commercial	0	2,857,000
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 2292 Nottingham at Gifford Park

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2014

TIF-ID#: 28-2292

Project Type:

Location: 3304 Burt St., Lowes 2nd Addition, Lot 4 Blk 5 and irregular tract part Lot 1

Description: TIF funds used to rehabilitate historic Nottingham Apartment Building and parking area; 32 units will remain one bedroom/one bath units and 15 stalls of on-site parking.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2014	422,300	0	2.18859	9,242.42	0.00
2015	210,500	1,195,500	2.23039	4,694.97	26,664.31
2016	210,500	1,233,400	2.23537	4,705.45	27,571.05
2017	210,500	1,233,400	2.24872	4,733.56	27,735.71
2018	210,500	1,518,200	2.23667	4,708.19	33,957.12
2019	210,500	1,518,200	2.25142	4,739.24	34,181.06
2020	210,500	1,518,200	2.24313	4,721.79	34,055.20
2021	210,500	1,518,200	2.22412	4,681.77	33,766.59
2022	210,500	2,070,900	2.24121	4,717.75	46,413.22
2023	210,500	2,646,900	2.22109	4,675.39	58,790.03
2024	210,500	2,646,900	2.03386	4,281.28	53,834.24
2025	210,500	2,646,900	2.05683	4,329.63	54,442.23

Total 60,231.44 431,410.76

Current Year	Base Value	Excess Value
Residential	210,500	0
Commercial	0	2,646,900
Industrial	0	0
Other	0	0

Project Name: TIF 2294 Menard, Inc. LLC

City: OMAHA

School: RALSTON 54

Project Years:

Project Date: 2012

TIF-ID#: 28-2294

Project Type:

Location: 4726 South 72nd Street and 7337 L Street

Description: TIF funds used for rehabilitation and redevelopment of the vacant site at 72nd and L Street to construct a Menards Plaza.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2012	4,467,200	0	2.24498	100,287.75	0.00
2013	4,467,200	0	2.26858	101,342.01	0.00
2014	4,467,200	7,495,000	2.25638	100,797.01	169,115.68
2015	4,467,200	7,495,000	2.26671	101,258.47	169,889.91
2016	4,467,200	7,495,000	2.25098	100,555.78	168,710.95
2017	4,467,200	7,495,000	2.2454	100,306.51	168,292.73
2018	4,467,200	7,495,000	2.24916	100,474.48	168,574.54
2019	4,467,200	8,423,900	2.2573	100,838.11	190,152.69
2020	4,467,200	8,423,900	2.25706	100,827.38	190,132.48
2021	4,467,200	9,429,500	2.16173	96,568.80	203,840.32
2022	4,467,200	10,809,000	2.26506	101,184.76	244,830.34
2023	4,467,200	10,809,000	2.13132	95,210.33	230,374.38
2024	4,467,200	10,809,000	2.11918	94,668.01	229,062.17
2025	4,467,200	12,708,400	2.08086	92,956.18	264,444.01

Total 1,387,275.58 2,397,420.20

Current Year	Base Value	Excess Value
Residential	337,800	0
Commercial	4,129,400	12,708,400
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 2296 Lerner Building Project

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2014

TIF-ID#: 28-2296

Project Type:

Location: 325 South 16th St., City Lots Lot 6 Blk 139

Description: TIF funds used convert historic Lerner Building into a mix-use property; creating 36-38 residential units by adding three additional floors to existing building; approx 4,000 sq ft on 1st floor will be renovated for commercial space.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2014	157,500	0	2.18859	3,447.03	0.00
2015	157,500	3,511,900	2.23039	3,512.86	78,329.07
2016	157,500	3,511,900	2.23537	3,520.71	78,503.96
2017	157,500	2,823,500	2.24872	3,541.73	63,492.61
2018	157,500	4,088,300	2.23667	3,522.76	91,441.78
2019	157,500	4,088,300	2.25142	3,545.99	92,044.80
2020	157,500	5,473,400	2.24313	3,532.93	122,775.48
2021	157,500	5,473,400	2.22412	3,502.99	121,734.98
2022	157,500	5,473,400	2.24121	3,529.91	122,670.39
2023	157,500	5,759,000	2.22109	3,498.22	127,912.57
2024	157,500	5,759,000	2.03386	3,203.33	117,130.00
2025	157,500	5,759,000	2.05683	3,239.51	118,452.84
Total				41,597.97	1,134,488.48

Current Year	Base Value	Excess Value
Residential	157,500	0
Commercial	0	5,759,000
Industrial	0	0
Other	0	0

Project Name: TIF 2297 NFM Office Building

City: OMAHA

School: WESTSIDE 66

Project Years:

Project Date: 2013

TIF-ID#: 28-2297

Project Type:

Location: Irreg tract N 393.56 S 1017.35 W 238 ft S Drain Ditch SE 1/4 SE 1/4 23-15-12 1.652 AC; 808 South 74th Plaza & 727 South 75th St.

Description: TIF funds used for rehabilitation of an approx 44,000 sq. ft. 2-story office building to provide space for the accounting and information technology employees for Nebraska Furniture Mart (NFM) campus. Note: 7-15-2020 corrected school district code on this report; it has been in Westside 66 not OPS1.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2013	989,100	0	2.19974	21,757.63	0.00
2014	989,100	2,759,300	2.26457	22,398.86	62,486.28
2015	989,100	3,556,000	2.27127	22,465.13	80,766.36
2016	989,100	3,556,000	2.31529	22,900.53	82,331.71
2017	989,100	3,556,000	2.32649	23,011.31	82,729.98
2018	989,100	3,556,000	2.37657	23,506.65	84,510.83
2019	989,100	3,692,800	2.38717	23,611.50	88,153.41
2020	989,100	3,692,800	2.35932	23,336.03	87,124.97
2021	989,100	3,657,700	2.32602	23,006.66	85,078.83
2022	989,100	3,657,700	2.29535	22,703.31	83,957.02
2023	989,100	3,657,700	2.15083	21,273.86	78,670.91
2024	989,100	4,065,600	2.02149	19,994.56	82,185.70
2025	989,100	4,065,600	2.00103	19,792.19	81,353.88
Total				289,758.22	979,349.88

Current Year	Base Value	Excess Value
Residential	989,100	0
Commercial	0	4,065,600
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 2298 First OFB, LLC

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2013

TIF-ID#: 28-2298

Project Type:

Location: Lot 2 Block 106 LT & E 2/3 132 x 110 City Lots; 106 South 15th St.

Description: TIF funds used for conversion of historic Federal Office Building into a 152 room Residence Inn by Marriot.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2013	1,300,000	886,500	2.19974	28,596.62	19,500.70
2014	1,300,000	19,325,700	2.18859	28,451.67	422,960.34
2015	1,300,000	19,325,700	2.23039	28,995.07	431,038.48
2016	1,300,000	19,325,700	2.23537	29,059.81	432,000.90
2017	1,300,000	19,107,900	2.24872	29,233.36	429,683.17
2018	1,300,000	19,107,900	2.23667	29,076.71	427,380.67
2019	1,300,000	20,308,700	2.25142	29,268.46	457,234.13
2020	1,300,000	20,308,700	2.24313	29,160.69	455,550.54
2021	1,300,000	15,628,500	2.22412	28,913.56	347,596.59
2022	1,300,000	15,628,500	2.24121	29,135.73	350,267.50
2023	1,300,000	15,628,500	2.22109	28,874.17	347,123.05
2024	1,300,000	15,988,100	2.03386	26,440.18	325,175.57
2025	1,300,000	15,628,500	2.05683	26,738.79	321,451.68
Total				371,944.82	4,766,963.32

Current Year	Base Value	Excess Value
Residential	1,300,000	0
Commercial	0	15,628,500
Industrial	0	0
Other	0	0

Project Name: TIF 2299 Ambassador Apartments, LLC

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2012

TIF-ID#: 28-2299

Project Type:

Location: 111 South 49th Street

Description: TIF funds used to renovate historic apartment building

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2012	1,168,600	0	2.17448	25,410.97	0.00
2013	1,168,600	0	2.19974	25,706.16	0.00
2014	1,168,600	0	2.18859	25,575.86	0.00
2015	1,168,600	247,900	2.23039	26,064.34	5,529.14
2016	1,168,600	704,200	2.23537	26,122.53	15,741.48
2017	1,168,600	704,200	2.24872	26,278.54	15,835.49
2018	1,168,600	2,700,800	2.23667	26,137.73	60,407.98
2019	1,168,600	2,700,800	2.25142	26,310.09	60,806.35
2020	1,168,600	2,700,800	2.24313	26,213.22	60,582.46
2021	1,168,600	2,700,800	2.22412	25,991.07	60,069.03
2022	1,168,600	2,940,600	2.24121	26,190.78	65,905.02
2023	1,168,600	2,189,460	2.22109	25,955.66	48,629.88
2024	1,168,600	2,189,500	2.03386	23,767.69	44,531.36
2025	1,168,600	2,189,500	2.05683	24,036.12	45,034.29
Total				359,760.76	483,072.48

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	1,168,600	2,189,500
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 2301 North Omaha Senior Cottages Phase 1
City: OMAHA
School: OMAHA 1
Project Years:

Project Date: 2013
TIF-ID#: 28-2301
Project Type:

Location: Lot 1 St. Richards Plaza
Description: TIF funds used for Phase 1 construction of new 12 2-bedroom duplexes (24 units) on north side of campus for low income seniors. Project is also a low-income housing tax credit project.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2013	892,200	1,273,500	2.19974	19,626.08	28,013.69
2014	26,600	1,273,500	2.18859	582.16	27,871.69
2015	26,600	1,446,100	2.23039	593.28	32,253.67
2016	26,600	561,100	2.23537	594.61	12,542.66
2017	26,600	968,800	2.24872	598.16	21,785.60
2018	26,600	968,800	2.23667	594.95	21,668.86
2019	26,600	968,800	2.25142	598.88	21,811.76
2020	26,600	968,800	2.24313	596.67	21,731.44
2021	26,600	503,200	2.22412	591.62	11,191.77
2022	26,600	612,300	2.24121	596.16	13,722.93
2023	26,600	612,300	2.22109	590.81	13,599.73
2024	26,600	998,400	2.03386	541.01	20,306.06
2025	26,600	742,000	2.05683	547.12	15,261.68
Total				26,651.51	261,761.54

Current Year	Base Value	Excess Value
Residential	26,600	0
Commercial	0	742,000
Industrial	0	0
Other	0	0

Project Name: TIF 2302 Heistand Farm 137, LLC; Slate Project
City: OMAHA
School: OMAHA 1
Project Years:

Project Date: 2013
TIF-ID#: 28-2302
Project Type:

Location: Lot 4 Block 84 6ft Vac St. on N & All Lot 3 6ft Vac Str on N & 4ft Vac St on W adj & all, city lots; Lot 1 Block 0 Zimmer Addition; 1815 Capitol Avenue & 1818 Dodge St.
Description: TIF funds used for The Slate project to reuse the 7-story Capital Plaza Buidling and 1-story circular building; converting the office structure of the Capitol Plaza Building and adjacent structures into a mix of 116 market-rate apartment units, and a commercial space at the corner of 19th and Dodge St.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2013	1,000,000	0	2.19974	21,997.40	0.00
2014	1,000,000	5,876,700	2.18859	21,885.90	128,616.87
2015	1,000,000	8,582,600	2.23039	22,303.90	191,425.45
2016	1,000,000	8,582,600	2.23537	22,353.70	191,852.87
2017	1,000,000	8,582,600	2.24872	22,487.20	192,998.65
2018	1,000,000	8,839,100	2.23667	22,366.70	197,701.50
2019	1,000,000	8,839,100	2.25142	22,514.20	199,005.26
2020	1,000,000	8,839,100	2.24313	22,431.30	198,272.50
2021	1,000,000	8,839,100	2.22412	22,241.20	196,592.19
2022	1,000,000	8,839,100	2.24121	22,412.10	198,102.79
2023	1,000,000	13,800,000	2.22109	22,210.90	306,510.42
2024	1,000,000	13,858,200	2.03386	20,338.60	281,856.38
2025	1,000,000	13,858,200	2.05683	20,568.30	285,039.61
Total				286,111.40	2,567,974.49

Current Year	Base Value	Excess Value
Residential	1,000,000	0
Commercial	0	13,858,200
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 2303 RHW Management, Inc.

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2013

TIF-ID#: 28-2303

Project Type:

Location: Lot 1 Aksarben Village Replat 13; 67th & Shirley St.

Description: TIF project is a continuation of the infill development with the Aksarben Village Redevelopment Area. RHW Management, Inc. or a potential related entity proposes to construct a 4-story, 120+ room Marriott Residence Inn Hotel.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2013	892,200	0	2.19974	19,626.08	0.00
2014	892,200	1,344,700	2.18859	19,526.60	29,429.97
2015	892,200	4,861,685	2.23039	19,899.54	108,434.54
2016	892,200	7,212,800	2.23537	19,943.97	161,232.77
2017	892,200	7,212,800	2.24872	20,063.08	162,195.68
2018	892,200	7,212,800	2.23667	19,955.57	161,326.53
2019	892,200	8,604,700	2.25142	20,087.17	193,727.94
2020	892,200	8,604,700	2.24313	20,013.21	193,014.61
2021	892,200	6,795,800	2.22412	19,843.60	151,146.75
2022	892,200	6,795,800	2.24121	19,996.08	152,308.15
2023	892,200	6,795,800	2.22109	19,816.56	150,940.83
2024	892,200	6,795,800	2.03386	18,146.10	138,217.06
2025	892,200	6,795,800	2.05683	18,351.04	139,778.05
Total				255,268.60	1,741,752.88

Current Year	Base Value	Excess Value
Residential	892,200	0
Commercial	0	6,795,800
Industrial	0	0
Other	0	0

Project Name: TIF 2304 2401 Farnam, LLC

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2013

TIF-ID#: 28-2304

Project Type:

Location: Lot 1 and Lot 2 Kellogg Place

Description: TIF funds for conversion of office and commercial space as market-rate apartments and commercial space. Newly renovated, The Junction, will include a mix of 7 one-bedroom and 5 two-bedroom apartments with secured parking for residential tenants with access from Farnam St. The storefront on 24th and Farnam will remain commercial space and the basement will become renovated commercial space.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2013	107,700	75,900	2.19974	2,369.12	1,669.60
2014	107,700	1,040,800	2.18859	2,357.11	22,778.84
2015	107,700	1,040,800	2.23039	2,402.13	23,213.90
2016	107,700	1,040,800	2.23537	2,407.49	23,265.73
2017	107,700	1,040,800	2.24872	2,421.87	23,404.68
2018	107,700	1,040,800	2.23667	2,408.89	23,279.26
2019	107,700	1,173,700	2.25142	2,424.78	26,424.92
2020	107,700	1,173,700	2.24313	2,415.85	26,327.62
2021	107,700	1,173,700	2.22412	2,395.38	26,104.50
2022	107,700	1,173,700	2.24121	2,413.78	26,305.08
2023	107,700	1,141,700	2.22109	2,392.11	25,358.18
2024	107,700	1,535,300	2.03386	2,190.47	31,225.85
2025	107,700	1,535,300	2.05683	2,215.21	31,578.51
Total				30,814.19	310,936.67

Current Year	Base Value	Excess Value
Residential	107,700	0
Commercial	0	1,535,300
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 2305 The Gavilon Group, LLC

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2013

TIF-ID#: 28-2305

Project Type:

Location: All Lots 1 through 8 Block 89 City Lots Omaha; 1334 Dodge St.
Description: TIF funds used for relocation of the corporate headquarters of a local, downtown firm and the new construction of an architecturally significant office building, 131225 sq. ft., complete with 205 structured parking stalls, to be located between Dodge St. and Capital Avenue and 13th and 14th Streets.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2013	2,534,000	0	2.19974	55,741.41	0.00
2014	2,534,000	28,710,300	2.18859	55,458.87	628,350.75
2015	2,534,000	30,551,500	2.23039	56,518.08	681,417.60
2016	2,534,000	30,551,500	2.23537	56,644.28	682,939.07
2017	2,534,000	21,766,000	2.24872	56,982.56	489,456.40
2018	2,534,000	21,766,000	2.23667	56,677.22	486,833.59
2019	2,534,000	22,535,600	2.25142	57,050.98	507,371.01
2020	2,534,000	22,535,600	2.24313	56,840.91	505,502.80
2021	2,534,000	21,761,300	2.22412	56,359.20	483,997.43
2022	2,534,000	21,761,300	2.24121	56,792.26	487,716.43
2023	2,534,000	21,761,300	2.22109	56,282.42	483,338.06
2024	2,534,000	23,172,300	2.03386	51,538.01	471,292.14
2025	2,534,000	23,172,300	2.05683	52,120.07	476,614.82
Total				725,006.27	6,384,830.10

Current Year	Base Value	Excess Value
Residential	2,534,000	0
Commercial	0	23,172,300
Industrial	0	0
Other	0	0

Project Name: TIF 2306 Airlite IML Building #3

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2013

TIF-ID#: 28-2306

Project Type:

Location: Lot 2 Airlite Place; 6110 Abbott Drive

Description: TIF funds used to redevelop the unimproved land remaining at the Airlite campus. Construct a new 43,000 sq. ft. building addition to the manufacturing facility to allow Airlite to continue to meet its market demands.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2013	28,108,800	0	2.19974	618,320.52	0.00
2014	28,108,800	2,880,100	2.18859	615,186.39	63,033.58
2015	28,108,800	2,880,100	2.23039	626,935.86	64,237.46
2016	28,108,800	2,880,100	2.23537	628,335.68	64,380.89
2017	26,568,900	0	2.24872	597,460.17	0.00
2018	26,796,500	0	2.23667	599,349.28	0.00
2019	27,611,100	0	0	0.00	0.00
2020	27,611,100	0	2.24313	619,352.87	0.00
2021	27,483,900	0	2.22412	611,274.92	0.00
2022	20,882,300	0	2.24121	468,016.20	0.00
2023	22,061,800	0	2.22109	490,012.43	0.00
2024	22,061,800	0	2.03386	448,706.13	0.00
2025	22,061,800	0	2.05683	453,773.72	0.00
Total				6,776,724.17	191,651.93

Current Year	Base Value	Excess Value
Residential	22,061,800	0
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 2308 1405 Harney, LLC

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2014

TIF-ID#: 28-2308

Project Type:

Location: 1405 and 1407 Harney St., City Lots, Lot 1 & 2 Blk 148

Description: TIF funds used for rehabilitation of two 4-story commercial retail buildings into 4-story mixed use project comprised of ground floor commercial office and/or retail, and residential units on the upper levels.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2014	900,600	105,700	2.18859	19,710.44	2,313.34
2015	900,600	2,528,800	2.23039	20,086.89	56,402.10
2016	900,600	2,528,800	2.23537	20,131.74	56,528.04
2017	900,600	2,528,800	2.24872	20,251.97	56,865.63
2018	900,600	2,846,700	2.23667	20,143.45	63,671.28
2019	900,600	3,008,900	2.25142	20,276.29	67,742.98
2020	900,600	3,008,900	2.24313	20,201.63	67,493.54
2021	900,600	3,008,900	2.22412	20,030.42	66,921.55
2022	900,600	3,008,900	2.24121	20,184.34	67,435.77
2023	900,600	3,140,800	2.22109	20,003.14	69,759.99
2024	900,600	3,140,800	2.03386	18,316.94	63,879.47
2025	900,600	3,140,800	2.05683	18,523.81	64,600.92
Total				237,861.06	703,614.61

Current Year	Base Value	Excess Value
Residential	900,600	0
Commercial	0	3,140,800
Industrial	0	0
Other	0	0

Project Name: TIF 2309 Fair Deal Urban District Phase I

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2013

TIF-ID#: 28-2309

Project Type:

Location: Lots 1 through 5 Fair Deal Urban District; 25th St between Patrick Avenue and Blondo St.

Description: TIF funds used for development of 5 new single family homes within the targeted area of the North Omaha Village Revitalization Plan, to be completed and occupied by summer 2013.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2013	7,800	0	2.19974	171.58	0.00
2014	7,800	319,600	2.18859	170.71	6,994.71
2015	7,800	319,600	2.23039	173.97	7,128.32
2016	7,800	550,200	2.23537	174.36	12,299.01
2017	7,800	529,800	2.24872	175.40	11,913.73
2018	7,800	529,800	2.23667	174.46	11,849.86
2019	7,800	529,800	2.25142	175.61	11,928.01
2020	7,800	529,800	2.24313	174.96	11,884.09
2021	7,800	529,800	2.22412	173.48	11,783.40
2022	7,800	863,100	2.24121	174.81	19,343.88
2023	7,800	803,500	2.22109	173.25	17,846.46
2024	7,800	803,500	2.03386	158.64	16,342.06
2025	7,800	803,500	2.05683	160.43	16,526.63
Total				2,231.66	155,840.16

Current Year	Base Value	Excess Value
Residential	7,800	803,500
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 2310 Aksarben Village Zone 8 Gordmans
City: OMAHA
School: OMAHA 1
Project Years:

Project Date: 2014
TIF-ID#: 28-2310
Project Type:

Location: 1904 S 67th St. Aksarben Village Replat 14 Lot 1
Description: TIF funds used for newly constructed, mixed-use building approx 117,000 sq ft including approx 36,000 rentable sq ft for specialty retail or other offices uses and 70,500 rentable sq ft for Class A commercial office space.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2014	685,000	4,821,100	2.18859	14,991.84	105,514.11
2015	685,000	14,776,400	2.23039	15,278.17	329,571.35
2016	685,000	17,868,700	2.23537	15,312.28	399,431.56
2017	685,000	18,502,910	2.24872	15,403.73	416,078.64
2018	685,000	18,502,900	2.23667	15,321.19	413,848.81
2019	685,000	18,502,900	2.25142	15,422.23	416,577.99
2020	685,000	22,750,800	2.24313	15,365.44	510,330.02
2021	685,000	22,750,800	2.22412	15,235.22	506,005.09
2022	685,000	22,750,800	2.24121	15,352.29	509,893.20
2023	685,000	23,435,700	2.22109	15,214.47	520,527.99
2024	685,000	23,435,700	2.03386	13,931.94	476,649.33
2025	685,000	22,869,700	2.05683	14,089.29	470,390.85

Current Year	Base Value	Excess Value	Total	TIF Base Tax	TIF Excess Tax
Residential	685,000	0		180,918.09	5,074,818.94
Commercial	0	22,869,700			
Industrial	0	0			
Other	0	0			

Project Name: TIF 2311 40th & Farnam Project
City: OMAHA
School: OMAHA 1
Project Years:

Project Date: 2014
TIF-ID#: 28-2311
Project Type:

Location: 3922-3928 Farnam St., Jerome Park Replat 1 Lot 1
Description: TIF funds used for rehabilitation of 3 one-story buildings and 1 two-story building along south side of Farnam at 40th St. into a mix of commercial office/retail and residential space.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2014	313,800	0	2.18859	6,867.80	0.00
2015	313,800	875,400	2.26671	7,112.94	19,842.78
2016	313,800	875,400	2.23537	7,014.59	19,568.43
2017	313,800	875,400	2.24872	7,056.48	19,685.29
2018	313,800	1,197,100	2.23667	7,018.67	26,775.18
2019	313,800	1,197,100	2.25142	7,064.96	26,951.75
2020	313,800	1,197,100	2.24313	7,038.94	26,852.51
2021	313,800	1,197,100	2.22412	6,979.29	26,624.94
2022	313,800	1,197,200	2.24121	7,032.92	26,831.77
2023	313,800	1,510,900	2.22109	6,969.78	33,558.45
2024	313,800	1,246,700	2.03386	6,382.25	25,356.13
2025	313,800	1,246,700	2.05683	6,454.33	25,642.50

Current Year	Base Value	Excess Value	Total	TIF Base Tax	TIF Excess Tax
Residential	313,800	0		82,992.95	277,689.73
Commercial	0	1,246,700			
Industrial	0	0			
Other	0	0			

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 2312 Elk Hills Apartments, LLC

City: OMAHA

School: ELKHORN 10

Project Years:

Project Date: 2014

TIF-ID#: 28-2312

Project Type:

Location: 223 North Main St. Elk Hills Replat 1 Lot 1

Description: TIF funds used construct 7 three-story apartment buildings - six with 30 units each and one with 36 units. The apartment unit mix will include studios, one-, two-, and three-bedrooms. The apartment complex will include a 3,000 sq ft clubhouse, swimming pool, 69 detached garage spaces, 14 attached garage spaces, and 2 storm shelters.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2014	333,600	2,899,900	2.30526	7,690.35	66,850.23
2015	333,600	9,246,800	2.33814	7,800.04	216,203.13
2016	333,600	11,140,100	2.34033	7,807.34	260,715.10
2017	333,600	12,689,100	2.35133	7,844.04	298,362.62
2018	333,600	12,689,100	2.38166	7,945.22	302,211.21
2019	333,600	15,665,000	2.41977	8,072.35	379,056.97
2020	333,600	16,923,000	2.42532	8,090.87	410,436.91
2021	333,600	16,923,000	2.40902	8,036.49	407,678.46
2022	333,600	16,923,000	2.39319	7,983.68	404,999.55
2023	333,600	22,765,500	2.21377	7,385.14	503,975.81
2024	333,600	22,765,500	1.93721	6,462.53	441,015.54
2025	333,600	22,765,500	1.87798	6,264.94	427,531.54
Total				91,382.99	4,119,037.07

Current Year	Base Value	Excess Value
Residential	228,000	0
Commercial	105,600	22,765,500
Industrial	0	0
Other	0	0

Project Name: TIF 2313 1301 Holdings, LLC

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2014

TIF-ID#: 28-2313

Project Type:

Location: 1301 and 1315 Jones St., City Lots Lot 2, Lot 1 & 132x132 Blk 195

Description: TIF funds used for redevelopment of former car wash and storage facility in Old Market. Project includes demolition and removal of existing structures and construct new 5-story multi-family apartment building with 100 apartments (studio, one and two bedrooms) on the 2nd - 5th floors. The 1st floor spans full site with entry plaza, office, and other apartment amenities as well as 57 ground-level parking stall underneath residential floors.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2014	261,300	0	2.18859	5,718.79	0.00
2015	466,700	7,154,000	2.23039	10,409.23	159,562.10
2016	466,700	7,154,000	2.23537	10,432.47	159,918.37
2017	466,700	7,271,600	2.24872	10,494.78	163,517.92
2018	466,700	12,262,600	2.23667	10,438.54	274,273.90
2019	466,700	12,262,600	2.25142	10,507.38	276,082.63
2020	466,700	9,604,800	2.24313	10,468.69	215,448.15
2021	466,700	9,604,800	2.22412	10,379.97	213,622.28
2022	466,700	9,604,800	2.24121	10,459.73	215,263.74
2023	466,700	10,848,300	2.22109	10,365.83	240,950.51
2024	466,700	10,848,300	2.03386	9,492.02	220,639.23
2025	466,700	10,848,300	2.05683	9,599.23	223,131.09
Total				118,766.66	2,362,409.92

Current Year	Base Value	Excess Value
Residential	466,700	0
Commercial	0	10,848,300
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 2314 Midtown Urban Living, LLC

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2014

TIF-ID#: 28-2314

Project Type:

Location: 3105 Dewey Ave. and 506 South 31st St.

Description: TIF funds used for complete rehabilitation of two adjacent 3-story residential buildings located at site.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2014	672,500	0	2.18859	14,718.27	0.00
2015	672,500	569,400	2.23039	14,999.37	12,699.84
2016	672,500	732,800	2.23537	15,032.86	16,380.79
2017	672,500	732,800	2.24872	15,122.64	16,478.62
2018	672,500	1,277,300	2.23667	15,041.61	28,568.99
2019	672,500	1,277,300	2.25142	15,140.80	28,757.39
2020	672,500	1,277,300	2.24313	15,085.05	28,651.50
2021	672,500	1,277,300	2.22412	14,957.21	28,408.68
2022	672,500	1,423,300	2.24121	15,072.14	31,899.15
2023	672,500	1,739,100	2.22109	14,936.83	38,626.98
2024	672,500	1,739,100	2.03386	13,677.71	35,370.85
2025	672,500	1,739,100	2.05683	13,832.18	35,770.33
Total				177,616.67	301,613.12

Current Year	Base Value	Excess Value
Residential	432,900	0
Commercial	239,600	1,739,100
Industrial	0	0
Other	0	0

Project Name: TIF 2315 Amended Resolution 375 Aksarben M-U

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2014

TIF-ID#: 28-2315

Project Type:

Location: 1213 Harney St. City Lots Lot 3 & Pt Lot 2 Blk 150

Description: TIF funds used to convert existing building into mix use. Commercial bays will be on first floor and in the basement; Twelve residential apartments (studio, one and two bedroom units) on 2nd, 3rd, and 4th floors.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2014	450,300	0	2.18859	9,855.22	0.00
2015	450,300	1,222,200	2.23039	10,043.45	27,259.83
2016	450,300	1,222,200	2.23537	10,065.87	27,320.69
2017	773,700	22,017,300	2.24872	17,398.35	495,107.43
2018	450,300	1,222,200	2.23667	10,071.73	27,336.58
2019	450,300	1,429,800	2.25142	10,138.14	32,190.80
2020	450,300	1,429,800	2.24313	10,100.81	32,072.27
2021	450,300	1,429,800	2.22412	10,015.21	31,800.47
2022	450,300	1,429,800	2.24121	10,092.17	32,044.82
2023	450,300	1,513,700	2.22109	10,001.57	33,620.64
2024	450,300	1,513,700	2.03386	9,158.47	30,786.54
2025	450,300	1,513,700	2.05683	9,261.91	31,134.24
Total				126,202.90	800,674.31

Current Year	Base Value	Excess Value
Residential	450,300	0
Commercial	0	1,513,700
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 2316 Fairbanks Building, LLC

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2015

TIF-ID#: 28-2316

Project Type:

Location: 72nd & Poppleton Sts Parcels #0151513005, 0151514405, 0151517005, 0151517205

Description: Redevelopment of three separately platted parcels approx 7.8 acre vacant site for mixed-use project which includes new 40 unit independent living, 3-story assisted living facility with 60 units assisted living apartments and 27 units memory care, 4-story 103 room hotel, and 22,500 sq ft 2-story commercial retail space.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2015	773,700	4,837,400	2.23039	17,256.53	107,892.89
2016	773,700	17,870,600	2.23537	17,295.06	399,474.02
2017	450,300	1,222,200	2.24872	10,125.99	27,483.86
2018	2,522,700	21,163,700	2.23667	56,424.47	473,362.12
2019	2,522,700	24,924,100	2.25142	56,796.57	561,146.17
2020	2,522,700	25,215,900	2.24313	56,587.44	565,625.43
2021	2,522,700	24,122,200	2.22412	56,107.88	536,506.68
2022	2,522,700	27,614,800	2.24121	56,539.00	618,905.66
2023	2,522,700	32,012,900	2.22109	56,031.44	711,035.33
2024	2,522,700	30,542,700	2.03386	51,308.19	621,195.76
2025	2,522,700	30,511,000	2.05683	51,887.65	627,559.40
Total				486,360.22	5,250,187.32

Current Year	Base Value	Excess Value
Residential	773,700	0
Commercial	1,749,000	30,511,000
Industrial	0	0
Other	0	0

Project Name: TIF 2317 501 Park Avenue, LLC

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2014

TIF-ID#: 28-2317

Project Type:

Location: 501 Park Avenue, Redicks J I Sub Replat 1 Lot 1

Description: TIF funds used for demolition of existing building and construction of new 4-story apartment building with 149 apartment units, 87-stall underground parking garage, 45 stalls on-site, and 44 additional adjacent street parking stalls.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2014	118,000	0	2.18859	2,582.54	0.00
2015	118,000	4,838,000	2.23039	2,631.86	107,906.27
2016	118,000	8,808,700	2.23537	2,637.74	196,907.04
2017	118,000	8,808,700	2.24872	2,653.49	198,083.00
2018	118,000	11,639,200	2.23667	2,639.27	260,330.49
2019	118,000	11,639,200	2.25142	2,656.68	262,047.28
2020	118,000	11,639,200	2.24313	2,646.89	261,082.39
2021	118,000	11,639,200	2.22412	2,624.46	258,869.78
2022	118,000	12,520,000	2.24121	2,644.63	280,599.49
2023	118,000	14,423,800	2.22109	2,620.89	320,365.58
2024	118,000	14,423,800	2.03386	2,399.95	293,359.90
2025	118,000	14,423,800	2.05683	2,427.06	296,673.05
Total				31,165.46	2,736,224.27

Current Year	Base Value	Excess Value
Residential	118,000	0
Commercial	0	14,423,800
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 2318 Village East Senior Apartments

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2014

TIF-ID#: 28-2318

Project Type:

Location: 2011 North 25th St, Village East Lot 1

Description: TIF funds used for construction of three-story, 40 unit multi-family structure for individuals age 55 and older. Project includes green roof, a community room and green space for tenants for individual garden plots at ground level. Building will be approx 45,000 gross sq ft and 34,000 sq ft rentable space. The structure will blend a mix of patios on first floor and enclosed street-side sunrooms/rear balconies on second and third floors.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2014	132,700	0	2.18859	2,904.26	0.00
2015	132,700	975,400	2.23039	2,959.73	21,755.22
2016	132,700	892,900	2.23537	2,966.34	19,959.62
2017	132,700	698,200	2.24872	2,984.05	15,700.56
2018	132,700	274,200	2.23667	2,968.06	6,132.95
2019	132,700	653,600	2.25142	2,987.63	14,715.28
2020	132,700	369,000	2.24313	2,976.63	8,277.15
2021	132,700	735,800	2.22412	2,951.41	16,365.07
2022	132,700	253,600	2.24121	2,974.09	5,683.71
2023	132,700	217,300	2.22109	2,947.39	4,826.43
2024	132,700	217,300	2.03386	2,698.93	4,419.58
2025	132,700	217,300	2.05683	2,729.41	4,469.49
Total				35,047.93	122,305.06

Current Year	Base Value	Excess Value
Residential	132,700	0
Commercial	0	217,300
Industrial	0	0
Other	0	0

Project Name: TIF 2319 Cypress Pointe II

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2015

TIF-ID#: 28-2319

Project Type:

Location: SW Corner 60th & Hartman Avenue

Description: Construction of two 3-story, 40 buildings totaling 80 affordable units for households with at least one senior 55 years of age and older. Each building will be 64,150 gross sq ft and will include 40 stalls of underground parking as well as above ground parking. There will be 14 one-bedroom units (750 sq ft) and 66 two-bedroom units (950 sq ft). All units fully handicap accessible.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2015	800	0	2.23039	17.84	0.00
2016	800	1,413,600	2.23537	17.88	31,599.19
2017	800	2,317,700	2.24872	17.99	52,118.58
2018	800	2,317,700	2.23667	17.89	51,839.30
2019	800	1,774,500	2.25142	18.01	39,951.45
2020	800	2,624,700	2.24313	17.95	58,875.43
2021	800	2,372,100	2.22412	17.79	52,758.35
2022	800	2,593,900	2.24121	17.93	58,134.75
2023	800	2,396,900	2.22109	17.77	53,237.31
2024	800	1,977,600	2.03386	16.27	40,221.62
2025	800	2,117,400	2.05683	16.45	43,551.32
Total				193.77	482,287.30

Current Year	Base Value	Excess Value
Residential	800	0
Commercial	0	2,117,400
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 2320 Triple C Development

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2014

TIF-ID#: 28-2320

Project Type:

Location: 2601, 2617, & 2619 North 16th St and 1518 Ohio St., Millard & Caldwell's Add Pt. Lot 16 and Lot 17
Description: TIF funds used for construction of 8,423 sq ft one-story building for new Family Dollar Store, a 28 stall parking lot and construction of North 15th Avenue

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2014	17,900	0	2.18859	391.76	0.00
2015	17,900	504,900	2.23039	399.24	11,261.24
2016	17,900	697,100	2.23537	400.13	15,582.76
2017	17,900	697,100	2.24872	402.52	15,675.83
2018	17,900	697,100	2.23667	400.36	15,591.83
2019	17,900	723,000	2.25142	403.00	16,277.77
2020	17,900	723,000	2.24313	401.52	16,217.83
2021	17,900	740,900	2.22412	398.12	16,478.51
2022	17,900	740,900	2.24121	401.18	16,605.12
2023	17,900	740,900	2.22109	397.58	16,456.06
2024	17,900	682,200	2.03386	364.06	13,874.99
2025	17,900	682,200	2.05683	368.17	14,031.69
Total				4,727.64	168,053.63

Current Year	Base Value	Excess Value
Residential	17,900	0
Commercial	0	682,200
Industrial	0	0
Other	0	0

Project Name: TIF 2321 1011 South 30th Avenue

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2014

TIF-ID#: 28-2321

Project Type:

Location: 1011 S. 30th Ave., Himebaugh Place Lot 1
Description: TIF funds used for complete rehabilitation of multi-family structure into its original configuration of a 15 unit apartment building.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2014	86,600	0	2.18859	1,895.32	0.00
2015	86,600	333,800	2.23039	1,931.52	7,445.04
2016	86,600	491,300	2.23537	1,935.83	10,982.37
2017	86,600	491,300	2.24872	1,947.39	11,047.96
2018	86,600	715,200	2.23667	1,936.96	15,996.66
2019	86,600	715,200	2.25142	1,949.73	16,102.16
2020	86,600	715,200	2.24313	1,942.55	16,042.87
2021	86,600	715,200	2.22412	1,926.09	15,906.91
2022	86,600	775,200	2.24121	1,940.89	17,373.86
2023	86,600	905,100	2.22109	1,923.46	20,103.09
2024	86,600	905,100	2.03386	1,761.32	18,408.47
2025	86,600	905,100	2.05683	1,781.21	18,616.37
Total				22,872.27	168,025.76

Current Year	Base Value	Excess Value
Residential	86,600	0
Commercial	0	905,100
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 2322 The Wire

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2014

TIF-ID#: 28-2322

Project Type:

Location: 100 South 19th St., City Lots Lot 4, 1/2 Vac Alley Adj & Lots 1-2 & 3 & E 26 ft Lot 4 Blk 110

Description: TIF funds used for conversion of historically significant major office building in downtown Omaha into approx 300 apartments, approx 134 parking stalls within the building, commercial space on ground floor and other apartment complex amenities.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2014	626,800	0	2.18859	13,718.08	0.00
2015	626,800	10,055,100	2.23039	13,980.08	224,267.94
2016	626,800	22,072,200	2.23537	14,011.30	493,395.34
2017	626,800	22,072,200	2.24872	14,094.98	496,341.98
2018	626,800	23,192,100	2.23667	14,019.45	518,730.74
2019	626,800	23,192,100	2.25142	14,111.90	522,151.58
2020	626,800	23,192,100	2.24313	14,059.94	520,228.95
2021	626,800	23,192,100	2.22412	13,940.78	515,820.13
2022	626,800	23,192,100	2.24121	14,047.90	519,783.66
2023	626,800	32,039,100	2.22109	13,921.79	711,617.25
2024	626,800	32,039,100	2.03386	12,748.23	651,630.44
2025	626,800	32,039,100	2.05683	12,892.21	658,989.82
Total				165,546.64	5,832,957.83

Current Year	Base Value	Excess Value
Residential	626,800	0
Commercial	0	32,039,100
Industrial	0	0
Other	0	0

Project Name: TIF 2323 North Omaha Senior Cottages Phase II

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2014

TIF-ID#: 28-2323

Project Type:

Location: 5315 St. Richards Plaza

Description: TIF funds used for construction of 10 additional two-bedroom duplexes (20 cottages) immediately on the north and west side of the St. Richards campus

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2014	20,200	0	2.18859	442.10	0.00
2015	20,200	1,288,100	2.23039	450.54	28,729.65
2016	20,200	469,500	2.23537	451.54	10,495.06
2017	20,200	809,300	2.24872	454.24	18,198.89
2018	20,200	809,300	2.23667	451.81	18,101.37
2019	20,200	809,300	2.25142	454.79	18,220.74
2020	20,200	809,300	2.24313	453.11	18,153.65
2021	20,200	528,100	2.22412	449.27	11,745.58
2022	20,200	534,500	2.24121	452.72	11,979.27
2023	20,200	390,000	2.22109	448.66	8,662.25
2024	20,200	637,800	2.03386	410.84	12,971.96
2025	20,200	513,300	2.05683	415.48	10,557.71
Total				5,335.10	167,816.13

Current Year	Base Value	Excess Value
Residential	20,200	0
Commercial	0	513,300
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 2324 Mid America Medical Office

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2015

TIF-ID#: 28-2324

Project Type:

Location: 7100 W Center Rd PID 4063101017

Description: Demolition of existing structure and new construction of a 6-story 120,000 sq ft medical office building which will allow for a comprehensive approach to preventative healthcare in addition to more than 360 parking stalls.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2015	1,401,700	4,187,200	2.23039	31,263.38	93,390.89
2016	1,401,700	23,287,200	2.23537	31,333.18	520,555.08
2017	1,401,700	22,597,100	2.24872	31,520.31	508,145.51
2018	1,401,700	22,597,100	2.23667	31,351.40	505,422.56
2019	1,401,700	22,597,100	2.25142	31,558.15	508,755.63
2020	1,401,700	23,688,600	2.24313	31,441.95	531,366.09
2021	1,401,700	23,688,600	2.22412	31,175.49	526,862.89
2022	1,401,700	23,688,600	2.24121	31,415.04	530,911.27
2023	1,401,700	23,688,600	2.22109	31,133.02	526,145.13
2024	1,401,700	23,319,700	2.03386	28,508.62	474,290.05
2025	1,401,700	25,696,100	2.05683	28,830.59	528,525.09
Total				339,531.13	5,254,370.19

Current Year	Base Value	Excess Value
Residential	1,401,700	0
Commercial	0	25,696,100
Industrial	0	0
Other	0	0

Project Name: TIF 2325 KETV Office and Studio Facility

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2014

TIF-ID#: 28-2325

Project Type:

Location: 1001 S. 10th St., All of Lots 1, 2, 3, 4, 6, 7 and 8 Blk 232 City Omaha

Description: TIF funds used to convert two-story historic former Burlington Railroad Station into approx 47,000 sq ft office headquarters and studio facility for KETV

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2014	617,700	0	2.18859	13,518.92	0.00
2015	617,700	0	2.23039	13,777.12	0.00
2016	617,700	6,468,000	2.23537	13,807.88	144,583.73
2017	617,700	6,468,000	2.24872	13,890.34	145,447.21
2018	617,700	9,002,600	2.23667	13,815.91	201,358.45
2019	617,700	8,844,200	2.25142	13,907.02	199,120.09
2020	617,700	8,844,200	2.24313	13,855.81	198,386.90
2021	617,700	8,844,200	2.22412	13,738.39	196,705.62
2022	617,700	8,844,200	2.24121	13,843.95	198,217.09
2023	617,700	8,844,200	2.22109	13,719.67	196,437.64
2024	617,700	8,844,200	2.03386	12,563.15	179,878.65
2025	617,700	8,844,200	2.05683	12,705.04	181,910.16
Total				163,143.20	1,842,045.54

Current Year	Base Value	Excess Value
Residential	617,700	0
Commercial	0	8,844,200
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 2326 9th & Jones Project

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2015

TIF-ID#: 28-2326

Project Type:

Location: 901 Jones and 716 South 9th St

Description: Redevelop site into mixed use development; 123 market-rate apartments with ground floor commercial space and structured parking.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2015	1,870,000	67,100	2.23039	41,708.29	1,496.59
2016	1,870,000	16,611,900	2.23537	41,801.42	371,337.43
2017	1,870,000	17,032,800	2.24872	42,051.06	383,019.98
2018	1,870,000	18,921,600	2.23667	41,825.73	423,213.75
2019	1,870,000	18,921,600	2.25142	42,101.55	426,004.68
2020	1,870,000	18,921,600	2.24313	41,946.53	424,436.08
2021	1,870,000	18,921,600	2.22412	41,591.04	420,839.09
2022	1,870,000	18,921,600	2.24121	41,910.63	424,072.79
2023	1,870,000	25,106,900	2.22109	41,534.38	557,646.84
2024	1,870,000	25,236,500	2.03386	38,033.18	513,275.08
2025	1,870,000	25,106,900	2.05683	38,462.72	516,406.25
Total				452,966.53	4,461,748.56

Current Year	Base Value	Excess Value
Residential	1,200,000	0
Commercial	670,000	25,106,900
Industrial	0	0
Other	0	0

Project Name: TIF 2327 Travers Row Duplexes

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2014

TIF-ID#: 28-2327

Project Type:

Location: 658, 652, 662, 666, 670, 661, 665, 657, 653 So. 26th Ave.; 2601, 2605 Jonest St; 2609 St Mary's Ave; Switzlers Sub Lot 3 and Traverhusrt Add Lots 1 through 11

Description: TIF funds used for rehabilitation of 10 historic duplex apartment buildings and commercial building at 653 S 26 Ave with residential units above (11 buildings located at 26th & St Mary's plus parking lot to the East of 26th St)

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2014	216,500	0	2.18859	4,738.30	0.00
2015	216,500	0	2.23039	4,828.79	0.00
2016	216,500	1,755,600	2.23537	4,839.58	39,244.14
2017	216,500	2,027,900	2.24872	4,868.48	45,601.79
2018	216,500	2,027,900	2.23667	4,842.39	45,357.42
2019	216,500	2,043,500	2.25142	4,874.32	46,007.75
2020	216,500	2,323,900	2.24313	4,856.38	52,128.11
2021	216,500	2,332,200	2.22412	4,815.22	51,870.91
2022	216,500	2,131,900	2.24121	4,852.22	47,780.36
2023	216,500	2,079,900	2.22109	4,808.66	46,196.44
2024	216,500	2,925,800	2.03386	4,403.31	59,506.69
2025	216,500	2,925,300	2.05683	4,453.04	60,168.46
Total				57,180.69	493,862.07

Current Year	Base Value	Excess Value
Residential	216,500	2,844,800
Commercial	0	80,500
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 2328 Nichol Flats

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2015

TIF-ID#: 28-2328

Project Type:

Location: 1015 N 16th St.

Description: Demolish existing building and site preparation for construction of a new 5-story, multi-family structure with 67 modern eco-friendly apartment units, mix of one and two bedroom units, 50 private parking stalls including garage units on ground floor, underneath the residential units, and a commercial space on the first floor of the building.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2015	300,600	0	2.23039	6,704.55	0.00
2016	300,600	714,300	2.23537	6,719.52	15,967.25
2017	300,600	3,112,000	2.24872	6,759.65	69,980.17
2018	300,600	6,048,600	2.23667	6,723.43	135,287.22
2019	300,600	7,365,900	2.25142	6,767.77	165,837.35
2020	300,600	7,365,900	2.24313	6,742.85	165,226.71
2021	300,600	7,365,900	2.22412	6,685.70	163,826.46
2022	300,600	7,365,900	2.24121	6,737.08	165,085.29
2023	300,600	9,460,400	2.22109	6,676.60	210,124.00
2024	300,600	9,460,400	2.03386	6,113.78	192,411.29
2025	300,600	9,460,400	2.05683	6,182.83	194,584.35
Total				72,813.76	1,478,330.09

Current Year	Base Value	Excess Value
Residential	300,600	0
Commercial	0	9,460,400
Industrial	0	0
Other	0	0

Project Name: TIF 2329 Capitol District Phase I Apartments

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2017

TIF-ID#: 28-2329

Project Type:

Location: Lot 2 The Capitol District

Description: Construction of a multi-family residential building containing approx 226 market-rate apartment units and approx. 19,102 sq ft of retail space. Note: County assessor reported this TIF project late for tax year 2017. Notice indicates project was to begin division 2016 but there was no excess value in that year, per county.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2017	215,400	1,747,000	2.24872	4,843.74	39,285.14
2018	215,400	27,554,000	2.23667	4,817.79	616,292.05
2019	215,400	27,554,000	2.25142	4,849.56	620,356.27
2020	215,400	27,554,000	2.24313	4,831.70	618,072.04
2021	215,400	29,316,600	2.22412	4,790.75	652,036.36
2022	215,400	29,316,600	2.24121	4,827.57	657,046.57
2023	215,400	41,125,800	2.22109	4,784.23	913,441.03
2024	215,400	41,125,800	2.03386	4,380.93	836,441.20
2025	215,400	41,125,800	2.05683	4,430.41	845,887.79
Total				42,556.68	5,798,858.45

Current Year	Base Value	Excess Value
Residential	215,400	0
Commercial	0	41,125,800
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 2330 39th & Farnam Project

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2014

TIF-ID#: 28-2330

Project Type:

Location: 144 S 39th and 3904 - 3908 Farnam Streets

Description: TIF funds used for redevelopment of two buildings; a former residence will be converted into at least 5 professional executive suites; the 2-story warehouse structure will be converted into commercial space for retail purposes and contemplates additions to south and east of the structure; this rehabilitation will create a new front to building which brings the structure closer to the curb.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2014	493,000	378,900	2.18859	10,789.75	8,292.57
2015	493,000	829,300	2.23039	10,995.82	18,496.62
2016	493,000	829,300	2.23537	11,020.37	18,537.92
2017	493,000	1,102,300	2.24872	11,086.19	24,787.64
2018	493,000	1,102,300	2.23667	11,026.78	24,654.81
2019	493,000	1,894,900	2.25142	11,099.50	42,662.16
2020	493,000	1,894,900	2.24313	11,058.63	42,505.07
2021	493,000	1,894,900	2.22412	10,964.91	42,144.85
2022	493,000	1,894,900	2.24121	11,049.17	42,468.69
2023	493,000	1,894,900	2.22109	10,949.97	42,087.43
2024	493,000	3,046,900	2.03386	10,026.93	61,969.68
2025	493,000	3,046,900	2.05683	10,140.17	62,669.55
Total				130,208.19	431,276.99

Current Year	Base Value	Excess Value
Residential	493,000	0
Commercial	0	3,046,900
Industrial	0	0
Other	0	0

Project Name: TIF 2331 31-33 Marcy Mason

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2015

TIF-ID#: 28-2331

Project Type:

Location: 3070 Mason St, 3216 Marcy and 811 S 33rd Sts, & 3101 Marcy St

Description: Complete rehabilitation to include interior demolition, new plumbing and electrical and mechanical systems, of 1) 3070 Mason St 12-unit apartment bldg built 1965, 2) 3216 Marcy and 811 S 33rd St two sets of 2-story, townhouses totaling 9 two and three bedroom units, built in 1913 and 1910 respectively, and 3) 3101 Marcy St one duplex building of three bedroom units built 1931.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2015	604,000	1,008,200	2.23039	13,471.56	22,486.79
2016	604,000	1,059,400	2.23537	13,501.63	23,681.51
2017	604,000	1,059,400	2.24872	13,582.27	23,822.94
2018	604,000	1,558,300	2.23667	13,509.49	34,854.02
2019	604,000	1,094,800	2.25142	13,598.58	24,648.55
2020	604,000	1,616,400	2.24313	13,548.51	36,257.96
2021	604,000	1,498,500	2.22412	13,433.68	33,328.44
2022	604,000	1,802,800	2.24121	13,536.91	40,404.55
2023	604,000	2,321,200	2.22109	13,415.38	51,555.94
2024	604,000	2,244,500	2.03386	12,284.51	45,649.99
2025	604,000	2,371,500	2.05683	12,423.25	48,777.69
Total				146,305.77	385,468.38

Current Year	Base Value	Excess Value
Residential	604,000	1,579,500
Commercial	0	792,000
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 2332 Flatiron Building

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2015

TIF-ID#: 28-2332

Project Type:

Location: 1722 St Mary's Ave

Description: Rehabilitation of Flatiron Building, which includes the conversion of the office space on floors 2 through 4 into market-rate apartments.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2015	475,400	0	2.23039	10,603.27	0.00
2016	475,400	1,337,500	2.23537	10,626.95	29,898.07
2017	475,400	2,254,200	2.24872	10,690.41	50,690.65
2018	924,500	2,610,700	2.23667	20,678.01	58,392.74
2019	924,500	2,610,700	2.25142	20,814.38	58,777.82
2020	924,500	2,610,700	2.24313	20,737.74	58,561.39
2021	924,500	2,610,700	2.22412	20,561.99	58,065.10
2022	924,500	2,610,700	2.24121	20,719.99	58,511.27
2023	924,500	3,375,100	2.22109	20,533.98	74,964.01
2024	924,500	3,375,100	2.03386	18,803.04	68,644.81
2025	924,500	3,375,100	2.05683	19,015.39	69,420.07
Total				193,785.15	585,925.93

Current Year	Base Value	Excess Value
Residential	924,500	0
Commercial	0	3,375,100
Industrial	0	0
Other	0	0

Project Name: TIF 2333 1915 Jackson

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2015

TIF-ID#: 28-2333

Project Type:

Location: 1915 Jackson

Description: Complete rehabilitation, conversion, and adaptive re-use of former Fisher Fixture Co. building into a new headquarters and business operations for Catering Creations. It will allow for growth in catering opportunities on- and off-premises and ballroom rentals for various occasions.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2015	648,100	0	2.23039	14,455.16	0.00
2016	648,100	1,513,300	2.23537	14,487.43	33,827.85
2017	648,100	1,513,300	2.24872	14,573.95	34,029.88
2018	648,100	1,633,400	2.23667	14,495.86	36,533.77
2019	648,100	1,728,400	2.25142	14,591.45	38,913.54
2020	648,100	1,728,400	2.24313	14,537.73	38,770.26
2021	648,100	1,728,400	2.22412	14,414.52	38,441.69
2022	648,100	1,728,400	2.24121	14,525.28	38,737.07
2023	648,100	1,728,400	2.22109	14,394.88	38,389.32
2024	648,100	1,728,400	2.03386	13,181.45	35,153.24
2025	648,100	1,728,400	2.05683	13,330.32	35,550.25
Total				156,988.03	368,346.87

Current Year	Base Value	Excess Value
Residential	648,100	0
Commercial	0	1,728,400
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 2334 Harney St Apartments

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2015

TIF-ID#: 28-2334

Project Type:

Location: 3327 Harney St

Description: A newly constructed apartment building consisting of approximately 31 market rate units; a mix of studios, 1 & 2 bedrooms, inclusive of structured parking underneath the units.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2015	20,800	0	2.23039	463.92	0.00
2016	20,800	482,800	2.23537	464.96	10,792.37
2017	20,800	1,220,000	2.24872	467.73	27,434.38
2018	20,800	1,822,800	2.23667	465.23	40,770.02
2019	20,800	2,838,900	2.25142	468.30	63,915.56
2020	20,800	2,838,900	2.24313	466.57	63,680.22
2021	20,800	2,838,900	2.22412	462.62	63,140.54
2022	20,800	3,496,500	2.24121	466.17	78,363.91
2023	20,800	4,584,000	2.22109	461.99	101,814.77
2024	20,800	4,584,000	2.03386	423.04	93,232.14
2025	20,800	4,584,000	2.05683	427.82	94,285.09
Total				5,038.35	637,429.00

Current Year	Base Value	Excess Value
Residential	20,800	0
Commercial	0	4,584,000
Industrial	0	0
Other	0	0

Project Name: TIF 2335 Aksarben Zone 3 Apartments

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2015

TIF-ID#: 28-2335

Project Type:

Location: 64th Ave & Frances Street, Lot 6 Aksarben Village, Lot 4 Aksarben Village Replat 4

Description: The primary portion of the development will occur on Lot 6: A 4-story apartment building containing 45 apartments with a 31 car garage underneath and the smaller Lot 4 will be a 3-story building which will have 8 apartments located in a "walk-up" style of townhome building.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2015	353,700	0	2.23039	7,888.89	0.00
2016	353,700	434,600	2.23537	7,906.50	9,714.92
2017	353,700	2,394,200	2.24872	7,953.72	53,838.85
2018	353,700	2,394,200	2.23667	7,911.10	53,550.35
2019	353,700	3,204,600	2.25142	7,963.27	72,149.01
2020	250,500	3,204,600	2.24313	5,619.04	71,883.34
2021	250,500	3,204,600	2.22412	5,571.42	71,274.15
2022	250,500	3,204,600	2.24121	5,614.23	71,821.82
2023	250,500	3,317,700	2.22109	5,563.83	73,689.10
2024	250,500	3,317,700	2.03386	5,094.82	67,477.37
2025	250,500	3,317,700	2.05683	5,152.36	68,239.45
Total				72,239.18	613,638.36

Current Year	Base Value	Excess Value
Residential	250,500	0
Commercial	0	3,317,700
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 2336 The State TIF Project

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2015

TIF-ID#: 28-2336

Project Type:

Location: 528 S. 29th Street

Description: Complete rehabilitation of existing multi-family structure originally built 1919, to create 21 apartment units.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2015	458,300	0	2.23039	10,221.88	0.00
2016	458,300	300,600	2.23537	10,244.70	6,719.52
2017	458,300	300,600	2.24872	10,305.88	6,759.65
2018	458,300	450,300	2.23667	10,250.66	10,071.73
2019	458,300	450,300	2.25142	10,318.26	10,138.14
2020	458,300	450,300	2.24313	10,280.26	10,100.81
2021	458,300	450,300	2.22412	10,193.14	10,015.21
2022	458,300	740,800	2.24121	10,271.47	16,602.88
2023	458,300	1,043,500	2.22109	10,179.26	23,177.07
2024	458,300	1,043,500	2.03386	9,321.18	21,223.33
2025	458,300	1,043,500	2.05683	9,426.45	21,463.02
Total				111,013.14	136,271.36

Current Year	Base Value	Excess Value
Residential	458,300	0
Commercial	0	1,043,500
Industrial	0	0
Other	0	0

Project Name: TIF 2337 The Port

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2015

TIF-ID#: 28-2337

Project Type:

Location: 4355 Davenport St, Lots 1, 2, & 3 Blk 8 Kilby Place

Description: Complete rehabilitation of the three multi-family structures. The buildings currently have 17 units which will be reduced to 14 units after rehabilitation.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2015	411,700	0	2.23039	9,182.52	0.00
2016	411,700	173,200	2.23537	9,203.02	3,871.66
2017	411,700	137,900	2.24872	9,257.98	3,100.98
2018	411,700	446,900	2.23667	9,208.37	9,995.68
2019	411,700	446,900	2.25142	9,269.10	10,061.60
2020	411,700	446,900	2.24313	9,234.97	10,024.55
2021	411,700	446,900	2.22412	9,156.70	9,939.59
2022	411,700	594,500	2.24121	9,227.06	13,323.99
2023	411,700	703,300	2.22109	9,144.23	15,620.93
2024	411,700	703,300	2.03386	8,373.40	14,304.14
2025	411,700	703,300	2.05683	8,467.97	14,465.69
Total				99,725.32	104,708.81

Current Year	Base Value	Excess Value
Residential	411,700	0
Commercial	0	703,300
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 2338 40 Harney-Farnam Project

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2015

TIF-ID#: 28-2338

Project Type:

Location: 4004 Harney and 4001 Farnam Streets

Description: Complete rehabilitation of the commercial and multi-family structures, which includes restoring the multi-family structure to its original number of 6 units.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2015	681,700	0	2.23039	15,204.57	0.00
2016	681,700	1,216,100	2.23537	15,238.52	27,184.34
2017	681,700	1,306,300	2.24872	15,329.52	29,375.02
2018	681,700	1,365,500	2.23667	15,247.38	30,541.73
2019	681,700	1,400,700	2.25142	15,347.93	31,535.64
2020	681,700	1,400,700	2.24313	15,291.42	31,419.52
2021	681,700	1,400,700	2.22412	15,161.83	31,153.25
2022	681,700	1,910,300	2.24121	15,278.33	42,813.84
2023	681,700	2,398,600	2.22109	15,141.17	53,275.06
2024	681,700	2,823,800	2.03386	13,864.82	57,432.13
2025	681,700	2,823,800	2.05683	14,021.41	58,080.76
Total				165,126.90	392,811.29

Current Year	Base Value	Excess Value
Residential	681,700	1,875,500
Commercial	0	948,300
Industrial	0	0
Other	0	0

Project Name: TIF 2339 South Omaha Surgical Center

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2015

TIF-ID#: 28-2339

Project Type:

Location: 3201 South 24th St.

Description: Adaptive re-use and conversion of a former bar, which has been vacant for approx 1 1/2 yrs, into an out-patient surgical center. The center will include waiting rooms, reception areas, two pre-operation/examination rooms, patient and employee bathrooms, office space for office staff, a janitorial/mechanical room, and an elevator leading to medical offices in the basement.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2015	77,400	0	2.23039	1,726.32	0.00
2016	77,400	454,100	2.23537	1,730.18	10,150.82
2017	77,400	540,300	2.24872	1,740.51	12,149.83
2018	77,400	540,400	2.23667	1,731.18	12,086.96
2019	77,400	463,000	2.25142	1,742.60	10,424.07
2020	77,400	537,500	2.24313	1,736.18	12,056.82
2021	77,400	537,500	2.22412	1,721.47	11,954.65
2022	77,400	537,500	2.24121	1,734.70	12,046.50
2023	77,400	537,500	2.22109	1,719.12	11,938.36
2024	77,400	589,700	2.03386	1,574.21	11,993.67
2025	77,400	589,700	2.05683	1,591.99	12,129.13
Total				18,748.46	116,930.81

Current Year	Base Value	Excess Value
Residential	77,400	0
Commercial	0	589,700
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 2340 Aksarben Village Zone 5 Phase III
City: OMAHA
School: OMAHA 1
Project Years:
Project Date: 2015
TIF-ID#: 28-2340
Project Type:

Location: Northeast of Mercy Road and Aksarben Drive, Lot 7, Aksarben Replat 11
Description: Building 2 will consist of a 125,000 sqft, 5-story mixed-use retail and office building containing approximately 18, 000 sq ft of retail/restaurant space, the main entry lobby for the office space and support services on the ground floor. Above the first floor will be four stories of office space at approx 25,000 sq ft each.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2015	519,000	2,088,900	2.23039	11,575.72	46,590.62
2016	519,000	16,956,500	2.23537	11,601.57	379,040.51
2017	519,000	16,956,500	2.24872	11,670.86	381,304.21
2018	519,000	22,834,000	2.23667	11,608.32	510,721.23
2019	519,000	22,834,000	2.25142	11,684.87	514,089.24
2020	519,000	24,296,800	2.24313	11,641.84	545,008.81
2021	519,000	24,296,800	2.22412	11,543.18	540,389.99
2022	519,000	24,296,800	2.24121	11,631.88	544,542.31
2023	519,000	24,296,800	2.22109	11,527.46	539,653.80
2024	519,000	22,346,500	2.03386	10,555.73	454,496.52
2025	519,000	22,346,500	2.05683	10,674.95	459,629.52
Total				125,716.38	4,915,466.76

Current Year	Base Value	Excess Value
Residential	519,000	0
Commercial	0	22,346,500
Industrial	0	0
Other	0	0

Project Name: TIF 2341 Stephen Center
City: OMAHA
School: OMAHA 1
Project Years:
Project Date: 2015
TIF-ID#: 28-2341
Project Type:

Location: 2723 Q Street
Description: Proposed new construction project replaces the former, aged and inadequate emergency shelter, which was demolished in late 2013. This project contemplates an approx 61,700 sq ft, 3-story building with a partially exposed basement which will comprise 62 units of Permanent Supportive Housing (PSH) - a mix of 1, 2 and 3 bedroom units, one which will be a manager's unit.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2015	4,800	3,093,000	2.23039	107.06	68,985.96
2016	4,800	1,439,500	2.23537	107.30	32,178.15
2017	4,800	1,125,200	2.24872	107.94	25,302.60
2018	4,800	1,103,000	2.23667	107.36	24,670.47
2019	4,800	1,087,800	2.25142	108.07	24,490.95
2020	4,800	1,077,200	2.24313	107.67	24,163.00
2021	4,800	1,077,200	2.22412	106.76	23,958.22
2022	4,800	959,400	2.24121	107.58	21,502.17
2023	4,800	1,058,000	2.22109	106.61	23,499.13
2024	4,800	1,589,500	2.03386	97.63	32,328.20
2025	4,800	1,419,800	2.05683	98.73	29,202.87
Total				1,162.71	330,281.72

Current Year	Base Value	Excess Value
Residential	4,800	0
Commercial	0	1,419,800
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 2342 Hotel Omaha by Express

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2016

TIF-ID#: 28-2342

Project Type:

Location: NE Corner 24th & Farnam Streets

Description: Demolition of existing building and land will be cleared and graded. Construction of new hotel with parking, new modern and boutique, 5 story building with 132 large hotel guest rooms, meeting space, covered parking, and ample retail space.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2016	852,000	1,552,700	2.23537	19,045.35	34,708.59
2017	852,000	6,581,300	2.24872	19,159.09	147,995.01
2018	852,200	6,581,300	2.23667	19,060.90	147,201.96
2019	852,200	9,265,600	2.25142	19,186.60	208,607.57
2020	852,200	9,265,600	2.24313	19,115.95	207,839.45
2021	852,200	7,338,400	2.22412	18,953.95	163,214.82
2022	852,200	8,324,900	2.24121	19,099.59	186,578.49
2023	852,200	8,324,900	2.22109	18,928.13	184,903.52
2024	852,200	8,324,900	2.03386	17,332.55	169,316.81
2025	852,200	8,324,900	2.05683	17,528.31	171,229.04
Total				187,410.42	1,621,595.26

Current Year	Base Value	Excess Value
Residential	852,200	0
Commercial	0	8,324,900
Industrial	0	0
Other	0	0

Project Name: TIF 2343 Ekard Court

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2016

TIF-ID#: 28-2343

Project Type:

Location: 617 S. 31st Street

Description: Demolition and removal of existing structures, and construction of a new 4 story, multi-family structure which will consist of a mix of one and two-bedroom market rate apartment units. Parking stalls will be provided on site.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2016	42,700	583,700	2.23537	954.50	13,047.85
2017	42,700	1,872,500	2.24872	960.20	42,107.28
2018	42,700	2,250,400	2.23667	955.06	50,334.02
2019	42,700	2,250,400	2.25142	961.36	50,665.96
2020	42,700	2,250,400	2.24313	957.82	50,479.40
2021	42,700	2,250,400	2.22412	949.70	50,051.60
2022	42,700	3,643,700	2.24121	957.00	81,662.97
2023	42,700	3,643,700	2.22109	948.41	80,929.86
2024	42,700	3,643,700	2.03386	868.46	74,107.76
2025	42,700	4,097,300	2.05683	878.27	84,274.50
Total				9,390.78	577,661.20

Current Year	Base Value	Excess Value
Residential	42,700	0
Commercial	0	4,097,300
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 2344 Security National Bank

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2016

TIF-ID#: 28-2344

Project Type:

Location: 35th & Farnam St.

Description: Demolition of existing bank branch, construction of new 13,000 sq ft building that includes a retail bank branch, an IT operations center, and a community room, the rehabilitation of the existing parking structure, and the addition of 21 diagonal public parking stalls to be located within the expanded right-of-way on north side of Farnam Street.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2016	365,900	2,261,430	2.23537	8,179.22	50,551.33
2017	365,900	2,298,245	2.24872	8,228.07	51,681.09
2018	365,900	2,530,400	2.23667	8,183.98	56,596.70
2019	365,900	2,530,400	2.25142	8,237.95	56,969.93
2020	365,900	2,530,400	2.24313	8,207.61	56,760.16
2021	365,900	2,375,400	2.22412	8,138.06	52,831.75
2022	365,900	2,375,400	2.24121	8,200.59	53,237.70
2023	365,900	2,375,400	2.22109	8,126.97	52,759.77
2024	365,900	2,375,400	2.03386	7,441.89	48,312.31
2025	365,900	3,201,000	2.05683	7,525.94	65,839.13
Total				80,470.28	545,539.87

Current Year	Base Value	Excess Value
Residential	365,900	0
Commercial	0	3,201,000
Industrial	0	0
Other	0	0

Project Name: TIF 2345 The Flats on Howard

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2016

TIF-ID#: 28-2345

Project Type:

Location: Howard St location bounded by Landon Court to Dewey Ave between 24th and 22nd Streets

Description: A complete rehabilitation of 12 vacant, deteriorated buildings into 153 market rate apartments with approx. 147 private parking spaces within the Historic Howard Street Apartment District.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2016	1,398,600	1,145,500	2.23537	31,263.88	25,606.16
2017	1,398,600	4,684,100	2.24872	31,450.60	105,332.29
2018	1,398,600	4,566,000	2.23667	31,282.07	102,126.36
2019	1,496,800	5,004,000	2.25142	33,699.25	112,661.06
2020	1,496,800	5,185,400	2.24313	33,575.17	116,315.27
2021	1,496,800	5,272,400	2.22412	33,290.63	117,264.51
2022	1,496,800	5,331,600	2.24121	33,546.43	119,492.36
2023	1,496,800	7,059,300	2.22109	33,245.28	156,793.39
2024	1,496,800	7,059,300	2.03386	30,442.82	143,576.28
2025	1,496,800	7,199,200	2.05683	30,786.63	148,075.31
Total				322,582.76	1,147,242.99

Current Year	Base Value	Excess Value
Residential	522,300	592,400
Commercial	974,500	6,606,800
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 2346 Kounzte Park

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2015

TIF-ID#: 28-2346

Project Type:

Location: 1.5 sq mile area generally bounded by Sahler St, Pratt St, and Florence Boulevard and North 24th St

Description: The project contemplates 23 new and rehabilitated homes completed by the end of 2016; as of 2014 - 10 new houses, as of 2015 - 2 new houses and 2 rehabilitated houses, and as of 2016 - 6 new houses and 2 rehabilitated houses.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2015	132,300	909,100	2.23039	2,950.81	20,276.48
2016	132,300	1,714,000	2.23537	2,957.39	38,314.26
2017	132,300	1,210,500	2.24872	2,975.06	27,220.75
2018	132,300	1,205,700	2.23667	2,959.11	26,967.59
2019	132,300	1,205,700	2.25142	2,978.63	27,145.37
2020	132,300	2,765,400	2.24313	2,967.66	62,031.53
2021	132,300	2,741,900	2.22412	2,942.51	60,983.16
2022	132,300	2,930,300	2.24121	2,965.12	65,674.19
2023	132,300	3,464,400	2.22109	2,938.50	76,947.47
2024	132,300	4,505,700	2.03386	2,690.80	91,639.65
2025	132,300	4,505,700	2.05683	2,721.19	92,674.60
Total				32,046.78	589,875.05

Current Year	Base Value	Excess Value
Residential	132,300	4,505,700
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF 2347 Rochester Apartments

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2015

TIF-ID#: 28-2347

Project Type:

Location: 1015 North 14th St

Description: The transformation of a unique grouping of industrial structures, historically known as the Hay Exchange Building, which are contributing structures to this historic district, into 75 market-rate apartment units and construction of public improvements to North 14th St between Izard and Nicholas Streets inclusive of other public improvements.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2015	672,200	0	2.23039	14,992.68	0.00
2016	672,200	5,214,100	2.23537	15,026.16	116,554.43
2017	672,200	5,214,100	2.24872	15,115.90	117,250.51
2018	672,200	4,819,100	2.23667	15,034.90	107,787.36
2019	672,200	4,819,100	2.25142	15,134.05	108,498.18
2020	672,200	4,819,100	2.24313	15,078.32	108,098.68
2021	672,200	4,819,100	2.22412	14,950.53	107,182.57
2022	672,200	4,819,100	2.24121	15,065.41	108,006.15
2023	672,200	6,588,500	2.22109	14,930.17	146,336.51
2024	672,200	6,588,500	2.03386	13,671.61	134,000.87
2025	672,200	6,588,500	2.05683	13,826.01	135,514.24
Total				162,825.74	1,189,229.50

Current Year	Base Value	Excess Value
Residential	672,200	0
Commercial	0	6,588,500
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 2348 Blackstone Mixed-Use Development
City: OMAHA
School: OMAHA 1
Project Years:
Project Date: 2016
TIF-ID#: 28-2348
Project Type:

Location: 3824 Farnam St and 401 South 41st Street
Description: Includes 2 development sites. First site is 3824 Farnam proposes to demolish the existing site and site prep for new 4-5 story mixed-use structure; 1-2 stories along Farnam Street. The new structure proposes 51 market-rate apartment units and 4,000 sq ft of commercial space. The second site is located at 401 South 41st Street, proposes the demolition of existing structure and new construction of 4-5 story, 39 market-rate apartment structure.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2016	390,900	319,300	2.23537	8,738.06	7,137.54
2017	390,900	2,818,100	2.24872	8,790.25	63,371.18
2018	390,900	8,528,600	2.23667	8,743.14	190,756.63
2019	390,900	8,528,600	2.25142	8,800.80	192,014.61
2020	390,900	8,528,600	2.24313	8,768.40	191,307.58
2021	390,900	8,528,600	2.22412	8,694.09	189,686.30
2022	390,900	8,863,200	2.24121	8,760.89	198,642.93
2023	390,900	9,044,500	2.22109	8,682.24	200,886.49
2024	390,900	9,044,500	2.03386	7,950.36	183,952.47
2025	390,900	9,044,500	2.05683	8,040.15	186,029.99
Total				85,968.38	1,603,785.72

Current Year	Base Value	Excess Value
Residential	390,900	0
Commercial	0	9,044,500
Industrial	0	0
Other	0	0

Project Name: TIF 2349 30 Metropolitan Place Project
City: OMAHA
School: OMAHA 1
Project Years:
Project Date: 2017
TIF-ID#: 28-2349
Project Type:

Location: 5319, 5347, 5343, & 5339 N 30th St and 5330 & 5342 N 29th StNortheast of 30th and Fort St.
Description: Demolition of former Mr. C's restaurant and construction of a new approx 121,000 sq ft five-story mixed use structure to include 110 affordable low-income housing tax credit apartment units, approx 11,000 sq ft of commercial space, 167 off street parking stalls and additional on-street parking stalls.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2017	83,700	0	2.24872	1,882.18	0.00
2018	83,700	0	2.23667	1,872.09	0.00
2019	83,700	5,780,700	2.25142	1,884.44	130,147.84
2020	83,700	5,260,300	2.24313	1,877.50	117,995.37
2021	83,700	7,698,300	2.22412	1,861.59	171,219.43
2022	83,700	7,552,000	2.24121	1,875.89	169,256.18
2023	83,700	7,552,000	2.22109	1,859.05	167,736.72
2024	83,700	6,926,500	2.03386	1,702.34	140,875.31
2025	83,700	7,254,400	2.05683	1,721.57	149,210.68
Total				16,536.65	1,046,441.53

Current Year	Base Value	Excess Value
Residential	83,700	0
Commercial	0	7,254,400
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 2350 Midtown Hotel Saddle Crk & Dodge
City: OMAHA
School: OMAHA 1
Project Years:

Project Date: 2016
TIF-ID#: 28-2350
Project Type:

Location: At Saddle Creek & Dodge Streets
Description: Demolish existing structures and clear the site in preparation for a new 5-story hotel. The proposed hotel will have 102 guest rooms with an internal parking structure containing 105 parking spaces.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2016	325,100	0	2.23537	7,267.19	0.00
2017	325,100	134,900	2.24872	7,310.59	3,033.52
2018	325,100	134,900	2.23667	7,271.41	3,017.27
2019	325,100	134,900	2.25142	7,319.37	3,037.17
2020	325,100	1,972,500	2.24313	7,292.42	44,245.74
2021	325,100	7,084,600	2.22412	7,230.61	157,570.01
2022	325,100	7,091,400	2.24121	7,286.17	158,933.17
2023	325,100	7,091,400	2.22109	7,220.76	157,506.38
2024	325,100	7,091,400	2.03386	6,612.08	144,229.15
2025	325,100	6,766,300	2.05683	6,686.75	139,171.29
Total				71,497.35	810,743.70

Current Year	Base Value	Excess Value
Residential	325,100	0
Commercial	0	6,766,300
Industrial	0	0
Other	0	0

Project Name: TIF 2351 The Ones at 35th & Dodge St.
City: OMAHA
School: OMAHA 1
Project Years:

Project Date: 2017
TIF-ID#: 28-2351
Project Type:

Location: 111 N. 35th Street and 3412, 3420, and 3424 Dodge St.
Description: Construction of new 4-story apartment building with a lower level underground enclosed climate controlled parking area with 22 stalls. The unit mix in the 38,698 sq ft building includes 24 one bedroom units and 4 two bedroom units. The four existing, deteriorated residential structures will be demolished. Note: Amended 7-31-2017 changed year to begin from 2016 to 2017.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2017	58,600	0	2.24872	1,317.75	0.00
2018	58,600	0	2.23667	1,310.69	0.00
2019	438,000	4,106,400	2.25142	9,861.22	92,452.31
2020	438,000	4,106,400	2.24313	9,824.91	92,111.89
2021	438,000	3,495,000	2.22412	9,741.65	77,732.99
2022	438,000	3,315,600	2.24121	9,816.50	74,309.56
2023	438,000	4,476,100	2.22109	9,728.37	99,418.21
2024	438,000	4,476,100	2.03386	8,908.31	91,037.61
2025	438,000	4,476,100	2.05683	9,008.92	92,065.77
Total				69,518.32	619,128.34

Current Year	Base Value	Excess Value
Residential	438,000	0
Commercial	0	4,476,100
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 2352 Elk Hills Apts Phase II

City: OMAHA

School: ELKHORN 10

Project Years:

Project Date: 2016

TIF-ID#: 28-2352

Project Type:

Location: Corner of Park Road and North Main Street

Description: Demolition of existing residential and industrial structures and the new construction of three 3-story apartment structures with 30 units each for a total of 90 units. Parking comprised of 20 detached garages, 30 attached garage spaces consisting of the lower level of building number 3, and 86 surface parking spaces for a total of 136 parking spaces.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2016	149,700	0	2.34033	3,503.47	0.00
2017	149,700	2,698,100	2.35133	3,519.94	63,441.23
2018	149,700	5,106,400	2.38166	3,565.35	121,617.09
2019	149,700	6,834,300	2.41977	3,622.40	165,374.34
2020	149,700	7,477,800	2.42532	3,630.70	181,360.58
2021	149,700	7,477,800	2.40902	3,606.30	180,141.70
2022	149,700	7,477,800	2.39319	3,582.61	178,957.96
2023	149,700	10,060,100	2.21377	3,314.01	222,707.48
2024	149,700	10,060,100	1.93721	2,900.00	194,885.26
2025	149,700	10,060,100	1.87798	2,811.34	188,926.67
Total				34,056.12	1,497,412.31

Current Year	Base Value	Excess Value
Residential	149,700	0
Commercial	0	10,060,100
Industrial	0	0
Other	0	0

Project Name: TIF 2353 The Conrad

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2016

TIF-ID#: 28-2353

Project Type:

Location: Part of Block 11 Coburn Subdivision, bounded by Jones & Leavenworth Streets and 37th & 38th Streets

Description: Construction of new 3-story, 153-unit multi-family structure in the currently vacant site with integrated parking, a community clubhouse, outdoor amenities and recreation space. The 3-story structure will be constructed over a 2-level parking garage with 175 parking stalls, 133 stalls on upper level and 42 stalls on the lower level.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2016	160,300	0	2.23537	3,583.30	0.00
2017	160,300	1,554,600	2.24872	3,604.70	34,958.60
2018	160,300	13,345,700	2.23667	3,585.38	298,499.27
2019	160,300	13,394,500	2.25142	3,609.03	301,566.45
2020	160,300	13,394,500	2.24313	3,595.74	300,456.05
2021	160,300	13,394,500	2.22412	3,565.26	297,909.75
2022	160,300	14,404,600	2.24121	3,592.66	322,837.34
2023	137,200	16,539,000	2.22109	3,047.34	367,346.08
2024	137,200	16,539,000	2.03386	2,790.46	336,380.11
2025	137,200	16,539,000	2.05683	2,821.97	340,179.11
Total				33,795.84	2,600,132.76

Current Year	Base Value	Excess Value
Residential	137,200	0
Commercial	0	16,539,000
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 2354 1702 Cuming

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2016

TIF-ID#: 28-2354

Project Type:

Location: 1702, 1708, and 1714 Cuming Street

Description: Rehabilitation of the commercial building at 1702 Cuming to accommodate two restaurant tenants, while the adjoining parcels to the west at 1708 and 1714 Cuming St will be demolished to provide surface parking.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2016	316,600	0	2.23537	7,077.18	0.00
2017	316,600	327,200	2.24872	7,119.45	7,357.81
2018	316,600	350,300	2.23667	7,081.30	7,835.05
2019	316,600	239,400	2.25142	7,128.00	5,389.90
2020	316,600	886,800	2.24313	7,101.75	19,892.08
2021	316,600	886,800	2.22412	7,041.56	19,723.50
2022	316,600	886,800	2.24121	7,095.67	19,875.05
2023	316,600	886,800	2.22109	7,031.97	19,696.62
2024	316,600	953,300	2.03386	6,439.20	19,388.78
2025	316,600	912,000	2.05683	6,511.92	18,758.29
Total				69,628.00	137,917.08

Current Year	Base Value	Excess Value
Residential	39,100	0
Commercial	277,500	912,000
Industrial	0	0
Other	0	0

Project Name: TIF 2355 5018 Underwood Ave.

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2016

TIF-ID#: 28-2355

Project Type:

Location: 5018 Underwood Avenue

Description: Demolition of existing structure and the construction of a new 3-story, mixed-use structure to include ground floor commercial retail space, a medical office on the second floor, six market rate apartments on the third floor, and 15 parking stalls behind the building, accessible via the alley.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2016	76,800	0	2.23537	1,716.76	0.00
2017	76,800	2,968,800	2.24872	1,727.02	66,760.00
2018	76,800	2,968,800	2.23667	1,717.76	66,402.26
2019	76,800	3,102,700	2.25142	1,729.09	69,854.81
2020	76,800	3,102,700	2.24313	1,722.72	69,597.59
2021	76,800	3,102,700	2.22412	1,708.12	69,007.77
2022	76,800	3,102,700	2.24121	1,721.25	69,538.02
2023	76,800	3,102,700	2.22109	1,705.80	68,913.76
2024	76,800	3,091,700	2.03386	1,562.00	62,880.85
2025	76,800	3,091,700	2.05683	1,579.65	63,591.01
Total				16,890.17	606,546.07

Current Year	Base Value	Excess Value
Residential	76,800	0
Commercial	0	3,091,700
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 2356 Rail and Commerce Bldg

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2017

TIF-ID#: 28-2356

Project Type:

Location: 950 S 10th St and the adjacent lot to the westCity Lots Lot 6 Blk 220 and Lot 8 Blk 222

Description: Redevelopment proposes the adaptive reuse of the former Postal Annex Building and conversion into a mix of modern-day commercial office and retail uses. A new mezzanine or lower level floor will be added.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2017	287,400	12,253,170	2.24872	6,462.82	275,539.48
2018	287,400	16,614,100	2.23667	6,428.19	371,602.59
2019	287,400	15,783,900	2.25142	6,470.58	355,361.88
2020	287,400	15,783,900	2.24313	6,446.76	354,053.40
2021	287,400	15,287,500	2.22412	6,392.12	340,012.35
2022	287,400	15,287,500	2.24121	6,441.24	342,624.98
2023	287,400	15,287,500	2.22109	6,383.41	339,549.13
2024	287,400	16,192,100	2.03386	5,845.31	329,324.65
2025	287,400	16,192,100	2.05683	5,911.33	333,043.97
Total				56,781.76	3,041,112.43

Current Year	Base Value	Excess Value
Residential	287,400	0
Commercial	0	0
Industrial	0	16,192,100
Other	0	0

Project Name: TIF 2357 H2.0 Project

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2016

TIF-ID#: 28-2357

Project Type:

Location: 2100 Douglas Street

Description: Construction of new 4-story apartment building with a lower level underground enclosed climate control parking area with 22 stalls. The unit mix in the 38,698 sq ft building includes 24 one bedroom units and four two bedroom units. The four existing, deteriorated residential structures will be demolished.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2016	488,100	2,719,500	2.23537	10,910.84	60,790.89
2017	488,100	7,453,400	2.24872	10,976.00	167,606.10
2018	488,100	9,435,000	2.23667	10,917.19	211,029.81
2019	488,100	9,435,000	2.25142	10,989.18	212,421.48
2020	488,100	9,435,000	2.24313	10,948.72	211,639.32
2021	488,100	9,435,000	2.22412	10,855.93	209,845.72
2022	488,100	9,435,000	2.24121	10,939.35	211,458.16
2023	488,100	12,146,100	2.22109	10,841.14	269,775.81
2024	488,100	12,146,100	2.03386	9,927.27	247,034.67
2025	488,100	12,146,100	2.05683	10,039.39	249,824.63
Total				107,345.01	2,051,426.59

Current Year	Base Value	Excess Value
Residential	488,100	0
Commercial	0	12,146,100
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 2358 Sterling Apartments

Location: 541 S 24th Street

City: OMAHA

Project Date: 2016

Description: A complete rehab of older, multi-family structure.

School: OMAHA 1

TIF-ID#: 28-2358

Project Years:

Project Type:

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2016	205,500	686,400	2.23537	4,593.69	15,343.58
2017	205,500	686,400	2.24872	4,621.12	15,435.21
2018	205,500	626,600	2.23667	4,596.36	14,014.97
2019	205,500	626,600	2.25142	4,626.67	14,107.40
2020	205,500	626,600	2.24313	4,609.63	14,055.45
2021	205,500	626,600	2.22412	4,570.57	13,936.34
2022	205,500	626,600	2.24121	4,605.69	14,043.42
2023	205,500	1,074,700	2.22109	4,564.34	23,870.05
2024	205,500	1,074,700	2.03386	4,179.58	21,857.89
2025	205,500	1,074,700	2.05683	4,226.79	22,104.75
Total				45,194.44	168,769.06

Current Year	Base Value	Excess Value
Residential	205,500	0
Commercial	0	1,074,700
Industrial	0	0
Other	0	0

Project Name: TIF 2359 3103 South 24th St. Project

Location: 3103 South 24th Street

City: OMAHA

Project Date: 2016

Description: Adaptive reuse and rehabilitation of the historic building and proposes to convert into 20 apartment units for low-income housing, 3 two-bedroom units, 14 three-bedroom units, and 3 four-bedroom units, as well as a vacated portion of an alley and Spring Street.

School: OMAHA 1

TIF-ID#: 28-2359

Project Years:

Project Type:

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2016	287,000	0	2.23537	6,415.51	0.00
2017	287,000	929,800	2.24872	6,453.83	20,908.60
2018	356,000	700,000	2.23667	7,962.55	15,656.69
2019	356,000	149,800	2.25142	8,015.06	3,372.63
2020	356,000	306,900	2.24313	7,985.54	6,884.17
2021	356,000	306,900	2.22412	7,917.87	6,825.82
2022	356,000	251,400	2.24121	7,978.71	5,634.40
2023	356,000	251,400	2.22109	7,907.08	5,583.82
2024	356,000	591,700	2.03386	7,240.54	12,034.35
2025	356,000	445,000	2.05683	7,322.31	9,152.89
Total				75,199.00	86,053.37

Current Year	Base Value	Excess Value
Residential	356,000	0
Commercial	0	445,000
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 2360 Rows on South Hill

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2016

TIF-ID#: 28-2360

Project Type:

Location: 1228, 1230 and 1234 South 10th St and 1229 & 1233 South 11th St

Description: Demolition, clearing and grading of site in preparation for up to 36 new town houses. The units will consist of 3-story attached single family units which will contain 2 bed/ 2 baths with 1 and 2 car garage configurations as well as a landscaped central courtyard.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2016	369,700	0	2.23537	8,264.16	0.00
2017	369,700	0	2.24872	8,313.52	0.00
2018	369,700	0	2.23667	8,268.97	0.00
2019	366,600	8,336,600	2.25142	8,253.71	187,691.91
2020	326,300	9,715,600	2.24313	7,319.33	217,933.54
2021	328,600	10,154,800	2.22412	7,308.46	225,854.92
2022	328,600	11,492,600	2.24121	7,364.62	257,573.34
2023	328,600	11,390,900	2.22109	7,298.50	253,002.18
2024	328,600	13,132,200	2.03386	6,683.26	267,090.58
2025	328,600	13,132,200	2.05683	6,758.74	270,107.03
Total				75,833.27	1,679,253.50

Current Year	Base Value	Excess Value
Residential	328,600	13,132,200
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF 2361 Turner Park & 31 Dodge

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2016

TIF-ID#: 28-2361

Project Type:

Location: 3102-3106 Dodge Street and 118 North 31st Street

Description: Plan proposes 66 apartment units when renovation/rehabilitation is complete. The units will be restricted to those at 60% and below the area median income (AMI). It will be a historic renovation/rehabilitation of the Turner Park Residences and the renovation/rehabilitation of the 31 Dodge property directly to the north.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2016	1,100,300	0	2.23537	24,595.78	0.00
2017	1,100,300	0	2.24872	24,742.67	0.00
2018	1,100,300	0	2.23667	24,610.08	0.00
2019	1,100,300	856,600	2.25142	24,772.37	19,285.66
2020	1,045,300	865,300	2.24313	23,447.44	19,409.80
2021	1,045,300	1,038,800	2.22412	23,248.73	23,104.16
2022	1,045,300	1,542,500	2.24121	23,427.37	34,570.66
2023	1,045,300	2,148,400	2.22109	23,217.05	47,717.90
2024	1,045,300	1,985,000	2.03386	21,259.94	40,372.12
2025	1,045,300	1,985,000	2.05683	21,500.04	40,828.08
Total				234,821.47	225,288.38

Current Year	Base Value	Excess Value
Residential	173,500	0
Commercial	871,800	1,985,000
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 2362 Uptown District

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2017

TIF-ID#: 28-2362

Project Type:

Location: Park Avenue on the east to Dewey St on the north to 33rd St on the south to between Poppleton and Woolworth Streets (site is just south of Poppleton)

Description: Proposed construction of 96 attached, market-rate, for-sale, row houses spread over 11 separate non-contiguous site locations.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2017	433,100	0	2.24872	9,739.21	0.00
2018	155,500	11,200	2.23667	3,478.02	250.51
2019	198,300	2,416,200	2.25142	4,464.57	54,398.77
2020	246,600	6,103,200	2.24313	5,531.56	136,902.70
2021	246,600	6,136,400	2.22412	5,484.68	136,480.94
2022	246,600	6,187,900	2.24121	5,526.82	138,683.83
2023	255,100	8,232,000	2.22109	5,666.00	182,840.15
2024	255,100	8,302,100	2.03386	5,188.38	168,853.10
2025	374,500	9,351,800	2.05683	7,702.83	192,350.67
Total				52,782.07	1,010,760.67

Current Year	Base Value	Excess Value
Residential	374,500	9,351,800
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF 2363 Kountze Park II

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2017

TIF-ID#: 28-2363

Project Type:

Location: Ames Avenue, Pratt Street, and Florence Boulevard and North 24th Street

Description: Project contemplates 20 newly constructed, 3-5 bedroom homes completed by the end of 2018.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2017	44,400	770,800	2.24872	998.43	17,333.12
2018	45,800	1,058,100	2.23667	1,024.39	23,666.23
2019	45,800	1,122,100	2.25142	1,031.15	25,263.23
2020	45,800	2,043,300	2.24313	1,027.35	45,833.90
2021	45,800	2,043,300	2.22412	1,018.65	45,445.46
2022	45,800	2,585,500	2.24121	1,026.47	57,946.47
2023	45,800	3,021,300	2.22109	1,017.26	67,105.79
2024	45,800	3,964,600	2.03386	931.51	80,634.41
2025	45,800	3,964,600	2.05683	942.03	81,545.10
Total				9,017.24	444,773.71

Current Year	Base Value	Excess Value
Residential	45,800	3,964,600
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 2364 Sycamore Apartments

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2017

TIF-ID#: 28-2364

Project Type:

Location: Northwest of 30th Avenue and Pacific Street, Lot 1 The Sycamore
Description: Redevelopment will consist of a newly constructed, 22 unit, two-story, two-building, multi-family structure. The composition of the structures will be a 10 unit apartment building and a 12 unit apartment building.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2017	51,700	1,092,000	2.24872	1,162.59	24,556.02
2018	51,700	1,535,100	2.23667	1,156.36	34,335.12
2019	51,700	1,535,100	2.25142	1,163.98	34,561.55
2020	51,700	1,535,100	2.24313	1,159.70	34,434.29
2021	51,700	1,535,100	2.22412	1,149.87	34,142.47
2022	51,700	1,900,100	2.24121	1,158.71	42,585.23
2023	51,700	2,503,500	2.22109	1,148.30	55,604.99
2024	51,700	2,503,500	2.03386	1,051.51	50,917.69
2025	51,700	2,503,500	2.05683	1,063.38	51,492.74
Total				10,214.40	362,630.10

Current Year	Base Value	Excess Value
Residential	51,700	0
Commercial	0	2,503,500
Industrial	0	0
Other	0	0

Project Name: TIF 2365 Fitzgerald Gateway

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2018

TIF-ID#: 28-2365

Project Type:

Location: 1624 Cuming St

Description: Rehabilitation and conversion of the Fitzgerald Hotel into 12 one-bedroom apartments. NOTE: Project began in 2017, but the year to divide was amended to 2018, so 2017 tax division was removed.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2018	247,800	0	2.23667	5,542.47	0.00
2019	140,100	75,800	2.25142	3,154.24	1,706.58
2020	140,100	75,800	2.24313	3,142.63	1,700.29
2021	140,100	805,900	2.22412	3,115.99	17,924.18
2022	140,100	873,600	2.24121	3,139.94	19,579.21
2023	140,100	733,500	2.22109	3,111.75	16,291.70
2024	140,100	733,500	2.03386	2,849.44	14,918.36
2025	140,100	733,500	2.05683	2,881.62	15,086.85
Total				26,938.08	87,207.17

Current Year	Base Value	Excess Value
Residential	140,100	0
Commercial	0	733,500
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 2366 Capitol District

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2016

TIF-ID#: 28-2366

Project Type:

Location: Lot 2, the Capitol District Replat 1

Description: Development and construction of a full-service hotel containing approx. 335 guest rooms.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2016	510,300	1,531,100	2.23537	11,407.09	34,225.75
2017	510,300	3,475,900	2.24872	11,475.22	78,163.26
2018	510,300	49,119,400	2.23667	11,413.73	1,098,638.88
2019	510,300	65,845,000	2.25142	11,489.00	1,482,447.50
2020	510,300	65,845,000	2.24313	11,446.69	1,476,988.95
2021	510,300	53,493,400	2.22412	11,349.68	1,189,757.41
2022	510,300	53,493,400	2.24121	11,436.89	1,198,899.43
2023	510,300	53,493,400	2.22109	11,334.22	1,188,136.56
2024	510,300	53,493,400	2.03386	10,378.79	1,087,980.87
2025	510,300	53,493,400	2.05683	10,496.00	1,100,268.30
Total				112,227.31	9,935,506.91

Current Year	Base Value	Excess Value
Residential	510,300	0
Commercial	0	53,493,400
Industrial	0	0
Other	0	0

Project Name: TIF 2367 The Home Base

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2016

TIF-ID#: 28-2367

Project Type:

Location: 1817 Aksarben Drive

Description: The 1.37 acre project site will consist of a 4-story 70,800 sq ft office building. The first floor of the building will consist of approx. 15,000 sq ft supporting parking for approx. 38 vehicles plus lobby area for the office tenants above. The second, third, and fourth floors will be occupied by office users with the fourth floor currently under lease negotiation with a single tenant.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2016	356,000	0	2.23537	7,957.92	0.00
2017	356,000	6,950,200	2.24872	8,005.44	156,290.54
2018	862,200	6,950,200	2.23667	19,284.57	155,453.04
2019	862,200	7,284,400	2.25142	19,411.74	164,002.44
2020	862,200	7,284,400	2.24313	19,340.27	163,398.56
2021	862,200	7,815,700	2.22412	19,176.36	173,830.55
2022	862,200	7,815,700	2.24121	19,323.71	175,166.25
2023	862,200	7,815,700	2.22109	19,150.24	173,593.73
2024	862,200	7,074,100	2.03386	17,535.94	143,877.29
2025	862,200	7,074,100	2.05683	17,733.99	145,502.21
Total				166,920.18	1,451,114.61

Current Year	Base Value	Excess Value
Residential	862,200	0
Commercial	0	7,074,100
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 2368 Woolworth Lofts

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2017

TIF-ID#: 28-2368

Project Type:

Location: 1114 Howard Street

Description: Rehabilitation of the upper floors with a mix of 43 one and two bedroom market-rate apartments units, located on floors 3 through 5. Another 14,800 sq ft will be rehabilitated for office space on the second floor, some ground floor rehabilitation and exterior improvements.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2017	3,074,200	0	2.24872	69,130.15	0.00
2018	3,074,200	3,375,400	2.23667	68,759.71	75,496.56
2019	3,074,200	7,440,600	2.25142	69,213.15	167,519.16
2020	3,074,200	7,440,600	2.24313	68,958.30	166,902.33
2021	3,074,200	7,440,600	2.22412	68,373.90	165,487.87
2022	3,074,200	7,440,600	2.24121	68,899.28	166,759.47
2023	3,074,200	12,717,400	2.22109	68,280.75	282,464.90
2024	3,074,200	12,717,400	2.03386	62,524.92	258,654.11
2025	3,074,200	12,717,400	2.05683	63,231.07	261,575.30
Total				607,371.23	1,544,859.70

Current Year	Base Value	Excess Value
Residential	3,074,200	0
Commercial	0	12,717,400
Industrial	0	0
Other	0	0

Project Name: TIF 2369 Kiewit Education, Innovation and Leadership (EIL)

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2016

TIF-ID#: 28-2369

Project Type:

Location: 1450 Mike Fahey Street

Description: Construction of a 2-story, 63,000 sq ft education, innovation and leadership facility.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2016	1,263,000	0	2.23537	28,232.72	0.00
2017	1,263,000	1,824,600	2.24872	28,401.33	41,030.15
2018	1,263,000	5,356,300	2.23667	28,249.14	119,802.76
2019	1,263,000	5,273,000	2.25142	28,435.43	118,717.38
2020	1,263,000	5,273,000	2.24313	28,330.73	118,280.24
2021	1,263,000	5,260,100	2.22412	28,090.64	116,990.94
2022	1,263,000	5,260,100	2.24121	28,306.48	117,889.89
2023	1,263,000	5,260,100	2.22109	28,052.37	116,831.56
2024	1,263,000	4,959,500	2.03386	25,687.65	100,869.29
2025	1,263,000	4,959,500	2.05683	25,977.76	102,008.48
Total				277,764.25	952,420.69

Current Year	Base Value	Excess Value
Residential	1,263,000	0
Commercial	0	4,959,500
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 2370 BD-3 Blackstone

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2017

TIF-ID#: 28-2370

Project Type:

Location: 3814, 3809, 3913, and 3921 Farnam St.

Description: Mixed-use redevelopment project within the Blackstone District through the rehabilitation of 4 separate properties along the Farnam St corridor between 38th and 40th Streets which contemplates the rehabilitation of 10 market-rate apt units and an additional approx 12,892 sq ft of retail commercial space.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2017	918,400	778,900	2.24872	20,652.24	17,515.28
2018	821,400	2,129,800	2.23667	18,372.01	47,636.59
2019	821,400	2,315,800	2.25142	18,493.16	52,138.39
2020	821,400	2,383,000	2.24313	18,425.07	53,453.79
2021	821,400	2,583,700	2.22412	18,268.92	57,464.58
2022	821,400	2,583,700	2.24121	18,409.30	57,906.13
2023	821,400	2,816,100	2.22109	18,244.03	62,548.11
2024	821,400	4,182,400	2.03386	16,706.13	85,064.15
2025	821,400	3,990,000	2.05683	16,894.80	82,067.52
Total				164,465.66	515,794.54

Current Year	Base Value	Excess Value
Residential	560,300	0
Commercial	261,100	3,990,000
Industrial	0	0
Other	0	0

Project Name: TIF 2371 The Blue Lion

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2017

TIF-ID#: 28-2371

Project Type:

Location: 2423 and 2425 North 24th Street

Description: Complete rehabilitation and adaptation of the two structures - The Blue Lion Center and the McGill Building for new mixed commercial uses.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2017	205,700	0	2.24872	4,625.62	0.00
2018	452,500	1,327,100	2.23667	10,120.93	29,682.85
2019	425,500	1,341,900	2.25142	9,579.79	30,211.81
2020	425,500	1,341,900	2.24313	9,544.52	30,100.56
2021	425,500	1,331,100	2.22412	9,463.63	29,605.27
2022	425,500	1,331,100	2.24121	9,536.35	29,832.75
2023	42,500	1,331,100	2.22109	943.96	29,564.93
2024	425,500	1,322,700	2.03386	8,654.07	26,901.87
2025	425,500	1,322,700	2.05683	8,751.81	27,205.69
Total				71,220.68	233,105.73

Current Year	Base Value	Excess Value
Residential	205,700	0
Commercial	219,800	1,322,700
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 2372 The Colonial Apartments

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2017

TIF-ID#: 28-2372

Project Type:

Location: 140 and 144 South 38th Street

Description: Rehabilitation of the Colonial Hotel by converting the approx 100 "boarding" rooms into 40 market-rate apartments with a mix of studios, one and two bedroom units.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2017	1,025,200	0	2.24872	23,053.88	0.00
2018	1,025,200	0	2.23667	22,930.34	0.00
2019	1,025,200	2,690,700	2.25142	23,081.56	60,578.96
2020	1,025,200	2,690,700	2.24313	22,996.57	60,355.90
2021	1,025,200	2,690,700	2.22412	22,801.68	59,844.40
2022	1,025,200	4,109,500	2.24121	22,976.88	92,102.52
2023	1,025,200	4,643,500	2.22109	22,770.61	103,136.31
2024	1,025,200	4,643,500	2.03386	20,851.13	94,442.29
2025	1,025,200	4,643,500	2.05683	21,086.62	95,508.90

Total 202,549.27 565,969.28

Current Year	Base Value	Excess Value
Residential	1,025,200	0
Commercial	0	4,643,500
Industrial	0	0
Other	0	0

Project Name: TIF 2373 Sorensen Place

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2018

TIF-ID#: 28-2373

Project Type:

Location: Area Northeast of 60th & Sorensen Parkway. Lots 4, 5 & Outlot B, Sorensen Plaza Replat 1.

Description: Redevelopment site will consist of 5 lots and include affordable housing, business/retail, a self-storage facility and a convenience store. The proposed housing will consist of approx 120 units covering seven acres; 60 of the units with senior preference and the other 60 with veterans preference; self storage facility will be approx 57,000 sq ft and be approximately four acres. NOTE: Year began originally 2017, the year to begin was amended to 2018 and the 2017 tax division was removed.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2018	140,900	697,300	2.23667	3,151.47	15,596.30
2019	140,900	1,982,700	2.25142	3,172.25	44,638.90
2020	140,900	2,528,200	2.24313	3,160.57	56,710.83
2021	140,900	9,155,600	2.22412	3,133.79	203,631.53
2022	140,900	8,842,700	2.24121	3,157.86	198,183.48
2023	140,900	10,083,800	2.22109	3,129.52	223,970.28
2024	140,900	12,867,400	2.03386	2,865.71	261,704.91
2025	140,900	8,898,700	2.05683	2,898.07	183,031.12

Total 24,669.24 1,187,467.35

Current Year	Base Value	Excess Value
Residential	11,100	0
Commercial	129,800	8,898,700
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 2374 Slips in Blackstone

Location: 124 South 39th Street

City: OMAHA

Project Date: 2017

Description: Rehabilitate 2 two-story multi-family structures consisting of 30 one bedroom apartment units at affordable market rents.

School: OMAHA 1

TIF-ID#: 28-2374

Project Years:

Project Type:

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2017	577,100	18,800	2.24872	12,977.36	422.76
2018	577,100	136,400	2.23667	12,907.82	3,050.82
2019	577,100	136,400	2.25142	12,992.94	3,070.94
2020	577,100	136,400	2.24313	12,945.10	3,059.63
2021	577,100	136,400	2.22412	12,835.40	3,033.70
2022	577,100	612,500	2.24121	12,934.02	13,727.41
2023	577,100	791,700	2.22109	12,817.91	17,584.37
2024	577,100	791,700	2.03386	11,737.41	16,102.07
2025	577,100	791,700	2.05683	11,869.97	16,283.92

Total 114,017.93 76,335.62

Current Year	Base Value	Excess Value
Residential	577,100	0
Commercial	0	791,700
Industrial	0	0
Other	0	0

Project Name: TIF 2375 The Breakers

Location: 415 Leavenworth Street

City: OMAHA

Project Date: 2017

Description: Redevelopment of an 11.5 acre site adjacent to the west bank of the Missouri River just southeast of Downtown Omaha by converting the former OPPD power plants into a 217 unit residential community inclusive of on-site parking. The project includes three buildings each of which will be converted into multi-family market-rate apartment units.

School: OMAHA 1

TIF-ID#: 28-2375

Project Years:

Project Type:

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2017	99,900	1,685,000	2.24872	2,246.47	37,890.93
2018	99,900	22,907,000	2.23667	2,234.43	512,354.00
2019	99,900	22,907,000	2.25142	2,249.17	515,732.78
2020	99,900	22,907,000	2.24313	2,240.89	513,833.79
2021	99,900	22,907,000	2.22412	2,221.90	509,479.17
2022	99,900	22,907,000	2.24121	2,238.97	513,393.97
2023	99,900	29,192,700	2.22109	2,218.87	648,396.14
2024	99,900	29,192,700	2.03386	2,031.83	593,738.65
2025	99,900	29,192,700	2.05683	2,054.77	600,444.21

Total 19,737.30 4,445,263.64

Current Year	Base Value	Excess Value
Residential	99,900	0
Commercial	0	29,192,700
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 2376 Millard Lumber Project

City: OMAHA

School: MILLARD 17

Project Years:

Project Date: 2017

TIF-ID#: 28-2376

Project Type:

Location: Lot 1, Replat 1, The Lumberyard District

Description: First phase of the multi-family project will be constructed on Lot 1, Replat 1, The Lumberyard District which will contain approx 145 multi-family units. In addition, there will be a commercial retail/office building and related improvements with the Redevelopment Area on Lot 1, The Lumberyard District, which buildings will contain approx 35,823 sq ft of rentable space (the "Commercial Lot"). Note: City amended Yr Begin from 2016 to 2017.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2017	268,900	9,926,900	2.21033	5,943.58	219,417.25
2018	439,000	19,484,300	2.24266	9,845.28	436,966.60
2019	439,000	45,909,000	2.23077	9,793.08	1,024,124.20
2020	439,000	46,614,900	2.22242	9,756.42	1,035,978.88
2021	439,000	46,614,900	2.21012	9,702.43	1,030,245.23
2022	439,000	47,320,700	2.22012	9,746.33	1,050,576.33
2023	439,000	48,742,500	2.10217	9,228.53	1,024,650.22
2024	439,000	48,742,500	2.04394	8,972.90	996,267.46
2025	439,000	48,590,200	2.01671	8,853.36	979,923.41
Total				81,841.91	7,798,149.58

Current Year	Base Value	Excess Value
Residential	78,300	0
Commercial	360,700	48,590,200
Industrial	0	0
Other	0	0

Project Name: TIF 2377 Benson Mixed-Use TIF

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2017

TIF-ID#: 28-2377

Project Type:

Location: 3010 North 60th St, 60th St and NW Radial Highway

Description: Plan involves two phases of construction. The initial phase will include 99 market rate apartment units in a newly constructed building, along with 2,800 sq ft of commercial space incorporated into the lower level. The second phase will add another 8,000 sq ft of commercial space and another 42 market rate apartment units. A privately owned parking garage of approx 200 to 215 spaces to support the additional density will also be built as part of the second phase. Project was to begin division 2016 but was not reported as TIF by county until 2017.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2017	83,600	435,800	2.24872	1,879.93	9,799.92
2018	83,600	8,972,100	2.23667	1,869.86	200,676.27
2019	83,600	8,972,100	2.25142	1,882.19	201,999.65
2020	83,600	8,972,100	2.24313	1,875.26	201,255.87
2021	83,600	8,972,100	2.22412	1,859.36	199,550.27
2022	83,600	8,972,100	2.24121	1,873.65	201,083.60
2023	83,600	8,972,100	2.22109	1,856.83	199,278.42
2024	83,600	9,433,900	2.03386	1,700.31	191,872.32
2025	83,600	9,433,900	2.05683	1,719.51	194,039.29
Total				16,516.90	1,599,555.61

Current Year	Base Value	Excess Value
Residential	83,600	0
Commercial	0	9,433,900
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 2378 Aksarben Village Zone 5 Phase III Phase II Garage City: OMAHA School: OMAHA 1 Project Years:	Project Date: 2016 TIF-ID#: 28-2378 Project Type:	Location: NE of Mercy Road and Aksarben Drive, Lot 1 Aksarben Village Replat 15 Description: A parking garage, 880 stalls, will replace the existing surface parking lot and will serve the business employees and customers visiting the entire Zone 5 redevelopment on Lot 1, Aksarben Village Replat 15.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2016	1,197,400	0	2.23537	26,766.32	0.00
2017	1,197,400	4,799,000	2.24872	26,926.17	107,916.07
2018	1,197,400	4,799,000	2.23667	26,781.89	107,337.79
2019	1,197,400	4,799,000	2.25142	26,958.50	108,045.65
2020	1,197,400	4,799,000	2.24313	26,859.24	107,647.81
2021	1,197,400	4,799,000	2.22412	26,631.61	106,735.52
2022	1,197,400	4,799,000	2.24121	26,836.25	107,555.67
2023	1,197,400	4,799,000	2.22109	26,595.33	106,590.11
2024	1,197,400	4,799,000	2.03386	24,353.44	97,604.94
2025	1,197,400	5,870,600	2.05683	24,628.48	120,748.26
Total				263,337.23	970,181.82

Current Year	Base Value	Excess Value
Residential	1,197,400	0
Commercial	0	5,870,600
Industrial	0	0
Other	0	0

Project Name: TIF 2379 Amendment to Midtown Triangle City: OMAHA School: OMAHA 1 Project Years:	Project Date: 2017 TIF-ID#: 28-2379 Project Type:	Location: Northwest 30th and Leavenworth St and at 3036 Marcy St Description: Demolition of structures and clearing and grading at the redevelopment site located northwest of 30th and Leavenworth St in preparation for the new construction of a 137 unit structure inclusive of 157 parking stalls underneath, and approx 10,547 sq ft of commercial space.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2017	189,100	864,300	2.24872	4,252.33	19,435.69
2018	189,100	16,912,000	2.23667	4,229.54	378,265.63
2019	189,100	16,912,000	2.25142	4,257.44	380,760.15
2020	189,100	16,912,000	2.24313	4,241.76	379,358.15
2021	189,100	15,152,200	2.22412	4,205.81	337,003.11
2022	189,100	17,835,000	2.24121	4,238.13	399,719.80
2023	189,100	20,703,500	2.22109	4,200.08	459,843.37
2024	189,100	20,703,500	2.03386	3,846.03	421,080.21
2025	189,100	20,703,500	2.05683	3,889.47	425,835.80
Total				37,360.59	3,201,301.91

Current Year	Base Value	Excess Value
Residential	189,100	0
Commercial	0	20,703,500
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 2380 Aksarben Pointe

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2017

TIF-ID#: 28-2380

Project Type:

Location: 6920, 6940, 6940 1/2 Pacific Street

Description: Demolition of the former Venice Inn structure and the new construction of a one-story commercial structure consisting of 12,000 sq ft of which will provide three tenant spaces for restaurants, shop owners, business owners and entrepreneurs.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2017	324,300	0	2.24872	7,292.60	0.00
2018	324,300	963,100	2.23667	7,253.52	21,541.37
2019	324,300	2,660,900	2.38717	7,741.59	63,520.21
2020	324,300	2,660,900	2.35932	7,651.27	62,779.15
2021	324,300	2,660,900	2.32602	7,543.28	61,893.07
2022	324,300	2,660,900	2.29535	7,443.82	61,076.97
2023	324,300	2,660,900	2.15083	6,975.14	57,231.44
2024	324,300	2,462,500	2.02149	6,555.69	49,779.19
2025	324,300	2,462,500	2.00103	6,489.34	49,275.36
Total				64,946.25	427,096.76

Current Year	Base Value	Excess Value
Residential	324,300	0
Commercial	0	2,462,500
Industrial	0	0
Other	0	0

Project Name: TIF 2381 Highlander 75 North Phase I

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2018

TIF-ID#: 28-2381

Project Type:

Location: General boundaries of Patrick St. to the North; 29th St. to the East; Parker St. to the South; and the Pleasant Hill Cemetery to the West
Description: TIF Funds to be used for infrastructure for the development of a new residential community consisting of 62 low-income housing apartment units and 39 market-rate apartment units.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2018	666,800	4,064,900	2.23667	14,914.12	90,918.40
2019	666,800	8,297,100	2.25142	15,012.47	186,802.57
2020	666,800	6,148,200	2.24313	14,957.19	137,912.11
2021	666,800	6,148,200	2.22412	14,830.43	136,743.35
2022	666,800	6,703,500	2.24121	14,944.39	150,239.51
2023	666,800	6,906,100	2.22109	14,810.23	153,390.69
2024	666,800	6,469,000	2.03386	13,561.78	131,570.40
2025	666,800	10,135,300	2.05683	13,714.94	208,465.89
Total				116,745.55	1,196,042.92

Current Year	Base Value	Excess Value
Residential	346,000	0
Commercial	320,800	10,135,300
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 2382 Fair Deal Village Market Place

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2017

TIF-ID#: 28-2382

Project Type:

Location: 2118 North 24th Street

Description: Construction of commercial space comprised of approx 14 reclaimed and re-purposed shipping containers to create 1,600 sq ft of affordable retail space for 8-12 start-up and/or expanding locally-owned businesses. In addition there will be an adjoining newly constructed one story 3,400 sq ft commerical structure consisting of a 1,800 sq fto small healthy grocery store and a 1,600 sq ft re-envisioned Fair Deal Café.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2017	1,900	505,300	2.24872	42.73	11,362.78
2018	1,900	539,600	2.23667	42.50	12,069.07
2019	1,900	539,600	2.25142	42.78	12,148.66
2020	1,900	539,600	2.24313	42.62	12,103.93
2021	1,900	571,100	2.22412	42.26	12,701.95
2022	1,900	571,100	2.24121	42.58	12,799.55
2023	1,900	571,100	2.22109	42.20	12,684.64
2024	1,900	639,200	2.03386	38.64	13,000.43
2025	1,900	639,200	2.05683	39.08	13,147.26
Total				375.39	112,018.27

Current Year	Base Value	Excess Value
Residential	1,900	0
Commercial	0	639,200
Industrial	0	0
Other	0	0

Project Name: TIF 2383 Mayberry 51

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2017

TIF-ID#: 28-2383

Project Type:

Location: Northwest corner of 51st and Mayberry St

Description: Redevelopment of an approx 3.4 acre site into 3, three and four-story buildings of new multi-family structures totaling of 193 market-rate apartment units over parking stalls and 1 three-story building along Mayberry Street. A majority of the parking is on-site.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2017	636,900	249,500	2.24872	14,322.10	5,610.56
2018	636,900	6,597,600	2.23667	14,245.35	147,566.54
2019	636,900	14,075,200	2.25142	14,339.29	316,891.87
2020	636,900	14,075,200	2.24313	14,286.49	315,725.03
2021	636,900	14,075,200	2.22412	14,165.42	313,049.34
2022	636,900	15,177,500	2.24121	14,274.27	340,159.65
2023	636,900	16,854,900	2.22109	14,146.12	374,362.50
2024	636,900	16,854,900	2.03386	12,953.65	342,805.07
2025	636,900	16,854,900	2.05683	13,099.95	346,676.64
Total				125,832.64	2,502,847.20

Current Year	Base Value	Excess Value
Residential	636,900	0
Commercial	0	16,854,900
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 2384 Yard Apartments

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2017

TIF-ID#: 28-2384

Project Type:

Location: 1415 Cuming Street

Description: New construction of a five-story, mixed-use structure consisting of 107 market rate apartments and approx 5,890 sq ft of leasable commercial space. In addition 68 structured and 39 surface parking stalls for the benefit of the residents and the patrons of the commerical space.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2017	851,800	546,800	2.24872	19,154.60	12,296.00
2018	851,800	6,447,600	2.23667	19,051.96	144,211.53
2019	851,800	9,724,300	2.25142	19,177.60	218,934.84
2020	851,800	9,724,300	2.24313	19,106.98	218,128.69
2021	851,800	9,724,300	2.22412	18,945.05	216,280.10
2022	851,800	9,724,300	2.24121	19,090.63	217,941.98
2023	851,800	12,438,200	2.22109	18,919.24	276,263.62
2024	851,800	12,438,200	2.03386	17,324.42	252,975.57
2025	851,800	12,438,200	2.05683	17,520.08	255,832.63
Total				168,290.56	1,812,864.96

Current Year	Base Value	Excess Value
Residential	851,800	0
Commercial	0	12,438,200
Industrial	0	0
Other	0	0

Project Name: TIF 2385 3700 Dewey

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2017

TIF-ID#: 28-2385

Project Type:

Location: 3625 Dewey Avenue

Description: Construction of new single 3-story structure consisting of 24 market-rate apartment units with garage parking stalls.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2017	21,000	7,000	2.24872	472.23	157.41
2018	21,000	3,417,500	2.23667	469.70	76,438.20
2019	21,000	3,417,500	2.25142	472.80	76,942.28
2020	21,000	3,417,500	2.24313	471.06	76,658.97
2021	21,000	3,417,500	2.22412	467.07	76,009.30
2022	21,000	2,819,200	2.24121	470.65	63,184.19
2023	21,000	3,697,200	2.22109	466.43	82,118.14
2024	21,000	3,697,200	2.03386	427.11	75,195.87
2025	21,000	3,697,200	2.05683	431.93	76,045.12
Total				4,148.98	602,749.48

Current Year	Base Value	Excess Value
Residential	21,000	0
Commercial	0	3,697,200
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 2386 Ames Row Houses I

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2018

TIF-ID#: 28-2386

Project Type:

Location: Lots 81-83, Block 0, Benson Heights. Property Address 5801 Fowler Ave.

Description: TIF Funds used for the construction of three, new structures consisting of 12 townhome-style residential units.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2018	4,800	651,600	2.23667	107.36	14,574.14
2019	4,800	1,114,900	2.25142	108.07	25,101.08
2020	4,800	443,300	2.24313	107.67	9,943.80
2021	4,800	443,300	2.22412	106.76	9,859.52
2022	4,800	316,200	2.24121	107.58	7,086.71
2023	4,800	416,800	2.22109	106.61	9,257.50
2024	4,800	320,200	2.03386	97.63	6,512.42
2025	4,800	320,200	2.05683	98.73	6,585.97
Total				840.41	88,921.14

Current Year	Base Value	Excess Value
Residential	4,800	0
Commercial	0	320,200
Industrial	0	0
Other	0	0

Project Name: TIF 2387 The Duke of Omaha

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2018

TIF-ID#: 28-2387

Project Type:

Location: Generally bounded by California St. to the North; Saddle Creek Rd. to the East; Dodge St. to the South; and 46th St. to the West. Property address 151 N. 46th St.

Description: TIF Funds to be used for the construction of five new, four-story multi-family structures with a variety of apartment amenities, in addition to an estimated 451 parking spaces.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2018	801,500	1,437,300	2.23667	17,926.91	32,147.66
2019	801,500	2,688,200	2.25142	18,045.13	60,522.67
2020	801,500	27,577,500	2.24313	17,978.69	618,599.18
2021	801,500	27,577,500	2.22412	17,826.32	613,356.69
2022	801,500	29,703,500	2.24121	17,963.30	665,717.81
2023	801,500	44,894,700	2.22109	17,802.04	997,151.69
2024	801,500	44,894,600	2.03386	16,301.39	913,093.31
2025	801,500	44,894,600	2.05683	16,485.49	923,405.60
Total				140,329.27	4,823,994.61

Current Year	Base Value	Excess Value
Residential	801,500	0
Commercial	0	44,894,600
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 2388 Adams Park Residences

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2017

TIF-ID#: 28-2388

Project Type:

Location: South of 36th Court and Maple Street Intersection

Description: Build a senior housing complex consisting of 19 townhome-style "cottages" in a mix of 2-unit, 3-unit, 4-unit and 5-unit buildings (six structures).

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2017	5,100	1,000	2.24872	114.68	22.49
2018	5,100	1,000	2.23667	114.07	22.37
2019	10,200	2,284,000	2.25142	229.64	51,422.42
2020	10,200	1,036,100	2.24313	228.80	23,241.07
2021	5,100	1,101,900	2.22412	113.43	24,507.58
2022	5,100	1,440,500	2.24121	114.30	32,284.64
2023	5,100	547,300	2.22109	113.28	12,156.03
2024	5,100	917,100	2.03386	103.73	18,652.53
2025	5,100	763,100	2.05683	104.90	15,695.67

Total 1,236.83 178,004.80

Current Year	Base Value	Excess Value
Residential	5,100	0
Commercial	0	763,100
Industrial	0	0
Other	0	0

Project Name: TIF 2389 Uptown Gifford Park

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2017

TIF-ID#: 28-2389

Project Type:

Location: 3320 and 3326 Davenport St and 3127 and 3159 California St
Description: Construction of a total of eleven attached row house residential units located on two separate sites in close proximity to each other.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2017	10,300	336,400	2.24872	231.62	7,564.68
2018	18,600	1,770,800	2.23667	416.02	39,606.97
2019	18,600	3,075,000	2.25142	418.76	69,231.14
2020	18,600	3,075,000	2.24313	417.22	68,976.26
2021	18,600	2,987,300	2.22412	413.69	66,441.13
2022	18,600	2,931,300	2.24121	416.87	65,696.59
2023	18,600	2,977,200	2.22109	413.12	66,126.28
2024	18,600	3,099,400	2.03386	378.30	63,037.45
2025	18,600	3,636,200	2.05683	382.57	74,790.44

Total 3,488.17 521,470.94

Current Year	Base Value	Excess Value
Residential	18,600	3,636,200
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 2390 HDR-Aksarben Zone 6

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2018

TIF-ID#: 28-2390

Project Type:

Location: Aksarben Village Replat 16, Lots 3 & 7, and Outlots A-E, inclusive, being a replatting of Lots 1 & 2, Aksarben Village Replat 12.

Property Address 1917 S 67th St.

Description: TIF Funds to be used for the construction of a new ten-story office tower and 1,090 stall parking garage. Additionally, an alleyway of separately platted outlots will be created by the adjacent office and garage structures to be used as a community area.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2018	1,932,300	9,002,900	2.23667	43,219.17	201,365.16
2019	1,932,300	73,388,600	2.25142	43,504.19	1,652,285.61
2020	1,932,300	86,961,900	2.24313	43,344.00	1,950,668.46
2021	1,932,300	97,573,500	2.22412	42,976.67	2,170,151.72
2022	1,932,300	97,573,500	2.24121	43,306.90	2,186,827.03
2023	3,098,500	97,242,000	2.22109	68,820.47	2,159,832.34
2024	3,098,500	101,515,600	2.03386	63,019.15	2,064,685.19
2025	3,098,500	101,515,600	2.05683	63,730.88	2,088,003.32
Total				411,921.43	14,473,818.83

Current Year	Base Value	Excess Value
Residential	1,888,700	0
Commercial	1,209,800	101,515,600
Industrial	0	0
Other	0	0

Project Name: TIF 2391 1207 Cass St.

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2017

TIF-ID#: 28-2391

Project Type:

Location: 1207 Cass Street

Description: Mixed use five-story structure consisting of office space on the second and third floors and 45 market-rate multi-family units on floors four and five with 67 parking stalls consisting of 49 stalls under the building and 18 surface stalls.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2017	587,800	0	2.24872	13,217.98	0.00
2018	587,800	5,412,400	2.23667	13,147.15	121,057.52
2019	587,800	8,317,000	2.25142	13,233.85	187,250.60
2020	587,800	10,476,400	2.24313	13,185.12	234,999.28
2021	587,800	10,268,100	2.22412	13,073.38	228,374.86
2022	587,800	10,268,100	2.24121	13,173.83	230,129.68
2023	587,800	11,700,300	2.22109	13,055.57	259,874.19
2024	587,800	11,700,300	2.03386	11,955.03	237,967.72
2025	587,800	11,700,300	2.05683	12,090.05	240,655.28
Total				116,131.96	1,740,309.13

Current Year	Base Value	Excess Value
Residential	293,900	0
Commercial	293,900	11,700,300
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 2392 Dundee Flats Apartments

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2017

TIF-ID#: 28-2392

Project Type:

Location: Southeast corner of 49th and Dodge Streets

Description: Demolition of existing structures and the construction of a modern mixed-use redevelopment to include 63 market rate apartments on floors 2 through 4, ground floor commercial retail space and an attached parking garage.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2017	300,200	0	2.24872	6,750.66	0.00
2018	300,200	333,600	2.23667	6,714.48	7,461.53
2019	300,200	2,311,100	2.25142	6,758.76	52,032.57
2020	300,200	8,138,600	2.24313	6,733.88	182,559.38
2021	300,200	8,138,600	2.22412	6,676.81	181,012.23
2022	300,200	8,552,100	2.24121	6,728.11	191,670.52
2023	300,200	10,378,600	2.22109	6,667.71	230,518.05
2024	300,200	10,378,600	2.03386	6,105.65	211,086.19
2025	300,200	10,378,600	2.05683	6,174.60	213,470.16
Total				59,310.66	1,269,810.63

Current Year	Base Value	Excess Value
Residential	300,200	0
Commercial	0	10,378,600
Industrial	0	0
Other	0	0

Project Name: TIF 2393 Little Bohemia

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2017

TIF-ID#: 28-2393

Project Type:

Location: 1419-1425 South 13th Street

Description: Completely rehabilitate three commercial buildings for modern retail and office uses.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2017	424,000	0	2.24872	9,534.57	0.00
2018	424,000	158,900	2.23667	9,483.48	3,554.07
2019	424,000	1,221,000	2.25142	9,546.02	27,489.84
2020	424,000	2,067,700	2.24313	9,510.87	46,381.20
2021	424,000	2,404,900	2.22412	9,430.27	53,487.86
2022	424,000	2,404,900	2.24121	9,502.73	53,898.86
2023	424,000	2,404,900	2.22109	9,417.42	53,414.99
2024	424,000	2,439,200	2.03386	8,623.57	49,609.92
2025	424,000	2,439,200	2.05683	8,720.96	50,170.19
Total				83,769.89	338,006.93

Current Year	Base Value	Excess Value
Residential	424,000	0
Commercial	0	2,439,200
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 2394 Aksarben Apts III

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2017

TIF-ID#: 28-2394

Project Type:

Location: Lot 2 Aksarben Village South, 2323 S 63 Circle

Description: A new four-story 241 unit market-rate apartment structure with apartment amenities located just south and east of Aksarben Village Redevelopment Area and just east of Baxter Arena. In addition the project will provide sufficient off-street resident and guest parking consisting of 399 structured and 26 surface stalls.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2017	373,700	0	2.24872	8,403.47	0.00
2018	373,700	0	2.23667	8,358.44	0.00
2019	373,700	2,234,600	2.25142	8,413.56	50,310.23
2020	373,700	14,110,000	2.24313	8,382.58	316,505.64
2021	373,700	14,110,000	2.22412	8,311.54	313,823.33
2022	373,700	25,709,500	2.24121	8,375.40	576,203.88
2023	373,700	26,564,100	2.22109	8,300.21	590,012.57
2024	373,700	26,564,100	2.03386	7,600.53	540,276.60
2025	373,700	26,564,100	2.05683	7,686.37	546,378.38
Total				73,832.10	2,933,510.63

Current Year	Base Value	Excess Value
Residential	373,700	0
Commercial	0	26,564,100
Industrial	0	0
Other	0	0

Project Name: TIF 2395 Aksarben SC Housing

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2017

TIF-ID#: 28-2395

Project Type:

Location: Northeast corner of 67th and Pine Streets

Description: The new construction of a 195,000 sq ft, 4-story multi-family housing structure for students.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2017	797,000	7,517,200	2.24872	17,922.30	169,040.78
2018	797,000	12,751,700	2.23667	17,826.26	285,213.45
2019	797,000	12,751,700	2.25142	17,943.82	287,094.32
2020	797,000	12,751,700	2.24313	17,877.75	286,037.21
2021	797,000	12,751,700	2.22412	17,726.24	283,613.11
2022	797,000	12,751,700	2.24121	17,862.44	285,792.38
2023	797,000	14,479,900	2.22109	17,702.09	321,611.61
2024	797,000	14,479,900	2.03386	16,209.86	294,500.89
2025	797,000	14,479,900	2.05683	16,392.94	297,826.93
Total				157,463.70	2,510,730.68

Current Year	Base Value	Excess Value
Residential	797,000	0
Commercial	0	14,479,900
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 2396 Hupmobile & Holiday Inn Express

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2018

TIF-ID#: 28-2396

Project Type:

Location: Kellogg Place Replat 1, Lot 2, Block 0, Lot 2; and Capitol Addition Lot 6, Block 0. Property Located Southwest of 24th Ave and Farnam St.

Description: TIF Funds to be used for the redevelopment and construction of a hotel, and rehabilitation of a historic structure.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2018	2,023,900	107,800	2.23667	45,267.96	2,411.13
2019	760,900	6,864,000	2.25142	17,131.05	154,537.47
2020	760,900	14,749,800	2.24313	17,067.98	330,857.19
2021	760,900	11,670,700	2.22412	16,923.33	259,570.37
2022	760,900	11,670,800	2.24121	17,053.37	261,567.14
2023	760,900	12,481,300	2.22109	16,900.27	277,220.90
2024	760,900	12,704,300	2.03386	15,475.64	258,387.67
2025	760,900	12,704,300	2.05683	15,650.42	261,305.85
Total				161,470.02	1,805,857.72

Current Year	Base Value	Excess Value
Residential	266,300	0
Commercial	494,600	12,704,300
Industrial	0	0
Other	0	0

Project Name: TIF 2397 World Hotel

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2018

TIF-ID#: 28-2397

Project Type:

Location: Lot 4, Block 116, Original City of Omaha. Property Address 203 S 18th St.

Description: TIF Funds to be used to rehabilitate a historic building into a boutique hotel.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2018	787,500	0	2.23667	17,613.78	0.00
2019	787,500	751,200	2.25142	17,729.93	16,912.67
2020	787,500	751,200	2.24313	17,664.65	16,850.39
2021	787,500	5,152,100	2.22412	17,514.94	114,588.89
2022	787,500	9,236,000	2.24121	17,649.53	206,998.16
2023	787,500	9,236,000	2.22109	17,491.08	205,139.87
2024	787,500	9,176,400	2.03386	16,016.65	186,635.13
2025	787,500	9,176,400	2.05683	16,197.54	188,742.95
Total				137,878.10	935,868.06

Current Year	Base Value	Excess Value
Residential	787,500	0
Commercial	0	9,176,400
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 2398 Blackstone Knoll

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2018

TIF-ID#: 28-2398

Project Type:

Location: Lot 2, Block 14, Highland Place. Property Address 3902 Harney St.

Description: TIF Funds to be used to construct a new, mix-use two-story structure with commercial/office first floor use, and residential second floor use.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2018	254,800	221,200	2.23667	5,699.04	4,947.51
2019	254,800	1,532,500	2.25142	5,736.62	34,503.01
2020	254,800	1,532,500	2.24313	5,715.50	34,375.97
2021	254,800	1,532,500	2.22412	5,667.06	34,084.64
2022	254,800	1,651,300	2.24121	5,710.60	37,009.10
2023	254,800	1,811,200	2.22109	5,659.34	40,228.38
2024	254,800	1,811,200	2.03386	5,182.28	36,837.27
2025	254,800	1,811,200	2.05683	5,240.80	37,253.30
Total				44,611.24	259,239.18

Current Year	Base Value	Excess Value
Residential	254,800	0
Commercial	0	1,811,200
Industrial	0	0
Other	0	0

Project Name: TIF 2399 Muse Redevlp Project

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2019

TIF-ID#: 28-2399

Project Type:

Location: Name of Project: Muse Tax Increment Financing Redevelopment Project Plan

Site located Northeast of 20th and Izard Streets. Omaha

Description: TIF funds used for site acquisition, architecture and engineering fees, environmental Geotech Phase I & II, site work, public improvements, which include burying utility lines on the south and west side of property, attractive street lighting fixtures, landscaping, new right-of-way street trees and tree rings, bus stop shelter, street parking and tree island, wide sidewalks, new concrete curbs and street repairs necessary for construction of a 4-story 195,440 student housing structure and parking stalls.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2019	1,986,200	200,000	2.25142	44,717.70	4,502.85
2020	1,992,800	15,510,900	2.24313	44,701.09	347,929.65
2021	1,992,800	16,635,700	2.22412	44,322.26	369,997.93
2022	1,992,800	17,002,700	2.24121	44,662.83	381,066.22
2023	1,992,800	21,678,100	2.22109	44,261.88	481,490.10
2024	1,992,800	21,997,000	2.03386	40,530.76	447,388.18
2025	1,992,800	21,997,000	2.05683	40,988.51	452,440.90
Total				304,185.03	2,484,815.83

Current Year	Base Value	Excess Value
Residential	209,200	7,200
Commercial	1,783,600	21,989,800
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 2401 Cambria Suites Hotel

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2017

TIF-ID#: 28-2401

Project Type:

Location: 740 North 14th Street

Description: The project proposes a five-story, 128 guest room, upscale "lifestyle" hotel which will consist of various hotel amenities including the following: 2,000 sq ft of meeting space, a business center, coffee house pub bar, indoor pool, 1,200 sq ft fitness center, and 94 surface parking stalls for employees and guests.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2017	1,317,200	812,700	2.24872	29,620.14	18,275.35
2018	1,317,200	812,700	2.23667	29,461.42	18,177.42
2019	1,317,200	6,817,000	2.25142	29,655.70	153,479.30
2020	1,317,200	12,519,100	2.24313	29,546.51	280,819.69
2021	1,317,200	8,756,100	2.22412	29,296.11	194,746.17
2022	1,317,200	8,756,100	2.24121	29,521.22	196,242.59
2023	1,317,200	8,756,100	2.22109	29,256.20	194,480.86
2024	1,317,200	8,756,100	2.03386	26,790.00	178,086.82
2025	1,317,200	8,756,100	2.05683	27,092.56	180,098.09
Total				260,239.86	1,414,406.29

Current Year	Base Value	Excess Value
Residential	1,317,200	0
Commercial	0	8,756,100
Industrial	0	0
Other	0	0

Project Name: TIF 2402 Blackstone Depot Apartments

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2018

TIF-ID#: 28-2402

Project Type:

Location: Highland Place Repalt 2, Lot 1, Block 0. Property Address 3812-3820 Harney St.

Description: TIF Funds to be used to construct a new, five-story multi-family structure with 23 indoor garage spaces.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2018	35,700	0	2.23667	798.49	0.00
2019	35,700	3,872,000	2.25142	803.76	87,174.98
2020	35,700	3,872,000	2.24313	800.80	86,853.99
2021	35,700	3,872,000	2.22412	794.01	86,117.93
2022	35,700	4,164,800	2.24121	800.11	93,341.91
2023	35,700	4,797,600	2.22109	792.93	106,559.01
2024	35,700	4,797,600	2.03386	726.09	97,576.47
2025	35,700	4,797,600	2.05683	734.29	98,678.48
Total				6,250.48	656,302.77

Current Year	Base Value	Excess Value
Residential	35,700	0
Commercial	0	4,797,600
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 2404 Bohemian Café

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2018

TIF-ID#: 28-2404

Project Type:

Location: Part of Block 9 and 10, Kounztee's 3rd Addition. Property Located East & West of S 13th St. and South of William St.
Description: TIF Funds to be used to preserve, re-purpose and convert five different 1920's era structures, into usable modern commercial structures and residential living units.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2018	457,100	171,400	2.23667	10,223.82	3,833.65
2019	457,100	452,600	2.25142	10,291.24	10,189.92
2020	457,100	1,346,000	2.24313	10,253.35	30,192.53
2021	457,100	1,989,200	2.22412	10,166.45	44,242.19
2022	457,100	2,204,300	2.24121	10,244.57	49,402.99
2023	457,100	2,281,400	2.22109	10,152.60	50,671.94
2024	457,100	2,445,000	2.03386	9,296.77	49,727.87
2025	457,100	2,467,200	2.05683	9,401.77	50,746.12
Total				80,030.57	289,007.21

Current Year	Base Value	Excess Value
Residential	252,000	0
Commercial	205,100	2,467,200
Industrial	0	0
Other	0	0

Project Name: TIF 2405 The Landing

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2018

TIF-ID#: 28-2405

Project Type:

Location: Lot 6, Landing Addition. Property address 2929 California Plaza.
Description: TIF Funds to be used to re-use and convert a major hospital structure into 731 market-rate housing units, in addition to 600 parking stalls underneath, and a three-story structure with over 700 parking stalls.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2018	1,080,000	0	2.23667	24,156.04	0.00
2019	1,080,000	33,024,600	2.25142	24,315.34	743,522.45
2020	1,080,000	94,695,100	2.24313	24,225.80	2,124,134.20
2021	1,080,000	94,695,100	2.22412	24,020.50	2,106,132.66
2022	1,080,000	97,560,400	2.24121	24,205.07	2,186,533.44
2023	1,080,000	98,592,200	2.22109	23,987.77	2,189,821.49
2024	1,080,000	99,768,500	2.03386	21,965.69	2,029,151.61
2025	1,080,000	99,768,500	2.05683	22,213.76	2,052,068.44
Total				189,089.97	13,431,364.29

Current Year	Base Value	Excess Value
Residential	1,080,000	0
Commercial	0	99,768,500
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 2406 NICO Building

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2018

TIF-ID#: 28-2406

Project Type:

Location: Sublot 6 & 8, of Tax Lot 16 within the SE1/4NW1/4 of Section 21, Township 15N, Range 13E of the 6th P.M. Property Address 3024 Harney St.

Description: TIF Funds to be used to preserve historic structure and convert into 48 market-rate apartments with surface parking.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2018	650,000	1,809,900	2.23667	14,538.36	40,481.49
2019	650,000	3,165,600	2.25142	14,634.23	71,270.95
2020	650,000	3,165,600	2.24313	14,580.34	71,008.52
2021	650,000	3,165,600	2.22412	14,456.78	70,406.74
2022	650,000	3,451,500	2.24121	14,567.87	77,355.36
2023	650,000	4,069,300	2.22109	14,437.08	90,382.82
2024	650,000	4,069,300	2.03386	13,220.09	82,763.86
2025	650,000	4,069,300	2.05683	13,369.40	83,698.58
Total				113,804.15	587,368.32

Current Year	Base Value	Excess Value
Residential	650,000	0
Commercial	0	4,069,300
Industrial	0	0
Other	0	0

Project Name: TIF 2407 Adams Park Habitat

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2018

TIF-ID#: 28-2407

Project Type:

Location: Lots 13-20, Block 8; Lots 5-8, Block 12; Lot 3, Block 13; Lot 11, Block 9; all of Bedford Place, and Lot 9, Block B, Bedford Addition. Property Address 3208-3336 W Emmet St.

Description: TIF Funds to be used to construct 18 new single family detached homes.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2018	14,900	0	2.23667	333.26	0.00
2019	14,900	989,300	2.25142	335.46	22,273.30
2020	7,500	1,075,500	2.24313	168.23	24,124.86
2021	12,600	1,174,000	2.22412	280.24	26,111.18
2022	12,600	1,481,800	2.24121	282.39	33,210.25
2023	12,600	2,572,900	2.22109	279.86	57,146.43
2024	12,600	3,326,200	2.03386	256.27	67,650.25
2025	12,600	3,326,200	2.05683	259.16	68,414.26
Total				2,194.87	298,930.53

Current Year	Base Value	Excess Value
Residential	12,600	3,326,200
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 2408 Hanscom Apartments

City: OMAHA

School: OMAHA PUBLIC

Project Years: 15

Project Date: 2021

TIF-ID#: 28-2408

Project Type: Standard

Location: 1029 Park Avenue and 1040 South 29th Street

Description: TIF funds used for acquisition costs of 1040 S 29th Street, hard costs of contractor overhead and general requirements, architectural and engineering costs, public improvement costs needed for the renovation of two historical apartment buildings on site. Renovations consist of exterior repairs such as stucco and roof tile work, full interior remodeling with new kitchens and baths as well as repairs to the parking areas, retaining wall work, fencing, walkways. The apartments consist of 75 total units.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	1,770,200	0	0	0.00	0.00
2022	1,770,200	542,500	2.24121	39,673.90	12,158.56
2023	1,770,200	668,200	2.22109	39,317.74	14,841.32
2024	1,770,200	2,166,500	2.03386	36,003.39	44,063.58
2025	1,770,200	0	2.05683	36,410.00	0.00
Total				151,405.03	71,063.46

Current Year	Base Value	Excess Value
Residential	1,621,000	0
Commercial	149,200	0
Industrial	0	0
Other	0	0

Project Name: TIF 2409 Capitol District Amend. 3 Parking Facility

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2017

TIF-ID#: 28-2409

Project Type:

Location: Lot 1 The Capitol District Addition

Description: Construction of a new parking facility approx 505 stalls

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2017	247,200	1,104,400	2.24872	5,558.83	24,834.86
2018	247,200	8,620,000	2.23667	5,529.05	192,800.95
2019	247,200	8,620,000	2.25142	5,565.51	194,072.40
2020	247,200	8,620,000	2.24313	5,545.02	193,357.81
2021	247,200	8,620,000	2.22412	5,498.02	191,719.14
2022	247,200	8,620,000	2.24121	5,540.27	193,192.30
2023	247,200	8,620,000	2.22109	5,490.53	191,457.96
2024	247,200	8,247,200	2.03386	5,027.70	167,736.50
2025	247,200	8,247,200	2.05683	5,084.48	169,630.88
Total				48,839.41	1,518,802.80

Current Year	Base Value	Excess Value
Residential	247,200	0
Commercial	0	8,247,200
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 2410 Capitol District Amend. 5 Retail

Location: Lot 1 The Capitol District Replat 1

City: OMAHA

Project Date: 2017

Description: Construction of a new retail space approx 22,000 sq ft and approx 31 parking stalls.

School: OMAHA 1

TIF-ID#: 28-2410

Project Years:

Project Type:

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2017	398,100	1,553,000	2.24872	8,952.15	34,922.62
2018	398,100	3,761,400	2.23667	8,904.18	84,130.11
2019	398,100	5,633,500	2.25142	8,962.90	126,833.75
2020	398,100	5,633,500	2.24313	8,929.90	126,366.73
2021	398,100	6,303,600	2.22412	8,854.22	140,199.63
2022	398,100	6,303,600	2.24121	8,922.26	141,276.91
2023	398,100	5,699,900	2.22109	8,842.16	126,599.91
2024	398,100	6,476,700	2.03386	8,096.80	131,727.01
2025	398,100	6,476,700	2.05683	8,188.24	133,214.71

Total 78,652.81 1,045,271.38

Current Year	Base Value	Excess Value
Residential	398,100	0
Commercial	0	6,476,700
Industrial	0	0
Other	0	0

Project Name: TIF 2411 Aksarben Village Zone 5 Hilton Garden Inn

Location: 6737 Frances Street

City: OMAHA

Project Date: 2017

Description: Redevelopment of approx .706 acres into a new 5-story Hilton Garden Inn Hotel with ground floor retail and hotel amenity space.

School: OMAHA 1

TIF-ID#: 28-2411

Project Years:

Project Type:

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2017	344,600	54,600	2.24872	7,749.09	1,227.80
2018	344,600	954,700	2.23667	7,707.56	21,353.49
2019	344,600	9,696,600	2.25142	7,758.39	218,311.19
2020	344,600	9,696,600	2.24313	7,729.83	217,507.34
2021	344,600	9,171,800	2.22412	7,664.32	203,991.84
2022	344,600	8,763,000	2.24121	7,723.21	196,397.23
2023	344,600	8,763,000	2.22109	7,653.88	194,634.12
2024	344,600	8,519,400	2.03386	7,008.68	173,272.67
2025	344,600	8,519,400	2.05683	7,087.84	175,229.58

Total 68,082.80 1,401,925.26

Current Year	Base Value	Excess Value
Residential	344,600	0
Commercial	0	8,519,400
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 2412 The Hub beg2018 city amend beg2019
City: OMAHA
School: OMAHA 1
Project Years:

Project Date: 2019
TIF-ID#: 28-2412
Project Type:

Location: Lots 1-4, Block 198 1/2. Property address 1605 Nicholas St.
Description: TIF Funds to be used for site improvements and parking for the renovation of an existing 14,335 sq. ft. building.
 TIF Project began in 2018 City Amended Project to begin in 2019

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2019	249,900	176,400	2.25142	5,626.30	3,971.50
2020	249,900	176,400	2.24313	5,605.58	3,956.88
2021	249,900	168,400	2.22412	5,558.08	3,745.42
2022	249,900	168,400	2.24121	5,600.78	3,774.20
2023	249,900	168,400	2.22109	5,550.50	3,740.32
2024	249,900	194,300	2.03386	5,082.62	3,951.79
2025	249,900	364,600	2.05683	5,140.02	7,499.20
Total				38,163.88	30,639.31

Current Year	Base Value	Excess Value
Residential	249,900	0
Commercial	0	364,600
Industrial	0	0
Other	0	0

Project Name: TIF 2413 The Centerline Project

City: OMAHA
School: OMAHA 1
Project Years:

Project Date: 2019
TIF-ID#: 28-2413
Project Type:

Location: Lot 1 Block 0 Lawnfield Replat 6 Lot 1 PID 161601763 Omaha
Description: TIF funds used for public improvement costs, site acquisition, sitework (above and beyond public improvement costs), architecture and engineering fees, environmental services and studies, market study and appraisal, and TIF fees necessary for construction of new 158 unit market rate apartment complex.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2019	505,100	2,532,900	2.25142	11,371.92	57,026.22
2020	505,100	11,498,300	2.24313	11,330.05	257,921.82
2021	505,100	14,825,900	2.22412	11,234.03	329,745.81
2022	505,100	14,825,900	2.24121	11,320.35	332,279.55
2023	505,100	15,328,200	2.22109	11,218.73	340,453.12
2024	505,100	15,328,200	2.03386	10,273.03	311,754.13
2025	505,100	15,328,200	2.05683	10,389.05	315,275.02
Total				77,137.16	1,944,455.67

Current Year	Base Value	Excess Value
Residential	505,100	0
Commercial	0	15,328,200
Industrial	0	0
Other	0	0

Project Name: TIF 2414 Bijoux Residences

City: OMAHA
School: OMAHA 1
Project Years:

Project Date: 2018
TIF-ID#: 28-2414
Project Type:

Location: Kountzee & Ruths Addition, Lot 3, Block 2, South 41 Ft., Lots 2 & 41 x 75. Property Address 563 S 18th St.
Description: TIF Funds to be used to rehabilitate a three-story mixed-use structure.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2018	202,900	0	2.23667	4,538.20	0.00
2019	202,900	61,500	2.25142	4,568.13	1,384.62
2020	202,900	470,900	2.24313	4,551.31	10,562.90
2021	202,900	851,000	2.22412	4,512.74	18,927.26
2022	202,900	851,000	2.24121	4,547.42	19,072.70
2023	202,900	949,800	2.22109	4,506.59	21,095.91
2024	202,900	949,800	2.03386	4,126.70	19,317.60
2025	202,900	949,800	2.05683	4,173.31	19,535.77
Total				35,524.40	109,896.76

Current Year	Base Value	Excess Value
Residential	202,900	0
Commercial	0	949,800
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 2415 Blackstone Corner Apartments & Shops
City: OMAHA
School: OMAHA 1
Project Years:

Project Date: 2018
TIF-ID#: 28-2415
Project Type:

Location: Alama Plaza Replat 3, Lot 1, Block 0, Lot 1. Property Located Northwest corner of 36th & Farnam St.
Description: TIF Funds to be used to construct a six-story mixed-use structure with 50 subgrade parking stalls, and 13 on-street stalls.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2018	296,100	0	2.23667	6,622.78	0.00
2019	296,100	59,200	2.25142	6,666.45	1,332.84
2020	296,100	3,944,500	2.24313	6,641.91	88,480.26
2021	296,100	10,597,500	2.22412	6,585.62	235,701.12
2022	296,100	11,148,200	2.24121	6,636.22	249,854.57
2023	296,100	12,338,300	2.22109	6,576.65	274,044.75
2024	296,100	12,338,300	2.03386	6,022.26	250,943.75
2025	399,000	12,338,300	2.05683	8,206.75	253,777.86
Total				53,958.64	1,354,135.15

Current Year	Base Value	Excess Value
Residential	399,000	0
Commercial	0	12,338,300
Industrial	0	0
Other	0	0

Project Name: TIF 2416 West Farnam Apartments
City: OMAHA
School: OMAHA 1
Project Years:

Project Date: 2018
TIF-ID#: 28-2416
Project Type:

Location: West Omaha Lot 2, Block 3. Property Address 3817 Dewey Ave.
Description: TIF Funds to be used to rehabilitate a historic building into 9 apartment units.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2018	496,100	36,800	2.23667	11,096.12	823.09
2019	496,100	231,000	2.25142	11,169.29	5,200.78
2020	496,100	1,168,300	2.24313	11,128.17	26,206.49
2021	496,100	1,168,300	2.22412	11,033.86	25,984.39
2022	496,100	917,400	2.24121	11,118.64	20,560.86
2023	496,100	1,094,100	2.22109	11,018.83	24,300.95
2024	496,100	1,094,100	2.03386	10,089.98	22,252.46
2025	496,100	1,094,100	2.05683	10,203.93	22,503.78
Total				86,858.82	147,832.80

Current Year	Base Value	Excess Value
Residential	496,100	0
Commercial	0	1,094,100
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 2417 Sorensen Heights Senior Housing
City: OMAHA
School: OMAHA 1
Project Years:
Project Date: 2019
TIF-ID#: 28-2417
Project Type:

Location: 6657 North 56th Street - Lot 1 Hilltop Manor Replat One, Except Right-Of-Way
Description: TIF funds used for site acquisition, architecture and engineering fees, sitework, erosion and PCSMP, sidewalks, and TIF fees necessary for the construction of a multi-senior housing development on vacant land.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2019	407,800	2,289,900	2.25142	9,181.29	51,555.27
2020	407,800	1,993,400	2.24313	9,147.48	44,714.55
2021	407,800	965,800	2.22412	9,069.96	21,480.55
2022	407,800	2,152,200	2.24121	9,139.65	48,235.32
2023	407,800	2,245,600	2.22109	9,057.61	49,876.80
2024	407,800	1,809,200	2.03386	8,294.08	36,796.60
2025	407,800	2,104,200	2.05683	8,387.75	43,279.82
Total				62,277.82	295,938.91

Current Year	Base Value	Excess Value
Residential	407,800	0
Commercial	0	2,104,200
Industrial	0	0
Other	0	0

Project Name: TIF 2418 Center Aloft & Baxter Arena
City: OMAHA
School: OMAHA 1
Project Years:
Project Date: 2019
TIF-ID#: 28-2418
Project Type:

Location: 62nd and Center Streets. Parcel A: Lots 1, 2, 3, and 4, the North 75 feet of Lots 8, and 9, the North 109 feet of Lot 10, all of Lots 11 and 12 and te North 9 feet of Lot 13, all in Block 4, including the West half of vacated 62nd Street adjoining on the East, Westlawn Park Addition. Parcel B: Lots 5 and 6 Block 4 Westlawn Addition. Omaha
Description: TIF funds used for redevelopment of site into a five-story Aloft Hotel consisting of 110 room, conference room and meeting spaces, 120 parking spaces, and consisting of pedestrian connections to improvements in the area.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2019	403,900	0	0	0.00	0.00
2020	839,200	1,503,700	2.24313	18,824.35	33,729.95
2021	839,200	7,224,300	2.22412	18,664.82	160,677.10
2022	839,200	7,717,100	2.24121	18,808.23	172,956.42
2023	839,200	7,717,100	2.22109	18,639.39	171,403.74
2024	839,200	6,877,900	2.03386	17,068.15	139,886.86
2025	839,200	6,877,900	2.05683	17,260.92	141,466.71
Total				109,265.86	820,120.78

Current Year	Base Value	Excess Value
Residential	839,200	0
Commercial	0	6,877,900
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 2419 Eagle Heights TIF Redev Proj Amd 2019 to 2020

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2020

TIF-ID#: 28-2419

Project Type:

Location: Lot 1 Block 0 Eagle Heights; Address 4834 South 23rd Street
Description: TIF funds used for site acquisition and grading, site demolition and demolition labor, public improvements consisting of sidewalks, streetscape, landscaping, water and sewer mains, architectural, engineering and TIF fees needed in the construction of a new four-story, multi-family structure which will contain 44 units of affordable housing units ranging from studios to three-bedroom apartments and a 30 stall, on-site parking area.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2020	69,700	5,800	2.24313	1,563.46	130.10
2021	69,700	1,317,700	2.22412	1,550.21	29,307.23
2022	69,700	1,317,700	2.24121	1,562.12	29,532.42
2023	69,700	1,289,500	2.22109	1,548.10	28,640.96
2024	69,700	1,289,500	2.03386	1,417.60	26,226.62
2025	69,700	1,289,500	2.05683	1,433.61	26,522.82
Total				9,075.10	140,360.15

Current Year	Base Value	Excess Value
Residential	69,700	0
Commercial	0	1,289,500
Industrial	0	0
Other	0	0

Project Name: TIF 2420 Dundee Professional Bldg

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2019

TIF-ID#: 28-2420

Project Type:

Location: 119 N 51st Street.Lot 1 Dundee Place Replat III. 5723-0660-09 Omaha

Description: TIF funds used for property acquisition, public improvements, asbestos removal, MEP repair and replacement, lobby repair, window replacement, door replacement, and design fees in association with the rehabilitation of a four story, 14,960 square foot office building.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2019	912,700	0	0	0.00	0.00
2020	912,700	310,800	2.24313	20,473.05	6,971.65
2021	912,700	310,800	2.22412	20,299.54	6,912.56
2022	912,700	1,039,700	2.24121	20,455.52	23,301.86
2023	912,700	1,039,700	2.22109	20,271.89	23,092.67
2024	912,700	1,230,100	2.03386	18,563.04	25,018.51
2025	912,700	1,230,100	2.05683	18,772.69	25,301.07
Total				118,835.73	110,598.32

Current Year	Base Value	Excess Value
Residential	912,700	0
Commercial	0	1,230,100
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 2421 The Atlas (Allas)

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2018

TIF-ID#: 28-2421

Project Type:

Location: Kountze Place Lot 1, Block 1. Property Address 1609 Binney St. & 2922 N 16th St.

Description: TIF Funds to be used to redevelop existing properties into a multi-family residence and an office space.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2018	28,700	0	2.23667	641.92	0.00
2019	42,600	0	0	0.00	0.00
2020	42,600	0	2.24313	955.57	0.00
2021	42,600	0	2.22412	947.48	0.00
2022	42,600	178,000	2.24121	954.76	3,989.35
2023	42,600	445,600	2.22109	946.18	9,897.18
2024	42,600	436,400	2.03386	866.42	8,875.76
2025	42,600	337,400	2.05683	876.21	6,939.75
Total				6,188.54	29,702.04

Current Year	Base Value	Excess Value
Residential	28,700	0
Commercial	13,900	337,400
Industrial	0	0
Other	0	0

Project Name: TIF 2422 Hinky Dinky #3

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2018

TIF-ID#: 28-2422

Project Type:

Location: Lots 1-3, Block 1, Grammercy Park. Property Address 4801-4811 NW Radial Highway.

Description: TIF Funds to be used for the comprehensive rehabilitation of the existing historic stucture's three commercial bays.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2018	136,900	0	2.23667	3,062.00	0.00
2019	136,900	0	0	0.00	0.00
2020	136,900	0	2.24313	3,070.84	0.00
2021	136,900	99,800	2.22412	3,044.82	2,219.67
2022	136,900	599,600	2.24121	3,068.22	13,438.30
2023	136,900	1,417,100	2.22109	3,040.67	31,475.07
2024	136,900	1,583,500	2.03386	2,784.35	32,206.17
2025	136,900	1,583,500	2.05683	2,815.80	32,569.90
Total				20,886.70	111,909.11

Current Year	Base Value	Excess Value
Residential	136,900	0
Commercial	0	1,583,500
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 2423 Habitat for Humanity Adams Park Proj2
City: OMAHA **Project Date:** 2019
School: OMAHA 1 **TIF-ID#:** 28-2423
Project Years: **Project Type:**

Location: Multiple addresses located between 30th and 32nd Streets, Pinkney and Emmet Streets. PID 542900000, 5429100000, 5423100000, 5429200000, 5423000000, 5422900000, 5423800008, 5423500006, 5423500004, 5422800006, 5422800004, 5426600000, 5422400002, 542700000, 5421900002, 542200000, 5422100000, 542700000 Omaha
Description: TIF funds used for site acquisition, demolition, water and sewer, and site preparation associated with the construction of 18 new single-family homes for ownership by lower income home buying households.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2019	30,100	977,700	2.25142	677.68	22,012.13
2020	30,100	1,772,600	2.24313	675.18	39,761.74
2021	34,400	1,772,600	2.22412	765.10	39,424.74
2022	34,400	2,699,700	2.24121	770.98	60,505.95
2023	35,700	2,868,600	2.22109	792.93	63,714.20
2024	35,700	3,817,900	2.03386	726.09	77,650.71
2025	35,700	3,811,800	2.05683	734.29	78,402.23
Total				5,142.25	381,471.70

Current Year	Base Value	Excess Value
Residential	35,700	3,811,800
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF 2425 Jukes Ale Works & Brew Pub
City: OMAHA **Project Date:** 2019
School: OMAHA 1 **TIF-ID#:** 28-2425
Project Years: **Project Type:**

Location: 20560 Eklhorn Drive, Lot 1 Block 0 Jukes Ale Works PID 2721800014 Omaha
Description: TIF funds used for site acquisition, demolition, site preparation, public improvements, which include sidewalks, curb and guttering, and alleyway paving to property in association with the construction of a new restaurant and brewing establishment.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2019	44,600	0	0	0.00	0.00
2020	44,600	853,800	2.42532	1,081.69	20,707.38
2021	44,600	853,800	2.40902	1,074.42	20,568.21
2022	44,600	853,800	2.39319	1,067.36	20,433.06
2023	44,600	853,800	2.21377	987.34	18,901.17
2024	44,600	853,800	1.93721	864.00	16,539.90
2025	44,600	853,800	1.87798	837.58	16,034.19
Total				5,912.39	113,183.91

Current Year	Base Value	Excess Value
Residential	44,600	0
Commercial	0	853,800
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 2426 Moxy Hotel

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2019

TIF-ID#: 28-2426

Project Type:

Location: 409 South 12th Street, Lot 4 Block 151 City Lots PID 1429000003 Omaha

Description: TIF funds used for site acquisition, site preparation, architectural and engineering fees and public improvements associated with the demolition and construction of a new six story, 105 room hotel with off-site parking.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2019	377,200	0	0	0.00	0.00
2020	377,200	0	2.24313	8,461.09	0.00
2021	377,200	0	2.22412	8,389.38	0.00
2022	377,200	278,800	2.24121	8,453.84	6,248.49
2023	377,200	3,717,200	2.22109	8,377.95	82,562.36
2024	377,200	7,135,900	2.03386	7,671.72	145,134.22
2025	377,200	12,207,800	2.05683	7,758.36	251,093.69
Total				49,112.34	485,038.76

Current Year	Base Value	Excess Value
Residential	377,200	0
Commercial	0	12,207,800
Industrial	0	0
Other	0	0

Project Name: TIF 2427 Capitol District

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2018

TIF-ID#: 28-2427

Project Type:

Location: Lot 1, Cityview Addition. Property Address 920 Dodge St.

Description: TIF Funds will be used for 72 residential units, first floor retail, and 96 underground parking stalls.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2018	1,245,400	0	2.23667	27,855.49	0.00
2019	1,245,400	779,400	2.25142	28,039.18	17,547.57
2020	1,245,400	7,684,400	2.24313	27,935.94	172,371.08
2021	1,245,400	14,522,900	2.22412	27,699.19	323,006.72
2022	1,245,400	14,522,900	2.24121	27,912.03	325,488.69
2023	1,245,400	15,602,600	2.22109	27,661.45	346,547.79
2024	1,245,400	17,194,800	2.03386	25,329.69	349,718.16
2025	1,245,400	17,194,800	2.05683	25,615.76	353,667.80
Total				218,048.73	1,888,347.81

Current Year	Base Value	Excess Value
Residential	1,245,400	0
Commercial	0	17,194,800
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 2428 Landmark Build

City: OMAHA

School: OMAHA PUBLIC

Project Years: 15

Project Date: 2021

TIF-ID#: 28-2428

Project Type: Standard

Location: 1202 Harney Street

Description: TIF funds used for acquisition, general building renovation, hotel public space interior, hotel guest room rehabilitation, 1st & 2nd floor renovations for hotel-office tenant relocation for hotel public spaces, architecture and engineering fees, public improvements consisting of street improvements and on-site courtyard rehab on the north and south side within the public easement needed in the rehabilitation of the 15 story Landmark Building. Improvements include first two floors converted to hotel amenities and lobby, and hotel rooms would be located on the 6th, 7th, 10th, and 11th floors with new rooftop restaurant. An attached garage will serve the patrons of the hotel.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	19,725,800	0	2.22412	438,725.46	0.00
2022	21,725,000	39,487,800	2.24121	486,902.87	885,004.52
2023	21,725,000	38,661,000	2.22109	482,531.80	858,695.60
2024	21,725,000	36,131,800	2.03386	441,856.08	734,870.23
2025	21,725,000	36,131,800	2.05683	446,846.32	743,169.70
Total				2,296,862.53	3,221,740.05

Current Year	Base Value	Excess Value
Residential	21,725,000	0
Commercial	0	36,131,800
Industrial	0	0
Other	0	0

Project Name: TIF 2429 Charlie Graham Project

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2019

TIF-ID#: 28-2429

Project Type:

Location: 4103 Leavenworth, Lot 1 Block 2 Thornburg Place, ex irregular

West 44 feet described as Lot 1 Block 2 PID 2468000123 Omaha
Description: TIF used for new construction of an approximately 17,000 square foot, one-story structure with 38 on-site parking stalls for the relocation of the Charlie Graham Service Center and Auto Body business.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2019	347,100	1,212,000	2.25142	7,814.68	27,287.21
2020	374,100	1,935,800	2.24313	8,391.55	43,422.51
2021	374,100	1,907,700	2.22412	8,320.43	42,429.54
2022	374,100	1,907,700	2.24121	8,384.37	42,755.56
2023	374,100	1,907,700	2.22109	8,309.10	42,371.73
2024	374,100	1,813,300	2.03386	7,608.67	36,879.98
2025	374,100	2,096,600	2.05683	7,694.60	43,123.50
Total				56,523.40	278,270.03

Current Year	Base Value	Excess Value
Residential	374,100	0
Commercial	0	2,096,600
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 2430 The Bank Phase 2

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2019

TIF-ID#: 28-2430

Project Type:

Location: 1919 Douglas Street ; Lot 3, and East 26 feet Lot 4, North one-half vacated alley adjoining Lot 3 and 4 on the South, East 26 feet Lot 5 and all of Lot 6, South one-half vacated alley adjoint Lot 5 and 6 on the North, Wst 64 feet Lot 7 all in Block 114 Original Town of Omaha. PID 1082000003 Omaha
Description: TIF funds used for expansion and renovation of the existing building occupied by Wells Fargo Bank; Wells Fargo will maintain a branch bank operation of about 5,000 square feet in the building and an additional story will be constructed on top of the building; the project will contain approximately 213 on and two-bedroom market rate apartment units; 122 parking stalls inside the building, and an additional 150 stalls in the surface lot across the street.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2019	3,146,800	0	0	0.00	0.00
2020	3,146,800	1,505,100	2.24313	70,586.81	33,761.35
2021	3,146,800	20,191,200	2.22412	69,988.61	449,076.52
2022	3,146,800	20,191,200	2.24121	70,526.40	452,527.19
2023	3,146,800	26,179,700	2.22109	69,893.26	581,474.70
2024	3,146,800	26,179,700	2.03386	64,001.51	532,458.45
2025	3,146,800	26,179,700	2.05683	64,724.33	538,471.92
Total				409,720.92	2,587,770.13

Current Year	Base Value	Excess Value
Residential	3,146,800	0
Commercial	0	26,179,700
Industrial	0	0
Other	0	0

Project Name: TIF 2431 44 Douglas Student Housing Redev Proj

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2020

TIF-ID#: 28-2431

Project Type:

Location: Briggs Place, Lot 38 Block 6 and 1/2 Vac Alley Adj & N 42' Lots 37 & 38 & 49.5X100; Briggs Place Lot 38 Block 6 S 44.5' N 86.5' Lots 37 & 38 & 44.5X100; Briggs Place Lot 38 Block 6 S 42' Lots 37 & 42X100; Briggs Place Lot 36 Block 6 50X128.5; Briggs Place Lot 35 Block 6 50X128.5 ; Briggs Place Lot 34 Block 6 50X128.5; 114 S 44th St; 116 S 44th St; 120 S 44th St; 4412 Douglas St; 4414 Douglas St; and 4420 Douglas St.
Description: TIF funds used for new construction of 120 studio-style efficiency apartment units, a surface parking lot with 33 spaces, 6 additional on-street parking spaces, and 87 leased parking spaces. The project aims to provide a quality affordable housing for students of the University of Nebraska Medical Center (UNMC)

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2020	395,200	1,096,500	2.24313	8,864.85	24,595.92
2021	395,200	9,230,200	2.22412	8,789.72	205,290.72
2022	395,200	9,826,900	2.24121	8,857.26	220,241.47
2023	395,200	10,013,300	2.22109	8,777.75	222,404.40
2024	395,200	10,013,300	2.03386	8,037.81	203,656.50
2025	395,200	10,013,300	2.05683	8,128.59	205,956.56
Total				51,455.98	1,082,145.57

Current Year	Base Value	Excess Value
Residential	395,200	0
Commercial	0	10,013,300
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 2432 Saddlecreek 1011

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2019

TIF-ID#: 28-2432

Project Type:

Location: Saddle Creek and Pacific Streets; Lot 1 West Side Replat 7 PID 4249069024 Omaha

Description: TIF funds used for site acquisition, infrastructure including sidewalks, screenwall, landscaping, demolition, erosion control monitoring and material testing, and architectural and engineering fees in association with the demolition of home and warehouse and the construction of two three-story townhome structures containing 24 unit, and a five-story apartment structure containing 134 units with amenity and leasing space, and approximately 170 surface and underground parking stalls.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2019	1,134,100	17,200	2.25142	25,533.35	387.24
2020	1,134,100	2,327,900	2.24313	25,439.34	52,217.82
2021	1,134,100	10,900,500	2.22412	25,223.74	242,440.20
2022	1,134,100	11,652,400	2.24121	25,417.56	261,154.75
2023	1,134,100	13,578,500	2.22109	25,189.38	301,590.71
2024	1,134,100	13,578,500	2.03386	23,066.01	276,167.68
2025	1,134,100	13,578,500	2.05683	23,326.51	279,286.66
Total				173,195.89	1,413,245.06

Current Year	Base Value	Excess Value
Residential	1,134,100	0
Commercial	0	13,578,500
Industrial	0	0
Other	0	0

Project Name: TIF 2433 Dahlman Rows TIF Redev Proj Plan

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2020

TIF-ID#: 28-2433

Project Type:

Location: Credit Foncier Lot 6 Block 66 20' Vac Center and Cedar & 6 & 7 Street S and 20' Vac Alley Ajd & Ex N26.1' W 53.5' Lot 4 and All Lots 3-6; Address 1903 South 7th Street

Description: TIF funds used for site acquisition, soil stabilization and engineered foundations, utilities, grading, dirt work and erosion control, exterior paving of public streets and sidewalks, landscaping of right of way, studies, geotechnical and appraisal, architectural and engineering fees needed for the construction of 36 for sale market rate row housing units.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2020	68,300	0	2.24313	1,532.06	0.00
2021	68,300	0	2.22412	1,519.07	0.00
2022	68,300	3,406,600	2.24121	1,530.75	76,349.09
2023	68,300	9,096,400	2.22109	1,517.00	202,039.25
2024	68,300	9,075,400	2.03386	1,389.13	184,580.93
2025	68,300	9,874,900	2.05683	1,404.81	203,109.95
Total				8,892.82	666,079.22

Current Year	Base Value	Excess Value
Residential	68,300	9,874,900
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 2434 Drummond Motor Co & Firestone Tire Bldg
City: OMAHA
School: OMAHA 1
Project Years:

Project Date: 2020
TIF-ID#: 28-2434
Project Type:

Location: Lot 7 Paxton Court W 37' Lot 6 Paxton Court; Address 2570 and 2566 Farnam Street; PID 0818 0007 20 & 0817 0007 20
Description: TIF funds used for part of site acquisition, public improvements consisting of landscaping beds and surrounding trees, rehabilitation and renovation construction costs and contingency, appraisal and TIF fees needed for the rehabilitation and conversion of two historical buildings.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2020	1,249,500	2,607,200	2.24313	28,027.91	58,482.88
2021	1,249,500	5,190,700	2.22412	27,790.38	115,447.39
2022	1,249,500	5,666,300	2.24121	28,003.92	126,993.69
2023	1,249,500	6,789,400	2.22109	27,752.52	150,798.68
2024	1,249,500	6,866,900	2.03386	25,413.08	139,663.13
2025	1,249,500	6,866,900	2.05683	25,700.09	141,240.46
Total				162,687.90	732,626.23

Current Year	Base Value	Excess Value
Residential	416,500	0
Commercial	833,000	6,866,900
Industrial	0	0
Other	0	0

Project Name: TIF 2435 420 Condominium Regime

City: OMAHA
School: OMAHA 1
Project Years:

Project Date: 2019
TIF-ID#: 28-2435
Project Type:

Location: 420 South 11th Street, 12 condominium units, Omaha
Description: TIF funds used for public improvements in association with the reconstruction of 12 residential condominiums and their associated common areas.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2019	264,400	3,745,900	2.25142	5,952.75	84,335.95
2020	264,400	3,745,900	2.24313	5,930.84	84,025.38
2021	264,400	5,153,000	2.22412	5,880.57	114,608.90
2022	264,400	5,430,800	2.24121	5,925.76	121,715.64
2023	264,400	5,430,800	2.22109	5,872.56	120,622.96
2024	264,400	5,943,600	2.03386	5,377.53	120,884.50
2025	264,400	5,943,600	2.05683	5,438.26	122,249.75
Total				40,378.27	768,443.08

Current Year	Base Value	Excess Value
Residential	264,400	5,943,600
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 2436 Grace University

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2019

TIF-ID#: 28-2436

Project Type:

Location: 1311 South 9th Street, Lots 23 through 40 Forest Hill Park Addition Omaha

Description: TIF funds used for site acquisition, rehabilitation and construction hard costs, rehabilitation and construction contingency, public improvements, and architectural and engineering fees associated with the adaptive and reuse of the former Grace University campus for 167 market rate apartments with 113 existing off-street parking spaces and an additional 54 on-street parking stalls.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2019	1,250,000	0	0	0.00	0.00
2020	1,250,000	1,475,800	2.24313	28,039.12	33,104.11
2021	1,250,000	10,189,000	2.22412	27,801.50	226,615.59
2022	1,250,000	12,800,000	2.24121	28,015.13	286,874.88
2023	1,250,000	18,070,400	2.22109	27,763.62	401,359.85
2024	1,250,000	14,478,600	2.03386	25,423.25	294,474.45
2025	1,250,000	14,478,600	2.05683	25,710.38	297,800.19
Total				162,753.00	1,540,229.07

Current Year	Base Value	Excess Value
Residential	1,250,000	0
Commercial	0	14,478,600
Industrial	0	0
Other	0	0

Project Name: TIF 2437 Urban Chiral Condominiums

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2019

TIF-ID#: 28-2437

Project Type:

Location: 714 South 15th Street, consisting of eight condominium units Omaha

Description: TIF funds used for site acquisition, construction and rehabilitation of existing historical building, architectural and engineering fees, public improvements which include curbs, guttering, sidewalks and alley in association with the rehabilitation of an 11,485 square foot two-story brick building into a commercial unit on the first floor and two residential units above, with parking spaces.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2019	156,600	0	0	0.00	0.00
2020	156,600	866,000	2.24313	3,512.74	19,425.50
2021	156,600	1,187,100	2.22412	3,482.97	26,402.53
2022	156,600	1,501,200	2.24121	3,509.73	33,645.04
2023	156,600	1,476,100	2.22109	3,478.23	32,785.52
2024	156,600	1,476,100	2.03386	3,185.02	30,021.81
2025	156,600	1,850,200	2.05683	3,221.00	38,055.47
Total				20,389.69	180,335.87

Current Year	Base Value	Excess Value
Residential	53,000	975,500
Commercial	103,600	874,700
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 2438 Blackstone Hotel Redev Proj Plan
City: OMAHA
School: OMAHA 1
Project Years:
Project Date: 2020
TIF-ID#: 28-2438
Project Type:

Location: Parts of Lots 1-5 and Lots 15-18 in Kountze's Subdivision;
Address: 302 S 36th Street
Description: TIF funds used for public improvements, site acquisition, utility extensions and hookups, appraisal and TIF application and contributions needed for the complete rehabilitation, conversion and restoration of the historic Blackstone Hotel into a 205 room, upscale, full-service boutiques hotel with various hotel amenities. The Plan also proposes a designation of an Enhanced Employment Area and the use of the General Business Occupation Tax.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2020	2,000,000	0	2.24313	44,862.60	0.00
2021	2,000,000	25,503,200	2.22412	44,482.40	567,221.77
2022	2,000,000	25,503,200	2.24121	44,824.20	571,580.27
2023	2,000,000	25,503,200	2.22109	44,421.80	566,449.02
2024	2,000,000	24,980,300	2.03386	40,677.20	508,064.33
2025	2,000,000	24,980,300	2.05683	41,136.60	513,802.30
Total				260,404.80	2,727,117.69

Current Year	Base Value	Excess Value
Residential	2,000,000	0
Commercial	0	24,980,300
Industrial	0	0
Other	0	0

Project Name: TIF 2439 Ashton Building
City: OMAHA
School: OMAHA PUBLIC
Project Years: 15
Project Date: 2021
TIF-ID#: 28-2439
Project Type: Standard

Location: 229 Millwork Avenue; Millwork Commons Lot 1
Description: TIF funds used for building acquisition, construction hard cost (building rehabilitation), and site work needed in the rehabilitation of a 187,000 square foot, four-story historic building into an office building with ground floor retail tenants.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	2,084,100	18,766,200	2.22412	46,352.88	417,382.81
2022	2,084,100	6,200,400	2.24121	46,709.06	138,963.98
2023	2,084,100	30,415,900	2.22109	46,289.74	675,564.51
2024	2,084,100	31,432,600	2.03386	42,387.68	639,295.08
2025	2,084,100	31,432,600	2.05683	42,866.39	646,515.15
Total				224,605.75	2,517,721.53

Current Year	Base Value	Excess Value
Residential	2,084,100	0
Commercial	0	31,432,600
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 2440 Courtyard on Park Townhomes Redev Proj Plan
City: OMAHA
School: OMAHA 1
Project Years:

Project Date: 2020
TIF-ID#: 28-2440
Project Type:

Location: Courtyard on Park Community Condo Lot 1, Unit 1; Lt 2, Unit 2; Lot 3, Unit 3; Lot 4, Unit 4; Lot 5, Unit 5; Lot 6, Unit 6; Lot 7, Unit 7; Lot 8, Unit 8; Lot 9, Unit 9; Lot 10, Unit 10; Lot 11 Unit 11; Lot 12, Unit 12; Outlot A; Outlot B; Address: 1007 Park Avenue
Description: TIF funds used for acquisition costs, site preparation and grading, utility extensions, public improvements consisting of alley, sidewalks and landscaping, architecture and engineering expenses, TIF voluntary construction and TIF fees needed for the construction of a new 12 unit owner-occupied townhome residential units with a two-stall garage included in each unit.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2020	20,200	1,648,400	2.24313	453.11	36,975.80
2021	20,200	3,856,600	2.22412	449.27	85,775.41
2022	20,200	3,952,700	2.24121	452.72	88,588.32
2023	20,200	3,952,700	2.22109	448.66	87,793.02
2024	20,200	4,189,100	2.03386	410.84	85,200.42
2025	20,200	4,204,600	2.05683	415.48	86,481.47
Total				2,630.08	470,814.44

Current Year	Base Value	Excess Value
Residential	20,200	4,204,600
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF 2441 Victory Apartments II

City: OMAHA
School: OMAHA PUBLIC
Project Years: 15

Project Date: 2021
TIF-ID#: 28-2441
Project Type: Standard

Location: 89 Dorcas Street
Description: TIF funds used for rehabilitation costs, engineering and architectural fees, public improvements-streetscaping with the ROW needed in the development of permanent supportive housing for veterans by converting a former vacant four-story building into 60 studio and one-bedroom apartment units. HUD/VASH housing vouchers will help to ensure on-going support and access to necessary services for this veteran population.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	804,300	0	2.22412	17,888.60	0.00
2022	804,300	244,400	2.24121	18,026.05	5,477.52
2023	804,300	1,418,400	2.22109	17,864.23	31,503.94
2024	804,300	959,300	2.03386	16,358.34	19,510.82
2025	804,300	582,300	2.05683	16,543.08	11,976.92
Total				86,680.30	68,469.20

Current Year	Base Value	Excess Value
Residential	804,300	0
Commercial	0	582,300
Industrial	0	0
Other	0	0

Project Name: TIF 2442 Logan Building

City: OMAHA
School: OMAHA PUBLIC
Project Years: 15

Project Date: 2022
TIF-ID#: 28-2442
Project Type: Standard

Location: Address: 1802 Dodge Street
Description: TIF funds used for rehabilitation of a seven-story historic building into a 90 room boutique hotel. The project will consist of four to six residential penthouse units on the seventh floor and 4,800 square feet of commercial/office space on the first floor, with a bar on the mezzanine level.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	999,500	5,409,300	2.24121	22,400.89	121,233.77
2023	999,500	6,189,800	2.22109	22,199.79	137,481.04
2024	999,500	6,362,400	2.03386	20,328.43	129,402.30
2025	999,500	12,317,600	2.05683	20,558.02	253,352.09
Total				85,487.13	641,469.20

Current Year	Base Value	Excess Value
Residential	680,900	1,728,400
Commercial	318,600	10,589,200
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 2443 Elliott Equip co Redev Proj Plan

City: OMAHA

Project Date: 2020

School: OMAHA 1

TIF-ID#: 28-2443

Project Years:

Project Type:

Location: Lot 1 Bemis Campus Replat 1; Address: 3514 South 25th Street
Description: TIF funds used for building acquisition, office, break room remodel, factory modifications, demolition and TIF fees needed for renovation of two existing buildings, one containing approximately 42,000 square foot building and another approximately 167,000 square feet for relocation and consolidation of Elliott Equipment Company operations to a single site.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2020	4,939,400	740,000	2.24313	110,797.16	16,599.16
2021	4,939,400	2,540,800	2.22412	109,858.18	56,510.44
2022	4,939,400	2,540,800	2.24121	110,702.33	56,944.66
2023	4,939,400	3,986,800	2.22109	109,708.52	88,550.42
2024	4,939,400	3,986,800	2.03386	100,460.48	81,085.93
2025	4,939,400	4,104,300	2.05683	101,595.06	84,418.47
Total				643,121.73	384,109.08

Current Year	Base Value	Excess Value
Residential	4,939,400	0
Commercial	0	0
Industrial	0	4,104,300
Other	0	0

Project Name: TIF 2444 Little Italy Apts on Pierce Redev Proj Plan

City: OMAHA

Project Date: 2020

School: OMAHA 1

TIF-ID#: 28-2444

Project Years:

Project Type:

Location: Lot 1 Avanti Place; Address: 925 Pierce Street
Description: TIF funds used for public improvements consisting of alley, parking, sidewalks and concrete, property acquisition, surcharging general conditions, architectural and engineering fees, site preparation, demolition, grading, geo piers for special foundation, utilities, appraisal and TIF fees needed the construction of a five-level apartment building with 83 studio, one and two bedroom apartment units with amenities, an underground parking garage with 59 parking stalls, 22 on-site parking stalls, and 16 parking stalls in the public right of way along 10th Street and Piece Street.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2020	50,100	181,000	2.24313	1,123.81	4,060.07
2021	50,100	8,889,300	2.22412	1,114.28	197,708.70
2022	50,100	8,889,300	2.24121	1,122.85	199,227.88
2023	50,100	11,331,700	2.22109	1,112.77	251,687.26
2024	50,100	11,331,700	2.03386	1,018.96	230,470.91
2025	50,100	11,331,700	2.05683	1,030.47	233,073.81
Total				6,523.14	1,116,228.63

Current Year	Base Value	Excess Value
Residential	50,100	11,331,700
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 2445 Uptown (Amendment)

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2019

TIF-ID#: 28-2445

Project Type:

Location: Project site 3.2 Lots 7 through 20, 23 through 26 Outlot A, and the West 100 ft of Outlots B and C Mason Southwest Replate 1.
Description: The original project plan proposed the construction of 95 attached, market-rent, for-sale, row houses spread over 11 separate non-contiguous site locations. This is a multi-phased project to be completed over a four year period. This project plan is being amended to add 18 new units to the project plan area. This Notice is for the additional 1 units - Phase 1B in Project site 3.2 and for Phase II which includes 30 units in Project sites 4 and 5.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	154,000	1,925,800	2.22412	3,425.14	42,832.12
2022	154,000	1,925,800	2.24121	3,451.46	43,161.20
2023	154,000	2,009,200	2.22109	3,420.48	44,626.14
2024	154,000	1,972,900	2.03386	3,132.14	40,126.01
2025	154,000	2,386,400	2.05683	3,167.52	49,084.18
Total				16,596.74	219,829.65

Current Year	Base Value	Excess Value
Residential	154,000	2,386,400
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF 2446 Forty9 Place Redev Proj Plan

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2020

TIF-ID#: 28-2446

Project Type:

Location: Address: 209 South 49th Street
Description: TIF funds used for site acquisition, construction and engineered foundations, site work, architectural and engineering fees, TIF eligible soft costs of geotech and environmental fees needed in the construction of a new row housing development containing nine residential units in a single three-story structure. All units will have three bedrooms, three bathrooms and a two stall garage.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2020	123,900	14,700	2.24313	2,779.24	329.74
2021	123,900	4,213,600	2.22412	2,755.68	93,715.50
2022	123,900	4,661,100	2.24121	2,776.86	104,465.03
2023	123,900	4,661,100	2.22109	2,751.93	103,527.23
2024	123,900	4,880,500	2.03386	2,519.95	99,262.53
2025	123,900	4,915,400	2.05683	2,548.41	101,101.43
Total				16,132.07	502,401.46

Current Year	Base Value	Excess Value
Residential	123,900	4,915,400
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 2447 Ames innocation Center Redev Proj Plan
City: OMAHA
School: OMAHA 1
Project Years:

Project Date: 2020
TIF-ID#: 28-2447
Project Type:

Location: Benson Heights Lots 90 Block 0 E85' S114' Lot 83 and E 85' N106.5' Lot 84 & N 106.5' Lot 89 and S114'; Address: 4606 North 56th Street
Description: TIF funds used for building acquisition, hard costs of building rehabilitation construction, architectural and engineering fees and TIF fees needed for renovation of a 44,000 square foot building into a high tech, data-driven work environment for commercial and office use.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2020	347,000	1,412,400	2.24313	7,783.66	31,681.97
2021	347,000	1,392,700	2.22412	7,717.70	30,975.32
2022	347,000	1,392,700	2.24121	7,777.00	31,213.33
2023	347,000	1,392,700	2.22109	7,707.18	30,933.12
2024	347,000	1,676,800	2.03386	7,057.49	34,103.76
2025	347,000	1,676,800	2.05683	7,137.20	34,488.93
Total				45,180.23	193,396.43

Current Year	Base Value	Excess Value
Residential	347,000	0
Commercial	0	1,676,800
Industrial	0	0
Other	0	0

Project Name: TIF 2448 Habitat Kountze Park 5 TIF Redev Proj Plan
City: OMAHA
School: OMAHA 1
Project Years:

Project Date: 2020
TIF-ID#: 28-2448
Project Type:

Location: Plainview Replat 3 Lot 1; Plainview Replat 2 Lot 1; Plainview Lot 3 Block 5; Plainview Replat 1 Lot 1; Plainview Lot 2 Block 5; Plainview Lot 1 Block 5; Plainview Lot 9 Block 4; Plainview Lot 8 Block 4; Plainview Lot 18 Block 3; Oak Chatham Lot 7 Block 11; Plainview Lot 14 Block 2; Plainview Lot 16 Block 2; Plainview Lot 3 Block 3; Kountze Place Lot 10 Block 39; Kirkwood Add Lot 11 Block 4; Kirkwood Add Lot 9 Block 5; Kirkwood Add Lot 10 Block 5; Kirkwood Add Lot 11 Block 5; Kirkwood Lot 12 Block 6; Kirkwood Replat 6 Lot 1; Kirkwood Replat 6 Lot 2; Kirkwood Add lot 9 Block 3; Kirkwood Add Lot 10 Block 3; and Kirkwood Add Lot 4 Block 5
Description: TIF funds used for site acquisition and preparation, demolition, utilities consisting of water and sewer and TIF fees needed for the construction of 22 new single family home and the rehabilitation of two existing homes.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2020	5,600	1,225,230	2.24313	125.62	27,483.50
2021	6,900	1,730,095	2.22412	153.46	38,479.43
2022	6,900	3,519,700	2.24121	154.64	78,883.84
2023	6,900	3,860,800	2.22109	153.26	85,751.84
2024	6,900	5,285,800	2.03386	140.34	107,505.78
2025	6,900	5,285,800	2.05683	141.92	108,719.91
Total				869.24	446,824.30

Current Year	Base Value	Excess Value
Residential	6,900	5,285,800
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 2449 Midtown Hotel at 71st and Hascall Redev Prj
City: OMAHA
School: OMAHA 1
Project Years:

Project Date: 2020
TIF-ID#: 28-2449
Project Type:

Location: Lot 1 Lawnfield Replat Seven; Lot 2 Lawnfield Replat Seven
Address: 3301 South 72nd Street
Description: TIF funds used for building acquisition, demolition, site work and utilities, architecture and engineering fees, TIF eligible soft costs, Public improvements and sidewalks, other TIF fees needed for construction of a new four-story hotel with 135 guest rooms and amenities and construction of a small commercial building on the west side.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2020	557,000	0	2.24313	12,494.23	0.00
2021	557,000	1,677,300	2.22412	12,388.35	37,305.16
2022	557,000	9,320,500	2.24121	12,483.54	208,891.98
2023	557,000	9,320,500	2.22109	12,371.47	207,016.69
2024	557,000	8,597,000	2.03386	11,328.60	174,850.95
2025	557,000	9,443,600	2.05683	11,456.54	194,238.80
Total				72,522.73	822,303.58

Current Year	Base Value	Excess Value
Residential	498,800	0
Commercial	58,200	9,443,600
Industrial	0	0
Other	0	0

Project Name: TIF 2450 Capital District Amendmnt#6 The Offices
City: OMAHA
School: OMAHA 1
Project Years:

Project Date: 2019
TIF-ID#: 28-2450
Project Type:

Location: Lot 5, The Capital District Addition
Description: TIF funds used for construction of a three-story building consisting of approximately 74,532 square foot, 41,586 of which will be office space and 22,936 of which will be retail space.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2019	898,800	0	0	0.00	0.00
2020	898,800	0	2.24313	20,161.25	0.00
2021	898,800	12,041,900	2.22412	19,990.39	267,826.31
2022	898,800	14,032,800	2.24121	20,144.00	314,504.52
2023	898,800	16,401,200	2.22109	19,963.16	364,285.41
2024	898,800	16,401,200	2.03386	18,280.33	333,577.45
2025	898,800	16,401,200	2.05683	18,486.79	337,344.80
Total				117,025.92	1,617,538.49

Current Year	Base Value	Excess Value
Residential	898,800	0
Commercial	0	16,401,200
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 2452 14 Howard TIF Redev Plan

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2020

TIF-ID#: 28-2452

Project Type:

Location: The east 1/2 of Lot 7, together with the south 2/3rds of Lot 8, Block 148 in the original city of Omaha as surveyed. Address: 1402 Howard Street and 1410 Howard Street
Description: TIF funds used for site acquisition, demolition, construction hard costs and rehab only, architecture and engineering, public improvements, and other TIF expenses needed for the rehabilitation of the two-story building at 1410 Howard Street and demolition of the building at 1402 Howard Street to allow new construction of a mixed-used building. Connected and Functioning as a single facility, the two structures will share a common elevator and stairwell system. The building will include a restaurant and bar, retail space, office space and storage space.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2020	352,100	0	2.24313	7,898.06	0.00
2021	489,500	797,900	2.22412	10,887.07	17,746.25
2022	489,500	1,168,100	2.24121	10,970.72	26,179.57
2023	489,500	1,168,100	2.22109	10,872.24	25,944.55
2024	489,500	1,168,100	2.03386	9,955.74	23,757.52
2025	489,500	1,574,900	2.05683	10,068.18	32,393.02
Total				60,652.01	126,020.91

Current Year	Base Value	Excess Value
Residential	489,500	0
Commercial	0	1,574,900
Industrial	0	0
Other	0	0

Project Name: TIF 2453 Elkhorn Station

City: OMAHA

School: OMAHA PUBLIC

Project Years: 15

Project Date: 2022

TIF-ID#: 28-2453

Project Type: Standard

Location: 2606 N Main Street; 2605 N 206th Street, and 20585 & 20575 Elkhorn Drive; Lot 1 and the South 44' of Lot 2, Lots 5,6,7 and 8, Block 5 Village of Elkhorn aka Jones Addition to Elkhorn
Description: TIF funded used for site acquisition, demolition, site grading and fill, 206th Street Improvements (storm sewer and paving), dirt haul-in alley paving, entry work on Main Street, stormwater, replacing curbs & gutter, remove and replace storm sewer all needed in the development of a multi-family residential, retail and office uses contained in two buildings. A total of 90 apartment units are planned and parking includes both 94 surface stalls and 90 garaged parking stalls. Public surface parking will be constructed in both the unimproved North 206th Street and the adjacent rail right of ways.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	72,600	0	2.22412	1,614.71	0.00
2022	258,300	1,895,100	2.24121	5,789.05	42,473.17
2023	258,300	3,286,900	2.22109	5,737.08	73,005.01
2024	258,300	3,286,900	1.93721	5,003.81	63,674.16
2025	258,300	3,286,900	1.87798	4,850.82	61,727.32
Total				22,995.47	240,879.66

Current Year	Base Value	Excess Value
Residential	258,300	0
Commercial	0	3,286,900
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 2454 Quality Refrigerated Services III
City: OMAHA
School: OMAHA PUBLIC
Project Years: 15
Project Date: 2022
TIF-ID#: 28-2454
Project Type: Standard

Location: 115 South 33rd Street
Description: TIF funds used for land acquisition, site work, asbestos removal, geotechnical study, architectural and engineering, environmental studies, and survey/topography needed in the construction of a 33,700 square foot warehouse for cold and freezer storage to the east of the existing building at 3301 G Street.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	89,500	441,900	2.22412	1,990.59	9,828.39
2022	89,500	441,900	2.24121	2,005.88	9,903.91
2023	89,500	441,900	2.22109	1,987.88	9,815.00
2024	89,500	441,900	2.03386	1,820.30	8,987.63
2025	89,500	441,900	2.05683	1,840.86	9,089.13
Total				9,645.51	47,624.06

Current Year	Base Value	Excess Value
Residential	89,500	0
Commercial	0	0
Industrial	0	441,900
Other	0	0

Project Name: TIF 2455 Saddle Creek at Davenport Redev Proj Plan
City: OMAHA
School: OMAHA 1
Project Years:
Project Date: 2020
TIF-ID#: 28-2455
Project Type:

Location: Lot 2 and 3 of Poppleton Park Replat 3. Addresses: 4401, 4405, 4409, 4411, 4415 Wakeley Street; 4410, 4414, 4418 Davenport Street; 315 North Saddle Creek and PIN# 2020330000
Description: TIF funds used for site acquisition, earth work and demolition, architecture and engineering fees, public improvements, geotech, environmental, and construction management costs, and other TIF expenses needed for demolition, clearance of the site and new construction of two commercial buildings and a residential townhome building containing five-unites, each with two or three bedrooms and a two-stall parking garage.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2020	686,600	0	2.24313	15,401.33	0.00
2021	458,000	621,300	2.22412	10,186.47	13,818.46
2022	458,000	1,062,900	2.24121	10,264.74	23,821.82
2023	458,000	2,208,400	2.22109	10,172.59	49,050.55
2024	458,000	2,246,200	2.03386	9,315.08	45,684.57
2025	458,000	3,608,900	2.05683	9,420.28	74,228.94
Total				64,760.49	206,604.34

Current Year	Base Value	Excess Value
Residential	356,100	1,363,800
Commercial	101,900	2,245,100
Industrial	0	0
Other	0	0

Project Name: TIF 2456 6121 Maple
City: OMAHA
School: OMAHA PUBLIC
Project Years:
Project Date: 2020
TIF-ID#: 28-2456
Project Type:

Location: All of Lot 6 and South 30' of West 12.5' of Lot 5 Block 3 Halcyon Heights; Address: 6121 Maple Street
Description: TIF funds used for the rehabilitation of an existing building that will be expanded with a second floor addition, with proposed uses to include a first-floor multi-purpose event space with approximately 5,000 square feet, and a second-floor full-scale restaurant and bar space with outdoor patio area.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	372,700	778,300	2.22412	8,289.30	17,310.33
2022	372,700	778,300	2.24121	8,352.99	17,443.34
2023	372,700	778,300	2.22109	8,278.00	17,286.74
2024	372,700	778,300	2.03386	7,580.20	15,829.53
2025	372,700	884,100	2.05683	7,665.81	18,184.43
Total				40,166.30	86,054.37

Current Year	Base Value	Excess Value
Residential	372,700	0
Commercial	0	884,100
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 2457 Nobility Point-HIGHLAND PASE III

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2020

TIF-ID#: 28-2457

Project Type:

Location: Lot 1 of Nobility Point Address: 3031 Blondo Street

Description: TIF funds used for site preparation, grading, utility taps, architecture and engineering, public improvements, and other TIF fees needed for the new construction of a three-story, 60-unit rental, multi-family housing project for seniors 55 and older. The unit mix will be one and two bedroom units and will provide for approximately 55 surface parking stalls.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2020	137,000	0	2.24313	3,073.09	0.00
2021	137,000	2,252,500	2.22412	3,047.04	50,098.30
2022	137,000	2,252,500	2.24121	3,070.46	50,483.26
2023	137,000	679,900	2.22109	3,042.89	15,101.19
2024	137,000	2,448,200	2.03386	2,786.39	49,792.96
2025	137,000	1,480,700	2.05683	2,817.86	30,455.48
Total				17,837.73	195,931.19

Current Year	Base Value	Excess Value
Residential	137,000	0
Commercial	0	1,480,700
Industrial	0	0
Other	0	0

Project Name: TIF 2458 River Crossing Phase 1a

City: OMAHA

School: OMAHA PUBLIC

Project Years: 15

Project Date: 2020

TIF-ID#: 28-2458

Project Type: Standard

Location: 6121 Maple Street; All of Lot 6, together with the South 30' of the West 12.5' of Lot 5, Block 3 Halcyon Heights

NOTE: TIF year 2020, first year reported 2021.

Description: TIF funds used for land acquisition, architecture and engineering fees, general and administrative fees, contingency, site prep/earthwork and demolition, public improvements (sidewalks, pedestrian plaza corridor, and improvements and street extensions) needed in the rehabilitation of an existing building that will be expanded with a second floor addition, with proposed uses to include a first-floor multi-purpose event space with approximately 5,000 square feet, and a second-floor, full-scale restaurant and bar space with outdoor patio area.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	5,035,800	1,027,300	2.22412	112,002.23	22,848.38
2022	5,035,800	1,027,300	2.24121	112,862.85	23,023.95
2023	5,035,800	26,423,300	2.22109	111,849.65	586,885.27
2024	5,035,800	43,275,500	2.03386	102,421.12	880,163.07
2025	3,776,800	70,369,400	2.05683	77,682.36	1,447,378.93
Total				516,818.21	2,960,299.60

Current Year	Base Value	Excess Value
Residential	3,776,800	0
Commercial	0	70,369,400
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 2459 Laird Street Habitat 6

City: OMAHA

School: OMAHA PUBLIC

Project Years: 15

Project Date: 2021

TIF-ID#: 28-2459

Project Type: Standard

Location: 1709, 1816, 1825 all located on Laird Street; 2201 Manderson Street, 3906 N 18th Street, 3908, 3910, 3923, 3925, 3927, 4112 all located on N 17th Street and, 3922 N 19th Street
Description: TIF funds used for site acquisition, public ROW improvements, demolition, grading tree removal, site preparation and public utilities needed in the construction of 12 single-family homes for lower income home buyers. The proposal involves the demolition of dilapidated homes on five parcels and the clearing of some overgrown, neglected parcels.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	94,600	1,078,470	2.22412	2,104.02	23,986.46
2022	94,600	1,754,100	2.24121	2,120.18	39,313.07
2023	94,600	1,928,200	2.22109	2,101.15	42,827.06
2024	94,600	2,659,300	2.03386	1,924.03	54,086.45
2025	94,600	2,659,300	2.05683	1,945.76	54,697.28
Total				10,195.14	214,910.32

Current Year	Base Value	Excess Value
Residential	94,600	2,659,300
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF 2460 Garage Lofts Tedev Proj Plan

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2020

TIF-ID#: 28-2460

Project Type:

Location: Lot 1 of Garage Lofts Address: 424 South 24th Street
Description: TIF funds used for public improvements and site work needed for the demolition of existing structures on the site and the new construction of a three-story, affordable, multi-family housing structure with the assistance of TIF and low-income housing tax credits.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2020	428,000	0	2.24313	9,600.60	0.00
2021	428,000	1,600,900	2.22412	9,519.23	35,605.94
2022	428,000	1,600,900	2.24121	9,592.38	35,879.53
2023	428,000	986,800	2.22109	9,506.27	21,917.72
2024	428,000	1,473,100	2.03386	8,704.92	29,960.79
2025	428,000	1,435,800	2.05683	8,803.23	29,531.97
Total				55,726.63	152,895.95

Current Year	Base Value	Excess Value
Residential	428,000	0
Commercial	0	1,435,800
Industrial	0	0
Other	0	0

Project Name: TIF 2461 Pacific Heights

City: OMAHA

School: OMAHA PUBLIC

Project Years: 15

Project Date: 2021

TIF-ID#: 28-2461

Project Type: Standard

Location: 1217 and 1219 Pacific Street
Description: TIF funds used for site acquisition, public improvements in the ROW, sitework, and architectural and engineering fees needed in an infill redevelopment project comprised of a six, 2 bedroom apartment building which includes 13 parking stalls inside the structure at grade level, with three stories of apartments above parking level.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	9,600	0	2.22412	213.52	0.00
2022	9,600	0	2.24121	215.16	0.00
2023	9,600	666,300	2.22109	213.22	14,799.12
2024	9,600	1,194,200	2.03386	195.25	24,288.36
2025	9,600	3,642,900	2.05683	197.46	74,928.26
Total				1,034.61	114,015.74

Current Year	Base Value	Excess Value
Residential	9,600	3,642,900
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 2462 The Redfield

City: OMAHA

School: OMAHA PUBLIC

Project Years: 15

Project Date: 2021

TIF-ID#: 28-2462

Project Type: Standard

Location: 1901 Howard Street, and 435 S 10th Street

Description: TIF funds used to assist in the costs of land & building acquisition, construction and rehabilitation costs, public improvements (concrete curbs, sidewalks, ADA ramps, planter on sidewalk, electrical transformer, modifications of on-street parking, removal of existing west dock building & concrete infill), architectural & engineering fees, environmental, geotech, and structural fees needed for the rehabilitation of the former Redfield Printing Company's 47,872 square foot building, which will include a mix of office and retail commercial uses and rehabilitation of the building at 435 South 20th Street which will be rehabilitated for use as a two level parking structure with 60 parking stalls.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	1,980,100	2,052,500	2.22412	44,039.80	45,650.06
2022	1,980,100	3,179,600	2.24121	44,378.20	71,261.51
2023	1,980,100	3,126,300	2.22109	43,979.80	69,437.94
2024	1,980,100	3,337,600	2.03386	40,272.46	67,882.11
2025	1,980,100	3,337,600	2.05683	40,727.29	68,648.76
Total				213,397.55	322,880.38

Current Year	Base Value	Excess Value
Residential	1,980,100	0
Commercial	0	3,337,600
Industrial	0	0
Other	0	0

Project Name: TIF 2463 Ames Industrial Park

City: OMAHA

School: OMAHA PUBLIC

Project Years: 15

Project Date: 2022

TIF-ID#: 28-2463

Project Type: Standard

Location: Lots 3 through 9 Commercial Avenue Addition, along with vacated Taylor Street abutting Lots 3, 5, 6 and 9; Address: 4411 N 20th Street

Description: TIF funds used for the rehabilitation of a 12,400 square foot fire damaged building, and to construct a smaller new building with 5,000 square feet which will contain two 2,500 square foot rental bays.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	123,000	0	2.24121	2,756.69	0.00
2023	123,000	1,322,900	2.22109	2,731.94	29,382.80
2024	123,000	1,497,000	2.03386	2,501.65	30,446.88
2025	123,000	1,497,000	2.05683	2,529.90	30,790.75
Total				10,520.18	90,620.43

Current Year	Base Value	Excess Value
Residential	123,000	0
Commercial	0	0
Industrial	0	1,497,000
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 2464 Aksarben Village Zone 5 Phase III Amd 2
City: OMAHA
School: OMAHA 1
Project Years:

Project Date: 2020
TIF-ID#: 28-2464
Project Type:

Location: Aksarben Village Replat 11 Lot 1 Address: 6737 Frances Street.
Description: TIF funds used for land acquisition, site prep, demolition and over-excavation, paid off-site public infrastructure, utility infrastructure, footings and foundation, environmental testing, public improvements and Plaza amenities, design and consulting fees, general contractor OHP and contingency, TIF fees needed to construct new TIF redevelopment project plan for a Hilton Hotel.

This project was amended and removed from the Aksarben Village Zone 5 Phase III TIF project and became Aksarben Village Zone 5 III Amendment 2, 3rd Phase.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2020	782,200	11,901,500	2.24313	17,545.76	266,966.12
2021	782,200	19,712,000	2.22412	17,397.07	438,418.53
2022	782,200	20,790,700	2.24121	17,530.74	465,963.25
2023	782,200	20,790,700	2.22109	17,373.37	461,780.16
2024	782,200	19,851,400	2.03386	15,908.85	403,749.68
2025	782,200	19,851,400	2.05683	16,088.52	408,309.55
Total				101,844.31	2,445,187.29

Current Year	Base Value	Excess Value
Residential	782,200	0
Commercial	0	19,851,400
Industrial	0	0
Other	0	0

Project Name: TIF 2465 3814 Leavenworth

City: OMAHA
School: OMAHA PUBLIC
Project Years: 15

Project Date: 2022
TIF-ID#: 28-2465
Project Type: Standard

Location: Lot 1 West Omaha Replat; Address: 3814 Leavenworth
Description: TIF funds used for an infill redevelopment project that will transform a vacant site with a five-story, multi-family, market rate 172 unit apartment building comprised of studios, one and two bedroom units. The first floor will include a fitness center, apartment units, and enclosed parking stalls. The remaining apartment units will be on floors 2-5. Additional parking will be located on a lower level for an approximate total of 150 enclosed parking stalls.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	99,400	424,900	2.24121	2,227.76	9,522.90
2023	99,400	6,354,900	2.22109	2,207.76	141,148.05
2024	99,400	15,943,000	2.03386	2,021.66	324,258.30
2025	99,400	15,943,000	2.05683	2,044.49	327,920.41
Total				8,501.67	802,849.66

Current Year	Base Value	Excess Value
Residential	99,400	0
Commercial	0	15,943,000
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 2466 Furniture Row

City: OMAHA

School: OMAHA PUBLIC

Project Years: 15

Project Date: 2021

TIF-ID#: 28-2466

Project Type: Standard

Location: 119 N 72nd Street

Description: TIF funds used for site acquisition, site preparation, demolition and grading, rehabilitation of existing structure, public improvements consisting of landscaping, Capitol Court, underground utilities, architecture and engineering fees needed in the renovation of a one-story retail building and basement for reuse as a two level indoor parking structure with 135 stalls. A New five story apartment building will be constructed, integrated into and partially on top of the existing building, for a total of 158 market rate units, consisting of 135 studio/efficiency units, and 23 one-bedroom units, with approximately 3,000 square feet of office space.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	1,162,800	0	2.32602	27,046.96	0.00
2022	1,162,800	4,601,500	2.29535	26,690.33	105,620.53
2023	1,162,800	15,082,200	2.15083	25,009.85	324,392.48
2024	1,162,800	15,082,200	2.02149	23,505.89	304,885.16
2025	1,162,800	15,082,200	2.00103	23,267.98	301,799.35
Total				125,521.01	1,036,697.52

Current Year	Base Value	Excess Value
Residential	1,162,800	0
Commercial	0	15,082,200
Industrial	0	0
Other	0	0

Project Name: TIF 2468 Benson Theater

City: OMAHA

School: OMAHA PUBLIC

Project Years: 15

Project Date: 2022

TIF-ID#: 28-2468

Project Type: Standard

Location: Lot 3 Harney Harrell Place Addition; Address:6054 Maple Street

Description: TIF funds used to fully renovate a small community-based private, nonprofit corporation. The structure is a 6,487 square foot building used as a single use space for public assembly, while preserving the original theater stage. The intent is to provide an alternative stage for independent programming with an emphasis on education during the day and entertainment at night.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	126,300	1,032,300	2.24121	2,830.65	23,136.01
2023	126,300	1,032,300	2.22109	2,805.24	22,928.31
2024	126,300	1,156,300	2.03386	2,568.77	23,517.52
2025	126,300	1,156,300	2.05683	2,597.78	23,783.13
Total				10,802.44	93,364.97

Current Year	Base Value	Excess Value
Residential	126,300	0
Commercial	0	1,156,300
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 2469 HNHC Scattered Sites

City: OMAHA

School: OMAHA PUBLIC

Project Years: 15

Project Date: 2021

TIF-ID#: 28-2469

Project Type: Standard

Location: 3236 Miami Street, 3234 Miami Street, 3309 Miami Street, 2608 N 33rd Street, 2524 N 33rd Street, 3401 Maple Street, 3319 Corby Street, 3331 Corby Street, and 3333 Miami Street

Description: TIF funds used for site acquisition, public improvements in the ROW including sidewalks, landscaping and utilities, sitework, architecture and engineering fees needed in the construction of an affordable, infill housing redevelopment comprised of eight single-family, for sale homes, and a seven unit row house structure. All units will consist of four bedrooms.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	6,800	63,500	2.22412	151.24	1,412.29
2022	6,800	528,200	2.24121	152.40	11,838.06
2023	17,000	1,399,900	2.22109	377.59	31,093.05
2024	17,000	1,715,800	2.03386	345.76	34,896.99
2025	17,000	1,715,800	2.05683	349.66	35,291.09
Total				1,376.65	114,531.48

Current Year	Base Value	Excess Value
Residential	16,200	1,355,000
Commercial	800	360,800
Industrial	0	0
Other	0	0

Project Name: TIF 2470 Milwork Parcel 8 Apartments

City: OMAHA

School: OMAHA PUBLIC

Project Years: 15

Project Date: 2022

TIF-ID#: 28-2470

Project Type: Standard

Location: Lot 1 Millwork Commons Replat One; Address: 1210 N 12st Street

Description: TIF funds used for an infill redevelopment with a five story mixed-use building containing residential, retail and office space. There will be 171 studio, one and two bedroom apartment units on the four upper floors. The first floor will have approximately 11,000 square feet of retail and office space and will include both amenity spaces for the apartment residence and some interior parking stalls.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	124,200	2,950,100	2.24121	2,783.58	66,117.94
2023	124,200	22,353,300	2.22109	2,758.59	496,486.91
2024	124,200	22,353,300	2.03386	2,526.05	454,634.83
2025	124,200	22,007,400	2.05683	2,554.58	452,654.81
Total				10,622.80	1,469,894.49

Current Year	Base Value	Excess Value
Residential	124,200	0
Commercial	0	0
Industrial	0	22,007,400
Other	0	0

Project Name: TIF 2471 44th & Douglas Retail & Hotel

City: OMAHA

School: OMAHA PUBLIC

Project Years: 15

Project Date: 2021

TIF-ID#: 28-2471

Project Type: Standard

Location: 4415 Douglas Street

Description: TIF funds used for site acquisition, demolition, site work and grading, architectural and engineering fees, public improvements consisting of alley, sidewalks, utilities, and landscaping needed in the construction of a new seven story hotel with approximately 100 guest rooms and approximately 7,300 square foot of commercial area on the first floor.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	898,100	172,100	2.22412	19,974.82	3,827.71
2022	898,100	82,800	2.24121	20,128.31	1,855.72
2023	898,100	39,500	2.22109	19,947.61	877.33
2024	898,100	192,000	2.03386	18,266.10	3,905.01
2025	898,100	5,776,200	2.05683	18,472.39	118,806.61
Total				96,789.23	129,272.38

Current Year	Base Value	Excess Value
Residential	898,100	0
Commercial	0	5,776,200
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 2472 HNHC Central Park Scattered Housing
City: OMAHA
School: OMAHA PUBLIC
Project Years: 15
Project Date: 2021
TIF-ID#: 28-2472
Project Type: Standard

Location: 3832 Saratoga Street, 3825 Brown Street, 3806 Camden Avenue, 3930 Camden Avenue, 4123 Camden Avenue, 5120 N 41st Street, 5110 N 40th Street, 5118 N 40th Street, 4004 Grand Avenue, 4006 Grand Avenue, and 3815 Fort Street
Description: TIF funds used for site acquisition, public improvements consisting of landscaping, sidewalks and utilities, site work and storm water management, architectural and engineering fees needed in the construction of 11 new, affordable homes for income qualified residents

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	60,500	517,000	2.22412	1,345.59	11,498.72
2022	60,500	481,800	2.24121	1,355.93	10,798.15
2023	60,500	301,700	2.22109	1,343.76	6,701.04
2024	60,500	595,400	2.03386	1,230.49	12,109.61
2025	60,500	492,000	2.05683	1,244.38	10,119.58
Total				6,520.15	51,227.10

Current Year	Base Value	Excess Value
Residential	60,500	492,000
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF 2473 Benson Apartments
City: OMAHA
School: OMAHA PUBLIC
Project Years: 15
Project Date: 2021
TIF-ID#: 28-2473
Project Type: Standard

Location: 6152 Military Avenue
Description: TIF funds used for site acquisition, site work, grading, geopiers, engineered foundation, shoring, retaining wall in the ROW, utilities consisting of OPPD relocation and undergrounding, public improvements in ROW, architectural and engineering fees, studies, appraisal, environmental, marketing studies, and geotech needed in the construction of a five-story residential apartment building with 66 structed parking stalls on the first level and a mix of studio, one and two bedroom units on the upper four levels, for a total of 97 residential units.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	187,200	269,200	2.22412	4,163.55	5,987.33
2022	187,200	5,019,400	2.24121	4,195.55	112,495.29
2023	187,200	8,327,700	2.22109	4,157.88	184,965.71
2024	187,200	8,327,700	2.03386	3,807.39	169,373.76
2025	187,200	8,327,700	2.05683	3,850.39	171,286.63
Total				20,174.76	644,108.72

Current Year	Base Value	Excess Value
Residential	187,200	0
Commercial	0	8,327,700
Industrial	0	0
Other	0	0

Project Name: TIF 2474 Hub 1041
City: OMAHA
School: OMAHA PUBLIC
Project Years: 15
Project Date: 2021
TIF-ID#: 28-2474
Project Type: Standard

Location: 1401 Jones Street
Description: TIF funds used for site acquisition, building rehabilitation and contingency, public improvements in ROW, architectural and engineering fees needed for the rehabilitation of a 43,000 square foot, two-story building which will include a mix of office and retail commercial uses.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	748,300	0	2.22412	16,643.09	0.00
2022	748,300	211,000	2.24121	16,770.97	4,728.95
2023	748,300	211,000	2.22109	16,620.42	4,686.50
2024	748,300	2,037,700	2.03386	15,219.37	41,443.97
2025	748,300	3,745,400	2.05683	15,391.26	77,036.51
Total				80,645.11	127,895.93

Current Year	Base Value	Excess Value
Residential	748,300	0
Commercial	0	0
Industrial	0	3,745,400
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 2475 Ten Square Townhomes

City: OMAHA

School: OMAHA PUBLIC

Project Years: 15

Project Date: 2021

TIF-ID#: 28-2475

Project Type: Standard

Location: 618-636 North 46th Street

Description: TIF funds used for site acquisition, site work and grading, public improvements, architectural and engineering fees, studies and survey needed to construct a single residential structure containing 10 for sale market townhomes units. 8 units will be three bedroom units of approximately 2,990 square foot each, and two will be two bedroom units of approximately 2,660 square foot each.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	152,500	103,700	2.22412	3,391.78	2,306.40
2022	324,500	1,556,600	2.24121	7,272.73	34,886.68
2023	324,500	4,420,500	2.22109	7,207.44	98,183.27
2024	324,500	4,420,500	2.03386	6,599.88	89,906.79
2025	324,500	3,636,000	2.05683	6,674.41	74,786.34
Total				31,146.24	300,069.48

Current Year	Base Value	Excess Value
Residential	324,500	3,636,000
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF 2476 1420 Rows Court

City: OMAHA

School: OMAHA PUBLIC

Project Years: 15

Project Date: 2022

TIF-ID#: 28-2476

Project Type: Standard

Location: Lot 1 Villa Rows on 15th; Address:1420 Villa Rows Court

Description: TIF funds used in the the construction of 16 new residential rental units on a vacant 1.3 acre site in south Omaha, northwest of I-80 and South 13th Street.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	22,900	0	2.24121	513.24	0.00
2023	22,900	348,100	2.22109	508.63	7,731.61
2024	22,900	107,800	2.03386	465.75	2,192.50
2025	22,900	352,500	2.05683	471.01	7,250.33
Total				1,958.63	17,174.44

Current Year	Base Value	Excess Value
Residential	22,900	0
Commercial	0	352,500
Industrial	0	0
Other	0	0

Project Name: TIF 2477 39 Harney

City: OMAHA

School: OMAHA PUBLIC

Project Years: 15

Project Date: 2021

TIF-ID#: 28-2477

Project Type: Standard

Location: 3922, 3924, and 3926 Harney Street

Description: TIF funds used for site acquisition, engineering and architectural fees, site demolition, site excavation, surveying, erosion control & SWPPP maintenance, site utilities within ROW, façade renovation, and landscaping needed to demolish existing structures and construct a 3,50 square foot restaurant which will include approximately 4,000 square foot of outdoor space and an adjoining structure containing 3,000 square feet of event space.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	82,600	0	2.22412	1,837.12	0.00
2022	82,600	0	2.24121	1,851.24	0.00
2023	82,600	0	2.22109	1,834.62	0.00
2024	82,600	0	2.03386	1,679.97	0.00
2025	82,600	0	2.05683	1,698.94	0.00
Total				8,901.89	0.00

Current Year	Base Value	Excess Value
Residential	82,600	0
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 2478 Dewey Park Apartments

City: OMAHA

School: OMAHA PUBLIC

Project Years: 15

Project Date: 2022

TIF-ID#: 28-2478

Project Type: Extremely Blighted

Location: Lot 7 Bock 9 Isaacs & Seldens Addition except Blvd & irregular NE 900 square foot Lot 6 & irregular SW 2118 Square foot, Address: 3312 Jones Street; Lot 8 Block 9 Isaacs & Seldens Addition, irregular NE 900 Square foot Lots 6 except irregular NE 138 square foot * SW 2118 square foot Lot 7 and irregular SW 798 square foot; Address: 3306 Jones; Lot 8 Blok 9 Isaacs & Seldens Addition irregular NW 138 square foot Lot 7 and ex irregular SW 798 square foot; Address: 618 S 33rd Street.

Description: TIF funds used for the demolition of existing residential structure and construct two new buildings. One building will be a four-story, residential building containing 55 market rate apartments and the second building will be a one-story building for amenity space.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	286,000	0	2.24121	6,409.86	0.00
2023	286,000	2,496,400	2.22109	6,352.32	55,447.29
2024	286,000	5,278,700	2.03386	5,816.84	107,361.37
2025	286,000	5,278,700	2.05683	5,882.53	108,573.89
Total				24,461.55	271,382.55

Current Year	Base Value	Excess Value
Residential	286,000	0
Commercial	0	5,278,700
Industrial	0	0
Other	0	0

Project Name: TIF 2479 NAAF Habitat Project 7

City: OMAHA

School: OMAHA PUBLIC

Project Years: 15

Project Date: 2022

TIF-ID#: 28-2479

Project Type: Standard

Location: 2416 Spaulding St.; 2417 Spaulding St.; 2418 Spaulding St.; 2422 Spaulding St.; 2444 Spaulding St.; 2561 Manderson St.; 2562 Manderson St.; 2572 Manderson St.; 2576 Manderson St.; 2554 Pratt St.; 2594 Pratt St.; 3912 N 26th St.; 3913 N 26th St.; 4007 N 26th St.; 4107 N 26th St.; 4111 N 26th St.; 4120 N 26th St.; 4009 N 25th Ave.; 4013 N 25th Ave.; 4105 N 25th Ave.

Description: TIF funds used for the construction of 20 new single family homes

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	186,200	1,290,100	2.24121	4,173.13	28,913.86
2023	195,800	2,802,500	2.22109	4,348.89	62,246.08
2024	195,800	4,030,800	2.03386	3,982.30	81,980.81
2025	195,800	4,072,300	2.05683	4,027.27	83,760.30
Total				16,531.59	256,901.05

Current Year	Base Value	Excess Value
Residential	195,800	4,072,300
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF 2480 Bohemian Apartments

City: OMAHA

School: OMAHA PUBLIC

Project Years: 15

Project Date: 2022

TIF-ID#: 28-2480

Project Type: Standard

Location: Lot 1 Kountzes 3rd Add Replat 10; Location: Northwest of 12th and Williams Streets

Description: TIF funds used for the construction of 112 unit market rate apartment complex.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	220,500	0	2.24121	4,941.87	0.00
2023	220,500	8,038,000	2.22109	4,897.50	178,531.21
2024	220,500	11,487,700	2.03386	4,484.66	233,643.74
2025	220,500	11,487,700	2.05683	4,535.31	236,282.46
Total				18,859.34	648,457.41

Current Year	Base Value	Excess Value
Residential	220,500	0
Commercial	0	11,487,700
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 2481 Omaha Box Company

City: OMAHA

School: OMAHA PUBLIC

Project Years: 15

Project Date: 2022

TIF-ID#: 28-2481

Project Type: Standard

Location: Lot 1 Omaha Box Building Subdivision; Address: 2501 North 21st Street

Description: TIF funds used for a comprehensive rehabilitation of the 189,000 square foot for uses to include office, warehouse and manufacturing/assembly businesses.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	1,282,800	2,419,400	2.24121	28,750.24	54,223.83
2023	1,282,800	2,419,400	2.22109	28,492.14	53,737.05
2024	1,282,800	2,419,400	2.03386	26,090.36	49,207.21
2025	1,282,800	2,419,400	2.05683	26,385.02	49,762.95
Total				109,717.76	206,931.04

Current Year	Base Value	Excess Value
Residential	1,282,800	0
Commercial	0	0
Industrial	0	2,419,400
Other	0	0

Project Name: TIF 2482 Elkhorn Landing Phase 1

City: OMAHA

School: ELKHORN 10

Project Years: 15

Project Date: 2022

TIF-ID#: 28-2482

Project Type: Standard

Location: Lot 102 Elkhorn Landing Condominium; Address: 20603 and 20605 Elkhorn Drive.

Description: TIF funds used for the redevelopment project plan proposes two new mixed use 3-story structures. The buildings will each contain 7 residential units on the upper floors (14 units, total) with office, retail and parking on the first floors and basement level.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	31,600	0	2.39319	756.25	0.00
2023	31,600	2,165,900	2.21377	699.55	47,948.02
2024	31,600	2,348,700	1.93721	612.16	45,499.23
2025	31,600	2,911,600	1.87798	593.44	54,679.27
Total				2,661.40	148,126.52

Current Year	Base Value	Excess Value
Residential	31,600	2,911,600
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF 2484 77th & Dodge Phase 1

City: OMAHA

School: WESTSIDE 66

Project Years: 15

Project Date: 2022

TIF-ID#: 28-2484

Project Type: Standard

Location: Lots 1, 2, & 3 Outlot A; Location: South of 77th and Dodge Streets

Description: TIF funds used for architectural and engineering fees, site grading, sanitary sewer, storm sewer, water infrastructure, and other TIF fees required in the new retail corridor to the west of Rose Blumkin Drive to include three new consumers, retail uses and future multi-family housing. This redevelopment project plan for Phase I, which includes approximately 7 acres, and entails significant improvements to the infrastructure along 77th Street to extend it and add streets that provide connectivity to Rose Blumkin Drive, relocation of existing outdoor storage and construction of structure for a new retain use.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	954,100	0	2.29535	21,899.93	0.00
2023	954,100	5,236,300	2.15083	20,521.07	112,623.91
2024	982,100	5,236,300	2.02149	19,853.05	105,851.28
2025	982,100	5,236,300	2.00103	19,652.12	104,779.93
Total				81,926.17	323,255.12

Current Year	Base Value	Excess Value
Residential	982,100	0
Commercial	0	5,236,300
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 2485 Blackstone Townhomes

City: OMAHA

School: OMAHA PUBLIC

Project Years: 15

Project Date: 2022

TIF-ID#: 28-2485

Project Type: Standard

Location: Part of Lot 2 Block 2 West Omaha Addition; Address: 501 South 38th Street

Description: TIF funds used for demolition of a single family structure on the site and construct a six unit rowhome building. All will have at least three bedrooms, three bathrooms and enclosed ground floor parking.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	53,500	60,000	2.24121	1,199.05	1,344.73
2023	191,300	4,651,500	2.22109	4,248.95	103,314.02
2024	191,300	4,651,500	2.03386	3,890.77	94,605.00
2025	191,300	4,651,500	2.05683	3,934.72	95,673.44
Total				13,273.49	294,937.19

Current Year	Base Value	Excess Value
Residential	191,300	4,651,500
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF 2486 Leavenworth Point Commerce

City: OMAHA

School: OMAHA PUBLIC

Project Years: 15

Project Date: 2022

TIF-ID#: 28-2486

Project Type: Standard

Location: Lot 1 Leavenworth Pointe Commercial; 3105-3115 Leavenworth

Description: TIF funds used for renovation and lease 11,424 square foot of commercial, retail, and restaurant spaces with 42 onsite parking stalls and 13 parking stalls developed in the adjacent rights of way.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	543,200	0	2.24121	12,174.25	0.00
2023	543,200	356,300	2.22109	12,064.96	7,913.74
2024	543,200	937,700	2.03386	11,047.93	19,071.51
2025	543,200	1,055,800	2.05683	11,172.70	21,716.01
Total				46,459.84	48,701.26

Current Year	Base Value	Excess Value
Residential	543,200	0
Commercial	0	1,055,800
Industrial	0	0
Other	0	0

Project Name: TIF 2487 22Q Senior Housing

City: OMAHA

School: OMAHA PUBLIC

Project Years: 15

Project Date: 2022

TIF-ID#: 28-2487

Project Type: Standard

Location: Lot 16 through 24 Block 5 Brown Park Addition; Address: 2215 Q Street

Description: TIF funds used for a redevelopment project plan proposed a 40 unit, mixed income senior living apartment building with 42 off street parking stalls.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	54,800	420,200	2.24121	1,228.18	9,417.56
2023	54,800	481,400	2.22109	1,217.16	10,692.33
2024	54,800	2,385,000	2.03386	1,114.56	48,507.56
2025	54,800	1,344,200	2.05683	1,127.14	27,647.91
Total				4,687.04	96,265.36

Current Year	Base Value	Excess Value
Residential	54,800	0
Commercial	0	1,344,200
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 2488 Clove Apartments

City: OMAHA

School: OMAHA PUBLIC

Project Years: 15

Project Date: 2022

TIF-ID#: 28-2488

Project Type: Standard

Location: Beverly Hills Lot 5 Block 3 W10' N189' Lot 1 & N189' Lot 4 & 5 and Beverly Hills Lot 5 Block 3 S11' W10' Lot 1 & W10' N150' Lot 2 & except N189' Lots 4 and 5; Address: 7837 Dodge Street and 8004 Farnam Drive

Description: TIF funds used to clear the two parcel sites and construct a 5-story apartment building of approximately 175 market-rate apartments with approximately 169 parking stalls within the structure. An additional 12 angled, on-street parking stalls will be developed along Farnam Drive and another 9 surface stalls will be located on the project site.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	1,579,300	0	2.24121	35,395.43	0.00
2023	458,800	3,966,900	2.22109	10,190.36	88,108.42
2024	458,800	10,042,600	2.02149	9,274.60	203,010.15
2025	458,800	12,741,600	2.00103	9,180.73	254,963.24
Total				64,041.12	546,081.81

Current Year	Base Value	Excess Value
Residential	458,800	0
Commercial	0	12,741,600
Industrial	0	0
Other	0	0

Project Name: TIF 2489 Mastercraft Building

City: OMAHA

School: OMAHA PUBLIC

Project Years: 20

Project Date: 2022

TIF-ID#: 28-2489

Project Type: Extremely Blighted

Location: Millwork Commons Replat One Lot 2 - Ex Irreg E 207.75' N 584.6'; Address: 1111 N 13th Street

Description: TIF funds used for renovation of approximately 11,000 to 15,000 square foot of unusable floor area for new office space, improve the electrical system throughout the building, and construct a privately owned public green space of about 1.2 acres as an amenity for the Millwork Commons District and used by the general public.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	8,619,500	0	2.24121	193,181.10	0.00
2023	8,619,500	4,380,500	2.22109	191,446.85	97,294.85
2024	8,619,500	6,099,000	2.03386	175,308.56	124,045.11
2025	8,619,500	8,782,100	2.05683	177,288.46	180,632.87
Total				737,224.97	401,972.83

Current Year	Base Value	Excess Value
Residential	862,200	0
Commercial	400	6,961,500
Industrial	7,756,900	1,820,600
Other	0	0

Project Name: TIF 2491 The Trio (extreme blight)

City: OMAHA

School: OMAHA PUBLIC

Project Years: 20

Project Date: 2023

TIF-ID#: 28-2491

Project Type: Extremely Blighted

Location: West 22 feet of Lot 3, Block 138 Original City Omaha and Lot 4, Block 138 Original City Omaha

Description: TIF funds used for a comprehensive rehabilitation of three buildings that will function as a single development and will contain 18 apartment units and three street level commercial spaces of approximately 7,200 square feet.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	1,098,200	0	2.22109	24,392.01	0.00
2024	1,098,200	5,082,000	2.03386	22,335.85	103,360.77
2025	1,098,200	5,082,000	2.05683	22,588.11	104,528.10
Total				69,315.97	207,888.87

Current Year	Base Value	Excess Value
Residential	1,098,200	0
Commercial	0	5,082,000
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 2492 Blackstone Plaza

City: OMAHA

School: OMAHA PUBLIC

Project Years: 15

Project Date: 2022

TIF-ID#: 28-2492

Project Type: Standard

Location: Blackstone Plaza Building located at 3555 Farnam Street
Description: TIF funds used for a complete renovation and modernization of the former Kiewit Plaza Building to transform it into a future Class A office, multi-tenant building that includes retail and restaurant concepts.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	9,858,100	0	2.24121	220,940.72	0.00
2023	9,858,100	4,410,100	2.22109	218,957.27	97,952.29
2024	9,858,100	12,851,000	2.03386	200,499.95	261,371.34
2025	9,858,100	13,541,700	2.05683	202,764.36	278,529.74
Total				843,162.30	637,853.37

Current Year	Base Value	Excess Value
Residential	8,027,000	0
Commercial	1,831,100	13,541,700
Industrial	0	0
Other	0	0

Project Name: TIF 2493 Outlook Properties Industrial

City: OMAHA

School: OMAHA 1

Project Years: 15

Project Date: 2025

TIF-ID#: 28-2493

Project Type: Standard

Location: Lot 1, Crown Industrial Park Replat 1, Douglas County, Nebraska
Description: TIF funds used for construction of a 149,000 square foot building

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	882,100	0	2.08086	18,355.27	0.00
Total				18,355.27	0.00

Current Year	Base Value	Excess Value
Residential	882,100	0
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF 2495 1120 Lofts

City: OMAHA

School: OMAHA PUBLIC

Project Years: 20

Project Date: 2022

TIF-ID#: 28-2495

Project Type: Extremely Blighted

Location: Lot 1 Horbach's 2nd Addition Replat 4; Address: 1120 North 20th Street
Description: TIF funds used for the construction of a new three story apartment building with 30 rental units.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	24,900	0	2.24121	558.06	0.00
2023	24,900	3,438,600	2.22109	553.05	76,374.40
2024	24,900	3,859,400	2.03386	506.43	78,494.79
2025	24,900	3,085,500	2.05683	512.15	63,463.49
Total				2,129.69	218,332.68

Current Year	Base Value	Excess Value
Residential	24,900	0
Commercial	0	3,085,500
Industrial	0	0
Other	0	0

Project Name: TIF 2497 Eastside 1620 Clark

City: OMAHA

School: OMAHA PUBLIC

Project Years: 20

Project Date: 2022

TIF-ID#: 28-2497

Project Type: Extremely Blighted

Location: Lot 1 East Side Bungalows 1; Address: 1620 Clark Street
Description: TIF funds used for the proposed construction of twelve new rowhome residential units.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	73,700	0	2.24121	1,651.77	0.00
2023	73,700	69,000	2.22109	1,636.94	1,532.55
2024	73,700	1,425,900	2.03386	1,498.95	29,000.81
2025	73,700	307,400	2.05683	1,515.88	6,322.70
Total				6,303.54	36,856.06

Current Year	Base Value	Excess Value
Residential	73,700	0
Commercial	0	0
Industrial	0	307,400
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 2498 Eastside North 18 Ohio

City: OMAHA

School: OMAHA PUBLIC

Project Years: 20

Project Date: 2022

TIF-ID#: 28-2498

Project Type: Extremely Blighted

Location: Lot 1 East Side Bungalows North; Address: Northwest of 17th and Ohio Streets

Description: TIF funds used for the proposed construction of thirteen new rowhome residential units on an assemblage of eleven vacant, contiguous parcels.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	14,300	0	2.24121	320.49	0.00
2023	14,300	873,400	2.22109	317.62	19,399.00
2024	14,300	392,500	2.03386	290.84	7,982.90
2025	14,300	366,800	2.05683	294.13	7,544.45
Total				1,223.08	34,926.35

Current Year	Base Value	Excess Value
Residential	14,300	0
Commercial	0	366,800
Industrial	0	0
Other	0	0

Project Name: TIF 2499 Bluestem Prairie 1st Add Phase 1 (extreme blight)

City: OMAHA

School: OMAHA PUBLIC

Project Years: 20

Project Date: 2023

TIF-ID#: 28-2499

Project Type: Extremely Blighted

Location: Phase One of the project is located at 5096, 5092, 5088, 5084, 5080, 5076, 5072, 5064, 5053, 5057, 5061, 5069, 5073, and 5075 Vernon Circle and 6411, 6417, 6416, and 6428 Forest Lawn Avenue.

Description: TIF funds used for site acquisition, sewer, water and power in the Right of Way, sidewalk, approach and paving also in the Right of Way, excavating, grading, demolition and lot clearing, and architectural and engineering fees necessary in the construction of 15 new single family homes as part of Phase One of the project.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	103,200	0	2.22109	2,292.16	0.00
2024	103,200	3,472,900	2.03386	2,098.94	70,633.91
2025	103,200	3,898,200	2.05683	2,122.65	80,179.34
Total				6,513.75	150,813.25

Current Year	Base Value	Excess Value
Residential	103,200	3,898,200
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF 2502 NAAF Habitat Project 9

City: OMAHA

School: OMAHA PUBLIC

Project Years: 20

Project Date: 2022

TIF-ID#: 28-2502

Project Type: Standard

Location: Addresses: 2418 Spencer/Combo; W/2420 Spencer Emmet Street; 2420 Emmet Street/Combo; 2424 Emmet Streets; 2420 Wirt; 2422 Bristol; 2425 Bristol; 2426 Bristol; 2429 Pinkey; 2507 Emmet; 2501 Wirt; 2504 Emmet; 2517 Spencer; 2521 Spencer; 2605 Emmet; 2613 Spencer; 2806 Manderson; 2807 Spaulding; 2811 Manderson; 2851 Manderson; 2857 Manderson; 2860 Manderson; 2863 Manderson; 2864 Manderson; 2865 Manderson; 2867 Manderson; 2869 Manderson

Description: TIF funds used for a proposed construction of 26 single family homes.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	242,200	0	2.24121	5,428.21	0.00
2023	242,200	2,802,900	2.22109	5,379.48	62,254.93
2024	242,200	4,703,000	2.03386	4,926.01	95,652.44
2025	242,200	4,703,000	2.05683	4,981.64	96,732.69
Total				20,715.34	254,640.06

Current Year	Base Value	Excess Value
Residential	242,200	4,703,000
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 2503 Blackstone Square

City: OMAHA

School: OMAHA PUBLIC

Project Years: 15

Project Date: 2022

TIF-ID#: 28-2503

Project Type: Expedited

Location: Lot 1 Highland Place Replat 1; Address: 3863 Farnam Street
Description: TIF funds used for the new construction of a 11,000 square foot, two story commercial building with four tenant bays each with a second floor patio.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	21,000	7,000	2.24121	470.65	156.88
2023	21,000	641,300	2.22109	466.43	14,243.85
2024	21,000	1,413,900	2.03386	427.11	28,756.75
2025	21,000	3,297,400	2.05683	431.93	67,821.91
Total				1,796.12	110,979.39

Current Year	Base Value	Excess Value
Residential	21,000	0
Commercial	0	3,297,400
Industrial	0	0
Other	0	0

Project Name: TIF 2504 Highlander Phase IV (extreme blight)

City: OMAHA

School: OMAHA PUBLIC

Project Years: 20

Project Date: 2023

TIF-ID#: 28-2504

Project Type: Extremely Blighted

Location: Lots 2, 4, 5, 6, and 9 Highlander East Subdivision
Description: TIF funds used for property acquisition, public improvements in the Right of Way, earthwork and erosion control for site preparation, architecture and engineering fees, marketing, appraisal, environmental and geotechnical studies necessary in the construction of 20 residential structures with a total of 108 residential units and includes one mixed use building with 49 apartment units.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	75,400	6,008,100	2.22109	1,674.70	133,445.30
2024	75,400	5,988,000	2.03386	1,533.53	121,787.54
2025	75,400	5,803,800	2.05683	1,550.85	119,374.30
Total				4,759.08	374,607.14

Current Year	Base Value	Excess Value
Residential	75,400	5,803,800
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF 2505 Warhorse Casino Omaha

City: OMAHA

School: OMAHA 1

Project Years: 15

Project Date: 2024

TIF-ID#: 28-2505

Project Type: Standard

Location: Property at 6303 Q Street, Lot 1, Hawkins 2nd Addition, PID 0363011013.
Description: TIF funds used for a comprehensive renovation of the existing building, and will also substantially expand the facility with additional new construction.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	5,544,800	0	2.11918	117,504.29	0.00
2025	5,544,800	19,477,600	2.05683	114,047.11	400,621.12
Total				231,551.40	400,621.12

Current Year	Base Value	Excess Value
Residential	5,544,800	0
Commercial	0	19,477,600
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 2506 2014 Pierce Townhomes (standard)
City: OMAHA **Project Date:** 2023
School: OMAHA PUBLIC **TIF-ID#:** 28-2506
Project Years: 15 **Project Type:** Standard

Location: Lots 3 and 4 Block 1 Shulls Addition
Description: TIF funds used for site acquisition, site work and demolition, public improvements consisting of sidewalks, curbs, street and Right of Way landscaping, architecture and engineering fees as well as soft costs consisting of soils studies, geotech studies and surveying necessary in the construction of a townhome style structure with nine market residential rental units.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	20,000	19,800	2.22109	444.22	439.78
2024	20,000	52,500	2.03386	406.77	1,067.78
2025	20,000	1,692,000	2.05683	411.37	34,801.56
Total				1,262.36	36,309.12

Current Year	Base Value	Excess Value
Residential	20,000	1,692,000
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF 2507 MH Landing (Lot 4)
City: OMAHA **Project Date:** 2022
School: OMAHA PUBLIC **TIF-ID#:** 28-2507
Project Years: 15 **Project Type:** Standard

Location: Lot 4 MH Landing; Address: 3321 South 72nd Street
Description: TIF funds used for the demolition of an existing hotel and water park and construction of a new four story hotel.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	354,100	0	2.24121	7,936.12	0.00
2023	354,100	0	2.22109	7,864.88	0.00
2024	354,100	4,449,500	2.03386	7,201.90	90,496.60
2025	354,100	4,449,500	2.05683	7,283.24	91,518.65
Total				30,286.14	182,015.25

Current Year	Base Value	Excess Value
Residential	354,100	0
Commercial	0	4,449,500
Industrial	0	0
Other	0	0

Project Name: TIF 2508 Abbott Drive Industrial Building
City: OMAHA **Project Date:** 2024
School: OMAHA 1 **TIF-ID#:** 28-2508
Project Years: 15 **Project Type:** Standard

Location: 5906 Abbott Drive, PID 1861502521.
Description: TIF funds used for the new construction of a one story 150,000 square foot warehouse and distribution building.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	676,600	4,581,200	2.03386	13,761.10	93,175.19
2025	676,600	7,210,200	2.05683	13,916.51	148,301.56
Total				27,677.61	241,476.75

Current Year	Base Value	Excess Value
Residential	676,600	0
Commercial	0	0
Industrial	0	7,210,200
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 2510 Elmwood Townhomes (standard)
City: OMAHA **Project Date:** 2023
School: OMAHA PUBLIC **TIF-ID#:** 28-2510
Project Years: 15 **Project Type:** Standard

Location: Lots 1 and 2 Himebaugh's Addition Replat I; West 50" of E 240 feet of Lot 34,Block 1 Himebaugh's Addition; West 110 feet of Lot 33 and the south 11.55 feet of west 110 feet of Lot 34 Block 1 Himebaugh's Addition.
Description: TIF funds used for site acquisition, demolition, site preparation and grading, public improvements consisting of sidewalks, landscaping, lighting, and utilities, architectural and engineering fees necessary in the construction of a 19 unit townhouse development.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	145,500	236,400	2.22109	3,231.69	5,250.66
2024	706,700	8,625,000	2.03386	14,373.29	175,420.41
2025	706,700	8,950,200	2.05683	14,535.62	184,090.44
Total				32,140.60	364,761.51

Current Year	Base Value	Excess Value
Residential	706,700	8,950,200
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF 2511 MH Landing Lot 5 (standard)
City: OMAHA **Project Date:** 2023
School: OMAHA PUBLIC **TIF-ID#:** 28-2511
Project Years: 15 **Project Type:** Standard

Location: MH Land Lot 1
Description: TIF funds used for site acquisition, demolition, site work, public improvements architectural and engineering fees necessary in the construction of a 5,663 square foot, one story office building which will include 2,134 square feet of warehousing space.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	106,800	468,200	2.22109	2,372.12	10,399.14
2024	106,800	468,200	2.03386	2,172.16	9,522.53
2025	106,800	504,400	2.05683	2,196.69	10,374.65
Total				6,740.97	30,296.32

Current Year	Base Value	Excess Value
Residential	106,800	0
Commercial	0	504,400
Industrial	0	0
Other	0	0

Project Name: TIF 2512 Shirley Tyree Theater
City: OMAHA **Project Date:** 2024
School: OMAHA 1 **TIF-ID#:** 28-2512
Project Years: 20 **Project Type:** Extremely Blighted

Location: 2401 N 24th Street, PID 0880000514.
Description: TIF funds used for the renovation of a 4,392 square foot building and an addition of about 4,300 square foot addition.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	110,200	1,343,200	2.03386	2,241.31	27,318.81
2025	110,200	1,343,200	2.05683	2,266.63	27,627.34
Total				4,507.94	54,946.15

Current Year	Base Value	Excess Value
Residential	110,200	0
Commercial	0	1,343,200
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 2514 Urban Core Street Car (extreme blight)
City: OMAHA
School: OMAHA PUBLIC
Project Years: 20
Project Date: 2022
TIF-ID#: 28-2514
Project Type: Extremely Blighted

Location: The Redevelopment Plan Area includes all or a portion of approximately 50 city blocks in an area bounded on the west by 50th Street, on the north by Cuming Street generally, on the east by the Missouri River, and on the south by Woolworth Street. The Housing and Mobility TIF District/streetcar district - 3 blocks north and south of the Harney and Farnam Streets.
Description: TIF funds for this Redevelopment Plan: Analyzes existing conditions and development opportunities in the Redevelopment Plan Area; Identifies redevelopment sites within the Redevelopment Plan Area and presents an agenda for future detailed planning; Presents potential and proposed project guidelines for a major portion of the Redevelopment Plan Area, with public improvements such as parking garages and public facilities as incentives for substantial private development.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	228,158,155	24,485,845	2.24121	5,113,503.39	548,779.21
2023	208,068,800	33,492,600	2.22109	4,621,395.31	743,900.80
2024	207,537,900	48,186,000	2.03386	4,221,030.33	980,035.75
2025	206,114,900	50,752,300	2.05683	4,239,433.10	1,043,888.49
Total				18,195,362.13	3,316,604.25

Current Year	Base Value	Excess Value
Residential	80,924,600	0
Commercial	111,799,600	48,446,800
Industrial	13,390,700	2,305,500
Other	0	0

Project Name: TIF 2515 Urban Core Mobility Influence (standard)
City: OMAHA
School: OMAHA PUBLIC
Project Years: 15
Project Date: 2022
TIF-ID#: 28-2515
Project Type: Standard

Location: The Redevelopment Plan Area includes all or a portion of approximately 50 city blocks in an area bounded on the west by 50th Street, on the north by Cuming Street generally, on the east by the Missouri River, and on the south by Woolworth Street. The Housing and Mobility TIF Influence Area: 4-6 blocks north and south of Harney and Farnam Streets
Description: TIF funds for this Redevelopment Plan: Analyzes existing conditions and development opportunities in the Redevelopment Plan Area; Identifies redevelopment sites within the Redevelopment Plan Area and presents an agenda for future detailed planning; Presents potential and proposed project guidelines for a major portion of the Redevelopment Plan Area, with public improvements such as parking garages and public facilities as incentives for substantial private development.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	59,651,700	6,671,455	2.24121	1,336,919.87	149,521.31
2023	59,174,700	15,593,200	2.22109	1,314,323.34	346,339.00
2024	59,017,800	19,606,700	2.03386	1,200,339.43	398,772.87
2025	57,133,200	26,081,500	2.05683	1,175,132.80	536,452.17
Total				5,026,715.44	1,431,085.35

Current Year	Base Value	Excess Value
Residential	18,187,500	0
Commercial	37,462,200	21,775,400
Industrial	1,483,500	4,306,100
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 2516 Urban Core Mobility Influence (extreme blight)
City: OMAHA
School: OMAHA PUBLIC
Project Years: 20
Project Date: 2022
TIF-ID#: 28-2516
Project Type: Extremely Blighted

Location: The Redevelopment Plan Area includes all or a portion of approximately 50 city blocks in an area bounded on the west by 50th Street, on the north by Cuming Street generally, on the east by the Missouri River, and on the south by Woolworth Street. The Housing and Mobility Influence Area - 4-6 blocks north and south of Harney and Farnam Streets.
Description: TIF funds used in this Redevelopment Plan: Analyzes existing conditions and development opportunities in the Redevelopment Area; Identifies redevelopment sites within the Redevelopment Plan Area and presents an agenda for future detailed planning; Identifies redevelopment sites within the Redevelopment Plan Area and presents an agenda for future detailed planning; Presents potential and proposed project guidelines for a major portion of the Redevelopment Plan Area, with public improvements such as parking garages and public facilities as incentives for substantial private development.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	98,523,500	14,029,600	2.24121	2,208,118.53	314,432.80
2023	99,864,600	22,339,500	2.22109	2,218,082.64	496,180.39
2024	99,165,000	28,802,300	2.03386	2,016,877.27	585,798.47
2025	99,063,900	34,298,800	2.05683	2,037,576.01	705,468.03
Total				8,480,654.45	2,101,879.69

Current Year	Base Value	Excess Value
Residential	41,294,200	0
Commercial	48,025,700	23,678,200
Industrial	9,744,000	10,620,600
Other	0	0

Project Name: TIF 2517 Blackstone Mixed Use East
City: OMAHA
School: OMAHA PUBLIC
Project Years: 15
Project Date: 2022
TIF-ID#: 28-2517
Project Type: Standard

Location: Lot 1 Blackstone - Cottonwood Place; Address 3719 Farnam Street and 3710 Harney Street
Description: TIF funds used for the construction of a new nine story mixed-use building. There will be approximately 20,000 square foot ground floor commercial space, with about 161 apartment units on the upper levels.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	461,600	99,400	2.24121	10,345.43	2,227.76
2023	298,800	55,400	2.22109	6,636.62	1,230.48
2024	298,800	0	2.03386	6,077.17	0.00
2025	257,500	27,310,300	2.05683	5,296.34	561,726.44
Total				28,355.56	565,184.68

Current Year	Base Value	Excess Value
Residential	257,500	0
Commercial	0	27,310,300
Industrial	0	0
Other	0	0

Project Name: TIF 2518 Project Beacon
City: OMAHA
School: OMAHA 1
Project Years: 20
Project Date: 2025
TIF-ID#: 28-2518
Project Type: Extremely Blighted

Location: Lot 8 Block 119 Vac Alley Adj & Lts 1 Thru 8
Description: TIF funds used for construction of 800,000 square foot building

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	1,602,600	0	2.05683	32,962.76	0.00
Total				32,962.76	0.00

Current Year	Base Value	Excess Value
Residential	1,602,600	0
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 2519 Scoular Office Building (extreme blight)
City: OMAHA
School: OMAHA PUBLIC
Project Years: 20

Project Date: 2023
TIF-ID#: 28-2519
Project Type:

Location: Part of Lot 3 Capitol Addition and Lots 1, 2, and 3 House's Subdivision
Description: TIF funds used for site acquisition, site work, building rehabilitation construction costs, architectural and engineering fees, public improvements in Right of Way and surveying costs necessary in the rehabilitation of an 87,828 square foot office structure and converting 27,304 square foot of gymnasium and event space to standard office space.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	3,400,000	0	2.22109	75,517.06	0.00
2024	3,400,000	3,266,700	2.03386	69,151.24	66,440.10
2025	3,400,000	3,266,700	2.05683	69,932.22	67,190.47
Total				214,600.52	133,630.57

Current Year	Base Value	Excess Value
Residential	3,400,000	0
Commercial	0	3,266,700
Industrial	0	0
Other	0	0

Project Name: TIF 2520 View on 39th (standard)
City: OMAHA
School: OMAHA PUBLIC
Project Years: 15

Project Date: 2023
TIF-ID#: 28-2520
Project Type: Standard

Location: Lot 1, 3902 Dodge Street, being a replat of Kilby Place Lot 10, Block 4
Description: TIF funds used for site acquisition, site work consisting of grubbing and vegetation removal, earthwork, grading and soil remediation and erosion control, public improvements consisting of storm sewer and drainage, paving improvements, new sidewalks, lighting and landscaping, on-site parking, alleyway, and architecture and engineering fees and Phase I and II of the environmental study necessary for the construction of a 136 unit, market rate multi-family structure.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	503,100	0	2.22109	11,174.30	0.00
2024	503,100	325,900	2.03386	10,232.35	6,628.35
2025	503,100	12,954,300	2.05683	10,347.91	266,447.93
Total				31,754.56	273,076.28

Current Year	Base Value	Excess Value
Residential	503,100	0
Commercial	0	12,954,300
Industrial	0	0
Other	0	0

Project Name: TIF 2521 1501 Mike Fahey (extreme blight)
City: OMAHA
School: OMAHA PUBLIC
Project Years: 20

Project Date: 2023
TIF-ID#: 28-2521
Project Type: Extremely Blighted

Location: Parcel 1 - Lots 1 and 2 and the East 47 feet of Lot 3, Block 9 and Parcel 2 - Lot 4 and the West 19 feet of Lot, Block 9 Original City of Omaha
Description: TIF funds used for site acquisition, site work including excavation and grading, demolition, engineered foundations, architectural and engineering fees, public improvements including utilities, concrete in the Right of Way, sidewalks, curbing and drive, landscaping and hardscaping, a geotechnical report, erosion control and SWPPP maintenance, environmental studies and surveying necessary in the construction of a new, four story mixed use office and commercial building of approximately 115,000 square foot.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	1,189,100	0	2.22109	26,410.98	0.00
2024	1,189,100	4,274,900	2.03386	24,184.63	86,945.48
2025	1,189,100	6,012,600	2.05683	24,457.77	123,668.96
Total				75,053.38	210,614.44

Current Year	Base Value	Excess Value
Residential	1,189,100	0
Commercial	0	6,012,600
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 2522 Kennedy Square East

City: OMAHA

School: OMAHA 1

Project Years: 20

Project Date: 2024

TIF-ID#: 28-2522

Project Type: Extremely Blighted

Location: Kennedy Square East, Lots 1 through 5, and Outlot A, Blocks 1 and 2, and the West 297.6' of Block 3, and all of Block 5 lying west of the west right away of a line on North 28th Street, and all of the vacated Spence Homes Court adjoining said Blocks 2 and 3 all located in Spencer Homes Subdivision. PID's 1434180752, 143180750,
Description: TIF funds used for the new construction of a 102 unit mixed income, affordable housing complex with 11 residential structures and one mixed use building.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	191,400	0	2.03386	3,892.81	0.00
2025	149,000	0	2.05683	3,064.68	0.00
Total				6,957.49	0.00

Current Year	Base Value	Excess Value
Residential	149,000	0
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF 2524 Aksarben Keys Apartments

City: OMAHA

School: OMAHA 1

Project Years: 15

Project Date: 2024

TIF-ID#: 28-2524

Project Type: Standard

Location: 3315 S 70th Street, PID 4057018017.

Description: TIF funds used for the construction of a four and five story multi-family residential structure with 255 market rate apartment units.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	785,200	0	2.03386	15,969.87	0.00
2025	785,200	17,902,000	2.05683	16,150.23	368,213.71
Total				32,120.10	368,213.71

Current Year	Base Value	Excess Value
Residential	785,200	0
Commercial	0	17,902,000
Industrial	0	0
Other	0	0

Project Name: TIF 2525 skylark Dev

City: OMAHA

School: OMAHA 1

Project Years: 15

Project Date: 2025

TIF-ID#: 28-2525

Project Type: Standard

Location: North 9 feet of Lot 25 and all of Lot 26 and 27 Block 9, North 23 Feet of Lot 24 and the South 37 Feet of Lot 25 Block 9, South 23 Feet of Lot 24 and all of Lot 23 Block 9

Description: TIF funds used for construction of a building

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	1,629,000	0	2.05683	33,505.76	0.00
Total				33,505.76	0.00

Current Year	Base Value	Excess Value
Residential	1,629,000	0
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF 2526 Keeline Building (extreme blight)

City: OMAHA

School: OMAHA PUBLIC

Project Years: 20

Project Date: 2023

TIF-ID#: 28-2526

Project Type: Extremely Blighted

Location: Lot 5, and the West 22' of Lot 6, Block 140 Original City of Omaha

Description: TIF funds used for site acquisition, construction hard costs; building rehabilitation, public improvements, and architecture and engineering fees necessary for the rehabilitation of a 61,000 square foot historical building.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	1,589,300	0	2.22109	35,299.78	0.00
2024	1,589,300	33,100	2.03386	32,324.14	673.21
2025	1,589,300	33,100	2.05683	32,689.20	680.81
Total				100,313.12	1,354.02

Current Year	Base Value	Excess Value
Residential	1,589,300	0
Commercial	0	33,100
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 2527 Flats on Howard Expansion (extreme blight)
City: OMAHA
School: OMAHA PUBLIC
Project Years: 20
Project Date: 2023
TIF-ID#: 28-2527
Project Type: Extremely Blighted

Location: Lot 1, Convent Place Replat Two
Description: TIF funds used for site acquisition, site work including excavation and grading, demolition, environmental studies and an appraisal, brick masonry and design enhancements, public improvements including utilities, landscaping and concrete work, architecture and engineering fees necessary in the demolition of the existing Nebraska Urban Indian Health Center building and the construction of a new six story multi-family residential building with 120 apartment units.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	845,000	0	2.22109	18,768.21	0.00
2024	845,000	0	2.03386	17,186.12	0.00
2025	1,590,500	11,540,800	2.05683	32,713.88	237,374.64
Total				68,668.21	237,374.64

Current Year	Base Value	Excess Value
Residential	1,590,500	0
Commercial	0	11,540,800
Industrial	0	0
Other	0	0

Project Name: TIF 2528 Dizzy Mule (extreme blight)
City: OMAHA
School: OMAHA PUBLIC
Project Years: 20
Project Date: 2023
TIF-ID#: 28-2528
Project Type: Extremely Blighted

Location: Lots 1 through 8, Block 318, City of Omaha, together with the vacated east 16 feet of 13th Street adjoining Lots 4 and 5 on the West, except that portion deeded to the City of Omaha.
Description: TIF funds used for land acquisition, construction hard costs and building rehabilitation, site preparation including grading, demolition and erosion control, engineered foundation and geopiers, public improvements in the Right of Way, and architectural and engineering fees necessary in the rehabilitation of an existing historical building and expand it with new construction on the east and west sides to build a redevelopment project with 172 residential units and approximately 18,000 square feet of a commercial use area.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	1,403,000	0	2.22109	31,161.89	0.00
2024	1,403,000	3,967,600	2.03386	28,535.06	80,695.43
2025	1,403,000	11,795,600	2.05683	28,857.32	242,615.44
Total				88,554.27	323,310.87

Current Year	Base Value	Excess Value
Residential	1,403,000	0
Commercial	0	0
Industrial	0	11,795,600
Other	0	0

Project Name: TIF 2530 Saddle Creek Voightman
City: OMAHA
School: OMAHA 1
Project Years: 15
Project Date: 2025
TIF-ID#: 28-2530
Project Type: Standard

Location: 609 South 48th Street, PID 0218460006.
Description: TIF funds used in the redevelopment of approximately 3 acre site into an innovation hub of commercial space and community amenities.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	641,700	0	2.03386	13,051.28	0.00
2025	641,700	0	2.05683	13,198.68	0.00
Total				26,249.96	0.00

Current Year	Base Value	Excess Value
Residential	641,700	0
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 2532 Grover Street

City: OMAHA

School: OMAHA 1

Project Years: 15

Project Date: 2025

TIF-ID#: 28-2532

Project Type: Standard

Location: Lot 2, MH Landing Replat 1, being a replatting of Lot 3

Description: TIF funds used for new construction of a two story dental office building

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	148,500	461,200	2.05683	3,054.39	9,486.10
Total				3,054.39	9,486.10

Current Year	Base Value	Excess Value
Residential	148,500	0
Commercial	0	461,200
Industrial	0	0
Other	0	0

Project Name: TIF 2533 Square Apartments

City: OMAHA

School: OMAHA 1

Project Years: 15

Project Date: 2024

TIF-ID#: 28-2533

Project Type: Standard

Location: South of 30th and Leavenworth Streets, PID's 3710010005, and 3710010205.

Description: TIF funds used for the demolition of the existing structure and construction of a four story apartment building with 73 units.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	259,900	0	2.03386	5,286.00	0.00
2025	259,900	7,704,200	2.05683	5,345.70	158,462.30
Total				10,631.70	158,462.30

Current Year	Base Value	Excess Value
Residential	259,900	0
Commercial	0	7,704,200
Industrial	0	0
Other	0	0

Project Name: TIF 2534 Greenwood Building Redev

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2025

TIF-ID#: 28-2534

Project Type:

Location: Lot 15 and 16, Block 5 Plainview Addition, 3819 N 24th Street.

Description: TIF funds used for a comprehensive rehabilitation of the 7,250 square foot building and a small 600 square foot addition to the rear.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	50,000	0	2.03386	1,016.93	0.00
2025	139,400	0	2.05683	2,867.22	0.00
Total				3,884.15	0.00

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	139,400	0
Industrial	0	0
Other	0	0

Project Name: TIF 2535 5902 N. 9th Street

City: OMAHA

School: OMAHA 1

Project Years: 20

Project Date: 2024

TIF-ID#: 28-2535

Project Type: Extremely Blighted

Location: 5902 N 9th Street, PID 4378003016.

Description: TIF funds used for the construction of a one story, 202,404 square foot industrial building.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	750,800	2,759,200	2.03386	15,270.22	56,118.27
2025	750,800	9,779,200	2.05683	15,442.68	201,141.52
Total				30,712.90	257,259.79

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	750,800	9,779,200
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 2536 Digs Apartments

City: OMAHA

School: OMAHA 1

Project Years: 15

Project Date: 2024

TIF-ID#: 28-2536

Project Type: Standard

Location: 522 S 30th Street and 522 Park Avenue, PID's 214699023 and 2146990223.

Description: TIF funds used for the construction of a four story apartment building with 43 market rate units.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	109,800	1,638,000	2.03386	2,233.18	33,314.63
2025	109,800	3,314,300	2.05683	2,258.40	68,169.52
Total				4,491.58	101,484.15

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	109,800	3,314,300
Industrial	0	0
Other	0	0

Project Name: TIF 2537 48th & Dodge Redev

City: OMAHA

School: OMAHA 1

Project Years: 15

Project Date: 2025

TIF-ID#: 28-2529

Project Type: Standard

Location: Lot 1, Briggs Place, Replat 12

Description: TIF funds used for construction apartment building

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	2,724,000	6,439,500	2.05683	56,028.05	132,449.57
Total				56,028.05	132,449.57

Current Year	Base Value	Excess Value
Residential	2,724,000	0
Commercial	0	6,439,500
Industrial	0	0
Other	0	0

Project Name: TIF 2537 Leavenworth Lofts

City: OMAHA

School: OMAHA 1

Project Years: 15

Project Date: 2024

TIF-ID#: 28-2537

Project Type: Standard

Location: 3612 Leavenworth Street, PID 2314012008.

Description: TIF funds used for the construction of a new four story apartments building with a total of 24 market rate units on top of one level of structured parking.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	68,800	0	2.03386	1,399.30	0.00
2025	68,800	1,061,000	2.05683	1,415.10	21,822.97
Total				2,814.40	21,822.97

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	68,800	1,061,000
Industrial	0	0
Other	0	0

Project Name: TIF 2539 Hamilton Village Senior Suites

City: OMAHA

School: OMAHA 1

Project Years: 15

Project Date: 2024

TIF-ID#: 28-2539

Project Type: Standard

Location: 4102 Hamilton Street, PID 3164010012.

Description: TIF funds used for the construction of a new four and five story mixed income senior apartment building with 59 units.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	60,800	117,600	2.03386	1,236.59	2,391.82
2025	60,800	3,960,500	2.05683	1,250.55	81,460.75
Total				2,487.14	83,852.57

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	60,800	3,960,500
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 2540 2816 Ames

Location: 2816 Ames Avenue, PID 4581000822.

City: OMAHA

Project Date: 2024

Description: TIF funds used for the renovation of a one story building to be used as a medical office.

School: OMAHA 1

TIF-ID#: 28-2540

Project Years: 20

Project Type: Extremely Blighted

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	576,400	560,900	2.03386	11,723.17	11,407.92
2025	576,400	1,094,800	2.05683	11,855.57	22,518.17
Total				23,578.74	33,926.09

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	576,400	1,094,800
Industrial	0	0
Other	0	0

Project Name: TIF 2541 7101 Mercy

Location: Lot 2 Mid America Plaza Replat 1

City: OMAHA

Project Date: 2025

Description: TIF funds used for demolition of an existing office building and the construction of a new four story apartment building with 200 apartments

School: OMAHA 1

TIF-ID#: 28-2541

Project Years: 15

Project Type: Standard

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	480,000	4,751,000	2.05683	9,872.78	97,719.99
Total				9,872.78	97,719.99

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	480,000	4,751,000
Industrial	0	0
Other	0	0

Project Name: TIF 2542 Highlander V Davis Ridge

Location: Northwest of 31st Street and Patrick Avenue, PID 1757045009.

City: OMAHA

Project Date: 2024

Description: TIF funds used for the construction of a new, three story mixed income 41 unit apartment structure.

School: OMAHA 1

TIF-ID#: 28-2542

Project Years: 15

Project Type: Standard

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	61,700	0	2.03386	1,254.89	0.00
2025	61,700	3,801,800	2.05683	1,269.06	78,196.56
Total				2,523.95	78,196.56

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	61,700	3,801,800
Industrial	0	0
Other	0	0

Project Name: TIF 2544 The Larimore

Location: 3483 Larimore Avenue, PID 011900018.

City: OMAHA

Project Date: 2024

Description: TIF funds used for the rehabilitation and reuse as an affordable housing senior living apartment project.

School: OMAHA 1

TIF-ID#: 28-2544

Project Years: 20

Project Type: Extremely Blighted

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	156,200	0	2.03386	3,176.89	0.00
2025	156,200	2,982,600	2.05683	3,212.77	61,347.01
Total				6,389.66	61,347.01

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	156,200	2,982,600
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 2545 Forever North

City: OMAHA

School: OMAHA 1

Project Years: 20

Project Date: 2025

TIF-ID#: 28-2545

Project Type: Extremely Blighted

Location: Vac Alley Adj & LTS 11 Thru 14, Pruyns Sub & Vac Alley Adj & LTS 9 Thru 25 Paulsens Add

Description: TIF funds used for new construction of a four story mixed use structure and a 99 unit four story multi family apartment building

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	174,900	0	2.05683	3,597.40	0.00
Total				3,597.40	0.00

Current Year	Base Value	Excess Value
Residential	174,900	0
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF 2546 Bluestem Prairie Second Add Ph 1

City: OMAHA

School: OMAHA 1

Project Years: 20

Project Date: 2025

TIF-ID#: 28-2546

Project Type: Extremely Blighted

Location: TX LT 1 & N 1/2 NE 1/4 NE 1/4

Description: TIF funds used for 112 new single family homes to be built in 2 phases, this is for Phase 1 only

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	147,200	0	2.05683	3,027.65	0.00
Total				3,027.65	0.00

Current Year	Base Value	Excess Value
Residential	147,200	0
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF 2547 MH Landing Lot 1

City: OMAHA

School: OMAHA 1

Project Years: 15

Project Date: 2024

TIF-ID#: 28-2547

Project Type: Standard

Location: 3401 South 72nd Street, PID 4057020017.

Description: TIF funds used for the new construction of a 6,650 square foot, one story commercial building.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	235,300	0	2.03386	4,785.67	0.00
2025	235,300	1,683,100	2.05683	4,839.72	34,618.51
Total				9,625.39	34,618.51

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	235,300	1,683,100
Industrial	0	0
Other	0	0

Project Name: TIF 2548 Boho Flats

City: OMAHA

School: OMAHA 1

Project Years: 20

Project Date: 2025

TIF-ID#: 28-2548

Project Type: Extremely Blighted

Location: Lots 11 Thru 13 Block 9, Kountze 3rd Addition, a Subdivision in Douglas County, Nebraska

Description: TIF funds used for a project site will be cleared and a new five story mixed use building with 59 apartment units and 5,400 square feet of retail will be constructed

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	84,500	2,829,700	2.05683	1,738.02	58,202.12
Total				1,738.02	58,202.12

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	84,500	2,829,700
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 2549 Nook Apartments

City: OMAHA

School: OMAHA 1

Project Years: 20

Project Date: 2025

TIF-ID#: 28-2549

Project Type: Extremely Blighted

Location: Parcels A Thru J

Description: TIF funds used for construction of 250 new residential units in ten separate three story buildings

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	771,700	0	2.05683	15,872.56	0.00
Total				15,872.56	0.00

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	771,700	0
Industrial	0	0
Other	0	0

Project Name: TIF 2550 Kennedy Square West

City: OMAHA

School: OMAHA 1

Project Years: 15

Project Date: 2025

TIF-ID#: 28-2550

Project Type: Standard

Location: Lots 1 through 6, inclusive, Lot 7 and all of the vacated portion of a 14' wide alley adjoining said Lot 7 on the east, all in Block A Bedford Subdivision, and Lots 23 and 24, Block 7 Bedford Place Subdivision, PID 1434180802 and 1434180800.

Description: TIF funds used for the demolition of the Martin Luther King Jr building and replace it with a four story mixed building with 39 residential units and 3,964 square foot of commercial space.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	278,900	0	2.03386	5,672.44	0.00
2025	56,400	0	2.05683	1,160.05	0.00
Total				6,832.49	0.00

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	56,400	0
Industrial	0	0
Other	0	0

Project Name: TIF 2551 Curtis Corner

City: OMAHA

School: OMAHA 1

Project Years: 20

Project Date: 2025

TIF-ID#: 28-2551

Project Type: Extremely Blighted

Location: Lots 1 through 7, 10, and 13 of Sedlacek Terrace, Douglas County Nebraska

Description: TIF funds used for new construction of nine single family homes

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	69,500	2,272,500	2.05683	1,429.50	46,741.50
Total				1,429.50	46,741.50

Current Year	Base Value	Excess Value
Residential	69,500	2,272,500
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF 2552 30th & Fowler

City: OMAHA

School: OMAHA 1

Project Years: 20

Project Date: 2025

TIF-ID#: 28-2552

Project Type: Extremely Blighted

Location: Replatting of Lots 1 Thru 6, Inclusive Block 2

Description: TIF funds used for construction of a new single story 4,185 square feet commercial/retail building

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	194,300	254,200	2.05683	3,996.42	5,228.46
Total				3,996.42	5,228.46

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	194,300	254,200
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 2553 Southside Terrace Ph 1

City: OMAHA

School: OMAHA 1

Project Years: 20

Project Date: 2025

TIF-ID#: 28-2553

Project Type: Extremely Blighted

Location: Lots 1 through 20 Block 2 and Vacated streets and alleys adjoining in Jetters 2nd Addition

Description: TIF funds used for construction of a new 4 story 92 unit mixed income multifamily residential development

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	299,000	0	2.05683	6,149.92	0.00
Total				6,149.92	0.00

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	299,000	0
Industrial	0	0
Other	0	0

Project Name: TIF 2554 Walter Apartments

City: OMAHA

School: OMAHA 1

Project Years: 15

Project Date: 2025

TIF-ID#: 28-2554

Project Type: Standard

Location: Lots 3, 4, 5, and 6, Nielsen's Addition

Description: TIF funds used for construction of a new five story 58 unit apartment building

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	147,100	0	2.05683	3,025.60	0.00
Total				3,025.60	0.00

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	147,100	0
Industrial	0	0
Other	0	0

Project Name: TIF 2556 1904 Farnam

City: OMAHA

School: OMAHA 1

Project Years: 20

Project Date: 2025

TIF-ID#: 28-2556

Project Type: Extremely Blighted

Location: East 2 Feet of Lot 7 and all of Lot 8 Block 114

Description: TIF funds used for rehabilitation of a historic 7 story building into 54 affordable apartment unit and about 5,965 square feet of retail/commercial space

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	1,650,800	0	2.05683	33,954.15	0.00
Total				33,954.15	0.00

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	1,650,800	0
Industrial	0	0
Other	0	0

Project Name: TIF 2557 1508 Marcy Redev

City: OMAHA

School: OMAHA 1

Project Years: 20

Project Date: 2025

TIF-ID#: 28-2557

Project Type: Extremely Blighted

Location: Lots 5, 6, 7 and 8 Block 198

Description: TIF funds used for new construction of a four story 83 unit apartment building

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	132,300	2,338,200	2.05683	2,721.19	48,092.80
Total				2,721.19	48,092.80

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	132,300	2,338,200
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 2558 Community Innovations Campus
City: OMAHA
School: OMAHA 1
Project Years: 20
Project Date: 2025
TIF-ID#: 28-2558
Project Type: Extremely Blighted
Location: Lot 2 except the South 13 inches and all of Lots 3, 4, 5, 6, 7, 8, 9, 10, 11 Block 6, Horbach's 2nd Addition and the Vacated Alley lying between Lots 2 to 6 on the East and Lots 7 to 11 on the West
Description: TIF funds used for rehabilitation of a 19,060 square foot building for use as a community kitchen and dietary call center

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	566,500	0	2.05683	11,651.94	0.00
Total				11,651.94	0.00

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	566,500	0
Industrial	0	0
Other	0	0

Project Name: TIF 2559 Elkhorn Landing - Phase 2
City: OMAHA
School: OMAHA 1
Project Years: 15
Project Date: 2024
TIF-ID#: 28-2559
Project Type: Standard
Location: 20605 Elkhorn Drive; PID 1510007010.
Description: TIF funds used for Phase II of a project containing 12 residential units, 8 one bedroom units, 4 two bedroom units.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	29,500	0	1.93721	571.48	0.00
2025	29,500	634,900	1.87798	554.00	11,923.29
Total				1,125.48	11,923.29

Current Year	Base Value	Excess Value
Residential	29,500	634,900
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF 2560 Bluestem Prairie First Addition - Phase 2 ONLY
City: OMAHA
School: OMAHA 1
Project Years: 20
Project Date: 2024
TIF-ID#: 28-2560
Project Type: Extremely Blighted
Location: Area north of Forest Lawn and Curtis Avenues.
Description: TIF funds used for the transformation of a vacant site and additional adjacent vacant parcels to the south into a new large, multi-generational, affordable housing redevelopment.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	21,600	1,732,900	2.03386	439.31	35,244.76
2025	120,600	11,065,100	2.05683	2,480.54	227,590.31
Total				2,919.85	262,835.07

Current Year	Base Value	Excess Value
Residential	120,600	11,065,100
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF 2561 N 38th Ave City HOME Project
City: OMAHA
School: OMAHA 1
Project Years: 20
Project Date: 2025
TIF-ID#: 28-2561
Project Type: Extremely Blighted
Location: Lot 97, Lot 1, Lot 2, and Lot 3
Description: TIF funds used for new construction of four single family homes

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	29,900	100	2.05683	614.99	2.06
Total				614.99	2.06

Current Year	Base Value	Excess Value
Residential	29,900	100
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 2562 Workforce Housing Round 3

City: OMAHA

School: OMAHA 1

Project Years: 20

Project Date: 2025

TIF-ID#: 28-2562

Project Type: Extremely Blighted

Location: Lots 57, 58, 29, 27, 26, 85 Mossman & Wilsons Addition, Lot 6, 3 Maenner & Wilsons Addition, Lot 24 Blk 17 Orchard Hill, Lot 1, 2, 3, 4 Mossman & Wilsons Addition Replat Five
Description: TIF funds used to constructed thirteen single family homes

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	116,900	313,000	2.05683	2,404.43	6,437.89
Total				2,404.43	6,437.89

Current Year	Base Value	Excess Value
Residential	116,900	313,000
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF 2566 THE DOU Phase I

City: OMAHA

School: OMAHA 1

Project Years: 20

Project Date: 2025

TIF-ID#: 28-2566

Project Type: Extremely Blighted

Location: Condominium Unit 1 South Tower
Description: TIF funds used for two existing towers that will be converted into apartment units above the 16,000 sf of commercial space, and a new multifamily structure will be constructed over a new city-owned parking structure at the 201 S. 16th Street suite. There will be approximately 707 apartment units and 550 parking stalls

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	5,950,000	0	2.05683	122,381.38	0.00
Total				122,381.38	0.00

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	5,950,000	0
Industrial	0	0
Other	0	0

Project Name: TIF2451 64 AVE Aksarben Village Redev Proj

City: OMAHA

School: OMAHA 1

Project Years:

Project Date: 2020

TIF-ID#: 28-2451

Project Type:

Location: Lot 2 through 8 of Aksarben Village Replat Address: 2210 South 64th Street
Description: TIF funds used for site acquisition, demolition and site grading, engineered foundations, architecture and engineering, public improvements, geotechnical study, and other TIF expenses needed for the construction of seven for-sale market-rate townhomes. Each unit will have two to three bedrooms, two or three bathrooms and a two-stall parking garage.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2020	103,200	455,000	2.24313	2,314.91	10,206.21
2021	103,200	2,657,700	2.22412	2,295.29	59,110.42
2022	103,200	2,657,700	2.24121	2,312.93	59,564.65
2023	103,200	2,735,500	2.22109	2,292.16	60,757.89
2024	103,200	2,735,500	2.03386	2,098.94	55,636.27
2025	103,200	3,228,600	2.05683	2,122.65	66,406.83
Total				13,436.88	311,682.27

Current Year	Base Value	Excess Value
Residential	103,200	3,228,600
Commercial	0	0
Industrial	0	0
Other	0	0

2026 TOTALS FOR CITY : # OMAHA

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	335,233,100	175,458,300	6,891,924.43	3,602,536.04
Commercial	235,772,200	2,067,130,000	4,850,092.06	42,412,704.98
Industrial	32,375,100	100,418,500	665,900.77	2,065,437.83
other	0	0	0.00	0.00
Total	603,380,400	2,343,006,800	12,407,917.25	48,080,678.85

Project Count 287

CITY: RALSTON

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 5463 Ralston Lodging LLC

City: RALSTON

School: RALSTON 54

Project Years:

Project Date: 2016

TIF-ID#: 28-5463

Project Type:

Location: 7306 "Q" Street, PID 1415915112, Tract 1 and 2 near 73rd & Q St.

Description: Development of a hotel approx. 80 units to serve as an adjunct to the Ralston Arena.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2016	339,300	4,454,300	2.32614	7,892.59	103,613.25
2017	339,300	4,454,300	2.32035	7,872.95	103,355.35
2018	339,300	4,454,300	2.42578	8,230.67	108,051.52
2019	339,300	4,407,100	2.43533	8,263.07	107,327.43
2020	339,300	4,407,100	2.43685	8,268.23	107,394.42
2021	339,300	3,525,800	2.35198	7,980.27	82,926.11
2022	339,300	3,770,000	2.42519	8,228.67	91,429.66
2023	339,300	3,550,200	2.25677	7,657.22	80,119.85
2024	339,300	3,550,200	2.24602	7,620.75	79,738.20
2025	339,300	3,550,200	2.2077	7,490.73	78,377.77
Total				79,505.15	942,333.56

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	339,300	3,550,200
Industrial	0	0
Other	0	0

Project Name: TIF 5464 Downtown & Hinge

City: RALSTON

School: RALSTON 54

Project Years: 15

Project Date: 2022

TIF-ID#: 28-5464

Project Type: Standard

Location: Lots 5 through 10 Block 36 in Townsite of Ralston; PID 2044880000; Address: 7615 Park Dr

Description: TIF funds used for public infrastructure to support the Ralston Downtown/Hinge Master Redevelopment Plan required for public improvements such as, but not necessarily limited to: sewer system upgrades to support increased residential density; street improvements to support increased traffic and provide additional parking, including a possible extension of Burlington Street; streetscapes including a Grand Entrance on 72nd and Main Streets to direct attention and traffic to support commercial/retail development in the area; and public recreation/event spaces including redevelopment of the 5 Points Plaza.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	11,870,300	2,089,800	2.42519	287,877.33	50,681.64
2023	11,982,500	6,042,200	2.25677	270,417.47	136,358.55
2024	11,779,000	2,797,200	2.24602	264,558.70	62,825.67
2025	11,779,000	2,713,500	2.2077	260,044.98	59,905.95
Total				1,082,898.48	309,771.81

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	11,779,000	2,713,500
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 5465 Downtown & Hinge Phase 2

City: RALSTON

School: RALSTON 54

Project Years: 15

Project Date: 2023

TIF-ID#: 28-5465

Project Type: Standard

Location: Lots 1,2, and 3, Block 35 townsite of Ralston 2047870002

Description: TIF funds used for public improvements such as sewer system upgrades to support increased residential density, street improvements to support increased traffic and provide additional parking, including a possible extension of Burlington Street, streetscapes including a Grand Entrance on 72nd and Main Street to direct attention and traffic to support commercial and retail development in the area, and for public recreation/event spaces including redevelopment of the 5 Points Plaza.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	5,560,200	1,318,200	2.25677	125,480.93	29,748.75
2024	5,907,700	1,485,700	2.24602	132,688.12	33,369.11
2025	5,907,700	1,743,000	2.2077	130,424.29	38,480.22
Total				388,593.34	101,598.08

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	5,907,700	1,743,000
Industrial	0	0
Other	0	0

Project Name: TIF 5466 Ralston Granary Phase 1

City: RALSTON

School: RALSTON 54

Project Years: 15

Project Date: 2023

TIF-ID#: 28-5466

Project Type: Standard

Location: Lot 1, Ralston Granary Replat 1, Ralston

Description: TIF funds used for the rehabilitation, construction and installation of office space and related improvements to previously existing but underutilized building. Funds will be used for the repair and rehabilitation of the existing structure and public improvements including sidewalks and streetscapes.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	1,436,000	7,259,600	2.25677	32,407.22	163,832.48
2024	1,436,000	6,335,500	2.24602	32,252.85	142,296.59
2025	1,436,000	6,335,500	2.2077	31,702.57	139,868.83
Total				96,362.64	445,997.90

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	1,436,000	6,335,500
Industrial	0	0
Other	0	0

Project Name: TIF 5467 Downtown & Hinge Phase 3

City: RALSTON

School: RALSTON 54

Project Years: 15

Project Date: 2025

TIF-ID#: 28-5468

Project Type: Standard

Location: South one half of Lot 24, Block 36, Ralston in Douglas County Nebraska

Description: TIF funds used for public improvements such as sewer system upgrades to support increased residential density, street improvements to support increased traffic and provide additional parking, including a possible extension of Burlington St, streetscapes including a Grand Entrance on 72nd and Main St. to direct attention and traffic to support commercial/retail development in the area, and public recreation/event spaces including redevelopment of the 5 Points Plaza

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	7,100,000	2,794,800	2.2077	156,746.70	61,700.80
Total				156,746.70	61,700.80

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	7,100,000	2,794,800
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 5467 Zevhs Place

City: RALSTON

School: RALSTON 54

Project Years: 15

Project Date: 2022

TIF-ID#: 28-5467

Project Type: Standard

Location: Lot 1 Zehv's Place, PID 2553801100. City did not timely file Notice to Divide for this project.

Description: TIF funds used for site acquisition, architectural and engineering fees, site demolition and preparation, special foundation due to steep topography, and public improvements necessary for the construction of a 36 unit complex consisting of six buildings on a previously underutilized public park lot to increase population density in the downtown Ralston area.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	112,200	3,280,900	2.24602	2,520.03	73,689.68
2025	112,200	3,280,900	2.2077	2,477.04	72,432.43
Total				4,997.07	146,122.11

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	112,200	3,280,900
Industrial	0	0
Other	0	0

2026 TOTALS FOR CITY : # RALSTON

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	0	0	0.00	0.00
Commercial	26,674,200	20,417,900	588,886.31	450,765.98
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	26,674,200	20,417,900	588,886.31	450,765.98

Project Count 6

CITY: VALLEY

Project Name: TIF 1575 Mallard Landing

City: VALLEY

School: DOUGLAS CO. WEST C

Project Years:

Project Date: 2011

TIF-ID#: 28-1575

Project Type:

Location: Lots 2, 15, and 20 Mallard Lake Addition Phase 1; Lots 28, 30, 34, and 37 Mallard Lake Additions Phase 1, Replat Lots 53, 57, 65, and 69 Mallard Lake Addition Phase 2, Valley, NE

Description: TIF funds to be used for site acquisition and infrastructure installation for housing development.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2011	18,200	2,870,000	2.14171	389.79	61,467.08
2012	22,000	4,907,300	2.12859	468.29	104,456.29
2013	22,300	4,760,700	2.14399	478.11	102,068.93
2014	22,300	5,093,700	2.14794	478.99	109,409.62
2015	22,300	5,365,200	2.11338	471.28	113,387.05
2016	22,300	5,468,000	2.09336	466.82	114,464.93
2017	22,300	5,516,900	2.08633	465.25	115,100.72
2018	22,300	5,516,900	2.08426	464.79	114,986.55
2019	22,300	6,009,600	2.10491	469.39	126,496.66
2020	22,300	6,009,600	1.88549	420.46	113,310.40
2021	22,300	6,009,600	1.80867	403.33	108,693.84
2022	22,300	6,376,200	1.88034	419.32	119,894.23
2023	22,300	8,097,900	1.71433	382.30	138,824.73
2024	22,300	8,358,900	1.66533	371.37	139,203.25
2025	22,300	8,358,900	1.67371	373.24	139,903.74
Total				6,522.73	1,721,668.02

Current Year	Base Value	Excess Value
Residential	22,300	8,358,900
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 1576 Mallard Landing

City: VALLEY

School: DOUGLAS CO. WEST C

Project Years:

Project Date: 2012

TIF-ID#: 28-1576

Project Type:

Location: Lots 1 & 11 Mallard Lake Addition Phase 1; Lots 24, 25, 26, and 27 Mallard Lake Addition Phase 1, Replat 1; Lots 1 and 2 Mallard Lake Addition Phase 1, Replat 3; Lots 56, 60, and 64 Mallard Lake Addition Phase 2, Lots 75, 85, and 86 Mallard Lake Addition Phase 3, City of Valley
Description: TIF funds used for site acquisition and infrastructure installation for housing development.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2012	249,500	0	2.12859	5,310.83	0.00
2013	249,500	6,484,500	2.14399	5,349.26	139,027.03
2014	249,500	7,036,000	2.14794	5,359.11	151,129.05
2015	249,500	7,644,500	2.11338	5,272.88	161,557.33
2016	249,500	7,644,500	2.09336	5,222.93	160,026.88
2017	249,500	7,680,700	2.08633	5,205.39	160,244.75
2018	249,500	7,680,200	2.08426	5,200.23	160,075.33
2019	249,500	8,295,100	2.10491	5,251.75	174,604.39
2020	249,500	8,295,100	1.88549	4,704.30	156,403.29
2021	249,500	8,295,100	1.80867	4,512.63	150,030.98
2022	249,500	9,029,900	1.88034	4,691.45	169,792.83
2023	249,500	11,400,000	1.71433	4,277.25	195,433.62
2024	249,500	12,052,800	1.66533	4,155.00	200,718.89
2025	249,500	12,101,700	1.67371	4,175.91	202,547.37

Total 68,688.92 2,181,591.74

Current Year	Base Value	Excess Value
Residential	249,500	12,101,700
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF 1577 Mallard Lake

City: VALLEY

School: DOUGLAS CO. WEST C

Project Years:

Project Date: 2013

TIF-ID#: 28-1577

Project Type:

Location: Lots 6, 9, 10 and 18 Mallard Lake Addition Phase 1; Lots 54, 55, 59, 61, 63, 67 and 68 Mallard Lake Addition Phase 2; Lots 73, 74, 81, 82, 88, 94 and 95 Mallard Lake Addition Phase 3.
Description: TIF funds used for site acquisition and infrastructure installation for development.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2013	283,300	4,596,600	2.14399	6,073.92	98,550.63
2014	283,300	8,964,700	2.14794	6,085.11	192,556.39
2015	290,000	9,798,500	2.11338	6,128.80	207,079.57
2016	290,000	9,852,700	2.09336	6,070.74	206,252.48
2017	290,000	9,794,600	2.08633	6,050.36	204,347.68
2018	290,000	9,774,600	2.08426	6,044.35	203,728.09
2019	290,000	10,781,900	2.10491	6,104.24	226,949.30
2020	290,000	10,791,900	1.88549	5,467.92	203,480.18
2021	290,000	10,791,900	1.80867	5,245.14	195,189.86
2022	290,000	11,535,700	1.88034	5,452.99	216,910.39
2023	290,000	14,386,560	1.71433	4,971.56	246,633.11
2024	290,000	15,256,200	1.66533	4,829.46	254,066.09
2025	290,000	15,256,200	1.67371	4,853.76	255,344.56

Total 73,378.35 2,711,088.33

Current Year	Base Value	Excess Value
Residential	290,000	15,256,200
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 1578 Mallard Landing

City: VALLEY

Project Date: 2014

School: DOUGLAS CO. WEST C

TIF-ID#: 28-1578

Project Years:

Project Type:

Location: Lot 12 Mallard Lake Addition Phase 1, Lot 34 Mallard Lake Addition Phase 1, Replat 1; Lot 2 Mallard Lake Addition Phase 1, Replat 2; Lot 50 Mallard lake Addition Phase 2; Lots 76, 77, 79, 83, 84, 89, 90, 92, 100, 101, 102, and 106 Mallard Lake Addition Phase 3; Lot 70 Mallard Lake Addition Phase 4, all in City of Valley
Description: TIF funds used for site acquisition and infrastructure development

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2014	824,000	4,935,700	2.14794	17,699.03	106,015.87
2015	824,000	9,288,500	2.11338	17,414.25	196,301.30
2016	824,000	9,237,700	2.09336	17,249.29	193,377.30
2017	824,000	8,888,900	2.08633	17,191.36	185,451.80
2018	824,000	8,878,900	2.08426	17,174.30	185,059.37
2019	824,000	10,236,700	2.10491	17,344.46	215,473.31
2020	824,000	10,236,700	1.88549	15,536.44	193,011.96
2021	824,000	10,236,700	1.80867	14,903.44	185,148.12
2022	824,000	11,057,100	1.88034	15,494.00	207,911.07
2023	824,000	13,915,700	1.71433	14,126.08	238,561.02
2024	824,000	14,125,800	1.66533	13,722.32	235,241.18
2025	824,000	14,125,800	1.67371	13,791.37	236,424.93
Total				191,646.34	2,377,977.23

Current Year	Base Value	Excess Value
Residential	824,000	14,125,800
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF 1579 Mallard Landing

City: VALLEY

Project Date: 2015

School: DOUGLAS CO. WEST C

TIF-ID#: 28-1579

Project Years:

Project Type:

Location: Lots 7 and 19 Mallard Lake Addition Phase 1, Lot 22 Mallard Lake Addition Phase 1, Replat 1; Lot 48 Mallard Lake Addition Phase 2, Lots 80, 91, 93, 96, 97, 104, 105 and 107 Mallard Lake Addition Phase 3
Description: TIF funds used for site acquisition and infrastructure development.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2015	534,000	3,936,500	2.11338	11,285.45	83,193.20
2016	534,000	6,059,300	2.09336	11,178.54	126,842.96
2017	534,000	5,938,100	2.08633	11,141.00	123,888.38
2018	534,000	5,938,100	2.08426	11,129.95	123,765.45
2019	534,000	6,687,700	2.10491	11,240.22	140,770.06
2020	534,000	6,687,700	1.88549	10,068.52	126,095.92
2021	534,000	6,687,700	1.80867	9,658.30	120,958.41
2022	534,000	7,384,100	1.88034	10,041.02	138,846.18
2023	534,000	9,321,800	1.71433	9,154.52	159,806.41
2024	534,000	9,673,300	1.66533	8,892.86	161,092.38
2025	534,000	9,673,300	1.67371	8,937.61	161,903.00
Total				112,727.99	1,467,162.35

Current Year	Base Value	Excess Value
Residential	534,000	9,673,300
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 1580 Bluewater Infrastructure

City: VALLEY

School: DOUGLAS CO. WEST C

Project Years:

Project Date: 2016

TIF-ID#: 28-1580

Project Type:

Location: Lots 1, 34, 80, 156, 159, 160, 162, 163, 169, 176, and 177 Bluewater Subdivision, Valley

Description: Site acquisition, demolition, preparation and installation of public infrastructure including streets, sewer and water for residential development in blighted and substandard site.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2016	240,900	1,133,300	2.09336	5,042.90	23,724.01
2017	240,900	9,073,100	2.08633	5,025.97	189,294.82
2018	240,900	9,227,100	2.08426	5,020.98	192,316.77
2019	240,900	9,827,100	2.10491	5,070.73	206,851.62
2020	240,900	9,827,100	1.88549	4,542.15	185,288.98
2021	240,900	9,936,000	1.80867	4,357.09	179,709.45
2022	240,900	11,067,800	1.88034	4,529.74	208,112.28
2023	240,900	13,192,300	1.71433	4,129.82	226,159.55
2024	240,900	14,775,395	1.66533	4,011.78	246,059.08
2025	240,900	14,868,600	1.67371	4,031.97	248,857.24
Total				45,763.13	1,906,373.80

Current Year	Base Value	Excess Value
Residential	240,900	14,868,600
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF 1581 Mallard Landing

City: VALLEY

School: DOUGLAS CO. WEST C

Project Years:

Project Date: 2016

TIF-ID#: 28-1581

Project Type:

Location: Lots 3 and 5 Mallard Lake Addition Phase 1; Lot 41 Mallard Lake Addition Phase 1, Replat 1; Lot 2 Mallard Lake Addition Phase 2 Replat 1, Lots 21, 78, 87, 98 and 99 Mallard Lake Addition Phase 3; Lots 108, 110, 111, 113 and 117 Mallard Lake Addition Phase 4

Description: TIF funds used for site acquisition and infrastructure development.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2016	1,376,000	4,175,600	2.09336	28,804.63	87,410.35
2017	1,376,000	6,040,100	2.08633	28,707.90	126,016.42
2018	1,376,000	6,350,800	2.08426	28,679.42	132,367.20
2019	1,376,000	7,090,600	2.10491	28,963.56	149,250.73
2020	1,376,000	7,007,300	1.88549	25,944.34	132,121.92
2021	1,376,000	7,148,100	1.80867	24,887.30	129,285.54
2022	1,376,000	7,961,300	1.88034	25,873.48	149,699.52
2023	1,376,000	10,302,000	1.71433	23,589.18	176,610.27
2024	1,376,000	10,859,500	1.66533	22,914.94	180,846.52
2025	1,376,000	10,859,500	1.67371	23,030.25	181,756.54
Total				261,395.00	1,445,365.01

Current Year	Base Value	Excess Value
Residential	1,376,000	10,859,500
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 1582 Bluewater Infrastructure

City: VALLEY

School: DOUGLAS CO. WEST C

Project Years:

Project Date: 2017

TIF-ID#: 28-1582

Project Type:

Location: Lots 9, 22, 24, 31, 32, 52, 117, 128, 131, 144, 150, 164, 178, and 198 Bluewater Subdivision, Valley NE

Description: Site acquisition, demolition, preparation and installation of public infrastructure including streets, sewer, and water for residential development in blighted and substandard site.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2017	1,259,200	5,265,500	2.08633	26,271.07	109,855.71
2018	1,194,200	10,371,800	2.08426	24,890.23	216,175.28
2019	1,259,200	11,836,900	2.10491	26,505.03	249,156.09
2020	1,259,200	11,763,300	1.88549	23,742.09	221,795.84
2021	1,259,200	11,763,300	1.80867	22,774.77	212,759.29
2022	1,259,200	13,271,200	1.88034	23,677.24	249,543.68
2023	1,259,200	16,256,700	1.71433	21,586.84	278,693.47
2024	1,259,200	19,123,600	1.66533	20,969.84	318,471.05
2025	1,259,200	19,123,600	1.67371	21,075.36	320,073.61
Total				211,492.47	2,176,524.02

Current Year	Base Value	Excess Value
Residential	1,259,200	19,123,600
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF 1583 Mallard Lake

City: VALLEY

School: DOUGLAS CO. WEST C

Project Years:

Project Date: 2017

TIF-ID#: 28-1583

Project Type:

Location: Lot 1 Phase 4, Replat 1 Mallard Lake Addition; Lots 4, 8, 13, 14 and 17 Phase 1 Mallard Lake Addition; Lots 49 and 51 Phase 2 Mallard Lake Addition; Lots 71, 72 and 103 Phase 3 Mallard Lake Addition; Lots 109, 112, 114, 115 and 116 Phase 4, Mallard Lake Addition, Valley NE

Description: Project acquisition and infrastructure development.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2017	760,000	3,725,600	2.08633	15,856.11	77,728.29
2018	760,000	6,878,400	2.08426	15,840.38	143,363.75
2019	760,000	7,138,500	2.10491	15,997.32	150,259.01
2020	760,000	7,138,500	1.88549	14,329.72	134,595.71
2021	760,000	7,138,500	1.80867	13,745.89	129,111.92
2022	760,000	8,147,300	1.88034	14,290.58	153,196.95
2023	760,000	9,903,600	1.71433	13,028.91	169,780.40
2024	760,000	10,743,900	1.66533	12,656.51	178,921.40
2025	760,000	10,759,700	1.67371	12,720.20	180,086.18
Total				128,465.62	1,317,043.61

Current Year	Base Value	Excess Value
Residential	760,000	10,759,700
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 1584 Mallard Lake

City: VALLEY

School: DOUGLAS CO. WEST C

Project Years:

Project Date: 2018

TIF-ID#: 28-1584

Project Type:

Location: Lot 119, Phase 4, Mallard Lake Addition, City of Valley

Description: TIF Funds to be used for project acquisition and infrastructure development costs.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2018	130,000	0	2.08426	2,709.54	0.00
2019	130,000	566,400	2.10491	2,736.38	11,922.21
2020	130,000	566,400	1.88549	2,451.14	10,679.42
2021	130,000	566,400	1.80867	2,351.27	10,244.31
2022	130,000	604,000	1.88034	2,444.44	11,357.25
2023	130,000	779,200	1.71433	2,228.63	13,358.06
2024	130,000	800,800	1.66533	2,164.93	13,335.96
2025	130,000	800,800	1.67371	2,175.82	13,403.07
Total				19,262.15	84,300.28

Current Year	Base Value	Excess Value
Residential	130,000	800,800
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF 1585 Bluewater Infrastructure

City: VALLEY

School: DOUGLAS CO. WEST C

Project Years:

Project Date: 2018

TIF-ID#: 28-1585

Project Type:

Location: Lots 3, 47, 56, 57, 95, 106, 119, 125, 157, 158, 161, 165, 166, 167, 191, 195, 212, 213, 238, 241, Bluewater Subdivision and Lot 1, Replat 3, Bluewater Subdivision, City of Valley

Description: TIF Funds to be used for site acquisition, demolition, preparation and installation of streets, and sewer and water for a residential development.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2018	1,181,300	8,347,200	2.08426	24,621.36	173,977.38
2019	1,181,300	19,735,300	2.10491	24,865.30	415,410.31
2020	1,181,300	20,283,123	1.88549	22,273.29	382,436.29
2021	1,181,300	20,387,300	1.80867	21,365.82	368,739.00
2022	1,181,300	21,873,300	1.88034	22,212.46	411,292.43
2023	1,181,300	27,048,465	1.71433	20,251.38	463,699.94
2024	1,181,300	30,737,800	1.66533	19,672.54	511,885.80
2025	1,181,300	30,737,800	1.67371	19,771.54	514,461.63
Total				175,033.69	3,241,902.78

Current Year	Base Value	Excess Value
Residential	1,181,300	30,737,800
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 1586 Mallard Landing

City: VALLEY

School: DOUGLAS CO. WEST C

Project Years:

Project Date: 2019

TIF-ID#: 28-1586

Project Type:

Location: Lot 118 Phase 4 Mallard Lake Addition Valley

Description: TIF funds used for site acquisition, site preparation and infrastructure development for new residential subdivision.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2019	130,000	483,000	2.10491	2,736.38	10,166.72
2020	130,000	483,000	1.88549	2,451.14	9,106.92
2021	130,000	483,000	1.80867	2,351.27	8,735.88
2022	130,000	614,900	1.88034	2,444.44	11,562.21
2023	130,000	787,900	1.71433	2,228.63	13,507.21
2024	130,000	965,200	1.66533	2,164.93	16,073.77
2025	130,000	965,200	1.67371	2,175.82	16,154.65
Total				16,552.61	85,307.36

Current Year	Base Value	Excess Value
Residential	130,000	965,200
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF 1587 Bluewater Infrastructure

City: VALLEY

School: DOUGLAS CO. WEST C

Project Years:

Project Date: 2019

TIF-ID#: 28-1587

Project Type:

Location: Lots 8, 19, 61, 69, 109, 134, 151, 152, 155, 226 Lot 1, Replat 5 and Lot 1 Replat 6 Bluewater Subdivision Valley

Description: TIF funds used for acquisition, demolition, preparation and installation of public infrastructure including streets, sewer and water for residential development.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2019	839,900	3,254,900	2.10491	17,679.14	68,512.73
2020	839,900	8,094,600	1.88549	15,836.23	152,622.87
2021	839,900	9,505,300	1.80867	15,191.02	171,919.50
2022	839,900	11,502,300	1.88034	15,792.98	216,282.34
2023	839,900	14,433,800	1.71433	14,398.66	247,442.98
2024	839,900	16,768,400	1.66533	13,987.11	279,249.20
2025	839,900	16,768,400	1.67371	14,057.49	280,654.40
Total				106,942.63	1,416,684.02

Current Year	Base Value	Excess Value
Residential	839,900	16,768,400
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF 1588 Bluewater Infrastructure

City: VALLEY

School: DOUGLAS CO. WEST C

Project Years:

Project Date: 2020

TIF-ID#: 28-1588

Project Type:

Location: Lots 20, 63, 70, 88, 89, 101, 105, 149, 168, 187, 192, 225, 227

Description: TIF funds used for site acquisition, demolition, preparation and installation of public infrastructure, including streets, sewer and water for residential development in blighted and substandard site.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2020	1,302,900	8,591,100	1.88549	24,566.05	161,984.33
2021	1,302,900	14,162,000	1.80867	23,565.16	256,143.84
2022	1,302,900	16,415,600	1.88034	24,498.95	308,669.07
2023	1,302,900	20,672,980	1.71433	22,336.01	354,403.09
2024	1,302,900	23,119,100	1.66533	21,697.58	385,009.32
2025	1,302,900	23,119,100	1.67371	21,806.77	386,946.68
Total				138,470.52	1,853,156.33

Current Year	Base Value	Excess Value
Residential	1,302,900	23,119,100
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 1589 Bluewater Infrastructure

City: VALLEY

School: DOUGLAS CO. WEST C

Project Years:

Project Date: 2021

TIF-ID#: 28-1589

Project Type: Standard

Location: Legal Description: Lots 13, 23, 30, 48, 53, 54, 64, 66, 68, 85, 94, 97, 127, 132, 136, 175, 179, 182, 188, 197, 219, 220, 223, 229 Bluewater Subdivision, Lot 1, Replat 5 Bluewater Subdivision, Lot 1, Replat 8 Bluewater Subdivision, Lot 1 Replat 10 Bluewater Subdivision
Description: TIF funds used for acquisition, demolition, preparation and installation of public infrastructure including streets, sewer and water for residential development.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	1,810,900	9,632,500	1.80867	32,753.21	174,220.13
2022	1,810,900	25,762,200	1.88034	34,051.08	484,416.93
2023	2,026,400	35,437,760	1.71433	34,739.18	607,520.15
2024	2,102,900	42,835,200	1.66533	35,020.22	713,347.46
2025	2,102,900	42,684,900	1.67371	35,196.45	714,421.43
Total				171,760.14	2,693,926.10

Current Year	Base Value	Excess Value
Residential	2,102,900	42,684,900
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF 1590 Bluewater Infrastructure

City: VALLEY

School: DOUGLAS CO. WEST C

Project Years:

Project Date: 2022

TIF-ID#: 28-1590

Project Type:

Location: Lots 96, 67, 126, 103, 214, 171, 252, 251, 211 and Lot 1 Replat II PE Bluewater Subdivision
Description: TIF funds used for site acquisition, demolition, preparation and installation of public infrastructure including streets, sewer and water for residential development in a blighted and substandard site.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	3,256,800	7,167,000	1.88034	61,238.91	134,763.96
2023	3,256,800	24,764,600	1.71433	55,832.30	424,546.97
2024	4,262,300	39,574,400	1.66533	70,981.36	659,044.35
2025	4,374,900	40,449,900	1.67371	73,223.14	677,014.04
Total				261,275.71	1,895,369.32

Current Year	Base Value	Excess Value
Residential	4,374,900	40,449,900
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF 1591 Bluewater Infrastructure Phase 8

City: VALLEY

School: DOUGLAS CO. WEST C

Project Years: 15

Project Date: 2023

TIF-ID#: 28-1591

Project Type: Standard

Location: Lots 6, 10, 21, 25, 29, 35, 38, 40, 49, 50, 58, 59, 60, 62, 65, 73, 79, 81, 83, 84, 99, 107, 108, 110, 111, 115, 116, 120, 121, 122, 124, 181, 183, 186, 189, 206, 217, 221, 231, 232, 233, 235, 236, 242, 243, 253, and Replat 15 Lot 1 all in Bluewater subdivision
Description: TIF funds used for site acquisition, demolition, preparation and installation of public infrastructure including streets, sewer and water necessary for a new residential development.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	9,205,200	16,149,200	1.71433	157,807.51	276,850.55
2024	11,756,500	63,463,500	1.66533	195,784.52	1,056,876.70
2025	11,756,500	65,847,700	1.67371	196,769.72	1,102,099.53
Total				550,361.75	2,435,826.78

Current Year	Base Value	Excess Value
Residential	11,756,500	65,847,700
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 1592 Bluewater Infrastructure

City: VALLEY

Project Date: 2024

School: DOUGLAS CO. WEST C

TIF-ID#: 28-1592

Project Years: 15

Project Type: Standard

Location: Lots 4, 15, 16, 21, 28, 33, 36, 39, 41, 44, 51, 71, 86, 87, 91, 92, 100, 112, 114, 115, 118, 174, 204, 205, 216, 230, 255, 256, 258, Bluewater Subdivision and Replat Lots 14 Lot 1 and Replat 16 Lot 16 Bluewater Replat. PID's 0643920506, 0643920528, 0643920530, 0643920540, 0643920554, 0643920564, 0643920570, 0643920576, 0643920580, 0643920586, 0643920600, 0643920640, 0643920670, 0643920672, 0643920680, 0643920682, 0643920698, 0643920722, 0643920726, 0643920728, 0643920734, 0643920846, 0643920906, 063920908, 0643920930, 0643920958, 0644190580, 0644191620, 0643921008, 0643921010, and 0643921014.

Description: TIF funds used for site acquisition, demolition, preparation and installation of public infrastructure including streets, sewer and water for a residential development in a blighted and substandard area.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	4,882,800	11,910,900	1.66533	81,314.73	198,355.82
2025	4,882,800	37,775,900	1.67371	81,723.91	632,259.01
Total				163,038.64	830,614.83

Current Year	Base Value	Excess Value
Residential	4,882,800	37,775,900
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF 1593 Bluewater Infrastructure

City: VALLEY

Project Date: 2025

School: DOUGLAS CO. WEST C

TIF-ID#: 28-1593

Project Years: 15

Project Type: Standard

Location: In Bluewater Subdivision, City of Valley, Douglas County, Nebraska

Description: TIF funds used for site acquisition, demolition, preparation and installation of public infrastructure including streets, sewer, and water for residential development

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	3,290,200	9,512,100	1.67371	55,068.41	159,204.96
Total				55,068.41	159,204.96

Current Year	Base Value	Excess Value
Residential	3,290,200	9,512,100
Commercial	0	0
Industrial	0	0
Other	0	0

2026 TOTALS FOR CITY : # VALLEY

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	35,547,300	383,789,100	594,958.71	6,423,516.55
Commercial	0	0	0.00	0.00
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	35,547,300	383,789,100	594,958.71	6,423,516.55

Project Count 19

CITY: WATERLOO

Project Name: TIF 1515 Harvest Heights

City: WATERLOO

Project Date: 2023

School: DOUGLAS CO. WEST C

TIF-ID#: 28-1515

Project Years: 15

Project Type: Standard

Location: Lots 5, 10, and 11 Harvest Heights, Waterloo

Description: TIF funds used for project acquisition and infrastructure development needed in a new residential subdivision.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	204,800	569,300	1.75238	3,588.87	9,976.31
2024	204,800	705,400	1.64573	3,370.46	11,608.98
2025	204,800	987,800	1.64494	3,368.84	16,248.72
Total				10,328.17	37,834.01

Current Year	Base Value	Excess Value
Residential	204,800	987,800
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 1516 Properties Unlimited LLC, Redev Plan Amend 4
City: WATERLOO
School: DOUGLAS CO. WEST C
Project Years: 15

Project Date: 2023
TIF-ID#: 28-1516
Project Type: Standard

Location: Lots 2477 and 2487 of Waterloo Business Park Commercial Condominiums **This was erroneously reported as a 2023 project, and should have began in 2024.
Description: TIF funds used for the contstuction of a commercial building.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	29,600	0	1.75238	518.70	0.00
2024	29,600	3,441,600	1.64573	487.14	56,639.44
2025	29,600	3,849,000	1.64494	486.90	63,313.74
Total				1,492.74	119,953.18

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	29,600	3,849,000
Industrial	0	0
Other	0	0

Project Name: TIF 1517 Harvest Heights

City: WATERLOO
School: DOUGLAS CO. WEST C
Project Years: 15

Project Date: 2024
TIF-ID#: 28-1517
Project Type: Standard

Location: Lot 18 Harvest Heights Subdivision.
Description: TIF funds used for project acquisition and infrastructure development.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	131,700	2,422,800	1.64573	2,167.43	39,872.75
2025	131,700	2,422,800	1.64494	2,166.39	39,853.61
Total				4,333.82	79,726.36

Current Year	Base Value	Excess Value
Residential	131,700	2,422,800
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF 1518 Waterloo Business Park West

City: WATERLOO
School: DOUGLAS CO. WEST C
Project Years: 15

Project Date: 2024
TIF-ID#: 28-1518
Project Type: Standard

Location: Lots 1 and 3 Waterloo Business Park West.
Description: TIF funds used for the project acquisition and infrastructure development.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	508,700	3,467,500	1.64573	8,371.83	57,065.69
2025	508,700	5,060,200	1.64494	8,367.81	83,237.25
Total				16,739.64	140,302.94

Current Year	Base Value	Excess Value
Residential	232,000	0
Commercial	0	0
Industrial	276,700	5,060,200
Other	0	0

Project Name: TIF 1519 Properties Unlimited

City: WATERLOO
School: DOUGLAS CO. WEST C
Project Years: 15

Project Date: 2025
TIF-ID#: 28-1519
Project Type: Standard

Location: Lot 2, Commercial Subdivision to Village of Waterloo, Douglas County, Nebraska
Description: TIF funds used for project acquisition and infrastructure development

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	65,000	3,013,000	1.64494	1,069.21	49,562.04
Total				1,069.21	49,562.04

Current Year	Base Value	Excess Value
Residential	65,000	0
Commercial	0	0
Industrial	0	3,013,000
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 1530 Harvest Heights

City: WATERLOO

School: DOUGLAS CO. WEST C

Project Years: 15

Project Date: 2022

TIF-ID#: 28-1530

Project Type: Standard

Location: Lots 2, 7a, 7b, 8a, 8b, 9, 13, 15a, 15b, 16a, 17a, and 17b Harvest Heights; PID

Description: TIF funds used for public improvements, demolition, site preparation, site improvements, excluding building construction, platting, land assembly and all soft costs required in the development of a new development area.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	50,400	503,800	1.90281	959.02	9,586.38
2023	50,400	3,663,100	1.75238	883.20	64,191.42
2024	50,400	4,233,500	1.64573	829.45	69,671.98
2025	50,400	4,233,500	1.64494	829.05	69,638.54
Total				3,500.72	213,088.32

Current Year	Base Value	Excess Value
Residential	50,400	4,233,500
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF 1540 Homes at River Road, LLC

City: WATERLOO

School: DOUGLAS CO. WEST C

Project Years:

Project Date: 2013

TIF-ID#: 28-1540

Project Type:

Location: Lots 69, 73, 90 and 92 of Homes at River Road, 1st Addition and Lots 2, 3, 4 and 5 Homes at River Road Replat 1

Description: TIF funds used for site acquisition and infrastructure development.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2013	269,100	0	2.03039	5,463.78	0.00
2014	269,100	224,400	2.02831	5,458.18	4,551.53
2015	294,900	1,185,200	2.0032	5,907.44	23,741.92
2016	294,900	566,300	2.03701	6,007.14	11,535.60
2017	294,900	684,100	2.03657	6,005.84	13,932.19
2018	294,900	754,700	2.04007	6,016.17	15,396.42
2019	294,900	784,700	2.06068	6,076.95	16,170.17
2020	294,900	788,300	1.92378	5,673.23	15,165.16
2021	294,900	931,100	1.90561	5,619.64	17,743.12
2022	294,900	804,200	1.90281	5,611.39	15,302.39
2023	294,900	853,400	1.75238	5,167.77	14,954.80
2024	294,900	1,367,000	1.64573	4,853.26	22,497.12
2025	294,900	1,367,000	1.64494	4,850.93	22,486.31
Total				72,711.72	193,476.73

Current Year	Base Value	Excess Value
Residential	14,000	705,800
Commercial	280,900	661,200
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 1541 Homes at River Road, LLC

City: WATERLOO

School: DOUGLAS CO. WEST C

Project Years:

Project Date: 2014

TIF-ID#: 28-1541

Project Type:

Location: Lots 11, 30, 71, 91 and 95 Homes at River Road 1st Addition
Waterloo

Description: TIF funds used for site acquisition and infrastructure development

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2014	21,400	0	2.02831	434.06	0.00
2015	21,400	795,600	2.0032	428.68	15,937.50
2016	21,400	685,800	2.03701	435.92	13,969.81
2017	21,400	866,300	2.03657	435.83	17,642.80
2018	21,400	879,600	2.04007	436.57	17,944.45
2019	21,400	884,600	2.06068	440.99	18,228.78
2020	21,400	881,600	1.92378	411.69	16,960.05
2021	21,400	1,030,200	1.90561	407.80	19,631.60
2022	21,400	1,135,300	1.90281	407.20	21,602.59
2023	21,400	1,159,000	1.75238	375.01	20,310.08
2024	21,400	1,302,000	1.64573	352.19	21,427.40
2025	21,400	1,302,000	1.64494	352.02	21,417.12
Total				4,917.96	205,072.18

Current Year	Base Value	Excess Value
Residential	21,400	1,188,200
Commercial	0	113,800
Industrial	0	0
Other	0	0

Project Name: TIF 1542 Homes at River Road, LLC

City: WATERLOO

School: DOUGLAS CO. WEST C

Project Years:

Project Date: 2015

TIF-ID#: 28-1542

Project Type:

Location: Lots 41, 58 and 107 of Homes at River Road, 1st Addition
Waterloo

Description: TIF funds used for site acquisition and infrastructure development.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2015	19,300	106,700	2.0032	386.62	2,137.42
2016	19,300	759,200	2.03701	393.14	15,464.99
2017	19,300	765,300	2.03657	393.06	15,585.86
2018	19,300	765,300	2.04007	393.73	15,612.66
2019	19,300	765,300	2.06068	397.71	15,770.39
2020	19,300	765,300	1.92378	371.29	14,722.68
2021	19,300	1,016,000	1.90561	367.78	19,360.99
2022	19,300	1,145,800	1.90281	367.24	21,802.40
2023	19,300	1,145,800	1.75238	338.21	20,078.77
2024	19,300	1,263,100	1.64573	317.63	20,787.22
2025	19,300	1,263,100	1.64494	317.47	20,777.23
Total				4,043.88	182,100.61

Current Year	Base Value	Excess Value
Residential	19,300	1,263,100
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 1543 Homes at River Road, LLC

City: WATERLOO

School: DOUGLAS CO. WEST C

Project Years:

Project Date: 2016

TIF-ID#: 28-1543

Project Type:

Location: Lots 45, 101, 108, 109 of Homes at River Road, 1st Addition

Description: TIF funds used for site acquisition and infrastructure development.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2016	49,800	0	2.03701	1,014.43	0.00
2017	49,800	641,000	2.03657	1,014.21	13,054.41
2018	97,600	720,300	2.04007	1,991.11	14,694.62
2019	97,600	720,300	2.06068	2,011.22	14,843.08
2020	97,600	720,300	1.92378	1,877.61	13,856.99
2021	97,600	948,100	1.90561	1,859.88	18,067.09
2022	97,600	1,069,000	1.90281	1,857.14	20,341.04
2023	97,600	1,061,000	1.75238	1,710.32	18,592.76
2024	97,600	1,199,900	1.64573	1,606.23	19,747.12
2025	97,600	1,199,900	1.64494	1,605.46	19,737.64
Total				16,547.61	152,934.75

Current Year	Base Value	Excess Value
Residential	97,600	1,199,900
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF 1544 Properties Unlimited, LLC Amend1

City: WATERLOO

School: DOUGLAS CO. WEST C

Project Years:

Project Date: 2017

TIF-ID#: 28-1544

Project Type:

Location: Lots 2499, 2501, 2503 and 2505 in Waterloo Business Park

Commercial Condominiums; Parcels R2413200024, R2413200026, R2413200028, R2413200030

Description: TIF funds used for construction of a commercial building and appurtenant improvements.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2017	118,400	684,700	2.03657	2,411.30	13,944.39
2018	118,400	654,200	2.04007	2,415.44	13,346.14
2019	118,400	654,200	2.06068	2,439.85	13,480.97
2020	118,400	654,200	1.92378	2,277.76	12,585.37
2021	118,400	654,200	1.90561	2,256.24	12,466.50
2022	118,400	773,100	1.90281	2,252.93	14,710.62
2023	118,400	832,500	1.75238	2,074.82	14,588.56
2024	118,400	951,400	1.64573	1,948.54	15,657.48
2025	118,400	1,099,500	1.64494	1,947.61	18,086.12
Total				20,024.49	128,866.15

Current Year	Base Value	Excess Value
Residential	118,400	0
Commercial	0	1,099,500
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 1545 Homes at River Road, LLC

City: WATERLOO

School: DOUGLAS CO. WEST C

Project Years:

Project Date: 2017

TIF-ID#: 28-1545

Project Type:

Location: Lots 33, 54, and 56 of Homes at River Road, 1st Addition
Waterloo

Description: Project acquisition and infrastructure development.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2017	65,100	0	2.03657	1,325.81	0.00
2018	65,100	621,900	2.04007	1,328.09	12,687.20
2019	65,100	621,900	2.06068	1,341.50	12,815.37
2020	65,100	621,900	1.92378	1,252.38	11,963.98
2021	65,100	710,200	1.90561	1,240.55	13,533.65
2022	65,100	811,600	1.90281	1,238.73	15,443.20
2023	65,100	811,600	1.75238	1,140.80	14,222.32
2024	43,400	641,500	1.64573	714.25	10,557.35
2025	43,400	641,500	1.64494	713.90	10,552.29

Total 10,296.01 101,775.36

Current Year	Base Value	Excess Value
Residential	43,400	641,500
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF 1546 Properties Unlimited, LLC Amend2

City: WATERLOO

School: DOUGLAS CO. WEST C

Project Years:

Project Date: 2019

TIF-ID#: 28-1546

Project Type:

Location: Lots 2507, 2509, 2512 and 2513 Waterloo Business Park
Commercial Condominuims Waterloo

Description: TIF funds used for public improvements associated with the construction of a new commercial building.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2019	118,400	254,000	2.06068	2,439.85	5,234.12
2020	118,400	585,800	1.92378	2,277.76	11,269.50
2021	59,200	648,300	1.90561	1,128.12	12,354.08
2022	59,200	648,300	1.90281	1,126.46	12,335.91
2023	118,400	916,400	1.75238	2,074.82	16,058.80
2024	118,400	1,091,200	1.64573	1,948.54	17,958.20
2025	118,400	1,091,200	1.64494	1,947.61	17,949.60

Total 12,943.16 93,160.21

Current Year	Base Value	Excess Value
Residential	29,600	0
Commercial	88,800	1,091,200
Industrial	0	0
Other	0	0

Project Name: TIF 1547 Homes at River Road

City: WATERLOO

School: DOUGLAS CO. WEST C

Project Years:

Project Date: 2021

TIF-ID#: 28-1547

Project Type: Standard

Location: Legal Description: Lots 62, 63, 94, 99, and 102 Homes at River Road 1st Add.;

Description: TIF funds used for site acquisition and infrastructure development

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	143,900	1,251,700	1.90561	2,742.17	23,852.52
2022	143,900	2,598,900	1.90281	2,738.14	49,452.13
2023	143,900	2,709,300	1.75238	2,521.67	47,477.22
2024	143,900	3,194,000	1.64573	2,368.21	52,564.60
2025	143,900	3,194,000	1.64494	2,367.07	52,539.40

Total 12,737.26 225,885.87

Current Year	Base Value	Excess Value
Residential	143,900	3,194,000
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 28 DOUGLAS

Project Name: TIF 1548 Harvest Heights

City: WATERLOO

School: DOUGLAS CO. WEST C

Project Years: 15

Project Date: 2021

TIF-ID#: 28-1548

Project Type: Standard

Location: Legal Description: Lots 1, 3, 12, and 19 Harvest Heights;
Description: TIF funds used for project acquisition and infrastructure development for new residential subdivision.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	29,100	210,700	1.90561	554.53	4,015.12
2022	29,100	2,655,000	1.90281	553.72	50,519.61
2023	29,100	3,524,100	1.75238	509.94	61,755.62
2024	29,100	3,638,800	1.64573	478.91	59,884.82
2025	29,100	3,638,800	1.64494	478.68	59,856.08
Total				2,575.78	236,031.25

Current Year	Base Value	Excess Value
Residential	29,100	1,084,300
Commercial	0	2,554,500
Industrial	0	0
Other	0	0

Project Name: TIF 1549 Homes at River Road

City: WATERLOO

School: DOUGLAS CO. WEST C

Project Years:

Project Date: 2021

TIF-ID#: 28-1549

Project Type: Standard

Location: Legal Description: Lots 29, 31, 37, 39, 40, 65, 66, 68, 79, 97 of Homes at the River Road Subdivision
Description: TIF funds used for site acquisition and infrastructure development.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	158,200	292,600	1.90561	3,014.68	5,575.83
2022	158,200	1,854,000	1.90281	3,010.25	35,278.09
2023	175,400	2,010,400	1.75238	3,073.67	35,229.86
2024	175,400	2,166,500	1.64573	2,886.61	35,654.74
2025	175,400	2,826,700	1.64494	2,885.22	46,497.52
Total				14,870.43	158,236.04

Current Year	Base Value	Excess Value
Residential	175,400	2,826,700
Commercial	0	0
Industrial	0	0
Other	0	0

2026 TOTALS FOR CITY : # WATERLOO

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	1,376,000	19,747,600	22,634.37	324,836.17
Commercial	399,300	9,369,200	6,568.25	154,117.72
Industrial	276,700	8,073,200	4,551.55	132,799.30
other	0	0	0.00	0.00
Total	2,052,000	37,190,000	33,754.17	611,753.19

Project Count 16

2026 TOTALS FOR COUNTY : # 28 DOUGLAS

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	392,496,300	579,191,000	7,927,874.68	10,354,920.14
Commercial	373,792,200	2,144,327,200	7,727,527.51	43,992,733.83
Industrial	34,770,900	110,266,000	714,038.60	2,234,731.46
other	0	0	0.00	0.00
Total	801,059,400	2,833,784,200	16,369,440.80	56,582,385.44

Project Count 329

Tax Increment Financing (TIF) Report 2025

COUNTY: 30 FILLMORE

CITY: FAIRMONT

Project Name: TIF CPI-LANSING LLC

City: FAIRMONT

School: FILLMORE CENTRAL 25

Project Years:

Project Date: 2012

TIF-ID#: 30-0047

Project Type:

Location: Tract of land located in NW 1/4 and a tract of land 100 acres of NE 1/4, Sect. 26-8-3 Less RR ROW & Hiway ROW
Description: Site acquisition and site preparation for grain receiving and shipping facility

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2012	669,360	23,070	2.128633	14,248.22	491.08
2013	669,360	14,034,925	1.902625	12,735.41	267,032.00
2014	669,360	14,186,255	1.814202	12,143.54	257,367.32
2015	669,360	14,137,510	1.804209	12,076.65	255,070.24
2016	669,360	14,254,000	1.743675	11,671.46	248,543.44
2017	669,360	14,254,000	1.790171	11,982.69	255,170.98
2018	669,360	14,210,940	2.010519	13,457.61	285,713.66
2019	669,360	14,125,545	1.716059	11,486.61	242,402.70
2020	669,360	14,094,525	1.752624	11,731.36	247,024.02
2021	669,360	14,094,525	1.789392	11,977.47	252,206.30
2022	669,360	14,094,525	1.81453	12,145.74	255,749.38
2023	669,360	16,361,425	1.739428	11,643.04	284,595.20
2024	669,360	16,948,635	1.597305	10,691.72	270,721.42
2025	669,360	18,366,030	1.759576	11,777.90	323,164.26
Total				169,769.42	3,445,252.00

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	669,360	18,366,030
Industrial	0	0
Other	0	0

Project Name: TIF SHROPPER PROJ.

City: FAIRMONT

School: FILLMORE CENTRAL 25

Project Years:

Project Date: 2012

TIF-ID#: 30-0048

Project Type:

Location: W 84 ft Lots 2-10 Blk 1 East Addition Fairmont
Description: Site acquisition and improvement for repair shop

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2012	3,200	242,800	2.118182	67.78	5,142.96
2013	2,280	242,800	1.895774	43.22	4,602.94
2014	3,200	244,260	1.809423	57.90	4,419.70
2015	2,280	244,260	1.795203	40.93	4,384.96
2016	2,280	244,260	1.7346	39.55	4,236.94
2017	2,280	244,260	1.781846	40.63	4,352.34
2018	2,280	244,260	2.005691	45.73	4,899.10
2019	2,280	250,900	1.710044	38.99	4,290.50
2020	2,280	250,900	1.74721	39.84	4,383.76
2021	2,280	250,900	1.784248	40.68	4,476.68
2022	2,280	250,900	1.809773	41.26	4,540.72
2023	2,280	250,900	1.735092	39.56	4,353.36
2024	2,280	255,985	1.593667	36.34	4,079.56
2025	2,280	277,125	1.755981	40.04	4,866.26
Total				612.45	63,029.78

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	2,280	277,125
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 30 FILLMORE

2026 TOTALS FOR CITY : # FAIRMONT

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	0	0	0.00	0.00
Commercial	671,640	18,643,155	11,817.93	328,030.52
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	671,640	18,643,155	11,817.93	328,030.52

Project Count 2

CITY: GENEVA

Project Name: TIF ASCHOFF CONSTRUCTION REDEVELOPMENT PROJ
City: GENEVA
School: FILLMORE CENTRAL 25
Project Years: 15

Project Date: 2025
TIF-ID#: 30-0817
Project Type: Standard

Location: Lot 2, Galusha Commercial Subdivision, City of Geneva, Fillmore County, Nebraska
Description: TIF funds used for grading, water main infrastructure/connections, professional fees, and other public improvements on the project site and in the redevelopment area

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	23,850	478,365	1.667912	397.80	7,978.72
Total				397.80	7,978.72

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	23,850	478,365
Industrial	0	0
Other	0	0

Project Name: TIF DANCO II - CB LLC

City: GENEVA
School: FILLMORE CENTRAL 25
Project Years: 15

Project Date: 2023
TIF-ID#: 30-0815
Project Type: Standard

Location: Lot 1, Galusha Commercial Subdivision; PID 300057002
Description: TIF funds used for mobilization, bonding and insurance, topsoil stripping and stockpile, topsoil respreading, cut placed as fill pavement subgrade, preparation, concrete pavement, water mains and connections, fire hydrant, water infrastructure piping, storm water improvements, erosion control and site acquisition necessary for the construction of a gas station and convenient store.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	21,680	1,967,805	1.660204	359.93	32,669.58
2024	21,680	1,980,725	1.515574	328.58	30,019.36
2025	21,680	2,185,120	1.667912	361.60	36,445.88
Total				1,050.11	99,134.82

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	21,680	2,185,120
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 30 FILLMORE

Project Name: TIF FORTIGEN GENEVA PLANT

City: GENEVA

School: FILLMORE CENTRAL 25

Project Years:

Project Date: 2017

TIF-ID#: 30-0812

Project Type:

Location: Tract 1 located in E 1/2 30-7-2; Tract 2 located in SE 1/4 30-7-2
Description: Construction of an integrated nitrogen products facility and the associated public improvements located in the redevelopment area.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2017	753,580	0	1.540389	11,608.06	0.00
2018	753,580	12,903,985	1.553661	11,708.08	200,484.18
2019	753,580	13,302,860	1.518045	11,439.68	201,943.40
2020	753,580	13,288,820	1.633781	12,311.85	217,110.22
2021	753,580	13,288,820	1.707216	12,865.24	226,868.86
2022	753,580	13,288,820	1.736128	13,083.11	230,710.92
2023	753,580	13,288,820	1.660204	12,510.97	220,621.52
2024	753,580	13,606,460	1.515574	11,421.06	206,215.98
2025	753,580	15,087,170	1.667912	12,569.05	251,640.72

Current Year	Base Value	Excess Value	Total	TIF Base Tax	TIF Excess Tax
Residential	0	0			
Commercial	0	0			
Industrial	753,580	15,087,170			
Other	0	0			

Project Name: TIF TOUCH OF GREY LLC

City: GENEVA

School: FILLMORE CENTRAL 25

Project Years: 15

Project Date: 2023

TIF-ID#: 30-0816

Project Type: Standard

Location: Lot 3 Galusha Commercial Subdivision; PID 300057004
Description: TIF funds used for grading, water main infrastructure and connections, professional fees, and other eligible public improvements necessary in the construction of a Ruza drive through fast food restaurant.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	11,680	607,090	1.660204	193.91	10,078.94
2024	11,680	617,510	1.515574	177.02	9,358.82
2025	11,680	681,425	1.667912	194.81	11,365.58

Current Year	Base Value	Excess Value	Total	TIF Base Tax	TIF Excess Tax
Residential	0	0			
Commercial	11,680	681,425			
Industrial	0	0			
Other	0	0			

2026 TOTALS FOR CITY : # GENEVA

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	0	0	0.00	0.00
Commercial	57,210	3,344,910	954.21	55,790.16
Industrial	753,580	15,087,170	12,569.05	251,640.72
other	0	0	0.00	0.00
Total	810,790	18,432,080	13,523.26	307,430.87

Project Count 4

2026 TOTALS FOR COUNTY : # 30 FILLMORE

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	0	0	0.00	0.00
Commercial	728,850	21,988,065	12,772.15	383,820.67
Industrial	753,580	15,087,170	12,569.05	251,640.72
other	0	0	0.00	0.00
Total	1,482,430	37,075,235	25,341.20	635,461.39

Project Count 6

Tax Increment Financing (TIF) Report 2025

COUNTY: 32 FRONTIER

CITY: EUSTIS

Project Name: TIF FOOI REDEVELOPMENT PHASE 1

City: EUSTIS

School: EUSTIS-FARNAM 95

Project Years: 15

Project Date: 2024

TIF-ID#: 32-9411

Project Type: Standard

Location: Lot 4, except the North 8 feet Roether Addition, PID 320044084.

Description: TIF funds used for new infrastructure and site acquisition necessary for new residential and commercial property buildout.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	6,174	188,221	1.330641	82.15	2,504.56
2025	6,174	188,221	1.282064	79.15	2,413.10
Total				161.30	4,917.66

Current Year	Base Value	Excess Value
Residential	6,174	188,221
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF FOOI REDEVELOPMENT PHASE 2

City: EUSTIS

School: EUSTIS-FARNAM 95

Project Years: 15

Project Date: 2025

TIF-ID#: 32-9412

Project Type: Standard

Location: Lots 1 and 2, inclusive, FOOI Administrative Subdivision, and Administrative Subdivision of Lots 27 through 29, inclusive, of Bell-John Addition, Village of Eustis, Frontier County, Nebraska

Description: TIF funds used for infrastructure and site acquisition for residential and commercial property buildout

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	37,970	108,918	1.282064	486.80	1,396.40
Total				486.80	1,396.40

Current Year	Base Value	Excess Value
Residential	37,970	108,918
Commercial	0	0
Industrial	0	0
Other	0	0

2026 TOTALS FOR CITY : # EUSTIS

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	44,144	297,139	565.95	3,809.51
Commercial	0	0	0.00	0.00
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	44,144	297,139	565.95	3,809.51

Project Count 2

2026 TOTALS FOR COUNTY : # 32 FRONTIER

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	44,144	297,139	565.95	3,809.51
Commercial	0	0	0.00	0.00
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	44,144	297,139	565.95	3,809.51

Project Count 2

Tax Increment Financing (TIF) Report 2025

COUNTY: 33 FURNAS

CITY: ARAPAHOE

Project Name: TIF 212 7TH STREET REDEVELOPMENT PROJECT

City: ARAPAHOE

School: ARAPAHOE 18

Project Years: 15

Project Date: 2025

TIF-ID#: 33-8642

Project Type: Expedited

Location: Lots 10, 11, and 12, Block 77, Original Town of Arapahoe, Furnas County, Nebraska

Description: TIF funds used for demolition of the existing structure on the project site, construction and installation of utility improvements including, without limitation, electrical improvements, and other eligible expenses

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	25,340	243,455	1.637498	414.94	3,986.58
Total				414.94	3,986.58

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	25,340	243,455
Industrial	0	0
Other	0	0

Project Name: TIF DOLLAR GENERAL STORE PROJ

City: ARAPAHOE

School: ARAPAHOE 18

Project Years:

Project Date: 2015

TIF-ID#: 33-8621

Project Type:

Location: PT Lots 1 & 2 Albees Addition, 212 East Chestnut Ave.

Description: Extension of utility services and required infrastructure associated with the construction of the Dollar General Store and improvements.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2015	730	558,530	1.818894	13.28	10,159.08
2016	730	487,110	1.721275	12.57	8,384.50
2017	730	487,110	1.846139	13.48	8,992.74
2018	730	487,110	2.114316	15.43	10,299.04
2019	730	487,110	2.160489	15.77	10,523.96
2020	730	487,110	2.236988	16.33	10,896.60
2021	730	572,220	2.055419	15.00	11,761.52
2022	730	572,220	1.930173	14.09	11,044.84
2023	730	631,355	1.890497	13.80	11,935.76
2024	730	814,285	1.718172	12.54	13,990.82
2025	730	814,285	1.637498	11.95	13,333.90
Total				154.24	121,322.76

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	730	814,285
Industrial	0	0
Other	0	0

Project Name: TIF LANDMARK IMPLEMENT REDEVELOPMENT PROJECT

City: ARAPAHOE

School: ARAPAHOE 18

Project Years: 15

Project Date: 2025

TIF-ID#: 33-8643

Project Type: Standard

Location: Lots 1 through 12 Block 27, Lots 1 through 8 Block 28, Original Town of Arapahoe, Furnas County, Nebraska

Description: TIF funds used for site acquisition, site preparation, demolition, grading, street improvements, utility infrastructure improvements including water, sanitary sewer, storm sewer, electrical, and natural gas improvements, façade enhancements, architectural and engineering fees, and other eligible expenses

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	19,620	1,947,830	1.637498	321.28	31,895.68
Total				321.28	31,895.68

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	19,620	1,947,830
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 33 FURNAS

Project Name: TIF NORTH SUBDIVISION REDEV PROJ PH IV
City: ARAPAHOE
School: ARAPAHOE 18
Project Years: 15
Project Date: 2022
TIF-ID#: 33-8641
Project Type: Standard

Location: Lot 4 Block 3 Northn Estates Addition; PID 0005485.17 and Lot 3 Block2 Northern Estates Second Subdivision; PID 0005485.26
Description: TIF funds used for site acquisition, grading, site preparation, erosion control improvements, eligible engineering expenditure, construction of public streets and sidewalks, construction of utility improvements, eligible engineering expenditures, construction of public streets and sidewalks, construction of utility improvements, including electrical, sanitary sewer, storm sewer and water improvements and other eligible public improvements on the Project Site and in the Redevelopment Area required in the construction of a residential subdivision and associated improvements.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	35,100	395,380	1.930173	677.49	7,631.54
2023	35,100	696,025	1.890497	663.56	13,158.34
2024	35,100	698,330	1.718172	603.08	11,998.52
2025	35,100	734,850	1.637498	574.76	12,033.16
Total				2,518.89	44,821.56

Current Year	Base Value	Excess Value
Residential	35,100	734,850
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF NORTH SUBDIVISION REDEV PROJ PHASE I (2019 filed
City: ARAPAHOE
School: ARAPAHOE 18
Project Years:
Project Date: 2020
TIF-ID#: 33-8622
Project Type:

Location: Lot 1 Block 3 Northern Estates Addition; Lot 2 Block 3 Northern Estates Addition; PID 5485.14 and 5485.15
2019 Notice to Divide Tax filed late. 2020 first tax year to divide taxes.
Description: TIF funds used for site acquisition, grading, site preparation, erosion control improvements, eligible engineering expenditures, construction of public streets and sidewalks, construction of utility improvements, including electrical sanitary sewer, storm sewer and water improvements and other eligible public improvements on Project Site and in the Redevelopment Area which were needed in the construction of a new residential subdivision.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2020	36,245	420,365	2.236988	810.80	9,403.52
2021	36,245	456,080	2.055419	744.99	9,374.36
2022	36,245	433,600	1.930173	699.59	8,369.24
2023	36,245	595,950	1.890497	685.21	11,266.42
2024	36,245	595,950	1.718172	622.75	10,239.46
2025	36,245	628,690	1.637498	593.51	10,294.80
Total				4,156.85	58,947.80

Current Year	Base Value	Excess Value
Residential	36,245	628,690
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 33 FURNAS

Project Name: TIF NORTH SUBDIVISION REDEV PROJ PHASE II
City: ARAPAHOE
School: ARAPAHOE 18
Project Years:

Project Date: 2020
TIF-ID#: 33-8623
Project Type:

Location: Lots 4 through 6 Block 1 Northern Estates Second Addition PID 5485.21
Description: TIF funds used for site acquisition, grading, site preparation, erosion control improvements, eligible engineering expenditures, construction of public streets and sidewalks, construction of utility improvements, including electrical, sanitary sewer, storm sewer and water improvements and other eligible public improvements on the Project Site and in the Redevelopment Area needed for the construction of a new residential subdivision.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2020	28,940	314,025	2.236988	647.38	7,024.70
2021	28,940	340,590	2.055419	594.84	7,000.56
2022	28,940	323,790	1.930173	558.59	6,249.72
2023	28,940	435,780	1.890497	547.11	8,238.42
2024	28,940	435,780	1.718172	497.24	7,487.46
2025	28,940	458,935	1.637498	473.89	7,515.06
Total				3,319.05	43,515.92

Current Year	Base Value	Excess Value
Residential	28,940	458,935
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF NORTH SUDB REDEV PRJ-PHASE III
City: ARAPAHOE
School: ARAPAHOE 18
Project Years:

Project Date: 2021
TIF-ID#: 33-8627
Project Type: Standard

Location: Lot 2 Block 2 Northern Estates Second Add; PID 0005485.25
Description: TIF funds used for site acquisition, grading, site preparation, erosion control improvements, eligible engineering fees, construction of public streets and sidewalks, utility improvements including electrical, sanitary sewer, storm sewer and water improvements needed in the construction of a residential subdivision and associated improvements.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	17,675	77,275	2.055419	363.30	1,588.34
2022	17,675	284,195	1.930173	341.16	5,485.46
2023	17,675	394,665	1.890497	334.15	7,461.14
2024	17,675	341,660	1.718172	303.69	5,870.32
2025	17,675	359,465	1.637498	289.43	5,886.24
Total				1,631.73	26,291.50

Current Year	Base Value	Excess Value
Residential	17,675	359,465
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 33 FURNAS

Project Name: TIF TORNADO ALLEY PROJ

City: ARAPAHOE

School: ARAPAHOE 18

Project Years:

Project Date: 2015

TIF-ID#: 33-8620

Project Type:

Location: Lot 1 Blk 1 Anderson's Addition, Arapahoe

Description: Construction of a bowling alley and associated improvements included extension of city streets and utilities which included 12th St, Cherry St, and West St.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2015	7,800	437,470	1.818894	141.87	7,957.12
2016	7,800	377,030	1.721275	134.26	6,489.72
2017	7,800	377,030	1.846139	144.00	6,960.50
2018	7,800	377,030	2.114316	164.92	7,971.62
2019	7,800	377,030	2.160489	168.52	8,145.70
2020	7,800	385,590	2.236988	174.49	8,625.60
2021	7,800	468,505	2.055419	160.32	9,629.74
2022	7,800	468,505	1.930173	150.55	9,042.96
2023	7,800	537,855	1.890497	147.46	10,168.14
2024	7,800	483,715	1.718172	134.02	8,311.06
2025	7,800	483,715	1.637498	127.72	7,920.82
Total				1,648.13	91,222.98

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	7,800	483,715
Industrial	0	0
Other	0	0

2026 TOTALS FOR CITY : # ARAPAHOE

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	117,960	2,181,940	1,931.59	35,729.22
Commercial	53,490	3,489,285	875.90	57,136.97
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	171,450	5,671,225	2,807.49	92,866.20

Project Count 8

CITY: CAMBRIDGE

Project Name: CAMBRIDGE FUEL STATION PROJ

City: CAMBRIDGE

School: CAMBRIDGE 21

Project Years:

Project Date: 2014

TIF-ID#: 33-8610

Project Type:

Location: Lot 2, Blk 3 Harvest Meadows Third Addition, Cambridge

Description: TIF funds used for public improvements to highway and street and extension of public utility improvements associated with the construction of new fueling station.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2014	219,185	1,732,406	1.861572	4,080.29	32,250.00
2015	219,185	1,732,405	1.801216	3,948.00	31,204.36
2016	219,185	1,732,405	1.831714	4,014.84	31,732.70
2017	219,185	1,732,405	1.868275	4,094.98	32,366.10
2018	219,185	1,732,405	1.92474	4,218.74	33,344.30
2019	219,185	1,732,405	1.976507	4,332.21	34,241.12
2020	219,185	1,732,405	2.000674	4,385.18	34,659.78
2021	219,185	1,732,405	1.980761	4,341.53	34,314.80
2022	219,185	1,732,405	1.962358	4,301.19	33,996.00
2023	219,185	1,631,350	1.901108	4,166.94	31,013.74
2024	219,185	1,873,390	1.770442	3,880.54	33,167.28
2025	219,185	1,873,390	1.61418	3,538.04	30,239.90
Total				49,302.48	392,530.08

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	219,185	1,873,390
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 33 FURNAS

Project Name: TIF CAMBRIDGE FIRST CENTRAL BANK PROJ
City: CAMBRIDGE
School: CAMBRIDGE 21
Project Years:

Project Date: 2019
TIF-ID#: 33-8609
Project Type:

Location: Lot 17 and Lot 18 Block 15 PID 6245.00 Cambridge
Description: TIF funds used for eligible public improvements as part of the Downtown Revitalization Project associated with the construction of a new bank.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2019	2,500	543,260	1.976507	49.41	10,737.58
2020	2,500	1,086,825	2.000674	50.02	21,743.84
2021	2,500	1,316,050	1.980761	49.52	26,067.82
2022	2,500	1,316,050	1.962358	49.06	25,825.62
2023	2,500	1,491,085	1.901108	47.53	28,347.14
2024	2,500	1,571,235	1.770442	44.26	27,817.80
2025	2,500	1,571,235	1.61418	40.35	25,362.56
Total				330.15	165,902.36

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	2,500	1,571,235
Industrial	0	0
Other	0	0

Project Name: TIF CARPENTER PROJECT

City: CAMBRIDGE
School: CAMBRIDGE 21
Project Years:

Project Date: 2020
TIF-ID#: 33-8624
Project Type:

Location: Lot 1 Harvest Meadows Ninth Addition; PID 0006658.89
Description: TIF funds used for eligible public improvements, include construction of street improvements, public utility improvements and extension of the utilities, construction and installation of public highway widening and lighting improvements, and other eligible public improvements under Nebraska Community Development Law, needed in the construction of a commercial warehouse for seed storage, treatment, sales and other associated improvements.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2020	3,375	151,000	2.000674	67.52	3,021.02
2021	3,375	166,775	1.980761	66.85	3,303.42
2022	3,375	166,775	1.962358	66.23	3,272.72
2023	3,375	136,550	1.901108	64.16	2,595.96
2024	3,375	250,825	1.770442	59.75	4,440.72
2025	3,375	260,955	1.61418	54.48	4,212.28
Total				378.99	20,846.12

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	3,375	260,955
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 33 FURNAS

Project Name: TIF CASEY'S PROJECT

City: CAMBRIDGE

School: CAMBRIDGE 21

Project Years:

Project Date: 2016

TIF-ID#: 33-8619

Project Type:

Location: Lots 19 through 27, Block 23 Cambridge PID 6324.01

Description: TIF funds from construction and renovation of the convenience store to be used for public improvements.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2016	95,265	228,765	1.831714	1,744.98	4,190.32
2017	95,265	228,765	1.868275	1,779.81	4,273.96
2018	95,265	228,765	1.92474	1,833.60	4,403.14
2019	95,265	247,260	1.976507	1,882.92	4,887.12
2020	95,265	247,260	2.000674	1,905.94	4,946.88
2021	95,265	299,305	1.980761	1,886.97	5,928.52
2022	95,265	299,305	1.962358	1,869.44	5,873.44
2023	95,265	322,105	1.901108	1,811.09	6,123.56
2024	95,265	409,020	1.770442	1,686.61	7,241.46
2025	95,265	409,020	1.61418	1,537.75	6,602.32
Total				17,939.11	54,470.72

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	95,265	409,020
Industrial	0	0
Other	0	0

Project Name: TIF DOLLAR GENERAL PROJECT

City: CAMBRIDGE

School: CAMBRIDGE 21

Project Years:

Project Date: 2020

TIF-ID#: 33-8618

Project Type:

Location: Lots 3 through 6 and vacated Alley, Block 4 Original Town; PID 0006128.00

Description: TIF funds used for demolition of existing buildings on project site and for eligible public improvements that are part of the Downtown Revitalization Project needed to construct a new Dollar General store.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2020	9,100	403,230	2.000674	182.06	8,067.32
2021	9,100	476,295	1.980761	180.25	9,434.28
2022	9,100	476,295	1.962358	178.57	9,346.62
2023	9,100	522,910	1.901108	173.00	9,941.08
2024	9,100	672,420	1.770442	161.11	11,904.82
2025	9,100	671,700	1.61418	146.89	10,842.46
Total				1,021.88	59,536.58

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	9,100	671,700
Industrial	0	0
Other	0	0

Project Name: TIF HARVEST MEADOWS 3RD RES SUBDV PROJ PH2020-

City: CAMBRIDGE

School: CAMBRIDGE 21

Project Years: 15

Project Date: 2021

TIF-ID#: 33-8628

Project Type: Standard

Location: Lot 7 Block 2 Harvest Meadows Third Addition; PID 0006658.16

Description: TIF funds used for the construction of street improvement in the development area, public improvements and extension of utilities needed in the construction of a new single family dwelling in new residential subdivision.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	10,640	111,535	1.980761	210.75	2,209.24
2022	10,640	220,555	1.962358	208.79	4,328.08
2023	10,640	305,365	1.901108	202.28	5,805.32
2024	10,640	305,365	1.770442	188.38	5,406.32
2025	10,640	320,510	1.61418	171.75	5,173.62
Total				981.95	22,922.58

Current Year	Base Value	Excess Value
Residential	10,640	320,510
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 33 FURNAS

Project Name: TIF HARVEST MEADOWS 3RD SUBD PHS1
City: CAMBRIDGE
School: CAMBRIDGE 21
Project Years:

Project Date: 2014
TIF-ID#: 33-8611
Project Type:

Location: Lots 1 and 2, Blk 1 and Lots 1 and 2, Blk 2 Harvest Meadows 3rd Addition, Cambridge
Description: TIF funds used for public street improvements and extension of utility improvements associated with the construction of a new residential subdivision.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2014	48,215	229,195	1.861572	897.56	4,266.64
2015	48,215	304,970	1.801216	868.46	5,493.18
2016	48,215	357,965	1.831714	883.16	6,556.92
2017	48,215	357,965	1.868275	900.79	6,687.78
2018	48,215	357,965	1.92474	928.01	6,889.90
2019	48,215	341,140	1.976507	952.97	6,742.66
2020	48,215	341,140	2.000674	964.62	6,825.12
2021	48,215	401,120	1.980761	955.02	7,945.24
2022	48,215	401,120	1.962358	946.15	7,871.42
2023	48,215	538,300	1.901108	916.62	10,233.68
2024	48,215	538,300	1.770442	853.62	9,530.30
2025	48,215	564,345	1.61418	778.28	9,109.56

Total 10,845.26 88,152.40

Current Year	Base Value	Excess Value
Residential	48,215	564,345
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF HARVEST MEADOWS 3RD SUBD PHS2
City: CAMBRIDGE
School: CAMBRIDGE 21
Project Years:

Project Date: 2015
TIF-ID#: 33-8613
Project Type:

Location: Lotes 3, 4, 8, and 9 Blk 1, Harvest Meadows Third Addition, Cambridge PID 6658.03, 6658.08, 6658.09
Description: Construction of new residential subdivision area to capture TIF funds to use for public improvements including street improvements, extension of utility improvements, and other related public improvements.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2015	39,775	748,860	1.801216	716.43	13,488.62
2016	39,775	880,600	1.831714	728.56	16,130.10
2017	39,775	880,600	1.868275	743.11	16,452.04
2018	39,775	880,600	1.92474	765.57	16,949.28
2019	39,775	863,260	1.976507	786.16	17,062.40
2020	39,775	863,260	2.000674	795.77	17,271.02
2021	39,775	956,320	1.980761	787.85	18,942.44
2022	39,775	956,320	1.962358	780.53	18,766.44
2023	39,775	1,315,920	1.901108	756.17	25,017.06
2024	39,775	1,143,720	1.770442	704.19	20,248.90
2025	39,775	1,200,245	1.61418	642.04	19,374.12

Total 8,206.38 199,702.42

Current Year	Base Value	Excess Value
Residential	39,775	1,200,245
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 33 FURNAS

Project Name: TIF HARVEST MEADOWS 3RD SUBD PHS3
City: CAMBRIDGE
School: CAMBRIDGE 21
Project Years:

Project Date: 2016
TIF-ID#: 33-8614
Project Type:

Location: Lot 7 Block 1 and Lot 5 Block 2, Harvest Meadows Third Add, PID 6658.07, 6658.14
Description: Construction of a new residential subdivision area to capture TIF funds to use for public improvements including street improvements, extension of utility improvements, and other related public improvements.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2016	19,980	222,955	1.831714	365.98	4,083.92
2017	19,980	399,355	1.868275	373.28	7,461.06
2018	19,980	401,105	1.92474	384.56	7,720.24
2019	19,980	401,105	1.976507	394.91	7,927.88
2020	19,980	401,105	2.000674	399.73	8,024.82
2021	19,980	440,200	1.980761	395.76	8,719.32
2022	19,980	440,200	1.962358	392.08	8,638.30
2023	19,980	608,315	1.901108	379.84	11,564.74
2024	19,980	608,315	1.770442	353.73	10,769.88
2025	19,980	638,425	1.61418	322.51	10,305.34
Total				3,762.38	85,215.50

Current Year	Base Value	Excess Value
Residential	19,980	638,425
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF HARVEST MEADOWS 3RD SUBD PHS4
City: CAMBRIDGE
School: CAMBRIDGE 21
Project Years:

Project Date: 2016
TIF-ID#: 33-8615
Project Type:

Location: Lots 3 & 4, Block 2 Harvest Meadows 3rd Add, PID 6658.13
Description: Construction of a new residential subdivision area to capture TIF funds to use for public improvements including street improvements, extension of utility improvements, and other related public improvements.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2016	21,075	245,915	1.831714	386.03	4,504.46
2017	21,075	245,915	1.868275	393.74	4,594.38
2018	21,075	245,915	1.92474	405.64	4,733.22
2019	21,075	245,915	1.976507	416.55	4,860.54
2020	21,075	245,915	2.000674	421.64	4,919.96
2021	21,075	267,200	1.980761	417.45	5,292.60
2022	21,075	267,200	1.962358	413.57	5,243.42
2023	21,075	365,555	1.901108	400.66	6,949.60
2024	21,075	365,555	1.770442	373.12	6,471.94
2025	21,075	383,815	1.61418	340.19	6,195.46
Total				3,968.59	53,765.58

Current Year	Base Value	Excess Value
Residential	21,075	383,815
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 33 FURNAS

Project Name: TIF HARVEST MEADOWS 4TH PROJ LOT 6 BLOCK 2
City: CAMBRIDGE
School: CAMBRIDGE 21
Project Years: 15
Project Date: 2021
TIF-ID#: 33-8629
Project Type: Standard

Location: Lot 6, Block 2 Harvest Meadows Fourth Addition; PID 0006658.63
Description: TIF funds used for construction of street improvements in new development, public utility improvements and extension of utilities, construction and installation of public highway widening and lighting improvements needed for the construction of a single family dwelling located in a new residential subdivision.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	16,770	230,180	1.980761	332.17	4,559.32
2022	16,770	230,180	1.962358	329.09	4,516.96
2023	16,770	314,715	1.901108	318.82	5,983.08
2024	16,770	314,715	1.770442	296.90	5,571.86
2025	16,770	328,765	1.61418	270.70	5,306.86
Total				1,547.68	25,938.08

Current Year	Base Value	Excess Value
Residential	16,770	328,765
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF HARVEST MEADOWS FOURTH PROJ LOT 3 BLK 1
City: CAMBRIDGE
School: CAMBRIDGE 21
Project Years: 15
Project Date: 2022
TIF-ID#: 33-8632
Project Type: Standard

Location: Lot 3 Block 1 Harvet Meadows Fourth Addition; PID 0006658.50
Description: TIF funds used for eligible public improvements including: construction of street improvements to Harvest Drive and Corn Husk Lane and other public streets in the Development Area, public utility improvements and extension of the utilities, construction and installation of public highway widening and lighting improvements, other improvements which qualify as eligible expenditures for public improvements under the Nebraska Community Development Law required in the construction of a single family residential dwelling and other associated improvements.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	23,940	346,185	1.962358	469.79	6,793.40
2023	23,940	472,990	1.901108	455.13	8,992.06
2024	23,940	472,990	1.770442	423.84	8,374.02
2025	23,940	496,380	1.61418	386.43	8,012.48
Total				1,735.19	32,171.96

Current Year	Base Value	Excess Value
Residential	23,940	496,380
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF HARVEST MEADOWS FOURTH PROJECT - LOT 1 BLO
City: CAMBRIDGE
School: CAMBRIDGE 21
Project Years: 15
Project Date: 2023
TIF-ID#: 33-8633
Project Type: Standard

Location: Lot 1, Block 1 Harvest Meadows Fourth; PID 0006658.48
Description: TIF funds used for public improvements including construction of street improvements to Harvest Drive and Corn Husk Land and other public streets in the Redevelopment Area, public utility improvements and extension of the utilities, construction and installation of public highway widening and lighting improvements and other eligible expenditures necessary in the construction of a single family residential dwelling unit.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	17,130	289,495	1.901108	325.66	5,503.62
2024	17,130	289,495	1.770442	303.28	5,125.34
2025	17,130	337,545	1.61418	276.51	5,448.58
Total				905.45	16,077.54

Current Year	Base Value	Excess Value
Residential	17,130	337,545
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 33 FURNAS

Project Name: TIF HARVEST MEADOWS FOURTH PROJECT - LOT 5 BLO
City: CAMBRIDGE
School: CAMBRIDGE 21
Project Years: 15
Project Date: 2024
TIF-ID#: 33-8634
Project Type: Standard

Location: Lot 5, Block 1 Harvest Meadows Fourth Addition, PID 0006658.52.
Description: TIF funds used for the construction of street improvements to Harvest Drive and Corn Husk Lane and other public streets in the redevelopment area including public street improvements and extension of the utilities, construction and installation of public highway widening and lighting improvements necessary in the construction of a single family residential dwelling unit and other associated improvements.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	18,380	206,050	1.770442	325.41	3,648.00
2025	18,380	432,700	1.61418	296.69	6,984.56
Total				622.10	10,632.56

Current Year	Base Value	Excess Value
Residential	18,380	432,700
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF HARVEST MEADOWS FOURTH PROJECT - LOT 5 BLO
City: CAMBRIDGE
School: CAMBRIDGE 21
Project Years: 15
Project Date: 2024
TIF-ID#: 33-8636
Project Type: Standard

Location: Lot 5, Block 2 Harvest Meadows Fourth Addition, PID 0006658.62.
Description: TIF funds used for the construction of street improvements to Harvest Drive and Corn Husk Lane and other public streets in the redevelopment area, public utility improvements and extension of the utilities, construction and installation of public highway widening and lighting improvements other improvements, and other improvements allowed which are necessary in the construction of a single family residential dwelling unit and other associated improvements.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	8,910	275,870	1.770442	157.75	4,884.12
2025	8,910	289,540	1.61418	143.82	4,673.70
Total				301.57	9,557.82

Current Year	Base Value	Excess Value
Residential	8,910	289,540
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF HARVEST MEADOWS FOURTH PROJECT - LOT 6 BLO
City: CAMBRIDGE
School: CAMBRIDGE 21
Project Years: 15
Project Date: 2024
TIF-ID#: 33-8635
Project Type: Standard

Location: Lot 6, Block 1 Harvest Meadows Fourth Addition, PID 0006658.53.
Description: TIF funds used for the construction of street improvements to Harvest Drive and Corn Husk Lane and other public street in the redevelopment area including public utility improvements and extension of the utilities, construction and installation of public highway widening and lighting improvements necessary in the construction of a single family, residential dwelling unit and other associated improvements.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	16,230	284,645	1.770442	287.34	5,039.48
2025	16,230	362,215	1.61418	261.98	5,846.80
Total				549.32	10,886.28

Current Year	Base Value	Excess Value
Residential	16,230	362,215
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 33 FURNAS

Project Name: TIF HARVEST MEADOWS THIRD PROJ LOT 1 BLK 3
City: CAMBRIDGE
School: CAMBRIDGE 21
Project Years: 15
Project Date: 2022
TIF-ID#: 33-8631
Project Type: Standard

Location: Lot 1 Block 3 Harvest Meadows Third Addition; PID 0006658.35
Description: TIF funds used for eligible public improvements, including construction of public street improvements, public utility improvements and extension of the utilities, construction and installation of public highway widening and lighting improvements, and other eligible public improvements under the Nebraska Community Development Law which are required in the construction of a commercial warehouse for seed storage, treatment, and sales, and other associated improvements.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	66,715	83,870	1.962358	1,309.19	1,645.84
2023	66,715	43,295	1.901108	1,268.32	823.08
2024	66,715	195,100	1.770442	1,181.15	3,454.14
2025	66,715	205,645	1.61418	1,076.90	3,319.48
Total				4,835.56	9,242.54

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	66,715	205,645
Industrial	0	0
Other	0	0

Project Name: TIF HARVEST MEADOWS THIRD RES PROJ PHASE 2019-0
City: CAMBRIDGE
School: CAMBRIDGE 21
Project Years:
Project Date: 2020
TIF-ID#: 33-8625
Project Type:

Location: Lot 8 Block 2 Harvest Meadows Third Addition; PID 0006658.17
Description: TIF funds used for eligible public improvements, including construction of street improvements, public utility improvements and extension of the utilities, and other eligible public improvements under the Nebraska Community Development Law needed in the construction of a single family residential dwelling in a new subdivision.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2020	10,715	167,410	2.000674	214.37	3,349.34
2021	10,715	204,800	1.980761	212.24	4,056.60
2022	10,715	204,800	1.962358	210.27	4,018.92
2023	10,715	282,050	1.901108	203.70	5,362.08
2024	10,715	286,385	1.770442	189.70	5,070.28
2025	10,715	300,330	1.61418	172.96	4,847.88
Total				1,203.24	26,705.10

Current Year	Base Value	Excess Value
Residential	10,715	300,330
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF HARVEST MEADOWS THIRD RES PROJ PHASE 5
City: CAMBRIDGE
School: CAMBRIDGE 21
Project Years:
Project Date: 2020
TIF-ID#: 33-8617
Project Type:

Location: Lot 6 Block 2 Harvest Meadows Third Addition PID 0006658.15
Description: TIF funds used for eligible public improvements, including construction of street improvements, public utility improvements and extension of the utilities, and other eligible public improvements under the Nebraska Community Development Law needed for the constructions of a new single family dwelling in a new residential subdivision.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2020	10,605	44,820	2.000674	212.17	896.70
2021	10,605	148,220	1.980761	210.06	2,935.88
2022	10,605	197,630	1.962358	208.11	3,878.22
2023	10,605	274,530	1.901108	201.61	5,219.12
2024	10,605	274,530	1.770442	187.76	4,860.40
2025	10,605	288,255	1.61418	171.18	4,652.96
Total				1,190.89	22,443.28

Current Year	Base Value	Excess Value
Residential	10,605	288,255
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 33 FURNAS

Project Name: TIF HOTEL PROJ - CAMBRIDGE

City: CAMBRIDGE

School: CAMBRIDGE 21

Project Years:

Project Date: 2015

TIF-ID#: 33-8612

Project Type:

Location: Lot 11 Blk 2 Harvest Meadows Third Addition

Description: TIF funds used for site preparation, parking/sidewalks, landscaping, façade enhancements, and utilities in construction of Cobblestone Hotel on previous vacant land.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2015	102,960	433,780	1.801216	1,854.53	7,813.32
2016	102,960	882,250	1.831714	1,885.93	16,160.30
2017	102,960	882,250	1.868275	1,923.58	16,482.86
2018	102,960	882,250	1.92474	1,981.71	16,981.02
2019	102,960	882,970	1.976507	2,035.01	17,451.96
2020	102,960	882,970	2.000674	2,059.89	17,665.36
2021	102,960	1,232,250	1.980761	2,039.39	24,407.94
2022	102,960	1,232,250	1.962358	2,020.44	24,181.16
2023	102,960	1,287,635	1.901108	1,957.38	24,479.34
2024	102,960	1,484,775	1.770442	1,822.85	26,287.08
2025	102,960	1,484,775	1.61418	1,661.96	23,966.94
Total				21,242.67	215,877.28

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	102,960	1,484,775
Industrial	0	0
Other	0	0

Project Name: TIF SPRINGER PROJECT

City: CAMBRIDGE

School: CAMBRIDGE 21

Project Years:

Project Date: 2020

TIF-ID#: 33-8626

Project Type:

Location: Lot 2 Harvest Meadows Eighth Addition; PID 0006658.88

Description: TIF funds used for construction of street improvements, public utility improvements and extension of the utilities, construction and installation of public highway widening and lighting improvements, and other eligible public improvements under the Nebraska Community Development Law needed for the construction of a commercial warehouse for seed storage, treatment, sales and other associated improvements.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2020	3,835	155,395	2.000674	76.73	3,108.96
2021	3,835	200,990	1.980761	75.96	3,981.14
2022	3,835	200,990	1.962358	75.26	3,944.14
2023	3,835	164,640	1.901108	72.91	3,129.98
2024	3,835	317,635	1.770442	67.90	5,623.54
2025	3,835	328,185	1.61418	61.90	5,297.50
Total				430.66	25,085.26

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	3,835	328,185
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 33 FURNAS

Project Name: TIF WILLIAMS STORAGE PROJ

City: CAMBRIDGE

School: CAMBRIDGE 21

Project Years:

Project Date: 2018

TIF-ID#: 33-8616

Project Type:

Location: Lot 1, Harvest Meadows Sixth Addition.

Description: TIF Funds to be used the associated improvements within the Redevelopment Area for the construction of storage unit facilities containing approximately 200 or more storage units or more commercial buildings containing between 3,200 and 12,000 sq. ft.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2018	57,525	682,625	1.92474	1,107.21	13,138.76
2019	57,525	682,625	1.976507	1,136.99	13,492.14
2020	57,525	682,625	2.000674	1,150.89	13,657.10
2021	57,525	383,915	1.980761	1,139.43	7,604.44
2022	57,525	459,990	1.962358	1,128.85	9,026.66
2023	57,525	475,385	1.901108	1,093.61	9,037.58
2024	57,525	706,375	1.770442	1,018.45	12,505.96
2025	57,525	720,480	1.61418	928.56	11,629.84
Total				8,703.99	90,092.48

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	57,525	720,480
Industrial	0	0
Other	0	0

Project Name: TIF WILLIAMS STORAGE PROJ LOT 2

City: CAMBRIDGE

School: CAMBRIDGE 21

Project Years: 15

Project Date: 2021

TIF-ID#: 33-8630

Project Type: Standard

Location: Lot 2 Harvest Meadows Sixth Addition; PID 0006658.84

Description: TIF funds used for construction and installation of street, curb, and gutter, storm water, water and sewer improvements need in the construction of a storage unit facility containing approximately 200 or more storage units or more commercial buildings containing between approximately 3,200 and 12,000 square feet.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	57,525	70,410	1.980761	1,139.43	1,394.66
2022	57,525	70,410	1.962358	1,128.85	1,381.70
2023	57,525	40,345	1.901108	1,093.61	767.00
2024	57,525	117,235	1.770442	1,018.45	2,075.58
2025	57,525	117,235	1.61418	928.56	1,892.38
Total				5,308.90	7,511.32

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	57,525	117,235
Industrial	0	0
Other	0	0

2026 TOTALS FOR CITY : # CAMBRIDGE

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	262,365	5,943,070	4,235.04	95,931.85
Commercial	617,985	7,642,620	9,975.39	123,365.64
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	880,350	13,585,690	14,210.43	219,297.49

Project Count 23

CITY: WILSONVILLE

Tax Increment Financing (TIF) Report 2025

COUNTY: 33 FURNAS

Project Name: TIF WILSONVILLE VILG TIF

City: WILSONVILLE

Project Date: 2016

School: SOUTHWEST 179

TIF-ID#: 33-8640

Project Years:

Project Type:

Location: Pt SE 1/4 Corporate limits Wilsonville 26-2-25 PID 4170.01 and Pt S1/2 S1/2 NW 1/4 Corporate limits Wilsonville 25-2-25 PID 4170.07
Description: TIF funds used for public infrastructure, upgrades and repairs to redevelopment area including demolition and clean-up, site development, electrical, paving, water, sewer, telecommunications, sidewalks, landscaping, and other related public improvements.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2016	13,710	1,456,175	1.435551	196.81	20,904.14
2017	13,710	1,456,175	1.585796	217.41	23,091.96
2018	13,710	1,456,175	1.675222	229.67	24,394.16
2019	13,710	1,456,175	1.763763	241.81	25,683.48
2020	13,710	1,456,175	1.734141	237.75	25,252.14
2021	13,710	1,573,870	1.708778	234.27	26,893.94
2022	13,710	1,573,870	1.677874	230.04	26,407.56
2023	13,710	1,360,450	1.578866	216.46	21,479.68
2024	13,710	1,436,590	1.302509	178.57	18,711.72
2025	13,710	1,436,590	1.157036	158.63	16,621.86
Total				2,141.42	229,440.64

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	13,710	1,436,590
Industrial	0	0
Other	0	0

2026 TOTALS FOR CITY : # WILSONVILLE

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	0	0	0.00	0.00
Commercial	13,710	1,436,590	158.63	16,621.86
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	13,710	1,436,590	158.63	16,621.86

Project Count 1

2026 TOTALS FOR COUNTY : # 33 FURNAS

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	380,325	8,125,010	6,166.64	131,661.07
Commercial	685,185	12,568,495	11,009.92	197,124.48
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	1,065,510	20,693,505	17,176.55	328,785.55

Project Count 32

Tax Increment Financing (TIF) Report 2025

COUNTY: 34 GAGE

CITY: BEATRICE

Project Name: TIF ACCUMA REDEV PROJECT

City: BEATRICE

School: BEATRICE 15

Project Years: 15

Project Date: 2024

TIF-ID#: 34-8761

Project Type: Standard

Location: Lots 1 through 5, Block 3, and Lots 18 through 22, Block 1, and that part of the vacated Reidgeview Drive lying 210.65 feet Northerly from the South line of Lot 24 and 55.71 feet Southerly from the North line fo Lot 19 in Block 1, Industrial Park in 28-4-6, PID 011634505.

Description: TIF funds used for the required public improvements within redevelopmet area #1 necessary in the construction of a 52,000 square foot industrial building.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	4,804,770	4,684,105	1.686636	81,038.98	79,003.80
2025	4,804,770	5,719,380	1.586964	76,249.97	90,764.50
Total				157,288.95	169,768.30

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	0	0
Industrial	4,804,770	5,719,380
Other	0	0

Project Name: TIF BEATRICE HOSPITALITY 2 REDEV PROJ

City: BEATRICE

School: BEATRICE 15

Project Years:

Project Date: 2021

TIF-ID#: 34-8773

Project Type: Standard

Location: Lot 1, MyPlace Addition; PID 013184701

Description: TIF funds used for land acquisition, site preparation and grading, architectural and engineering fees, public utilities, and public parking needed in the construction of a new, extended stay hotel totaling approximately 47,000 square feet with approximately 50 rooms.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	50,630	717,775	2.002198	1,013.71	14,371.28
2022	50,630	3,057,080	1.936215	980.31	59,191.64
2023	50,630	3,649,370	1.844862	934.05	67,325.84
2024	50,630	3,649,370	1.686636	853.94	61,551.60
2025	50,630	3,649,370	1.586964	803.48	57,914.20
Total				4,585.49	260,354.56

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	50,630	3,649,370
Industrial	0	0
Other	0	0

Project Name: TIF COVERED BRIDGE HEIGHTS

City: BEATRICE

School: BEATRICE 15

Project Years:

Project Date: 2018

TIF-ID#: 34-8796

Project Type:

Location: All of Blocks 1-8, along with Outlots A & B, Covered Bridge Heights Fifth Addition.

Description: TIF Funds to be used for a housing development project consisting of approximately 25 lots, made up of single family residences, townhouses, and duplexes along with all required public improvements.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2018	281,840	2,230,950	2.067146	5,826.04	46,117.04
2019	281,840	3,423,300	2.061282	5,809.52	70,563.88
2020	281,840	4,821,510	2.019692	5,692.30	97,379.60
2021	281,840	5,270,660	2.002198	5,642.99	105,529.06
2022	281,840	5,827,525	1.936215	5,457.03	112,833.40
2023	218,285	6,369,445	1.844862	4,027.06	117,507.58
2024	218,285	6,369,445	1.686636	3,681.67	107,429.48
2025	218,285	6,990,195	1.586964	3,464.10	110,931.98
Total				39,600.71	768,292.02

Current Year	Base Value	Excess Value
Residential	218,285	6,990,195
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 34 GAGE

Project Name: TIF COVERED BRIDGE HEIGHTS WEST DEV PH 1

City: BEATRICE

Project Date: 2025

School: BEATRICE 15

TIF-ID#: 34-8782

Project Years: 15

Project Type: Standard

Location: All of Lots One through Three, inclusive, Block One, Covered Bridge Heights 7th Addition to the City of Beatrice, Gage County, Nebraska
Description: TIF funds used for construction of a residential development consisting of approximately eight lots that will consist duplexes and triplexes along with all required public infrastructure improvements within Redevelopment Area #6

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	20,000	0	1.586964	317.39	0.00
Total				317.39	0.00

Current Year	Base Value	Excess Value
Residential	20,000	0
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF COVERED BRIDGE HEIGHTS WEST DEV PH 2

City: BEATRICE

Project Date: 2025

School: BEATRICE 15

TIF-ID#: 34-8783

Project Years: 15

Project Type: Standard

Location: All of Lots 1 through 3 Block 2, All of Lots 1 and 2 Block 4, Covered Bridge Heights 7th Addition to the City of Beatrice, Gage County, Nebraska
Description: TIF funds used for construction of a residential development consisting of approximately eight lots that will consist duplexes and triplexes along with all required public infrastructure improvements within Redevelopment Area #6

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	350,770	386,055	1.586964	5,566.59	6,126.58
Total				5,566.59	6,126.58

Current Year	Base Value	Excess Value
Residential	350,770	386,055
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF EXMARK REDEVELOPMENT PROJ

City: BEATRICE

Project Date: 2019

School: BEATRICE 15

TIF-ID#: 34-8771

Project Years:

Project Type:

Location: Lots 13 through 17, inclusive, Block 1 PID 011634504 Beatrice
Description: TIF funds used for site acquisition, grading, site preparation, professional fees, lighting, public parking, street construction and remodeling of building in industrial park area.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2019	875,000	1,819,865	2.061282	18,036.22	37,512.54
2020	875,000	7,963,660	2.019692	17,672.30	160,841.40
2021	875,000	7,963,660	2.002198	17,519.23	159,448.24
2022	875,000	7,963,660	1.936215	16,941.88	154,193.58
2023	875,000	8,022,550	1.844862	16,142.54	148,004.98
2024	875,000	8,022,550	1.686636	14,758.06	135,311.22
2025	875,000	8,022,550	1.586964	13,885.94	127,314.98
Total				114,956.17	922,626.94

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	0	0
Industrial	875,000	8,022,550
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 34 GAGE

Project Name: TIF FAKLER DEVELOPMENT 2012

City: BEATRICE

School: BEATRICE 15

Project Years:

Project Date: 2012

TIF-ID#: 34-8793

Project Type:

Location: Lot 9 Blk 1 Westons 2nd Addition Parcel #014839000, Beatrice
Description: Construct professional office building in the 1000 Block of North 6th Street

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2012	20,285	0	2.072314	420.37	0.00
2013	20,285	36,465	2.042235	414.27	744.70
2014	20,285	107,510	2.018927	409.54	2,170.54
2015	20,285	107,510	1.978838	401.41	2,127.44
2016	20,285	107,510	1.913488	388.15	2,057.20
2017	20,285	107,510	1.937257	392.97	2,082.74
2018	20,285	107,510	2.067146	419.32	2,222.38
2019	20,285	107,510	2.061282	418.13	2,216.08
2020	20,285	107,510	2.019692	409.69	2,171.38
2021	20,285	107,510	2.002198	406.15	2,152.56
2022	20,285	107,510	1.936215	392.76	2,081.62
2023	20,285	177,595	1.844862	374.23	3,276.38
2024	20,285	177,595	1.686636	342.13	2,995.38
2025	20,285	177,595	1.586964	321.92	2,818.38
Total				5,511.04	29,116.78

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	20,285	177,595
Industrial	0	0
Other	0	0

Project Name: TIF FAKLER GRAHAM STREET

City: BEATRICE

School: BEATRICE 15

Project Years:

Project Date: 2018

TIF-ID#: 34-8798

Project Type:

Location: Lots 11-16, Block 22, in West Park Addition.
Description: A housing development project consisting of 6 single family residences along with all required public improvements.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2018	10,500	185,850	2.067146	217.05	3,841.80
2019	10,500	520,890	2.061282	216.43	10,737.00
2020	10,500	520,890	2.019692	212.07	10,520.40
2021	10,500	520,890	2.002198	210.23	10,429.20
2022	10,500	581,430	1.936215	203.30	11,257.68
2023	10,500	677,460	1.844862	193.71	12,498.24
2024	10,500	677,460	1.686636	177.10	11,426.28
2025	10,500	743,550	1.586964	166.63	11,799.96
Total				1,596.52	82,510.56

Current Year	Base Value	Excess Value
Residential	10,500	743,550
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 34 GAGE

Project Name: TIF HANNIBAL VIEW REDEV PROJ PHASE 2
City: BEATRICE
School: BEATRICE 15
Project Years:

Project Date: 2021
TIF-ID#: 34-8774
Project Type: Standard

Location: Lots 7, 9, and 10 Block 4 Sun Ridge Development Second Addition; PID 014684950, 014684952, 014684953
Description: TIF funds used for land acquisition, streets and part of the Blighted and Substandard Study associated with the construction of three single family homes on land that is currently vacant.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	230,875	301,850	2.002198	4,622.57	6,043.64
2022	230,875	470,530	1.936215	4,470.24	9,110.48
2023	230,875	574,470	1.844862	4,259.33	10,598.18
2024	230,875	574,470	1.686636	3,894.02	9,689.24
2025	230,875	646,005	1.586964	3,663.90	10,251.88
Total				20,910.06	45,693.42

Current Year	Base Value	Excess Value
Residential	230,875	646,005
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF HANNIBAL VIEW REDEVELOPMENT PROJECT PH 3
City: BEATRICE
School: BEATRICE 15
Project Years: 15

Project Date: 2022
TIF-ID#: 34-8765
Project Type: Standard

Location: Lots 3 through 5 and Lot 9 Block 1; PID's 014684920, 014684921, 014684922, and 014684926, and Lots 2 through 12 Block 2: PID's 014684928, 014684929, 014684930, 014684931, 014684932, 014684933, 014684934, 014684935, 014684936, 014684937, 014684938, and Lots 1 and 2 Block 3; PID 014684942, 014684943, and Lot 13 Block 4; PID 014684956 all located in the Sunridge Development Second Addition.
Description: TIF funds used for Phase 4 of this project, where TIF funds are used for the infrastructure improvements necessary in the construction of single-family on lots that are currently vacant.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	285,000	0	1.936215	5,518.21	0.00
2023	285,000	388,465	1.844862	5,257.86	7,166.64
2024	285,000	434,985	1.686636	4,806.91	7,336.62
2025	285,000	1,063,655	1.586964	4,522.85	16,879.86
Total				20,105.83	31,383.12

Current Year	Base Value	Excess Value
Residential	285,000	1,063,655
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF HANNIBAL VIEW REDEVELOPMENT PROJECT PH 4
City: BEATRICE
School: BEATRICE 15
Project Years: 15

Project Date: 2022
TIF-ID#: 34-8766
Project Type: Standard

Location: Lots 6-8 Block 1, Lots 13 and 14 Block 2, and Lots 6, 8, 11, and 12 Block 4 all located in the Sun Ridge Development Second; PID's 014684923, 014684924, 014684925, 014684939, 01468494, 014684949, 014684951, 014684954, and 014684955
Description: This is Phase 3 of this project, where TIF funds are used for the infrastructure required in the construction of single-family homes on lots that are currently vacant and unused.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	305,610	715,470	1.936215	5,917.27	13,853.04
2023	305,610	2,020,435	1.844862	5,638.08	37,274.30
2024	305,610	2,336,090	1.686636	5,154.53	39,401.38
2025	305,610	2,573,260	1.586964	4,849.92	40,836.76
Total				21,559.80	131,365.48

Current Year	Base Value	Excess Value
Residential	305,610	2,573,260
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 34 GAGE

Project Name: TIF HANNIBAL VIEW REDEVELOPMENT PROJ
City: BEATRICE **Project Date:** 2019
School: BEATRICE 15 **TIF-ID#:** 34-8772
Project Years: **Project Type:**

Location: Lot 1 and Lot 15 Block 2 Sun Ridge Development Second Addition PID 014684941, 014684927 Beatrice
Description: TIF funds used for land acquisition, street and one half of Blighted and Substandard Study associated with the construction of multiple single family homes on land that is currently vacant.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2019	30,000	119,845	2.061282	618.38	2,470.34
2020	30,000	146,150	2.019692	605.91	2,951.78
2021	30,000	146,150	2.002198	600.66	2,926.22
2022	30,000	178,690	1.936215	580.86	3,459.82
2023	30,000	244,915	1.844862	553.46	4,518.36
2024	30,000	405,545	1.686636	505.99	6,840.08
2025	30,000	533,530	1.586964	476.09	8,466.94
Total				3,941.35	31,633.54

Current Year	Base Value	Excess Value
Residential	30,000	533,530
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF HEVELONE BLDG REDEV PROJECT
City: BEATRICE **Project Date:** 2022
School: BEATRICE 15 **TIF-ID#:** 34-8767
Project Years: 15 **Project Type:** Standard

Location: South 23 1/3' of the South 1/3 of lots 5 and 6 Block 50 and North 23 1/3' of the South 1/3 of Lots 5 and 6 Block 50 all in Original Town of Beatrice; PID's 009688000 and 009687000; Address: 112-114 N 6th Street
Description: TIF funds used for architectural fees, improvements to utility infrastructure including water and electric, lighting, and restoration of the historical elements in the public lobby required in the rehabilitation of the Hevelone Building.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	98,550	40,290	1.936215	1,908.14	780.10
2023	98,550	131,500	1.844862	1,818.11	2,426.00
2024	98,550	167,175	1.686636	1,662.18	2,819.64
2025	37,605	414,190	1.586964	596.78	6,573.06
Total				5,985.21	12,598.80

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	37,605	414,190
Industrial	0	0
Other	0	0

Project Name: TIF HOMESTEAD JUNCTION REDEV PROJ PH 1
City: BEATRICE **Project Date:** 2022
School: BEATRICE 15 **TIF-ID#:** 34-8769
Project Years: **Project Type:**

Location: Lot 2 Homestead Junction First Addition; PID 012409601
Description: TIF funds used for a development of a large scale, mixed use development. This project will be completed in multiple phases. Phase One of the Project consists of the construction of approximately 58 multi-family residential units in one or more apartment buildings and related improvements.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	25,355	4,791,710	1.936215	490.93	92,777.80
2023	25,355	8,773,220	1.844862	467.76	161,853.80
2024	25,355	8,773,220	1.686636	427.65	147,972.30
2025	25,355	8,773,220	1.586964	402.37	139,227.84
Total				1,788.71	541,831.74

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	25,355	8,773,220
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 34 GAGE

Project Name: TIF HYBRID TURKEYS LLC

City: BEATRICE

School: BEATRICE 15

Project Years:

Project Date: 2017

TIF-ID#: 34-8795

Project Type:

Location: Lot 1 Hendrix Addition

Description: Site development and construction of approx 31,000 sq ft turkey hatchery.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2017	71,995	0	1.937257	1,394.73	0.00
2018	71,995	5,908,505	2.067146	1,488.24	122,137.42
2019	71,995	5,908,505	2.061282	1,484.02	121,790.96
2020	71,995	5,908,505	2.019692	1,454.08	119,333.60
2021	71,995	5,908,505	2.002198	1,441.48	118,299.96
2022	71,995	5,908,505	1.936215	1,393.98	114,401.36
2023	71,995	5,908,505	1.844862	1,328.21	109,003.76
2024	71,995	5,908,505	1.686636	1,214.29	99,654.98
2025	71,995	5,908,505	1.586964	1,142.53	93,765.86

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	0	0
Industrial	71,995	5,908,505
Other	0	0

Total 12,341.56 898,387.90

Project Name: TIF HYDO - 323 COURT ST

City: BEATRICE

School: BEATRICE 15

Project Years: 15

Project Date: 2024

TIF-ID#: 34-8763

Project Type: Standard

Location: East 1/2 Lof 1, Block 65 Original Town of Beatrice, PID

009880000. City amended the Notice to Divide Tax to change the start date from 2023 to 2024 tax year.

Description: TIF funds used for public infrastructure improvements within the redevelopment area #2 necessary in the renovation of the building with two upstairs apartments and commercial space on the main floor.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	21,145	0	1.686636	356.64	0.00
2025	21,145	95,835	1.586964	335.56	1,520.88

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	21,145	95,835
Industrial	0	0
Other	0	0

Total 692.20 1,520.88

Project Name: TIF JOHNSON 1335 ELLA STREET REDEV PROJECT

City: BEATRICE

School: BEATRICE 15

Project Years: 15

Project Date: 2024

TIF-ID#: 34-8760

Project Type: Standard

Location: Lot four, Block 13 Lamb's Subdivision, except the South 8 foot conveyed to the City of Beatrice for alley purposes, PID 01286500.

Description: TIF funds used for public infrastructure improvements within the redevelopment area #10 necessary in the acquisition and renovation of a house located within the project site.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	25,005	109,225	1.686636	421.74	1,842.24
2025	25,005	121,655	1.586964	396.82	1,930.62

Current Year	Base Value	Excess Value
Residential	25,005	121,655
Commercial	0	0
Industrial	0	0
Other	0	0

Total 818.56 3,772.86

Tax Increment Financing (TIF) Report 2025

COUNTY: 34 GAGE

Project Name: TIF JZTZRE LLC PROJECT

City: BEATRICE

School: BEATRICE 15

Project Years:

Project Date: 2020

TIF-ID#: 34-8797

Project Type:

Location: Lot 1 Burnha Addition and a portion of Lot 1 of the North Commerce Addition; PID 010635030 and 013661501

Description: TIF funds used for the construction of a vehicle wash facility and recreational vehicle/boat limited service facility with outdoor storage for RV and boats and the associated improvements on the Project Site.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2020	2,032,335	1,663,935	2.019692	41,046.91	33,606.36
2021	2,032,335	1,444,910	2.002198	40,691.37	28,929.96
2022	2,032,335	1,332,155	1.936215	39,350.38	25,793.38
2023	2,032,335	1,406,425	1.844862	37,493.78	25,946.60
2024	2,032,335	1,406,425	1.686636	34,278.09	23,721.28
2025	2,032,335	1,406,425	1.586964	32,252.42	22,319.46
Total				225,112.95	160,317.04

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	2,032,335	1,406,425
Industrial	0	0
Other	0	0

Project Name: TIF KINNEY HOLDINGS REDEV PROJECT

City: BEATRICE

School: BEATRICE 15

Project Years: 15

Project Date: 2024

TIF-ID#: 34-8780

Project Type: Standard

Location: Lots 20, 23, 24, 26, ad 27 in Industrial Park Second Addition, PID 011643523 and 000643524.

Description: TIF funds used in the development of construction of a 76,000 square foot industrial building.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	1,581,035	0	1.686636	26,666.31	0.00
2025	1,581,035	0	1.586964	25,090.46	0.00
Total				51,756.77	0.00

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	0	0
Industrial	1,581,035	0
Other	0	0

Project Name: TIF MULLINS REDEV PROJ

City: BEATRICE

School: BEATRICE 15

Project Years:

Project Date: 2021

TIF-ID#: 34-8775

Project Type: Standard

Location: Parcel located in the SW1/4, NW1/4 4-3-6 PID 013444200

Description: TIF funds used for the extension of utility infrastructure associated with the construction of a 2,520 square foot single family residence.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	165,650	176,760	2.002198	3,316.64	3,539.08
2022	165,650	226,450	1.936215	3,207.34	4,384.56
2023	165,650	286,305	1.844862	3,056.01	5,281.94
2024	165,650	286,305	1.686636	2,793.91	4,828.92
2025	165,650	327,500	1.586964	2,628.81	5,197.32
Total				15,002.71	23,231.82

Current Year	Base Value	Excess Value
Residential	165,650	327,500
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 34 GAGE

Project Name: TIF NIXON ENTERPRISE REDEV

City: BEATRICE

School: BEATRICE 15

Project Years: 15

Project Date: 2025

TIF-ID#: 34-8784

Project Type: Standard

Location: Lots 6 through 8, inclusive, Block 6, Paddock Addition to the City of Beatrice, Gage County, Nebraska

Description: TIF funds used for construction of approximately 4,000 square feet commercial development to be completed in 1 phase

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	52,500	356,535	1.586964	833.16	5,658.08
Total				833.16	5,658.08

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	52,500	356,535
Industrial	0	0
Other	0	0

Project Name: TIF NORTHGATE CAMPUS ONE

City: BEATRICE

School: BEATRICE 15

Project Years:

Project Date: 2017

TIF-ID#: 34-8794

Project Type:

Location: Lots 1 and 2 Northgate Crossing Second Addition

Description: A two-phased project including the constructions of an approx 15,625 sq ft industrial research laboratory building and an approx 9,375 sq ft laboratory/office addition.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2017	15,990	686,155	1.937257	309.77	13,292.58
2018	15,830	740,930	2.067146	327.23	15,316.10
2019	15,405	1,307,335	2.061282	317.54	26,947.86
2020	15,005	1,851,080	2.019692	303.05	37,386.12
2021	24,555	1,851,080	2.002198	491.64	37,062.28
2022	9,265	1,851,080	1.936215	179.39	35,840.88
2023	9,265	1,851,080	1.844862	170.93	34,149.88
2024	9,265	1,851,080	1.686636	156.27	31,220.98
2025	9,265	1,851,080	1.586964	147.03	29,375.98
Total				2,402.85	260,592.66

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	9,265	1,851,080
Industrial	0	0
Other	0	0

Project Name: TIF PARR MACHINE & ENGINE REDEV PROJ

City: BEATRICE

School: BEATRICE 15

Project Years:

Project Date: 2021

TIF-ID#: 34-8776

Project Type: Standard

Location: South 1/2 Lot 12, Industrial Park First Subdivision

Description: TIF funds used for land acquisition and improved infrastructure associated with the construction of a 4,800 square foot machine shop.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	94,290	112,595	2.002198	1,887.87	2,254.38
2022	94,290	119,195	1.936215	1,825.66	2,307.88
2023	94,290	227,660	1.844862	1,739.52	4,200.02
2024	94,290	227,660	1.686636	1,590.33	3,839.80
2025	94,290	227,660	1.586964	1,496.35	3,612.88
Total				8,539.73	16,214.96

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	0	0
Industrial	94,290	227,660
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 34 GAGE

Project Name: TIF PORTER WORKFORCE HOUSING PROJ
City: BEATRICE **Project Date:** 2019
School: BEATRICE 15 **TIF-ID#:** 34-8770
Project Years: **Project Type:**

Location: Lots 1 and 2 Block 1, Porter Addition and Lots 1 through 4, inclusive, Block 4 Porter Addition PID's 014002701, 0414002702, 014002719, 014002720, 014002721, 014002722 Beatrice
Description: TIF funds used for site preparation, demolition, construction and extension of city utilities and infrastructure to service the Project Site, the cost of the blight and substandard study and professional fees associated with the construction of ten single family resident development.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2019	67,705	1,055,095	2.061282	1,395.59	21,748.46
2020	67,705	1,104,320	2.019692	1,367.43	22,303.84
2021	52,515	962,445	2.002198	1,051.45	19,270.04
2022	52,515	1,081,605	1.936215	1,016.80	20,942.20
2023	52,515	1,265,480	1.844862	968.83	23,346.36
2024	52,515	1,265,480	1.686636	885.74	21,344.08
2025	52,515	1,392,035	1.586964	833.39	22,091.14

Total 7,519.23 151,046.12

Current Year	Base Value	Excess Value
Residential	52,515	1,392,035
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF RWR LLC REDEV PROJ - PHASE 1
City: BEATRICE **Project Date:** 2025
School: BEATRICE 15 **TIF-ID#:** 34-8781
Project Years: 15 **Project Type:** Standard

Location: Lots Two and Three, Crest 1st Addition to the City of Beatrice, Gage County, Nebraska
Description: TIF funds used for acquisition of real property and the development of a forty-eight unit residential complex along with all required public infrastructure improvements within Redevelopment Area #9

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	13,790	240,000	1.586964	218.84	3,808.72

Total 218.84 3,808.72

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	13,790	240,000
Industrial	0	0
Other	0	0

Project Name: TIF TAH PROPERTIES REDEV PROJECT
City: BEATRICE **Project Date:** 2024
School: BEATRICE 15 **TIF-ID#:** 34-8762
Project Years: 15 **Project Type:** Standard

Location: All of Lot 2, Soni Addition, PID 014403502.
Description: TIF funds used for the required public infrastructure improvements within the redevelopment area #9, necessary in the development of three vacant lots for future commercial development.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	41,905	1,819,455	1.686636	706.78	30,687.58
2025	41,905	1,915,610	1.586964	665.02	30,400.04

Total 1,371.80 61,087.62

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	41,905	1,915,610
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 34 GAGE

Project Name: TIF ZARYBNICKY 713 COURT STREET REDEV PROJ

City: BEATRICE

School: BEATRICE 15

Project Years:

Project Date: 2021

TIF-ID#: 34-8777

Project Type: Standard

Location: West 1/2 Lot 3 Block 61 Beatrice Original; PID 009832000

Description: TIF funds used for the acquisition and renovation of a 3 story, 6,000 square foot building located at 713 Court Street to include both residential and commercial areas.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	36,420	0	2.002198	729.20	0.00
2022	36,420	42,410	1.936215	705.17	821.14
2023	36,420	116,265	1.844862	671.90	2,144.94
2024	36,420	116,265	1.686636	614.27	1,960.98
2025	36,420	116,265	1.586964	577.97	1,845.08
Total				3,298.51	6,772.14

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	36,420	116,265
Industrial	0	0
Other	0	0

Project Name: TIF ZEPHR TOWERS REDEV PROJECT

City: BEATRICE

School: BEATRICE 15

Project Years: 15

Project Date: 2022

TIF-ID#: 34-8768

Project Type:

Location: Lot 1 Zephyr Towers Addition; PID 015283200

Description: TIF funds used for land acquisition and other allowable uses allowed by law necessary in the construction of the new Zephyr Towers.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	142,260	1,505,750	1.936215	2,754.46	29,154.56
2023	142,260	1,741,685	1.844862	2,624.50	32,131.68
2024	142,260	1,741,685	1.686636	2,399.41	29,375.90
2025	142,260	1,741,685	1.586964	2,257.61	27,639.92
Total				10,035.98	118,302.06

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	142,260	1,741,685
Industrial	0	0
Other	0	0

2026 TOTALS FOR CITY : # BEATRICE

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	1,694,210	14,777,440	26,886.50	234,512.65
Commercial	2,483,495	20,737,810	39,412.17	329,101.58
Industrial	7,427,090	19,878,095	117,865.24	315,458.21
other	0	0	0.00	0.00
Total	11,604,795	55,393,345	184,163.92	879,072.44

Project Count 28

CITY: WYMORE

Tax Increment Financing (TIF) Report 2025

COUNTY: 34 GAGE

Project Name: TIF AGC ENTERPRISES REDEVELOPMENT PROJECT

City: WYMORE

School: WYMORE 34

Project Years: 15

Project Date: 2022

TIF-ID#: 34-8764

Project Type: Standard

Location: Lots 20 and 21 Block 29 Original Town Wymore; PID 008377000
Description: TIF funds used for eligible public improvements, including: site preparation, demolition, improvements required for historical preservation, electrical enhancements, fire and safety enhancements and other eligible expenses permitted under the Nebraska Community Development Law required in the renovation and rehabilitation of the existing building and associated improvements.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	17,000	0	2.459351	418.09	0.00
2023	17,000	0	2.414909	410.53	0.00
2024	17,000	70,230	2.268262	385.60	1,593.00
2025	17,000	70,230	1.967802	334.53	1,382.00
Total				1,548.75	2,975.00

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	17,000	70,230
Industrial	0	0
Other	0	0

Project Name: TIF NOSTALGIA REDEV PROJ

City: WYMORE

School: WYMORE 34

Project Years: 15

Project Date: 2021

TIF-ID#: 34-8778

Project Type: Standard

Location: Lot 12 Block 21 Original Town of Wymore; PID 0008301000
Description: TIF funds used for land acquisition, façade enhancements, improvements required for historic preservation, energy efficiency enhancements, fire and safety enhancements associated with the renovation, restoration, and historical preservation of a commercial building.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	6,020	6,585	2.564919	154.41	168.90
2022	6,020	6,585	2.459351	148.05	161.94
2023	6,020	6,585	2.414909	145.38	159.02
2024	6,020	6,585	2.268262	136.55	149.38
2025	6,020	6,585	1.967802	118.46	129.58
Total				702.85	768.82

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	6,020	6,585
Industrial	0	0
Other	0	0

2026 TOTALS FOR CITY : # WYMORE

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	0	0	0.00	0.00
Commercial	23,020	76,815	452.99	1,511.57
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	23,020	76,815	452.99	1,511.57

Project Count 2

2026 TOTALS FOR COUNTY : # 34 GAGE

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	1,694,210	14,777,440	26,886.50	234,512.65
Commercial	2,506,515	20,814,625	39,865.16	330,613.15
Industrial	7,427,090	19,878,095	117,865.24	315,458.21
other	0	0	0.00	0.00
Total	11,627,815	55,470,160	184,616.91	880,584.01

Project Count 30

Tax Increment Financing (TIF) Report 2025

COUNTY: 36 GARFIELD

CITY: BURWELL

Project Name: TIF BUTTER FACTORY APARTMENTS

City: BURWELL

School: BURWELL HIGH 100

Project Years:

Project Date: 2015

TIF-ID#: 36-9901

Project Type:

Location: Lots 1 through 6, inclusive, Blk 7 Orig Town Burwell

Description: Site acquisition, building demolition, site preparation and infrastructure installation for apartment building.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2015	40,465	647,985	2.12442	859.65	13,765.92
2016	40,465	647,985	1.995782	807.59	12,932.38
2017	40,465	647,985	2.018481	816.78	13,079.48
2018	40,465	647,985	2.102494	850.77	13,623.80
2019	40,465	693,481	2.169159	877.75	15,042.72
2020	40,465	693,481	2.230512	902.58	15,468.20
2021	40,465	693,481	2.223748	899.84	15,421.28
2022	40,465	693,481	2.216173	896.77	15,368.76
2023	40,465	882,113	2.170002	878.09	19,141.88
2024	40,465	882,113	1.98314	802.48	17,493.51
2025	40,465	748,314	1.897857	767.97	14,201.94
Total				9,360.27	165,539.87

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	40,465	748,314
Industrial	0	0
Other	0	0

2026 TOTALS FOR CITY : # BURWELL

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	0	0	0.00	0.00
Commercial	40,465	748,314	767.97	14,201.93
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	40,465	748,314	767.97	14,201.93

Project Count 1

2026 TOTALS FOR COUNTY : # 36 GARFIELD

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	0	0	0.00	0.00
Commercial	40,465	748,314	767.97	14,201.93
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	40,465	748,314	767.97	14,201.93

Project Count 1

Tax Increment Financing (TIF) Report 2025

COUNTY: 37 GOSPER

CITY: ELWOOD

Project Name: TIF 1ST MOD TO WHEATFIELD REDEVELOPMENT PLAN

City: ELWOOD

School: ELWOOD 30

Project Years:

Project Date: 2021

TIF-ID#: 37-2707

Project Type: Standard

Location: Lot 8 Wheatfield Addition

Description: TIF funds used for residential development associated with workforce housing.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	4,730	227,853	1.528006	72.27	3,481.62
2022	4,730	250,670	1.47783	69.90	3,704.48
2023	4,730	294,095	1.384986	65.51	4,073.18
2024	4,730	320,035	1.262327	59.71	4,039.90
2025	4,730	351,105	1.149976	54.39	4,037.62
Total				321.78	19,336.80

Current Year	Base Value	Excess Value
Residential	4,730	351,105
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF 2ND MOD TO WHEATFIELD REDEVEL PLAN PART 2

City: ELWOOD

School: ELWOOD 30

Project Years: 15

Project Date: 2024

TIF-ID#: 37-2710

Project Type: Standard

Location: Lot 13 Wheatfield Addition, PID 370050029.

Description: TIF funds used for the construction of workforce housing.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	5,680	163,440	1.262327	71.70	2,063.16
2025	5,680	324,845	1.149976	65.32	3,735.64
Total				137.02	5,798.80

Current Year	Base Value	Excess Value
Residential	5,680	324,845
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF 2ND MOD TO WHEATFIELD REDEVELOPMENT PLAN

City: ELWOOD

School: ELWOOD 30

Project Years: 15

Project Date: 2022

TIF-ID#: 37-2708

Project Type: Standard

Location: Lot 10 Wheatfield Addition; Address: 109 W Rochelle Street; PID 370049993

Description: TIF funds used for site acquisition, site preparation and foundation, electrical, HVAC, windows, flooring, drywall, framing, materials, planning, design and legal fees, 10% contingency, and 15% of labor and builder fees necessary in the development of workforce housing.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	4,730	201,195	1.47783	69.90	2,973.32
2023	4,730	238,000	1.384986	65.51	3,296.28
2024	4,730	258,125	1.262327	59.71	3,258.38
2025	4,730	283,345	1.149976	54.39	3,258.40
Total				249.51	12,786.38

Current Year	Base Value	Excess Value
Residential	4,730	283,345
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 37 GOSPER

Project Name: TIF 3RD MOD TO WHEATFIELD REDEVELOPMENT PLAN City: ELWOOD School: ELWOOD 30 Project Years: 15	Project Date: 2023 TIF-ID#: 37-2709 Project Type: Standard Location: Lot 3 Wheatfield Addition; PID 370049926 Description: TIF funds used for residential development.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	4,730	305,585	1.384986	65.51	4,232.32
2024	4,730	333,110	1.262327	59.71	4,204.94
2025	4,730	365,685	1.149976	54.39	4,205.30
Total				179.61	12,642.56

Current Year	Base Value	Excess Value
Residential	4,730	365,685
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF WHEATFIELD ADDITION LOT 5 City: ELWOOD School: ELWOOD 30 Project Years:	Project Date: 2016 TIF-ID#: 37-2706 Project Type: Location: Lot 5 Wheatfield Add, 100 W. Rush St, Elwood Village PID 370049942 Description: TIF Funds used for new residential dwelling

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2016	4,300	150,978	1.632525	70.20	2,464.76
2017	4,300	140,104	1.562564	67.19	2,189.22
2018	4,300	151,213	1.555156	66.87	2,351.60
2019	4,300	156,190	1.535072	66.01	2,397.64
2020	4,300	156,190	1.577932	67.85	2,464.58
2021	4,300	176,315	1.528006	65.70	2,694.10
2022	4,300	194,555	1.47783	63.55	2,875.20
2023	4,300	230,295	1.384986	59.55	3,189.56
2024	4,300	250,200	1.262327	54.28	3,158.34
2025	4,300	274,970	1.149976	49.45	3,162.10
Total				630.65	26,947.10

Current Year	Base Value	Excess Value
Residential	4,300	274,970
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 37 GOSPER

Project Name: TIF WHEATFIELD ADDITION LOT 6

Location: Lot 6 Wheatfield Add, 101 W. Rochelle St., Elwood Village

City: ELWOOD

Project Date: 2012

Description: TIF Funds used for new residential dwelling

School: ELWOOD 30

TIF-ID#: 37-2705

Project Years:

Project Type:

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2012	2,150	0	2.272931	48.87	0.00
2013	2,150	160,641	2.102042	45.19	3,376.74
2014	2,150	165,231	1.944003	41.80	3,212.10
2015	2,150	167,117	1.710894	36.78	2,859.20
2016	2,150	178,665	1.632525	35.10	2,916.76
2017	2,150	183,512	1.562564	33.60	2,867.50
2018	2,150	199,835	1.555156	33.44	3,107.76
2019	2,150	208,915	1.535072	33.00	3,207.00
2020	2,150	208,915	1.577932	33.93	3,296.54
2021	2,150	233,675	1.528006	32.85	3,570.58
2022	2,150	258,820	1.47783	31.77	3,824.92
2023	2,150	306,625	1.384986	29.78	4,246.72
2024	2,150	332,815	1.262327	27.14	4,201.22
2025	2,150	365,395	1.149976	24.72	4,201.96
Total				487.97	44,889.00

Current Year	Base Value	Excess Value
Residential	2,150	365,395
Commercial	0	0
Industrial	0	0
Other	0	0

2026 TOTALS FOR CITY : # ELWOOD

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	26,320	1,965,345	302.67	22,601.00
Commercial	0	0	0.00	0.00
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	26,320	1,965,345	302.67	22,601.00

Project Count 6

2026 TOTALS FOR COUNTY : # 37 GOSPER

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	26,320	1,965,345	302.67	22,601.00
Commercial	0	0	0.00	0.00
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	26,320	1,965,345	302.67	22,601.00

Project Count 6

Tax Increment Financing (TIF) Report 2025

COUNTY: 39 GREELEY

CITY: SPALDING

Project Name: TIF SPALDING PROJ 1

City: SPALDING

School: SPALDING 55

Project Years:

Project Date: 2013

TIF-ID#: 39-8609

Project Type:

Location: Parcel #390535500 located in W1/2 SW 1/4 SW 1/4 21-20-9
Description: TIF funds used for infrastructure repair and replacement of sewer lines, water lines, fire hydrants and streets.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2013	222,140	1,586,080	1.929254	4,285.64	30,599.52
2014	222,140	1,586,080	1.407332	3,126.25	22,321.42
2015	222,140	1,586,080	1.283643	2,851.48	20,359.62
2016	222,140	1,847,200	1.21214	2,692.65	22,390.66
2017	222,140	1,847,200	1.263325	2,806.35	23,336.14
2018	222,140	1,838,060	1.345708	2,989.36	24,734.92
2019	222,140	1,838,060	1.429709	3,175.96	26,278.92
2020	222,140	1,838,060	1.45373	3,229.32	26,720.44
2021	222,140	1,838,060	1.460318	3,243.95	26,841.52
2022	222,140	1,988,475	1.442839	3,205.12	28,690.50
2023	222,140	1,988,475	1.385576	3,077.92	27,551.84
2024	222,140	1,988,475	1.211576	2,691.39	24,091.90
2025	222,140	1,988,475	1.092495	2,426.87	21,724.00
Total				39,802.26	325,641.40

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	222,140	1,988,475
Industrial	0	0
Other	0	0

2026 TOTALS FOR CITY : # SPALDING

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	0	0	0.00	0.00
Commercial	222,140	1,988,475	2,426.87	21,723.99
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	222,140	1,988,475	2,426.87	21,723.99

Project Count 1

2026 TOTALS FOR COUNTY : # 39 GREELEY

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	0	0	0.00	0.00
Commercial	222,140	1,988,475	2,426.87	21,723.99
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	222,140	1,988,475	2,426.87	21,723.99

Project Count 1

Tax Increment Financing (TIF) Report 2025

COUNTY: 40 HALL

CITY: CAIRO

Project Name: TIF CAIRO BUSINESS PARK

City: CAIRO

School: CENTURA 100

Project Years:

Project Date: 2018

TIF-ID#: 40-5067

Project Type:

Location: Lots 1-2, Cairo Business Park Second Subdivision.

Description: TIF Funds to be used to install water and sewer main in the business park.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2018	220,073	188,749	1.569488	3,454.02	2,962.40
2019	220,073	188,749	1.592109	3,503.80	3,005.10
2020	220,073	188,749	1.614594	3,553.29	3,047.58
2021	4,547	0	1.606545	73.05	0.00
2021	220,073	188,749	1.606545	3,535.57	3,032.34
2022	4,547	378,643	1.578652	71.78	5,977.46
2022	220,073	206,587	1.578652	3,474.19	3,261.30
2023	4,547	409,477	1.477957	67.20	6,051.90
2023	220,073	261,431	1.477957	3,252.58	3,863.86
2024	4,547	409,477	1.401993	63.75	5,740.84
2024	220,073	289,076	1.815787	3,996.06	5,249.02
2025	4,547	413,524	1.339351	60.90	5,538.54
2025	220,073	289,076	1.751717	3,855.06	5,063.80
Total				28,961.25	52,794.14

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	220,073	289,076
Industrial	0	0
Other	0	0

2026 TOTALS FOR CITY : # CAIRO

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	0	0	0.00	0.00
Commercial	224,620	702,600	3,915.96	10,602.33
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	224,620	702,600	3,915.96	10,602.33

Project Count 2

CITY: GRAND ISLAND

Project Name: TIF 124 W 3RD LIVING WATERS

City: GRAND ISLAND

School: GRAND ISLAND 2

Project Years: 15

Project Date: 2025

TIF-ID#: 40-5143

Project Type: Standard

Location: Lot 5 Block 55 Grand Island Original Town S44.5

Description: TIF funds used for acquisition and renovation. Redevelop property for upperstory residential purposes

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	320,742	314,973	1.777514	5,701.23	5,598.70
Total				5,701.23	5,598.70

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	320,742	314,973
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 40 HALL

Project Name: TIF 603 W DIVISION

City: GRAND ISLAND

School: GRAND ISLAND 2

Project Years: 20

Project Date: 2025

TIF-ID#: 40-5133

Project Type: Extremely Blighted

Location: 603 Division PID 400098431

Description: TIF funds used for acquisition, demolition, site work, and workforce housing. Redevelop property for residential purposes workforce housing

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	99,909	258,280	1.767803	1,766.19	4,565.88
Total				1,766.19	4,565.88

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	99,909	258,280
Industrial	0	0
Other	0	0

Project Name: TIF ALLTEL BUILDING

City: GRAND ISLAND

School: GRAND ISLAND 2

Project Years: 15

Project Date: 2025

TIF-ID#: 40-5126

Project Type: Standard

Location: 3644, 3650, and 3658 W 13 Street Lot 2 281 Retail Subdivision

Description: TIF funds used to refurbish and rehabilitate the Alltel building on 13th street for continued commercial use

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	754,613	642,816	1.767803	13,340.07	11,363.72
Total				13,340.07	11,363.72

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	754,613	642,816
Industrial	0	0
Other	0	0

Project Name: TIF AMUR REAL ESTATE (OLD WELLS FARGO)

City: GRAND ISLAND

School: GRAND ISLAND 2

Project Years:

Project Date: 2020

TIF-ID#: 40-5081

Project Type:

Location: Lot 8 Block 57 Original Town of Grand Island; PID 400004682

Description: TIF funds used to acquire and rehabilitate building for commercial purposes.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2020	692,665	0	2.192503	15,186.70	0.00
2021	692,665	1,140,593	2.161133	14,969.41	24,649.74
2022	692,665	1,140,593	2.128261	14,741.72	24,274.80
2023	688,926	1,139,540	1.940513	13,368.70	22,112.92
2024	692,665	1,135,801	1.859837	12,882.44	21,124.06
2025	692,665	1,219,613	1.777514	12,312.22	21,678.80
Total				83,461.19	113,840.32

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	692,665	1,219,613
Industrial	0	0
Other	0	0

Project Name: TIF ARTISANS ALLEY (BARTENBACH BUILDING)

City: GRAND ISLAND

School: GRAND ISLAND 2

Project Years: 15

Project Date: 2023

TIF-ID#: 40-5107

Project Type: Standard

Location: West 1/3 of Lot 6 and all of Lot 5, Block 66, Original Town of Grand Island; PID 400005697

Description: TIF funds used for site acquisition which will be renovated for commercial retail and office space use and build out upper story housing unit.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	342,295	237,804	1.940513	6,642.28	4,614.62
2024	342,295	1,120,967	1.859837	6,366.13	20,848.16
2025	342,295	1,230,617	1.777514	6,084.34	21,874.40
Total				19,092.75	47,337.18

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	342,295	1,230,617
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 40 HALL

Project Name: TIF AUTO ONE INC.

City: GRAND ISLAND

School: GRAND ISLAND 2

Project Years:

Project Date: 2014

TIF-ID#: 40-5039

Project Type:

Location: Lot 1 Dowd Subdivision, Grand Island

Description: TIF funds used for renovation of existing commercial building at 1135 So. Locust St. along with construction of 3-dwelling apartment building on adjacent property to the east fronting on Pine St. and subsequent site work, utility, engineering, landscaping and parking improvements necessary for the renovation of this location.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2014	90,194	350,979	2.266913	2,044.62	7,956.38
2015	90,194	526,268	2.209761	1,993.07	11,629.26
2016	90,194	551,574	2.173116	1,960.02	11,986.34
2017	90,194	583,170	2.252491	2,031.61	13,135.86
2018	90,194	646,954	2.231966	2,013.10	14,439.80
2019	90,194	666,958	2.212213	1,995.28	14,754.54
2020	90,194	723,530	2.1766	1,963.16	15,748.40
2021	90,194	723,530	2.147045	1,936.51	15,534.52
2022	90,194	726,096	2.116222	1,908.71	15,365.82
2023	90,194	763,820	1.928437	1,739.33	14,729.80
2024	90,194	779,675	1.849367	1,668.02	14,419.06
2025	90,194	833,673	1.767803	1,594.45	14,737.70
Total				22,847.88	164,437.48

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	90,194	833,673
Industrial	0	0
Other	0	0

Project Name: TIF BOSSELMAN KINGS CROSSING

City: GRAND ISLAND

School: GRAND ISLAND 2

Project Years:

Project Date: 2021

TIF-ID#: 40-5094

Project Type: Standard

Location: Lot 2 King's Crossing Subdivision; PID 40014925; 3416 S Locust Street

Description: TIF funds used for site acquisition, installation of necessary improvements and lot grading for the construction of the latest generation Pump and Pantry store.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	259,560	0	2.147045	5,572.87	0.00
2022	210,195	894,300	2.116222	4,448.19	18,925.38
2023	210,195	2,129,843	1.928437	4,053.48	41,072.68
2024	210,195	2,129,843	1.849367	3,887.28	39,388.62
2025	210,195	2,129,843	1.767803	3,715.83	37,651.44
Total				21,677.65	137,038.12

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	210,195	2,129,843
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 40 HALL

Project Name: TIF BOSSELMAN REAL EST. LLC

City: GRAND ISLAND

School: GRAND ISLAND 2

Project Years:

Project Date: 2017

TIF-ID#: 40-5055

Project Type:

Location: Lot 1 Fonner 4th Subdivision, 1607 South Locust St.

Description: TIF funds used to purchase and redevelop an existing building for commercial office space, residential uses and construct a hotel and strip commercial on the surrounding property.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2017	2,652,701	0	2.252491	59,751.85	0.00
2018	2,652,701	4,184,187	2.231966	59,207.38	93,389.64
2019	2,652,701	4,366,217	2.212213	58,683.40	96,590.06
2020	2,652,701	3,789,276	2.1766	57,738.69	82,477.40
2021	2,688,104	3,636,261	2.147045	57,714.80	78,072.16
2022	2,688,104	3,834,609	2.116222	56,886.25	81,148.86
2023	2,310,163	4,270,053	1.928437	44,550.04	82,345.30
2024	2,967,570	5,427,889	1.849367	54,881.26	100,381.60
2025	2,967,570	5,498,101	1.767803	52,460.79	97,195.62
Total				501,874.46	711,600.64

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	2,967,570	5,498,101
Industrial	0	0
Other	0	0

Project Name: TIF BZ LLC 106 N LOCUST

City: GRAND ISLAND

School: GRAND ISLAND 2

Project Years: 15

Project Date: 2025

TIF-ID#: 40-5124

Project Type: Expedited

Location: Grand Island Original Town the center 1/3 of Lot 8 Block 80

Description: TIF funds used to refurbish and rehabilitate the law office building at 106 Locust street for continued commercial use

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	162,521	62,663	1.777514	2,888.83	1,113.84
Total				2,888.83	1,113.84

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	162,521	62,663
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 40 HALL

Project Name: TIF CASEY'S AT FIVE POINTS

City: GRAND ISLAND

Project Date: 2010

School: GRAND ISLAND 2

TIF-ID#: 40-5026

Project Years:

Project Type:

Location: Lots 1, 2, and 12 Gilbert's Subdiv Block 1 Gilbert's Second Addition and all of Park Reserve of Resubdivision of Block 1 Gibling's Second Addition, except triangle tract deeded to City Grand Island
Description: Acquisition of real estate 1700 block North Eddy and North Broadwell (Five Points area); demolition of existing Casey's General Store at 1814 N. Eddy and construction of a new 3950 sqft one story building and related structures and site improvements for Casey's Convenience Store with the sale of gasoline and other petroleum products. The developer will also be responsible for replacing an existing water line that crosses the properties connecting mains in Broadwell Avenue and Eddy Street.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2010	172,713	408,199	2.123326	3,667.26	8,667.40
2011	172,713	408,199	2.192339	3,786.45	8,949.10
2012	172,713	408,199	2.226701	3,845.80	9,089.38
2013	172,713	408,199	2.201353	3,802.02	8,985.90
2014	172,713	408,199	2.266913	3,915.25	9,253.52
2015	172,713	408,199	2.209761	3,816.54	9,020.22
2016	172,713	653,121	2.173116	3,753.25	14,193.08
2017	172,713	653,121	2.252491	3,890.34	14,711.50
2018	172,713	653,121	2.231966	3,854.90	14,577.44
2019	172,713	676,318	2.212213	3,820.78	14,961.62
2020	172,713	676,318	2.1766	3,759.27	14,720.76
2021	172,713	752,477	2.147045	3,708.23	16,156.02
2022	172,713	755,068	2.116222	3,654.99	15,978.96
2023	172,713	768,593	1.928437	3,330.66	14,821.86
2024	172,713	768,593	1.849367	3,194.10	14,214.14
2025	172,713	768,593	1.767803	3,053.23	13,587.24
Total				58,853.07	201,888.14

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	172,713	768,593
Industrial	0	0
Other	0	0

Project Name: TIF CENTRAL NEBR TRUCK WASH

City: GRAND ISLAND

Project Date: 2019

School: GRAND ISLAND 2

TIF-ID#: 40-5075

Project Years:

Project Type:

Location: Lots 1 and 2 Bosselman Brothers Second Subdivision PID 400023911 & 400023903 Grand Island
Description: TIF funds used for site acquisition, demolition, rehabilitation expenditures, all improvements related to the Project for public infrastructure costs which include site preparation costs, costs for legal and planning preparation fees in association with a new commercial truck wash and cattle pot.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2019	158,551	0	2.212213	3,507.49	0.00
2020	158,551	1,949,684	2.1766	3,451.02	42,436.80
2021	158,551	1,949,684	2.147045	3,404.16	41,860.60
2022	158,551	1,949,684	2.116222	3,355.29	41,259.64
2023	112,645	1,950,074	1.928437	2,172.29	37,605.96
2024	400,897	1,661,822	1.849367	7,414.06	30,733.20
2025	400,897	1,672,579	1.767803	7,087.07	29,567.90
Total				30,391.38	223,464.10

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	400,897	1,672,579
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 40 HALL

Project Name: TIF CHIEF INDUST. AURORA COOP

City: GRAND ISLAND

School: GRAND ISLAND 2

Project Years:

Project Date: 2014

TIF-ID#: 40-5044

Project Type:

Location: Lot 1 Chief Fab Second Subdivision, Grand Island

Description: TIF funds used for 33,456 sq ft metal building addition for expanded manufacturing capacities.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2014	2,183,323	260,000	2.266913	49,494.03	5,893.98
2015	2,183,323	1,730,725	2.209761	48,246.22	38,244.88
2016	2,183,323	1,682,484	2.173116	47,446.14	36,562.32
2017	2,183,323	1,682,484	2.252491	49,179.15	37,897.80
2018	2,183,323	1,750,270	2.231966	48,731.03	39,065.44
2019	2,183,323	1,858,819	2.212213	48,299.76	41,121.06
2020	2,183,323	1,858,819	2.1766	47,522.21	40,459.06
2021	2,183,323	1,858,819	2.147045	46,876.93	39,909.68
2022	2,183,323	1,858,819	2.116222	46,203.96	39,336.74
2023	2,010,116	1,858,819	1.928437	38,763.82	35,846.16
2024	2,183,323	1,685,612	1.849367	40,377.66	31,173.16
2025	2,183,323	1,686,525	1.767803	38,596.85	29,814.44
Total				549,737.76	415,324.72

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	0	0
Industrial	2,183,323	1,686,525
Other	0	0

Project Name: TIF CONESTOGA MARKETPLACE PROJECT

City: GRAND ISLAND

School: GRAND ISLAND 2

Project Years: 20

Project Date: 2024

TIF-ID#: 40-5122

Project Type: Extremely Blighted

Location: Lots 1, 2 4, and 7 Conestoga Mall Nineth Subdivison, and Lots 1 and 2 Conestoga Mall Tenth Subdivision, PID's 400037185, 400037190, 400037106, 400037220, 400037215, and 400037200.

Description: TIF funds used for site acquisition, site preparation, utility and site work, hard construction costs, and soft costs necessary in the development of five lots into new commercial buildings as part of a pedestrian shopping mall.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	665,407	2,004,609	1.849367	12,305.82	37,072.60
2025	408,228	7,622,940	1.767803	7,216.67	134,758.56
2025	447,407	16,536,462	1.767803	7,909.27	292,332.08
2025	257,179	2,004,609	1.767803	4,546.42	35,437.56
Total				31,978.18	499,600.80

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	257,179	2,004,609
Industrial	0	0
Other	0	0

Project Name: TIF CONESTOGA MARKETPLACE PROJECT II

City: GRAND ISLAND

School: GRAND ISLAND 2

Project Years: 20

Project Date: 2024

TIF-ID#: 40-5123

Project Type: Extremely Blighted

Location: Lots 9, 10, and 11 Conestoga Mall Ninth Subdivision, PID's 400037225, 400037230, and 400457694.

Description: TIF funds used for site acquisition, site preparation, utility and site work, hard construction costs, soft costs necessary in the development of new commercial buildings as part of a pedestrian shopping mall.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	134,034	1,084,257	1.849367	2,478.78	20,051.90
2025	134,034	1,084,257	1.767803	2,369.46	19,167.52
Total				4,848.24	39,219.42

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	134,034	1,084,257
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 40 HALL

Project Name: TIF COPPER CREEK PHASE 2 2019 LOOKBACK/2020 STAR City: GRAND ISLAND School: GRAND ISLAND 2 Project Years:	Project Date: 2020 TIF-ID#: 40-5086 Project Type:

Location: Lots 2 through 8 and 11 through 17 Copper Creek Rodney Leon Subdivision; PID's 400300102, 400300103, 400300104, 400300105, 400300106, 400300107, 400300108, 400300111, 400300112, 400300113, 400300114, 400300115, 400300116 and 400300117.
Description: TIF funds used to purchase development site, develop residential lots with full city infrastructure and sell 1100-1350 houses at an affordable price. These are the first properties to be developed with Pahse 2 of Copper Creek. A total of 8 houses were approved and 16 of those are expected to be complete or substantially complete by December 31, 2019

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2020	99,008	390,992	2.1766	2,155.01	8,510.60
2021	99,008	1,287,397	2.147045	2,125.75	27,641.06
2022	99,008	2,787,062	2.116222	2,095.23	58,980.52
2023	99,008	3,408,251	1.928437	1,909.31	65,726.02
2024	99,008	3,502,046	1.849367	1,831.02	64,765.74
2025	99,008	3,598,655	1.767803	1,750.27	63,617.18
Total				11,866.59	289,241.12

Current Year	Base Value	Excess Value
Residential	99,008	3,598,655
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF COPPER CREEK PHASE 2 2020 LOOKBACK City: GRAND ISLAND School: GRAND ISLAND 2 Project Years: 15	Project Date: 2021 TIF-ID#: 40-5099 Project Type: Standard

Location: Lots 1 through 14 Copper Creek Estates 15th Subdivision, Lots 21-32 Copper Creek Estates 15th Subdivision, and Lots 20-27 Copper Creek 16th Subdivision; PID's 400300126, 400300127, 400300128, 400300129, 400300130, 400300131, 400300132, 400300133, 400300134, 400300135, 400300136, 400300137, 400300138, 400300139, 400300146, 400300147, 400300148, 400300149, 400300150, 400300151, 400300152, 400300153, 400300154, 400300155, 400300156, 400300157, 400300179, 400300180, 400300181, 400300182, 400300183, 400300184, 400300185, 400300186
Description: TIF funds used for site acquisition and development of residential lots for 1,100 to 1,400 square foot homes in new residential subdivision.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	51,023	1,386,436	2.147045	1,095.49	29,767.62
2022	51,023	4,031,697	2.116222	1,079.76	85,319.92
2023	51,023	8,509,995	1.928437	983.95	164,110.10
2024	51,023	8,867,337	1.849367	943.60	163,989.76
2025	51,023	9,140,688	1.767803	901.99	161,589.54
Total				5,004.79	604,776.94

Current Year	Base Value	Excess Value
Residential	51,023	9,140,688
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 40 HALL

Project Name: TIF COPPER CREEK PHASE 3 2020 LOOKBACK
City: GRAND ISLAND **Project Date:** 2021
School: GRAND ISLAND 2 **TIF-ID#:** 40-5098
Project Years: 15 **Project Type:** Standard

Location: Lots 1-25 Copper Creek 17th Subdivision; PID's 400300160, 00300161, 400300162, 40030063, 400300164, 400300165, 400300166, 400300167, 400300168, 400300169, 400300170, 400300171, 400300172, 400300173, 400300174, 400300175, 400300176, 400300177, 400300178, 400300145, 400300144, 400300140, 400300141, 40030014, 400300143
Description: TIF funds used for site acquisition for residential lots with full city infrastructure associated with the development of residential lots for 1,110 to 1,400 square foot homes.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	20,711	819,289	2.147045	444.67	17,590.58
2022	20,711	1,920,079	2.116222	438.29	40,633.20
2023	20,711	3,825,560	1.928437	399.40	73,773.70
2024	20,711	3,922,662	1.849367	383.02	72,544.54
2025	20,711	4,022,678	1.767803	366.13	71,113.22
Total				2,031.51	275,655.24

Current Year	Base Value	Excess Value
Residential	20,711	4,022,678
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF COPPER CREEK PHASE 3 2021 LOOKBACK
City: GRAND ISLAND **Project Date:** 2022
School: GRAND ISLAND 2 **TIF-ID#:** 40-5102
Project Years: 15 **Project Type:** Standard

Location: Lots 1-15 and Lots 33-57 and Lots 68-73 of Copper Creek 18th Subdivision
Description: TIF funds used for site acquisition and development residential lots for 1100 to 1400 square foot houses using the TIF funds to subsidized the cost of the house by providing funds for private development of public infrastructure necessary for the housing.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	79,413	0	2.116222	1,680.56	0.00
2023	79,413	2,630,633	1.928437	1,531.43	50,730.32
2024	79,413	4,509,027	1.849367	1,468.64	83,388.64
2025	79,413	7,888,040	1.767803	1,403.87	139,445.26
Total				6,084.50	273,564.22

Current Year	Base Value	Excess Value
Residential	79,413	7,888,040
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 40 HALL

Project Name: TIF COPPER CRK 2013 LOOKBACK

City: GRAND ISLAND

Project Date: 2014

School: GRAND ISLAND 2

TIF-ID#: 40-5043

Project Years:

Project Type:

Location: Tract of land in NW 1/4 Section 23-11-10 which includes Lots 8 through 97, Copper Creek Estates Subdivision and all of Lots 1 through 7 Copper Creek Estates Second Subdivision
Description: TIF funds used for site acquisition and develop residential lots with full city infrastructure and sell 1,100 and 1,350 sq ft houses at an affordable price.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2014	134,194	1,136,658	2.183872	2,930.63	24,823.12
2015	134,194	3,161,580	2.132976	2,862.33	67,435.76
2016	134,194	3,344,921	2.098227	2,815.69	70,184.04
2017	134,194	3,311,168	2.178948	2,924.02	72,148.68
2018	134,194	3,450,937	2.196093	2,947.03	75,785.78
2019	134,194	3,486,319	2.148087	2,882.60	74,889.76
2020	134,194	3,484,571	2.1766	2,920.87	75,845.34
2021	134,194	3,660,559	2.147045	2,881.21	78,593.96
2022	134,194	3,825,045	2.116222	2,839.84	80,946.54
2023	134,194	4,634,673	1.928437	2,587.85	89,376.84
2024	134,194	4,789,783	1.849367	2,481.74	88,580.72
2025	134,194	4,923,132	1.767803	2,372.29	87,031.34
Total				33,446.10	885,641.88

Current Year	Base Value	Excess Value
Residential	134,194	4,923,132
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF COPPER CRK 2015 LOOKBACK

City: GRAND ISLAND

Project Date: 2016

School: GRAND ISLAND 2

TIF-ID#: 40-5052

Project Years:

Project Type:

Location: Tract of land PT NW 1/4 23-11-10, which includes all of Lots 8 through 97 Copper Creek Estates Subdivision and all of Lots 1 through 7 Copper Creek Estates Second Subdivision
Description: Acquisition of property, develop residential lots with full city infrastructure and sell 1100 to 1350 houses at an affordable price.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2016	390,617	1,988,938	2.098227	8,196.03	41,732.40
2017	390,617	10,019,508	2.178948	8,511.34	218,319.98
2018	390,617	12,363,714	2.196093	8,578.31	271,518.66
2019	390,617	12,728,678	2.148087	8,390.79	273,424.66
2020	390,617	13,165,042	2.1766	8,502.17	286,551.06
2021	390,617	13,830,296	2.147045	8,386.72	296,943.02
2022	390,617	14,998,769	2.116222	8,266.32	317,407.56
2023	390,617	18,466,246	1.928437	7,532.80	356,110.22
2024	390,617	18,976,100	1.849367	7,223.94	350,938.02
2025	390,617	19,521,968	1.767803	6,905.34	345,110.32
Total				80,493.76	2,758,055.90

Current Year	Base Value	Excess Value
Residential	390,617	19,521,968
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 40 HALL

Project Name: TIF COPPER CRK 2016 LOOKBACK

City: GRAND ISLAND

School: GRAND ISLAND 2

Project Years:

Project Date: 2017

TIF-ID#: 40-5057

Project Type:

Location: Lots 1 through 43 Copper Creek Estates 8th

Description: TIF funds used to purchase property, develop residential lots with full city infrastructure and sell 1100 to 1350 houses at affordable price.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2017	170,294	0	2.178948	3,710.62	0.00
2018	170,294	3,928,201	2.196093	3,739.81	86,266.92
2019	170,294	7,039,111	2.148087	3,658.06	151,207.52
2020	170,294	8,315,897	2.1766	3,706.62	181,004.24
2021	170,294	8,774,952	2.147045	3,656.29	188,402.40
2022	170,294	9,358,344	2.116222	3,603.80	198,043.54
2023	170,294	11,444,749	1.928437	3,284.01	220,704.96
2024	170,294	11,802,756	1.849367	3,149.36	218,276.52
2025	170,294	12,165,601	1.767803	3,010.46	215,064.16

Total 31,519.03 1,458,970.26

Current Year	Base Value	Excess Value
Residential	170,294	12,165,601
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF COPPER CRK 2017 LOOKBACK

City: GRAND ISLAND

School: GRAND ISLAND 2

Project Years:

Project Date: 2018

TIF-ID#: 40-5073

Project Type:

Location: Lots 1-9, Copper Creek Estates 10th Subdivision

Description: TIF Funds to be used to purchase property and develop residential lots with full city infrastructure

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2018	17,737	0	2.196093	389.52	0.00
2019	17,737	836,593	2.148087	381.01	17,971.06
2020	17,737	1,521,363	2.1766	386.06	33,114.08
2021	17,737	1,656,903	2.147045	380.82	35,574.50
2022	17,737	2,012,139	2.116222	375.35	42,581.38
2023	17,737	2,492,007	1.928437	342.05	48,056.86
2024	17,737	2,568,187	1.849367	328.02	47,495.26
2025	17,737	2,638,829	1.767803	313.56	46,649.34

Total 2,896.39 271,442.48

Current Year	Base Value	Excess Value
Residential	17,737	2,638,829
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 40 HALL

Project Name: TIF COPPER CRK 2017 LOOKBK PHASE 2
City: GRAND ISLAND **Project Date:** 2018
School: GRAND ISLAND 2 **TIF-ID#:** 40-5074
Project Years: **Project Type:**

Location: Lots 1-8 of Copper Creek Estates 11th and 12th Subdivision
Description: TIF Funds to be used to purchase property and develop residential lots with full city infrastructure

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2018	20,417	0	2.196093	448.38	0.00
2019	20,417	649,804	2.148087	438.57	13,958.92
2020	20,417	3,214,230	2.1766	444.40	69,961.06
2021	20,417	3,370,272	2.147045	438.36	72,361.32
2022	20,417	3,666,895	2.116222	432.07	77,599.70
2023	20,417	4,425,123	1.928437	393.73	85,335.76
2024	20,417	4,593,436	1.849367	377.59	84,949.56
2025	20,417	4,719,851	1.767803	360.93	83,437.74
Total				3,334.03	487,604.06

Current Year	Base Value	Excess Value
Residential	20,417	4,719,851
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF COPPER CRK 2018 LOOKBK PHASE 2
City: GRAND ISLAND **Project Date:** 2019
School: GRAND ISLAND 2 **TIF-ID#:** 40-5078
Project Years: **Project Type:**

Location: Lots 1 through 13 Copper Creek Estates 13th Subdivision and Lots 1, 9, 10, and 18-25 C.C. Rodney Leon Subdivision PID's 400201021, 400201022, 400201023, 400201024, 400201025, 400201026, 400201027, 4002010289, 400201029, 400201030, 400201031, 400201032, 400201033, 400300101, 400300109, 400300110, 400300118, 400300119, 400300120, 400300121, 400300122, 400300123, 400300124, 400300125 Grand Island
Description: TIF funds used for infrastructure for new subdivision, site preparation, architectural and engineering fees, authority fees and legal construction management fees.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2019	96,961	435,831	2.148087	2,082.81	9,362.50
2020	96,961	1,640,037	2.1766	2,110.45	35,697.42
2021	96,961	4,553,988	2.147045	2,081.80	97,776.30
2022	96,961	5,256,994	2.116222	2,051.91	111,249.80
2023	96,961	6,409,191	1.928437	1,869.83	123,597.32
2024	96,961	6,585,302	1.849367	1,793.16	121,786.52
2025	96,961	6,767,219	1.767803	1,714.08	119,631.24
Total				13,704.04	619,101.10

Current Year	Base Value	Excess Value
Residential	96,961	6,767,219
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 40 HALL

Project Name: TIF COPPER CRK II

City: GRAND ISLAND

School: GRAND ISLAND 2

Project Years:

Project Date: 2015

TIF-ID#: 40-5047

Project Type:

Location: Tract of land in NW 1/4 Section 23 T11N R10W

Description: Acquisition of property, develop residential lots with full city infrastrured, and sell 1100 to 1350 sq ft residential houses.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2015	805,379	5,286,245	2.132976	17,178.54	112,754.32
2016	805,379	12,332,222	2.098227	16,898.68	258,758.02
2017	805,379	12,459,190	2.178948	17,548.79	271,479.28
2018	805,379	13,168,759	2.196093	17,686.87	289,198.16
2019	805,379	13,249,431	2.148087	17,300.24	284,611.98
2020	805,379	13,140,466	2.1766	17,529.88	286,016.18
2021	805,379	13,805,568	2.147045	17,291.85	296,412.14
2022	805,379	14,474,384	2.116222	17,043.61	306,310.40
2023	805,379	17,944,399	1.928437	15,531.23	346,046.78
2024	805,379	18,604,632	1.849367	14,894.41	344,068.28
2025	805,379	19,157,496	1.767803	14,237.51	338,667.16
Total				183,141.61	3,134,322.70

Current Year	Base Value	Excess Value
Residential	805,379	19,157,496
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF EAST PARK ON STUHR

City: GRAND ISLAND

School: GRAND ISLAND 2

Project Years:

Project Date: 2018

TIF-ID#: 40-5069

Project Type:

Location: Lot 1 of East Park on Stuhr Subdivision

Description: TIF Funds to be used to complete 3rd phase of Cherry Park apartment development with the construction of 88 apartments.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2018	166,178	5,045,957	2.231966	3,709.04	112,624.04
2019	166,178	5,190,348	2.212213	3,676.21	114,821.60
2020	166,178	5,364,319	2.1766	3,617.03	116,759.80
2021	166,178	5,364,319	2.147045	3,567.92	115,174.34
2022	166,178	5,364,319	2.116222	3,516.70	113,520.90
2023	114,333	5,131,380	1.928437	2,204.84	98,955.44
2024	166,178	5,314,075	1.849367	3,073.24	98,276.76
2025	166,178	5,935,279	1.767803	2,937.70	104,924.04
Total				26,302.68	875,056.92

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	166,178	5,935,279
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 40 HALL

Project Name: TIF EIG GI 3420 STATE ST

City: GRAND ISLAND

School: GRAND ISLAND 2

Project Years:

Project Date: 2013

TIF-ID#: 40-5038

Project Type:

Location: Lots 1 of Grand Island Mall Twelfth Subdivision

Description: TIF funds used for demolition, rehabilitation and construction of an exterior façade and interior remodeling of 59,956 sq. ft. of vacant anchor tenant space into four national tenant retail stores together with sidewalk and parking lot rehabilitation.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2013	4,126,165	0	2.201353	90,831.46	0.00
2014	4,126,140	1,246,251	2.266913	93,536.00	28,251.42
2015	4,126,140	2,327,139	2.209761	91,177.83	51,424.20
2016	4,126,140	3,300,931	2.173116	89,665.81	71,733.06
2017	4,126,140	3,317,944	2.252491	92,940.93	74,736.40
2018	4,126,140	3,317,944	2.231966	92,094.04	74,055.38
2019	4,126,140	3,491,281	2.212213	91,279.01	77,234.62
2020	4,126,140	2,911,384	2.1766	89,809.56	63,369.24
2021	4,125,003	3,156,165	2.147045	88,565.67	67,764.30
2022	4,125,003	4,490,433	2.116222	87,294.22	95,027.54
2023	4,125,003	4,832,458	1.928437	79,548.08	93,190.92
2024	4,125,003	4,832,458	1.849367	76,286.44	89,369.90
2025	4,125,003	6,722,641	1.767803	72,921.93	118,843.08
Total				1,135,950.98	905,000.06

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	4,125,003	6,722,641
Industrial	0	0
Other	0	0

Project Name: TIF ELKS BUILDING

City: GRAND ISLAND

School: GRAND ISLAND 2

Project Years: 15

Project Date: 2025

TIF-ID#: 40-5134

Project Type: Standard

Location: 205 W 1st Street PID 400007320

Description: TIF funds used for acquisition, demolition of interior space and renovation

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	205,684	3,503	1.777514	3,656.06	62.28
Total				3,656.06	62.28

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	205,684	3,503
Industrial	0	0
Other	0	0

Project Name: TIF FEDERATION LABOR TEMPLE

City: GRAND ISLAND

School: GRAND ISLAND 2

Project Years:

Project Date: 2017

TIF-ID#: 40-5059

Project Type:

Location: N 44 ft Lot 8 Blk 63 Original Town, 210 N Walnut Street

Description: Rehabilitation and conversation of an existing downtown building into 11 apartments and the necessary utility improvements and code improvements.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2017	64,628	46,515	2.267233	1,465.27	1,054.60
2018	64,628	46,515	2.249407	1,453.75	1,046.32
2019	64,628	334,541	2.229318	1,440.76	7,458.04
2020	64,628	334,541	2.192503	1,416.97	7,334.80
2021	64,628	334,541	2.161133	1,396.70	7,229.88
2022	64,628	338,678	2.128261	1,375.45	7,207.96
2023	63,382	338,327	1.940513	1,229.94	6,565.28
2024	64,628	442,072	1.859837	1,201.98	8,221.82
2025	64,628	513,296	1.777514	1,148.77	9,123.92
Total				12,129.59	55,242.62

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	64,628	513,296
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 40 HALL

Project Name: TIF GI AREA HABITAT HUMANITY

City: GRAND ISLAND

School: GRAND ISLAND 2

Project Years:

Project Date: 2013

TIF-ID#: 40-5040

Project Type:

Location: Lots 8, 9, 11, and 12 Block 4 Pleasant Hill Addition GI

Description: TIF funds used for acquisition and demolition of an existing house at 1103 St. Paul Road along with necessary site and utility work to prepare the site for the construction of 3 single family dwellings.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2013	47,763	0	2.201353	1,051.43	0.00
2014	15,284	129,744	2.266913	346.47	2,941.18
2015	46,851	191,164	2.209761	1,035.30	4,224.26
2016	46,851	191,164	2.173116	1,018.13	4,154.24
2017	46,851	191,164	2.252491	1,055.31	4,305.96
2018	46,851	201,918	2.231966	1,045.70	4,506.74
2019	46,851	221,701	2.212213	1,036.44	4,904.70
2020	46,851	276,442	2.1766	1,019.76	6,017.10
2021	46,851	280,486	2.147045	1,005.91	6,022.16
2022	46,851	324,415	2.116222	991.47	6,865.36
2023	46,851	393,894	1.928437	903.49	7,596.00
2024	46,851	453,848	1.849367	866.45	8,393.34
2025	46,851	507,514	1.767803	828.23	8,971.88
Total				12,204.09	68,902.92

Current Year	Base Value	Excess Value
Residential	46,851	507,514
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF GORDMAN GI MALL

City: GRAND ISLAND

School: GRAND ISLAND 2

Project Years:

Project Date: 2013

TIF-ID#: 40-5036

Project Type:

Location: Lots 1 and 2 of Grand Island Plaza Second Subdivision

Description: TIF funds used for demolition, rehabilitation and construction of an exterior façade and interior remodeling of 89,438 sq. ft. of tenant space together with sidewalk space, parking lot rehabilitation and site drainage.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2013	2,187,305	364,986	2.201353	48,150.30	8,034.62
2014	2,187,305	365,142	2.266913	49,584.30	8,277.44
2015	2,187,305	856,669	2.209761	48,334.21	18,930.34
2016	2,187,305	2,474,472	2.173116	47,532.67	53,773.16
2017	2,187,305	2,474,472	2.252491	49,268.85	55,737.26
2018	2,187,305	3,284,930	2.231966	48,819.90	73,318.52
2019	2,187,305	3,422,505	2.212213	48,387.85	75,713.12
2020	2,187,305	4,006,470	2.1766	47,608.88	87,204.84
2021	2,187,305	4,006,470	2.147045	46,962.42	86,020.72
2022	2,065,949	4,101,651	2.116222	43,720.07	86,800.04
2023	2,065,949	4,887,314	1.928437	39,840.52	94,248.78
2024	2,065,949	4,887,314	1.849367	38,206.98	90,384.38
2025	2,065,949	4,887,314	1.767803	36,521.91	86,398.08
Total				592,938.86	824,841.30

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	2,065,949	4,887,314
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 40 HALL

Project Name: TIF GRAND ISLAND HOTEL

City: GRAND ISLAND

School: GRAND ISLAND 2

Project Years:

Project Date: 2020

TIF-ID#: 40-5083

Project Type:

Location: 228 Lake Street Lot 1 of King's Crossing Subdivision; PIF 400149117

Description: TIF funds used to acquire property and install necessary improvements including streets, storm drainage, sewer, water, and other utilities and construct a hotel at this location.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2020	188,901	2,628,257	2.1766	4,111.62	57,206.66
2021	188,901	5,289,876	2.147045	4,055.79	113,576.02
2022	188,901	5,363,338	2.116222	3,997.56	113,500.14
2023	188,901	5,314,106	1.928437	3,642.84	102,479.20
2024	188,901	5,314,106	1.849367	3,493.47	98,277.32
2025	188,901	5,314,106	1.767803	3,339.40	93,942.94
Total				22,640.68	578,982.28

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	188,901	5,314,106
Industrial	0	0
Other	0	0

Project Name: TIF HABITAT 8TH & SUPERIOR

City: GRAND ISLAND

School: GRAND ISLAND 2

Project Years:

Project Date: 2016

TIF-ID#: 40-5048

Project Type:

Location: Tract of land in PT NE 1/4 SW 1/4 and PT NW 1/4 SE 1/4 10-11-9

Description: Acquisition of property and subsequent site work, utility, engineering, and surveying necessary for development of 6 single family homes.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2016	7,922	202,276	2.173116	172.15	4,395.70
2017	14,125	436,961	2.252491	318.16	9,842.50
2018	14,125	506,102	2.231966	315.27	11,296.02
2019	14,125	530,487	2.212213	312.48	11,735.62
2020	12,247	558,587	2.1766	266.57	12,158.22
2021	12,247	588,833	2.147045	262.95	12,642.52
2022	12,247	674,902	2.116222	259.17	14,282.44
2023	12,247	761,862	1.928437	236.18	14,692.06
2024	12,247	977,814	1.849367	226.49	18,083.38
2025	12,247	1,106,559	1.767803	216.50	19,561.82
Total				2,585.92	128,690.28

Current Year	Base Value	Excess Value
Residential	12,247	1,106,559
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 40 HALL

Project Name: TIF HATCHERY HOLDINGS LLC

City: GRAND ISLAND

School: GRAND ISLAND 2

Project Years:

Project Date: 2017

TIF-ID#: 40-5060

Project Type:

Location: 20 acres in NE 1/4 NE 1/4 5-10-9

Description: TIF funds to purchase property and extend utilities to service a Chicken Hatchery including 60,000 sq ft hatchery building with office space, parking, private drives, and loading facilities.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2017	123,002	3,116,947	2.178948	2,680.15	67,916.65
2018	123,002	7,657,364	2.196093	2,701.24	168,162.84
2019	123,002	7,872,100	2.148087	2,642.19	169,099.56
2020	123,002	7,872,100	2.1766	2,677.26	171,344.16
2021	123,002	7,872,100	2.147045	2,640.91	169,017.54
2022	123,002	7,872,100	2.116222	2,603.00	166,591.12
2023	123,002	7,679,268	1.928437	2,372.02	148,089.86
2024	123,002	7,679,268	1.849367	2,274.76	142,017.86
2025	123,002	7,679,268	1.767803	2,174.43	135,754.34
Total				22,765.96	1,337,993.93

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	123,002	7,679,268
Industrial	0	0
Other	0	0

Project Name: TIF HEDDE BLDG 201 W 3RD

City: GRAND ISLAND

School: GRAND ISLAND 2

Project Years:

Project Date: 2021

TIF-ID#: 40-5097

Project Type: Standard

Location: Lot 1 Block 65 Original Town of Grand Island; PID 400005409; 201 W 3rd Street

Description: TIF funds used for acquisition and redevelopment of space for commercial development and upper story residential in a downtown building

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	101,218	489,291	2.161133	2,187.46	10,574.24
2022	101,218	489,291	2.128261	2,154.18	10,413.40
2023	97,479	1,205,898	1.940513	1,891.59	23,400.62
2024	101,218	1,202,159	1.859837	1,882.49	22,358.20
2025	101,218	1,488,769	1.777514	1,799.16	26,463.08
Total				9,914.88	93,209.54

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	101,218	1,488,769
Industrial	0	0
Other	0	0

Project Name: TIF HIGHLAND NORTH 2023 LOOKBACK PHASE 1

City: GRAND ISLAND

School: GRAND ISLAND 2

Project Years: 15

Project Date: 2024

TIF-ID#: 40-5117

Project Type: Standard

Location: Lots 1 through 3, Highland North Second Subdivision, PID's 400522505, 400522510, 400522515.

Description: TIF funds used for the construction of a mixed use development with up to 142 units of housing including single family detached, ROW houses and condominiums along with commercial office and retail space.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	75,000	688,776	1.849367	1,387.03	12,738.00
2025	75,000	793,724	1.767803	1,325.85	14,031.50

Current Year	Base Value	Excess Value
Residential	75,000	793,724
Commercial	0	0
Industrial	0	0
Other	0	0

Total 2,712.88 26,769.50

Tax Increment Financing (TIF) Report 2025

COUNTY: 40 HALL

Project Name: TIF J & L WESTWARD ENTERPRISES CAAP
City: GRAND ISLAND **Project Date:** 2021
School: GRAND ISLAND 2 **TIF-ID#:** 40-5092
Project Years: **Project Type:** Standard

Location: Part of SE1/4 17-10-10 (12 Acres); 6060 W Old Potach Highway; PID 400417628
Description: TIF funds used for property acquisition, installation of necessary improvements and grading of lot for the construction of a commercial/manufacturing facility at the former Cornhusker Army Ammunition Plant.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	63,150	149,458	1.365957	862.60	2,041.54
2022	63,150	2,200,660	1.34576	849.85	29,615.60
2023	63,150	2,780,666	1.161782	733.67	32,305.28
2024	63,150	2,780,678	1.021354	644.99	28,400.58
2025	63,150	2,790,798	0.985318	622.23	27,498.24
Total				3,713.34	119,861.24

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	63,150	2,790,798
Industrial	0	0
Other	0	0

Project Name: TIF JAXSON SUBDIVISION
City: GRAND ISLAND **Project Date:** 2023
School: GRAND ISLAND 2 **TIF-ID#:** 40-5112
Project Years: 15 **Project Type:** Standard

Location: 102 Josh Ave Units 1,2,3; 110 Josh Ave Units 1,2,3; 202 Josh Ave Units 1,2,3; 210 Josh Ave Units 1,2,3; 103 Josh Ave Units 1,2,3; 109 Josh Ave Units 1,2,3; 203 Josh Ave Units 1,2,3; and 209 Josh Ave Units 1,2,3. PID's 400201101, 400201102, 400201103, 400201104, 400201108, 400201107, 400201106, 400201105
Description: TIF funds used for site acquisition, sewer, water, and electrical updates, public streets and sidewalks, trails, site preparation and dirt work, architectural and engineering fees, legal and TIF contract costs and other fees necessary in the development of age restricted, multi-family residential units.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	191,462	631,909	1.861566	3,564.19	11,763.44
2024	191,462	3,522,815	1.787096	3,421.61	62,956.12
2025	191,462	4,287,777	1.708846	3,271.79	73,271.54
Total				10,257.59	147,991.10

Current Year	Base Value	Excess Value
Residential	146,442	0
Commercial	45,020	4,287,777
Industrial	0	0
Other	0	0

Project Name: TIF JAXSON SUBDIVISION 2023 LOOKBACK PHASE 2
City: GRAND ISLAND **Project Date:** 2024
School: GRAND ISLAND 2 **TIF-ID#:** 40-5118
Project Years: 15 **Project Type:** Standard

Location: Lots 9 through 16, Jaxson Subdivision, PID's 4000201109, 400201116, 400201110, 400201115, 400201111, 400201114, 400201112, and 400201113.
Description: TIF funds used for site acquisition and infrastructure necessary in the development of an age restricted, multi-family residential property.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	408,495	924,702	1.787096	7,300.20	16,525.32
2025	408,495	3,821,967	1.708846	6,980.55	65,311.56
Total				14,280.75	81,836.88

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	408,495	3,821,967
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 40 HALL

Project Name: TIF JAXSON SUBDIVISON 2024 LOOKBACK PHASE 3

Location: PID 400524118, 400524174, 400524126, 400524166,

City: GRAND ISLAND

Project Date: 2025

400524134, 400524158, 400524142, 400524150

School: GRAND ISLAND 2

TIF-ID#: 40-5128

Description: TIF funds used for acquisition and infrastructure

Project Years: 15

Project Type: Standard

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	70,913	3,206,105	1.708846	1,211.79	54,787.46
Total				1,211.79	54,787.46

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	70,913	3,206,105
Industrial	0	0
Other	0	0

Project Name: TIF JBA VENTURES 2023 LOOKBACK PHASE 1

Location: Lots 3 and 4, JBA Ventures Subdivision, PID's 400040395 and 400040387.

City: GRAND ISLAND

Project Date: 2024

Description: TI funds used for the construction of four buildings and up to 18 apartments on four lots.

School: GRAND ISLAND 2

TIF-ID#: 40-5119

Project Years: 15

Project Type: Standard

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	141,057	482,505	1.849367	2,608.66	8,923.28
2025	141,057	1,087,171	1.767803	2,493.61	19,219.06
2025	1,103,287	9,050,414	1.767803	19,503.94	159,993.52
Total				24,606.21	188,135.86

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	141,057	1,087,171
Industrial	0	0
Other	0	0

Project Name: TIF JBA VENTURES 2024 LOOKBACK

Location: Lot 1 and 2, Ada Street JBA Ventures Sub

City: GRAND ISLAND

Project Date: 2025

Description: TIF funds used for acquisition, site work, and utilities.

School: GRAND ISLAND 2

TIF-ID#: 40-5146

Redevelop property for residential purposes

Project Years: 15

Project Type: Standard

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	72,553	0	1.767803	1,282.59	0.00
Total				1,282.59	0.00

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	72,553	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 40 HALL

Project Name: TIF KAUFMAN BUILDING

City: GRAND ISLAND

School: GRAND ISLAND 2

Project Years:

Project Date: 2016

TIF-ID#: 40-5053

Project Type:

Location: 308-312 W 3rd St., Lot 7 Blk 57 Original Town

Description: Redevelop and remodel the Kaufman building for upper story office space.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2016	353,827	78,767	2.187843	7,741.18	1,723.30
2017	353,827	591,621	2.267233	8,022.08	13,413.42
2018	353,827	591,621	2.249407	7,959.01	13,307.96
2019	353,827	591,621	2.229318	7,887.93	13,189.14
2020	353,827	591,621	2.192503	7,757.67	12,971.32
2021	353,827	591,621	2.161133	7,646.67	12,785.72
2022	353,827	592,674	2.128261	7,530.36	12,613.66
2023	350,088	591,621	1.940513	6,793.50	11,480.48
2024	353,827	826,331	1.859837	6,580.61	15,368.42
2025	353,827	873,217	1.777514	6,289.32	15,521.56
Total				74,208.33	122,374.98

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	353,827	873,217
Industrial	0	0
Other	0	0

Project Name: TIF LEFT CLICK PROPERTIES

City: GRAND ISLAND

School: GRAND ISLAND 2

Project Years: 15

Project Date: 2023

TIF-ID#: 40-5108

Project Type: Standard

Location: West 1/3 Lot 2 , Block 81 Original Town Grand Island; PID 400006901

Description: TIF funds used for site acquisition and architectural and engineering fees necessary in the renovation of commercial office space.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	84,077	173,503	1.940513	1,631.53	3,366.86
2024	84,077	173,503	1.859837	1,563.70	3,226.88
2025	84,077	183,450	1.777514	1,494.48	3,260.86
Total				4,689.71	9,854.60

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	84,077	183,450
Industrial	0	0
Other	0	0

Project Name: TIF LEGACY 34 2022-2024 LOOKBACK PHASE 2

City: GRAND ISLAND

School: GRAND ISLAND 2

Project Years: 15

Project Date: 2025

TIF-ID#: 40-5137

Project Type: Standard

Location: Lot 28 Legacy 34 Third Subdivision

Description: TIF funds used for utility extensions (water, sewer, storm, and electric), paving, grading, site preparation, and acquisition of the property

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	134,011	1,445,677	1.708846	2,290.04	24,704.40
Total				2,290.04	24,704.40

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	134,011	1,445,677
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 40 HALL

Project Name: TIF LEGACY 34 2023-2023 LOOKBACK PHASE 1
City: GRAND ISLAND **Project Date:** 2024
School: GRAND ISLAND 2 **TIF-ID#:** 40-5120
Project Years: 15 **Project Type:** Standard

Location: Lots 5 through 8, and lots 10 through 17, and lots 19 through 21 Legacy 34 Third Subdivision. PID's 400522725, 400522730, 400522735, 400522740, 400522750, 400522755, 400522760, 400522765, 400522770, 400522775, 400522780, 400522785, 400522795, 400522800, and 400522805.
Description: TIF funds used site acquisition, site work, streets and utilities necessary in the construction of up to 154 market rate apartment units and neighborhood commercial and office spaces.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	245,738	7,382,066	1.787096	4,391.57	131,924.68
2025	245,738	26,580,833	1.708846	4,199.28	454,225.56
Total				8,590.85	586,150.24

Current Year	Base Value	Excess Value
Residential	16,182	1,011,831
Commercial	229,556	25,569,002
Industrial	0	0
Other	0	0

Project Name: TIF LEGACY 34 2023-2024 LOOKBACK PHASE 1
City: GRAND ISLAND **Project Date:** 2025
School: GRAND ISLAND 2 **TIF-ID#:** 40-5136
Project Years: 15 **Project Type:** Standard

Location: Lot 9, 25, and 27 Legacy 34 Third Subdivision
Description: TIF funds used for utility extensions (water, sewer, storm, and electric), paving, grading, site preparation, and acquisition of the property

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	58,532	1,302,630	1.708846	1,000.22	22,259.94
Total				1,000.22	22,259.94

Current Year	Base Value	Excess Value
Residential	11,851	0
Commercial	46,681	1,302,630
Industrial	0	0
Other	0	0

Project Name: TIF LEGACY 34 2024-2024 LOOKBACK PHASE 1
City: GRAND ISLAND **Project Date:** 2025
School: GRAND ISLAND 2 **TIF-ID#:** 40-5138
Project Years: 15 **Project Type:** Standard

Location: Lot 1, 2, 3, and 5 Legacy 34 Fifth Subdivision
Description: TIF funds used for utility (water, sewer, storm, and electric), paving, grading, site preparation, acquisition of the property, and costs associated with building workforce housing

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	13,614	5,541,688	1.708846	232.64	94,698.92
Total				232.64	94,698.92

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	13,614	5,541,688
Industrial	0	0
Other	0	0

Project Name: TIF LEGACY 34 HOTEL
City: GRAND ISLAND **Project Date:** 2025
School: GRAND ISLAND 2 **TIF-ID#:** 40-5130
Project Years: 15 **Project Type:** Standard

Location: Legacy 34 Fourth Subdivision Lot 2 in the City of Grand Island, Hall County, Nebraska
Description: TIF funds used off site improvements but within the overall Legacy 34 development such as grading for storm drainage, public amenities such as the private park and hike/bike trail, land acquisition, site infrastructure and utilities, paving, site grading, engineering, architectural, planning, design, landscaping, façade upgrades, developer fees, legal fees, and financing fees

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	215,217	0	1.708846	3,677.73	0.00
Total				3,677.73	0.00

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	215,217	0
Industrial	0	0
Other	0	0

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Project Name: TIF LEGASY 34 2022 (2022 LOOKBACK)
City: GRAND ISLAND **Project Date:** 2023
School: GRAND ISLAND 2 **TIF-ID#:** 40-5113
Project Years: 15 **Project Type:** Standard

Location: Lots 1 through 11 Legacy 34 First Subdivision; PID's 400522645, 400522650, 400522660, 400522665, 400522670, 400522675, 400522680, 400522685, 400522690, 400522695, 400522700
Description: TIF funds used for site acquisition, site preparation and dirt work, sewer, water, and electrical updates, public streets and sidewalks, trails, architectural and engineering, financing, audit and legal fees and Right of Way landscaping and parks, as well as governmental fees and expenses necessary for construction of mixed up project which involves commercial, multi-family and single family residential development.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	102,728	14,347,626	1.861566	1,912.35	267,090.56
2024	102,728	19,113,177	1.787096	1,835.85	341,570.84
2025	102,728	21,206,514	1.708846	1,755.46	362,386.72
Total				5,503.66	971,048.12

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	102,728	21,206,514
Industrial	0	0
Other	0	0

Project Name: TIF MIDDLETON PROPERTIES
City: GRAND ISLAND **Project Date:** 2017
School: GRAND ISLAND 2 **TIF-ID#:** 40-5058
Project Years: **Project Type:**

Location: Lots 2 and 3 Commercial Industrial Park 6th Subdivision, 2716 and 2802 W. Old Highway 30
Description: Demolition of existing warehouse, construction of a new warehouse, necessary site work for storm water/drainage improvements, extension of utilities necessary to support the development and renovation of the existing office space.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2017	886,524	507,557	2.252491	19,968.87	11,432.68
2018	886,524	659,287	2.231966	19,786.91	14,715.06
2019	886,524	701,581	2.212213	19,611.80	15,520.48
2020	886,524	701,581	2.1766	19,296.08	15,270.64
2021	886,524	720,431	2.147045	19,034.07	15,467.98
2022	889,524	720,579	2.116222	18,824.30	15,249.08
2023	882,079	730,903	1.928437	17,010.34	14,095.00
2024	886,524	950,569	1.849367	16,395.08	17,579.52
2025	886,524	1,005,037	1.767803	15,672.00	17,767.08
Total				165,599.45	137,097.52

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	886,524	1,005,037
Industrial	0	0
Other	0	0

Project Name: TIF MILLENNIAL ESTATES 2024 LOOKBACK
City: GRAND ISLAND **Project Date:** 2025
School: GRAND ISLAND 2 **TIF-ID#:** 40-5144
Project Years: 15 **Project Type:** Standard

Location: Lot 2, 3, 4, 35, 36, Sagewood Ave Milliennial Estates Second Sub, Lot 17 Lilac Lane Millennial Estates Second Sub
Description: TIF funds used for acquisition, sitework, grading, installation of utilities and streets. Redevelop property for residential purposes

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	152,079	2,065,699	1.767803	2,688.46	36,517.54
Total				2,688.46	36,517.54

Current Year	Base Value	Excess Value
Residential	152,079	2,065,699
Commercial	0	0
Industrial	0	0
Other	0	0

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Project Name: TIF MILLER TIRE

City: GRAND ISLAND

School: GRAND ISLAND 2

Project Years:

Project Date: 2021

TIF-ID#: 40-5091

Project Type: Standard

Location: Lots 1, 2, and 3 Block 14 HG Clark's Addition; 722 N Eddy Street; PID 400030799 & 400030802

Description: TIF funds used for property acquisition, renovation and installation of necessary improvements associated in the construction of a mechanic shop.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	191,354	15,766	2.147045	4,108.46	338.50
2022	191,354	539,887	2.116222	4,049.48	11,425.22
2023	191,354	740,773	1.928437	3,690.14	14,285.36
2024	191,354	740,773	1.849367	3,538.84	13,699.62
2025	191,354	783,909	1.767803	3,382.76	13,857.98
Total				18,769.68	53,606.68

Current Year	Base Value	Excess Value
Residential	6,970	6,969
Commercial	184,384	776,940
Industrial	0	0
Other	0	0

Project Name: TIF MURFIN WILDWOOD BUSINESS PARK

City: GRAND ISLAND

School: GRAND ISLAND 2

Project Years: 15

Project Date: 2025

TIF-ID#: 40-5135

Project Type: Standard

Location: 4514 Elk Drive Wildwood Business Park Lot 11 PID 400524342
Description: TIF funds used for utility extensions (water, sewer, storm, and electric), paving, grading, site preparation and acquisition of the property

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	22,354	2,903,258	1.767803	395.17	51,323.88
Total				395.17	51,323.88

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	22,354	2,903,258
Industrial	0	0
Other	0	0

Project Name: TIF NIKODYM (2022 LOOKBACK)

City: GRAND ISLAND

School: GRAND ISLAND 2

Project Years: 15

Project Date: 2023

TIF-ID#: 40-5114

Project Type: Standard

Location: Lots 2 through 4, and 31 through 33 Nikodym Third Subdivision; PID's 400146158, 400146159, 400146160, 400146189, 400146190, 400146191

Description: TIF funds used for site acquisition, sewer and water updates, demolition and renovation, public streets and sidewalks, architectural, engineering and legal fees necessary in the construction of a mixed use project involving commercial and single family development.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	13,362	312,933	1.928437	257.68	6,034.76
2024	13,362	1,644,152	1.849367	247.11	30,406.44
2025	13,362	1,781,220	1.767803	236.21	31,488.48
Total				741.00	67,929.68

Current Year	Base Value	Excess Value
Residential	13,362	1,781,220
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF NIKODYM 2024 LOOKBACK

City: GRAND ISLAND

School: GRAND ISLAND 2

Project Years: 15

Project Date: 2025

TIF-ID#: 40-5142

Project Type: Standard

Location: Lot 27, 16, 17, 18, Nikodym Third Subdivision

Description: TIF funds used for acquisition, site work, streets, and utilities. Redevelop property for residential purposes

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	52,291	88,581	1.767803	924.40	1,565.94
Total				924.40	1,565.94

Current Year	Base Value	Excess Value
Residential	52,291	88,581
Commercial	0	0
Industrial	0	0
Other	0	0

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Project Name: TIF NORTHWEST COMMONS

City: GRAND ISLAND

School: GRAND ISLAND 2

Project Years:

Project Date: 2016

TIF-ID#: 40-5051

Project Type:

Location: 2228 N Webb Road, Lot 10 of GI Mall Eighth Subdivision and Lot 2 of GI Mall Fifteenth Subdivision

Description: Renovation and conversion of 128,000 sq ft leasable "open air" tenant space and the development of out parcels on the existing Mall property.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2016	2,044,857	6,478,104	2.173116	44,437.11	140,776.74
2017	2,044,857	6,504,661	2.252491	46,060.22	146,516.92
2018	2,044,857	8,936,921	2.231966	45,640.51	199,469.04
2019	2,044,857	9,190,674	2.212213	45,236.59	203,317.46
2020	2,044,857	10,191,564	2.1766	44,508.36	221,829.70
2021	2,044,857	10,603,716	2.147045	43,904.00	227,666.60
2022	2,044,857	11,025,470	2.116222	43,273.71	233,323.46
2023	2,044,857	13,204,587	1.928437	39,433.78	254,642.16
2024	2,044,857	13,716,072	1.849367	37,816.91	253,660.56
2025	2,044,857	14,079,903	1.767803	36,149.04	248,905.00
Total				426,460.23	2,130,107.64

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	2,044,857	14,079,903
Industrial	0	0
Other	0	0

Project Name: TIF OFFICENET BUILDING

City: GRAND ISLAND

School: GRAND ISLAND 2

Project Years: 15

Project Date: 2025

TIF-ID#: 40-5125

Project Type: Standard

Location: Grand Island Original Town the S 1/2 of the W 1/2 of Lot 3 and the S 1/2 of Lot 4 Block 55

Description: TIF funds used to refurbish and rehabilitate the OfficeNet building on Locust street for continued commercial use and new residential uses

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	168,578	554,543	1.777514	2,996.50	9,857.08
Total				2,996.50	9,857.08

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	168,578	554,543
Industrial	0	0
Other	0	0

Project Name: TIF O'NEILL WOOD RESOURCES (CAAP)

City: GRAND ISLAND

School: GRAND ISLAND 2

Project Years:

Project Date: 2018

TIF-ID#: 40-5070

Project Type:

Location: A tract of land located in part of the SE1/4 of Section 18, Township 11N, Range 10W of the 6th P.M.

Description: TIF Funds to be used to acquire property to construct a recycling center.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2018	203,570	0	1.475125	3,002.91	0.00
2019	203,570	0	1.433023	2,917.20	0.00
2020	203,570	0	1.361137	2,770.87	0.00
2021	203,570	7,750	1.365957	2,780.68	105.86
2022	203,570	0	1.34576	2,739.56	0.00
2023	203,570	129,226	1.161782	2,365.04	1,501.32
2024	203,570	129,226	1.021354	2,079.17	1,319.86
2025	203,570	129,226	0.985318	2,005.81	1,273.30
Total				20,661.24	4,200.34

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	203,570	129,226
Industrial	0	0
Other	0	0

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COUNTY: 40 HALL

Project Name: TIF ORCHARD REDEV PROJECT (2022 LOCKBACK)
City: GRAND ISLAND **Project Date:** 2023
School: GRAND ISLAND 2 **TIF-ID#:** 40-5110
Project Years: 15 **Project Type:** Standard

Location: Lots 1 and 2, Block 1; Lots 12 through 20, Block 2, Lots 1 through 8, Block 3, Lots 5, 6, 9, 10, 15, 16, 17, 18, 19, and 20 Block 4 in The Orchard Subdivision, and Lots 1 through 7 and Outlot A in The Orchard 2nd Subdivision; and Lots 13 and 14,, Block 1 in The Orchard 3rd Subdivision;
 Description: TIF funds used for site acquisition, site preparation and public infrastructure installation necessary in Phase One of a new redevelopment project which involves a total of 60 new homes. 39 homes are being completed in 2023 as part of Phase One, Sub-Phase 3.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	150,786	786,396	1.928437	2,907.81	15,165.28
2024	150,786	2,781,876	1.849367	2,788.59	51,447.22
2025	150,786	3,340,681	1.767803	2,665.60	59,056.90
Total				8,362.00	125,669.40

Current Year	Base Value	Excess Value
Residential	150,786	3,340,681
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF ORCHARD REDEVELOPMENT PROJECT
City: GRAND ISLAND **Project Date:** 2025
School: GRAND ISLAND 2 **TIF-ID#:** 40-5141
Project Years: 15 **Project Type:** Standard

Location: Lot 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23 Block 2, Orchard Third Subdivision, Lot 6, 7, 8, Orchard Fourth Subdivision, Lot 18 Block 1, Orchard Third Subdivision, City of Grand Island, Hall County, Nebraska
 Description: TIF funds used to reimburse the Redeveloper for the costs of site acquisition, site preparation, and infrastructure installation

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	117,666	1,176,919	1.767803	2,080.10	20,805.68
Total				2,080.10	20,805.68

Current Year	Base Value	Excess Value
Residential	117,666	1,176,919
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF ORCHARD REVELOPMENT PROJECT
City: GRAND ISLAND **Project Date:** 2020
School: GRAND ISLAND 2 **TIF-ID#:** 40-5084
Project Years: **Project Type:**

Location: Lots 1, 2, 7 and 8 Block 4; and Lots 5 and 6 Block 1 Orchard Addition; PID 400523037, 400523038, 400523043, 400523044, 400523004 and 400523005
 Description: TIF funds used to reimburse the Redeveloper for the costs of site acquisition, site preparation and infrastructure installation for Phase One of this redevelopment project involves 60 total homes built in the Orchard Subdivision. Six homes were completed in 2019 as part of the sub-phase of Phase One.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2020	22,397	0	2.1766	487.49	0.00
2021	22,397	1,221,639	2.147045	480.87	26,229.18
2022	22,397	1,323,637	2.116222	473.97	28,011.12
2022	44,024	1,047,746	2.116222	931.65	22,172.66
2023	22,397	1,371,525	1.928437	431.91	26,449.00
2023	44,024	2,592,607	1.928437	848.98	49,996.82
2024	22,397	1,400,263	1.849367	414.20	25,896.04
2024	44,024	2,634,032	1.849367	814.17	48,712.98
2025	22,397	1,531,030	1.767803	395.93	27,065.62
2025	44,024	2,655,624	1.767803	778.26	46,946.26
Total				6,057.43	301,479.68

Current Year	Base Value	Excess Value
Residential	22,397	1,531,030
Commercial	0	0
Industrial	0	0
Other	0	0

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Project Name: TIF PARAMOUNT 824 E ST 9TH ST

City: GRAND ISLAND

School: GRAND ISLAND 2

Project Years:

Project Date: 2021

TIF-ID#: 40-5095

Project Type: Standard

Location: Lot 6 Block 6 Pleasant Hill Addition; PID 400077965; 824 E 9th Street

Description: TIF funds used for site acquisition, demolish of existing structures, installation of necessary improvements and grading of the lot associated with the construction of a 5 unit townhome style apartment building.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	59,787	23,614	2.147045	1,283.65	507.00
2022	59,787	662,588	2.116222	1,265.23	14,021.84
2023	59,787	669,068	1.928437	1,152.95	12,902.56
2024	59,787	906,190	1.849367	1,105.68	16,758.78
2025	59,787	1,034,093	1.767803	1,056.92	18,280.74
Total				5,864.43	62,470.92

Current Year	Base Value	Excess Value
Residential	59,787	0
Commercial	0	1,034,093
Industrial	0	0
Other	0	0

Project Name: TIF PARAMOUNT MONTANA AVE

City: GRAND ISLAND

School: GRAND ISLAND 2

Project Years: 15

Project Date: 2023

TIF-ID#: 40-5109

Project Type: Standard

Location: Lots 10, 11, and 12 Northwest Gateway Subdivision; PID 400149631, 400149633, 400149635

Description: TIF funds used for site acquisition, sewer, water, electrical public street and sidewalk improvements, site preparation and dirt work, architectural, engineering, and legal fees necessary in the construction of three duplexes.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	75,000	172,883	1.928437	1,446.33	3,333.96
2024	75,000	853,182	1.849367	1,387.03	15,778.50
2025	75,000	926,820	1.767803	1,325.85	16,384.38
Total				4,159.21	35,496.84

Current Year	Base Value	Excess Value
Residential	75,000	926,820
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF PARAMOUNT OLD SEARS 1 (2ND FLOOR)

City: GRAND ISLAND

School: GRAND ISLAND 2

Project Years:

Project Date: 2020

TIF-ID#: 40-5082

Project Type:

Location: 411 W 3rd Street Condominium Unit #3, City Centre Condominiums; PID 400005170

Description: TIF funds used to acquire and rehabilitate the 2nd floor of the west side of the old Sears Building for residential development.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2020	88,424	63,004	2.192503	1,938.70	1,381.38
2021	88,101	370,006	2.161133	1,903.98	7,996.32
2022	88,101	371,413	2.128261	1,875.02	7,904.64
2023	85,720	371,413	1.940513	1,663.41	7,207.32
2024	88,424	405,139	1.859837	1,644.54	7,534.94
2025	88,424	474,035	1.777514	1,571.75	8,426.04
Total				10,597.40	40,450.64

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	88,424	474,035
Industrial	0	0
Other	0	0

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Project Name: TIF PARAMOUNT OLD SEARS 2 (MAIN FLOOR)
City: GRAND ISLAND **Project Date:** 2020
School: GRAND ISLAND 2 **TIF-ID#:** 40-5087
Project Years: **Project Type:**

Location: 411 W 3rd Street Condominium Unit 4, City Centre Condominiums; PID 400005172
Description: TIF funds used to acquire and rehabilitate the first floor of the west side of the old Sears Building for commercial and residential development.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2020	130,620	0	2.192503	2,863.85	0.00
2021	130,620	0	2.161133	2,822.87	0.00
2022	130,620	713,384	2.128261	2,779.93	15,182.68
2023	127,914	713,384	1.940513	2,482.19	13,843.32
2024	130,620	710,678	1.859837	2,429.32	13,217.46
2025	130,620	780,146	1.777514	2,321.79	13,867.20
Total				15,699.95	56,110.66

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	130,620	780,146
Industrial	0	0
Other	0	0

Project Name: TIF PARK VIEW PROJECT
City: GRAND ISLAND **Project Date:** 2025
School: GRAND ISLAND 2 **TIF-ID#:** 40-5139
Project Years: 15 **Project Type:** Standard

Location: 608/610 Darr Avenue 400068885, 619 Ruby Avenue 400068901
Description: TIF funds used for purchase and renovate abandoned nursing home

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	300,820	201,261	1.767803	5,317.90	3,557.92
Total				5,317.90	3,557.92

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	300,820	201,261
Industrial	0	0
Other	0	0

Project Name: TIF PEACEFUL ROOT LLC
City: GRAND ISLAND **Project Date:** 2018
School: GRAND ISLAND 2 **TIF-ID#:** 40-5064
Project Years: **Project Type:**

Location: 112 W 2nd St. The Easterly 2/3 of Lot 6 and Westerly 1/3 of Lot 7 in Block 66 in Original Town.
Description: TIF Funds to be used to redevelop a downtown building with indoor parking, commercial and office space and upper level apartments.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2018	140,447	0	2.249407	3,159.22	0.00
2019	140,447	237,631	2.229318	3,131.01	5,297.62
2020	140,447	237,631	2.192503	3,079.30	5,210.08
2021	140,447	244,652	2.161133	3,035.25	5,287.26
2022	140,447	246,380	2.128261	2,989.08	5,243.62
2023	140,447	364,665	1.940513	2,725.39	7,076.38
2024	140,447	369,755	1.859837	2,612.09	6,876.84
2025	140,447	836,268	1.777514	2,496.47	14,864.78
Total				23,227.81	49,856.58

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	140,447	836,268
Industrial	0	0
Other	0	0

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Project Name: TIF PERSHING AND ANDERSON BLD LIBERTY CAMPUS
City: GRAND ISLAND **Project Date:** 2024
School: GRAND ISLAND 2 **TIF-ID#:** 40-5127
Project Years: 15 **Project Type:** Standard

Location: Liberty Campus Subdivision Lot 2
Description: TIF funds used to reuse existing building and create 48 units of apartments within the buildings

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	1,284,745	0	1.767803	22,711.76	0.00
Total				22,711.76	0.00

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	1,284,745	0
Industrial	0	0
Other	0	0

Project Name: TIF PRAIRIE COMMONS SIXTH SUBDIVISION
City: GRAND ISLAND **Project Date:** 2025
School: GRAND ISLAND 2 **TIF-ID#:** 40-5147
Project Years: 15 **Project Type:** Standard

Location: Lot 9, Prairie Commons Sixth Subdivision in the City of Grand Island, Hall County, Nebraska
Description: TIF funds used for acquisition and development of the land, and construction of a quick-service restaurant thereon

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	153,552	345,091	1.767803	2,714.50	6,100.54
Total				2,714.50	6,100.54

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	153,552	345,091
Industrial	0	0
Other	0	0

Project Name: TIF PRATARIA PHASE 2 SUBPHASE 2
City: GRAND ISLAND **Project Date:** 2022
School: GRAND ISLAND 2 **TIF-ID#:** 40-5106
Project Years: 15 **Project Type:** Standard

Location: Lot 3 Block 2 Prairie Commons Third Subdivision; PID 400433858
Description: TIF funds used for utilities, public streets, private streets, site preparation and dirt work, legal and planning fees, architectural and engineering fees necessary in construction of a commercial building on Subphase Lot 2. This is one of three subphases of the Prataria Phase 2 Redevelopment Project (Subphase #2)

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	114,283	497,235	2.116222	2,418.48	10,522.60
2023	114,283	5,108,644	1.928437	2,203.88	98,516.98
2024	114,283	5,108,644	1.849367	2,113.51	94,477.58
2025	114,283	5,158,373	1.767803	2,020.30	91,189.88
Total				8,756.17	294,707.04

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	114,283	5,158,373
Industrial	0	0
Other	0	0

Project Name: TIF PRATARIA VENTURES 3563 PRAIRIEVIEW ST
City: GRAND ISLAND **Project Date:** 2021
School: GRAND ISLAND 2 **TIF-ID#:** 40-5093
Project Years: **Project Type:** Standard

Location: Lot 2 Prairie Commons 2nd Subdivision; 3563 Prairieview Street; PID 400433834
Description: TIF funds used for installation of necessary improvements including streets, storm drainage, sewer, water, and other utilities associated with the construction of a medical office.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	317,211	10,276,919	2.147045	6,810.66	220,650.08
2022	317,211	10,285,880	2.116222	6,712.89	217,672.06
2023	317,211	17,838,105	1.928437	6,117.21	343,996.62
2024	317,211	17,838,105	1.849367	5,866.40	329,892.04
2025	317,211	17,838,105	1.767803	5,607.67	315,342.56
Total				31,114.83	1,427,553.36

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	317,211	17,838,105
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 40 HALL

Project Name: TIF PRATARIA VENTURES III HEADQUARTERS LOT
City: GRAND ISLAND **Project Date:** 2025
School: GRAND ISLAND 2 **TIF-ID#:** 40-5129
Project Years: 15 **Project Type:** Standard

Location: Lot 2, Prairie Commons Fourth Subdivision, Grand Island, Hall County, Nebraska
Description: TIF funds used for public streets, public utilities including sanitary and storm sewer, and water, private streets with public access, public parking, and bike and hike trail improvements

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	366,342	3,332,332	1.767803	6,476.20	58,909.08
Total				6,476.20	58,909.08

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	366,342	3,332,332
Industrial	0	0
Other	0	0

Project Name: TIF PRATARIA VENTURES III HOTEL LOT
City: GRAND ISLAND **Project Date:** 2025
School: GRAND ISLAND 2 **TIF-ID#:** 40-5131
Project Years: 15 **Project Type:** Standard

Location: Lot 4, Prairie Commons Sixth Subdivision, Grand Island, Hall County, Nebraska
Description: TIF funds used for public streets, public utilities including sanitary and storm sewer, and water, private streets with public access, public parking, and bike and hike trail improvements

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	228,911	13,996,107	1.767803	4,046.70	247,423.60
Total				4,046.70	247,423.60

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	228,911	13,996,107
Industrial	0	0
Other	0	0

Project Name: TIF PRATARIA VENTURES-HOSPITAL 3533 PRAIRIEVW
City: GRAND ISLAND **Project Date:** 2019
School: GRAND ISLAND 2 **TIF-ID#:** 40-5076
Project Years: **Project Type:**

Location: Lot 1 Prairie Commons Second Subdivision PID 400433826 Grand Island
Description: TIF funds used for Project site preparation expenses of demolition and grading/storm water detention, as well as public improvements consisting of streets, public sanitary storm and sewer, water and traffic improvements, façade enhancements for hospital, hotel and office building, private street and parking lot, off street and highway improvements.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2019	67,588	16,337,431	2.148087	1,451.85	350,942.24
2020	67,588	70,602,025	2.1766	1,471.12	1,536,723.70
2021	67,588	72,313,721	2.147045	1,451.14	1,552,608.14
2022	67,588	72,313,721	2.116222	1,430.31	1,530,318.88
2023	67,588	71,726,903	1.928437	1,303.39	1,383,208.14
2024	67,588	72,962,798	1.849367	1,249.95	1,349,349.92
2025	67,588	72,962,798	1.767803	1,194.82	1,289,838.54
Total				9,552.58	8,992,989.56

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	67,588	72,962,798
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 40 HALL

Project Name: TIF PRIDON VICTORY VILLAGE

City: GRAND ISLAND

School: GRAND ISLAND 2

Project Years:

Project Date: 2016

TIF-ID#: 40-5054

Project Type:

Location: Lot 1 and 2 of Home Subdivision, south of Capital Avenue between Broadwell Avenue and Wheeler Avenue.

Description: Build 78 unit veterans housing on land owned by US Government, improvement on leased land (IOLL). Includes all site work, planning, engineering, architecture and surveying, and extension of utilities, parking and streets throughout the site.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2016	0	0	2.173116	0.00	0.00
2017	0	1,866,815	2.252491	0.00	42,049.84
2018	0	1,778,183	2.231966	0.00	39,688.44
2019	0	440,184	2.212213	0.00	9,737.74
2020	0	440,184	2.1766	0.00	9,581.06
2021	0	462,871	2.147045	0.00	9,938.06
2022	1	191,669	2.116222	0.02	4,056.14
2023	1	105,532	1.928437	0.02	2,035.12
2024	0	105,532	1.849367	0.00	1,951.68
2025	1	89,999	1.767803	0.02	1,591.02
Total				0.06	120,629.10

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	1	89,999
Industrial	0	0
Other	0	0

Project Name: TIF RAWR HOLDINGS LLC 110 W 2ND STREET

City: GRAND ISLAND

School: GRAND ISLAND 2

Project Years:

Project Date: 2020

TIF-ID#: 40-5088

Project Type:

Location: East 2/3 Lot 7 Blk 66 Original Town of Grand Island; PID 400005719

Description: TIF funds used to acquire and rehabilitate the first floor of the structure for commercial uses and the second floor for residential development.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2020	90,702	0	2.192503	1,988.64	0.00
2021	90,702	27,918	2.161133	1,960.19	603.36
2022	90,702	27,918	2.128261	1,930.38	594.18
2023	90,702	29,342	1.940513	1,760.08	569.40
2024	90,702	29,342	1.859837	1,686.91	545.72
2025	90,702	65,967	1.777514	1,612.24	1,172.58
Total				10,938.44	3,485.24

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	90,702	65,967
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 40 HALL

Project Name: TIF SOUTH POINT DEVL P HOTEL

Location: 2623/2707/2709 South Locust

City: GRAND ISLAND

Project Date: 2008

Description: TIF funds used for the development of 80+room hotel.

School: GRAND ISLAND 2

TIF-ID#: 40-5024

Project Years:

Project Type:

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2009	234,722	0	2.107526	4,946.83	0.00
2010	234,722	1,982,866	2.123326	4,983.91	42,102.70
2011	234,722	3,951,300	2.192339	5,145.90	86,625.90
2012	234,722	3,951,300	2.226701	5,226.56	87,983.64
2013	234,722	3,951,300	2.201353	5,167.06	86,982.06
2014	234,722	3,951,300	2.266913	5,320.94	89,572.54
2015	234,722	3,951,300	2.209761	5,186.80	87,314.28
2016	234,722	3,889,696	2.173116	5,100.78	84,527.60
2017	234,722	3,889,696	2.252491	5,287.09	87,615.06
2018	234,722	3,889,696	2.231966	5,238.92	86,816.70
2019	234,722	4,006,543	2.212213	5,192.55	88,633.28
2020	234,722	4,214,238	2.1766	5,108.96	91,727.10
2021	234,722	4,214,238	2.147045	5,039.59	90,481.60
2022	234,722	4,215,786	2.116222	4,967.24	89,215.40
2023	24,108	4,385,886	1.928437	464.91	84,579.06
2024	302,642	4,107,352	1.849367	5,596.96	75,960.02
2025	302,642	4,107,352	1.767803	5,350.11	72,609.90
Total				83,325.11	1,332,746.84

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	302,642	4,107,352
Industrial	0	0
Other	0	0

Project Name: TIF SOUTHEAST COMMONS (FONNER VIEW CENTER)

Location: Part of Lots 1 and 3 Fonner Third Subdivision; PID 400130602; 1201 S Locust Street

City: GRAND ISLAND

Project Date: 2021

Description: TIF funds used for site acquisition, structure renovation, and installation of improvements associated with the renovation of commercial property.

School: GRAND ISLAND 2

TIF-ID#: 40-5096

Project Years:

Project Type: Standard

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	393,180	152,063	2.147045	8,441.75	3,264.92
2022	314,544	1,855,980	2.116222	6,656.45	39,276.68
2023	294,948	3,567,443	1.928437	5,687.89	68,795.98
2024	294,948	4,041,719	1.849367	5,454.67	74,746.24
2025	294,948	4,131,895	1.767803	5,214.10	73,043.84
Total				31,454.86	259,127.66

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	294,948	4,131,895
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 40 HALL

Project Name: TIF STAROSTKA 5TH STREET 2020 LOOKBACK PHASE 1 City: GRAND ISLAND School: GRAND ISLAND 2 Project Years: 15	Project Date: 2021 TIF-ID#: 40-5100 Project Type: Standard Location: Lots 5, 6, and 7 of 5th Street Subdivision; PID 400523095, 400523100, 400523105 Description: TIF funds used for acquisition and development of residential housing in northeast Grand Island.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	9,660	630,453	2.147045	207.40	13,536.12
2022	9,660	648,616	2.116222	204.43	13,726.16
2023	9,660	651,856	1.928437	186.29	12,570.64
2024	9,660	788,078	1.849367	178.65	14,574.48
2025	9,660	816,857	1.767803	170.77	14,440.44
Total				947.54	68,847.84

Current Year	Base Value	Excess Value
Residential	9,660	816,857
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF STAROSTKA 5TH STREET 2021 LOOKBACK PHASE 2 City: GRAND ISLAND School: GRAND ISLAND 2 Project Years: 15	Project Date: 2022 TIF-ID#: 40-5103 Project Type: Standard Location: Lots 2 through 4, lots 8 through 11, and lots 19 and 20 of Fifth Street Subdivision Description: TIF funds used for site acquisition, legal and plan fees, engineering and architectural fees, demolition and cleanup, sanitary sewer, water, storm sewer, grading and paving necessary in the purchase and develop residential lots for housing in northeast Grand Island using the TIF subsidize the cost of the house.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	57,872	2,126,603	2.116222	1,224.70	45,003.68
2023	57,872	2,128,001	1.928437	1,116.03	41,037.20
2024	49,946	2,603,069	1.849367	923.68	48,140.34
2025	49,946	2,696,956	1.767803	882.95	47,676.96
Total				4,147.36	181,858.18

Current Year	Base Value	Excess Value
Residential	49,946	2,696,956
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF STAROSTKA FIFTH ST 2022 LOOKBACK (PH 3) City: GRAND ISLAND School: GRAND ISLAND 2 Project Years: 15	Project Date: 2024 TIF-ID#: 40-5111 Project Type: Standard Location: Lots 14 through 18, Fifth Street Subdivision; PID's 400022486, 400022494, 400523150, 400523145, 400523140 Description: TIF funds used for site acquisition and development of residential housing in northeast Grand Island.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	214,866	826,007	1.928437	4,143.56	15,929.06
2024	214,866	886,586	1.849367	3,973.66	16,396.22
2025	214,866	941,011	1.767803	3,798.41	16,635.22
Total				11,915.63	48,960.50

Current Year	Base Value	Excess Value
Residential	214,866	941,011
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 40 HALL

Project Name: TIF STAROSTKA FIFTH STREET 2) 2023 (LKBK) PHASE 4
City: GRAND ISLAND
School: GRAND ISLAND 2
Project Years: 15
Project Date: 2024
TIF-ID#: 40-5116
Project Type: Standard

Location: Lots 1, 12 and 13 First Street Subdivision, PID's 400059800, 400059819, and 400523135.
Description: TIF funds used for site acquisition and development of residential lots for housing in the northeast part of Grand Island to subsidize the cost of the house.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	98,778	585,579	1.849367	1,826.77	10,829.52
2025	98,778	609,001	1.767803	1,746.20	10,765.94

Current Year	Base Value	Excess Value
Residential	98,778	609,001
Commercial	0	0
Industrial	0	0
Other	0	0

Total 3,572.97 21,595.46

Project Name: TIF STRATFORD PLAZA LLC

City: GRAND ISLAND
School: GRAND ISLAND 2
Project Years:
Project Date: 2013
TIF-ID#: 40-5035
Project Type:

Location: Lot 11 Woodland Second Subdivision of Grand Island, excepting a tract of land described in deed record doc#200007531
Description: TIF funds used for demolition, rehabilitation, and construction of an exterior façade and interior remodeling of Howard Johnson's Hotel to provide a renovated restaurant for Denny's together with additional parking lot.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2013	2,095,733	1,092,067	2.201353	46,134.48	24,040.24
2014	2,095,733	1,092,067	2.266913	47,508.44	24,756.20
2015	2,095,733	1,092,067	2.209761	46,310.69	24,132.08
2016	2,095,733	1,532,860	2.173116	45,542.71	33,310.82
2017	2,095,733	1,532,860	2.252491	47,206.20	34,527.54
2018	2,095,733	1,532,860	2.231966	46,776.05	34,212.92
2019	2,095,733	1,629,741	2.212213	46,362.08	36,053.40
2020	2,095,733	1,626,748	2.1766	45,615.72	35,407.80
2021	2,095,733	1,626,748	2.147045	44,996.33	34,927.02
2022	2,095,733	1,629,891	2.116222	44,350.36	34,492.12
2023	2,053,155	1,629,891	1.928437	39,593.80	31,431.42
2024	2,095,733	2,003,606	1.849367	38,757.79	37,054.04
2025	2,095,733	2,024,636	1.767803	37,048.43	35,791.58

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	2,095,733	2,024,636
Industrial	0	0
Other	0	0

Total 576,203.08 420,137.18

Tax Increment Financing (TIF) Report 2025

COUNTY: 40 HALL

Project Name: TIF SUPERMARKET DEVELOPERS INC

City: GRAND ISLAND

Project Date: 2016

School: GRAND ISLAND 2

TIF-ID#: 40-5050

Project Years:

Project Type:

Location: Lot 3 of Skag-Way Subdivision and Lot 1 of Skag-Way Second Subdivision to be replatted as Lots 1 & 2 Skagway 4th Subdivision 2007 W Broadwell Avenue and 620 W State St.
Description: Land acquisition of approx. 12 acres at Five Points, demolish existing structures and rebuild new grocery store and other commercial on the site.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2016	915,957	0	2.173116	19,904.81	0.00
2017	915,957	5,662,281	2.252491	20,631.85	127,542.36
2018	915,957	5,662,281	2.231966	20,443.85	126,380.18
2019	823,354	5,832,149	2.212213	18,214.34	129,019.66
2020	498,354	5,832,149	2.1766	10,847.17	126,942.58
2021	821,586	5,348,566	2.147045	17,639.82	114,836.12
2022	821,586	5,354,456	2.116222	17,386.58	113,312.18
2023	139,775	5,350,795	1.928437	2,695.47	103,186.72
2024	498,354	4,992,216	1.849367	9,216.39	92,324.40
2025	498,354	4,767,146	1.767803	8,809.92	84,273.76
Total				145,790.20	1,017,817.96

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	498,354	4,767,146
Industrial	0	0
Other	0	0

Project Name: TIF T C BUILDERS INC EDDY ST

City: GRAND ISLAND

Project Date: 2016

School: GRAND ISLAND 2

TIF-ID#: 40-5049

Project Years:

Project Type:

Location: Lot 3 Mehring & Kelly Subdivision, 1616 South Eddy St.
Description: Acquisition of lot for development of a duplex along with necessary site work and utility extensions.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2016	9,460	19,180	2.173116	205.58	416.80
2017	9,460	172,558	2.252491	213.09	3,886.86
2018	9,460	157,891	2.231966	211.14	3,524.08
2019	9,460	165,786	2.212213	209.28	3,667.62
2020	9,460	173,680	2.1766	205.91	3,780.34
2021	9,460	174,444	2.147045	203.11	3,745.40
2022	9,460	198,075	2.116222	200.19	4,191.72
2023	9,460	242,007	1.928437	182.43	4,666.96
2024	9,460	246,735	1.849367	174.95	4,563.04
2025	9,460	275,101	1.767803	167.23	4,863.24
Total				1,972.91	37,306.06

Current Year	Base Value	Excess Value
Residential	9,460	275,101
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 40 HALL

Project Name: TIF TABITHA 3490 EWOLDT ST

City: GRAND ISLAND

School: GRAND ISLAND 2

Project Years:

Project Date: 2021

TIF-ID#: 40-5090

Project Type: Standard

Location: Lot 1 Block 1 Prairie Commons Fourth Subdivision; 3490 Ewoldt; PID 400433852

Description: TIF funds used in the installation of necessary improvements including streets, storm drainage, sewer, water and other utilities associated with the construction of a combination elderly independent living and nursing home facilities.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	790,002	0	2.147045	16,961.70	0.00
2022	790,002	18,504,804	2.116222	16,718.20	391,602.74
2023	207,842	30,841,028	1.928437	4,008.10	594,749.80
2024	790,002	30,327,548	1.849367	14,610.04	560,867.66
2025	790,002	33,933,482	1.767803	13,965.68	599,877.12
Total				66,263.72	2,147,097.32

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	790,002	33,933,482
Industrial	0	0
Other	0	0

Project Name: TIF TAKE FLIGHT INVESTMENTS 209 W 3RD

City: GRAND ISLAND

School: GRAND ISLAND 2

Project Years:

Project Date: 2018

TIF-ID#: 40-5071

Project Type:

Location: 209 W 3rd St. The center 1/3 of Lot 2, Block 65 Grand Island Original Town.

Description: TIF Funds to be used to renovate a building in downtown Grand Island with 2 upper story apartments and first floor commercial space.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2018	110,564	0	2.249407	2,487.03	0.00
2019	110,564	270,130	2.229318	2,464.82	6,022.06
2020	110,564	270,130	2.192503	2,424.12	5,922.60
2021	110,564	269,065	2.161133	2,389.44	5,814.86
2022	110,564	269,065	2.128261	2,353.09	5,726.42
2023	109,318	268,714	1.940513	2,121.33	5,214.44
2024	110,564	267,468	1.859837	2,056.31	4,974.48
2025	110,564	320,369	1.777514	1,965.29	5,694.60
Total				18,261.43	39,369.46

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	110,564	320,369
Industrial	0	0
Other	0	0

Project Name: TIF TALON 2019 LOOKBACK

City: GRAND ISLAND

School: GRAND ISLAND 2

Project Years:

Project Date: 2020

TIF-ID#: 40-5085

Project Type:

Location: Outlot A Talon Apartments Second Subdivision 200 E US Highway 34

Description: TIF funds used for public infrastructure, private streets, acquisition of property, grading and other site improvements. The developer originally intended to purchase property north and east of Locust and US Highway 34 at 200 E US Highway 34 to build 8 apartment buildings for a total of 28 units. Plan was amended to permit 276 units, additional garages and a clubhouse.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2020	67,600	141,800	2.09566	1,416.67	2,971.68
2021	67,600	141,800	2.063412	1,394.87	2,925.92
2022	67,600	145,234	2.036396	1,376.60	2,957.54
2023	67,600	306,437	1.861566	1,258.42	5,704.54
2024	67,600	306,437	1.787096	1,208.08	5,476.32
2025	67,600	306,437	1.708846	1,155.18	5,236.54
Total				7,809.82	25,272.54

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	67,600	306,437
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 40 HALL

Project Name: TIF TALON 2020 LOOKBACK PHASE 4

City: GRAND ISLAND

School: GRAND ISLAND 2

Project Years: 15

Project Date: 2021

TIF-ID#: 40-5101

Project Type: Standard

Location: Talon Apartments Subdivision Lot 5; PID 400207916

Description: TIF funds used for site acquisition and development lots and apartments as part of the Talon Apartment Complex.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	8,400	1,517,839	2.063412	173.33	31,319.28
2022	8,400	1,520,193	2.036396	171.06	30,957.16
2023	8,400	1,557,393	1.861566	156.37	28,991.90
2024	8,400	1,906,134	1.787096	150.12	34,064.44
2025	8,400	2,064,503	1.708846	143.54	35,279.18
Total				794.42	160,611.96

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	8,400	2,064,503
Industrial	0	0
Other	0	0

Project Name: TIF TALON 2021 LOOKBACK PHASE 5

City: GRAND ISLAND

School: GRAND ISLAND 2

Project Years: 15

Project Date: 2022

TIF-ID#: 40-5104

Project Type: Standard

Location: Talon Apartments Second Subdivision, Lots 6, 7, and 8

Description: TIF funds used to purchase property and development of lots and construction of apartments as part of the Talon apartment complex at US 34 and South Locust Street. This is Phase 5 of this project.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	25,466	2,539,848	2.036396	518.59	51,721.38
2023	25,466	5,984,704	1.861566	474.07	111,409.22
2024	25,466	5,531,376	1.787096	455.10	98,851.00
2025	25,466	5,984,692	1.708846	435.17	102,269.18
Total				1,882.93	364,250.78

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	25,466	5,984,692
Industrial	0	0
Other	0	0

Project Name: TIF TALON APARTMENT PROJ PHASE 1

City: GRAND ISLAND

School: GRAND ISLAND 2

Project Years:

Project Date: 2017

TIF-ID#: 40-5056

Project Type:

Location: Lots 1 and 2 Talon Apartments First Subdivision, 200 E US Highway 34

Description: Developer intends to purchase property north and east of Locust Street and US Highway 34 and build 8 apartment buildings with a total of 288 units of apartments. TIF funds will be used for public infrastructure, private streets, acquisition of property, plans, grading and other site improvements.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2017	33,545	2,693,979	2.178948	730.93	58,700.40
2018	33,545	3,470,617	2.196093	736.68	76,217.96
2019	33,545	3,575,483	2.148087	720.58	76,804.58
2020	33,545	4,827,410	2.09566	702.99	101,166.12
2021	33,545	4,759,528	2.063412	692.17	98,208.68
2022	33,545	4,766,108	2.036396	683.11	97,056.84
2023	33,545	4,880,367	1.861566	624.46	90,851.26
2024	33,545	5,981,503	1.787096	599.48	106,895.22
2025	33,545	6,481,940	1.708846	573.23	110,766.40
Total				6,063.63	816,667.46

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	33,545	6,481,940
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 40 HALL

Project Name: TIF TALON APTS PROJ PHASE 2

City: GRAND ISLAND

School: GRAND ISLAND 2

Project Years:

Project Date: 2018

TIF-ID#: 40-5068

Project Type:

Location: Lots 3-4 and Part of Lot 10 of Talon Apartments First Subdivision.
Description: TIF Funds will be used for public infrastructure, private streets, acquisition of property, plans and grading and other site improvements for the construction of 8 apartment buildings with a total of 288 units.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2018	10,800	2,764,659	2.196093	237.18	60,714.48
2019	10,800	3,766,550	2.148087	231.99	80,908.78
2020	10,800	5,444,552	2.09566	226.33	114,099.28
2021	10,800	5,354,316	2.063412	222.85	110,481.62
2022	10,800	5,357,900	2.036396	219.93	109,108.08
2023	10,800	5,507,180	1.861566	201.05	102,519.80
2024	10,800	6,714,784	1.787096	193.01	119,999.64
2025	10,800	7,263,585	1.708846	184.56	124,123.50
Total				1,716.90	821,955.18

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	10,800	7,263,585
Industrial	0	0
Other	0	0

Project Name: TIF THINK SMART

City: GRAND ISLAND

School: GRAND ISLAND 2

Project Years:

Project Date: 2018

TIF-ID#: 40-5065

Project Type:

Location: 204 N Carey St. Lot 1, Block 29 of Packer and Barr's Second Addition.
Description: TIF Funds to be used to purchase property, extend utilities, and construct a 4 unit apartment building.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2018	8,400	86,813	2.231966	187.49	1,937.64
2019	8,400	312,968	2.212213	185.83	6,923.58
2020	8,400	312,968	2.1766	182.83	6,812.08
2021	8,400	312,968	2.147045	180.35	6,719.56
2022	8,400	313,304	2.116222	177.76	6,630.22
2023	8,400	319,688	1.928437	161.99	6,164.98
2024	8,400	729,055	1.849367	155.35	13,482.90
2025	8,400	808,848	1.767803	148.50	14,298.84
Total				1,380.10	62,969.80

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	8,400	808,848
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 40 HALL

Project Name: TIF TOKEN LLC KIMBALL ST PROJ

City: GRAND ISLAND

School: GRAND ISLAND 2

Project Years:

Project Date: 2014

TIF-ID#: 40-5041

Project Type:

Location: Lots 65 and 66 Hawthorne Place, Grand Island 809 and 811 South Kimball Avenue Parcel #400044056

Description: TIF funds used for acquisition and demolition of existing single-family house and subsequent site work, utility improvements, engineering, landscaping and parking improvements necessary for building a duplex at this location.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2014	17,475	13,680	2.266913	396.14	310.12
2015	17,475	121,208	2.209761	386.16	2,678.40
2016	17,475	121,208	2.173116	379.75	2,634.00
2017	17,475	121,208	2.252491	393.62	2,730.20
2018	17,475	127,642	2.231966	390.04	2,848.92
2019	17,475	134,398	2.212213	386.58	2,973.20
2020	17,475	141,154	2.1766	380.36	3,072.36
2021	17,475	151,059	2.147045	375.20	3,243.30
2022	17,475	184,130	2.116222	369.81	3,896.60
2023	17,475	239,928	1.928437	336.99	4,626.86
2024	17,475	244,762	1.849367	323.18	4,526.56
2025	17,475	273,766	1.767803	308.92	4,839.64
Total				4,426.75	38,380.16

Current Year	Base Value	Excess Value
Residential	17,475	273,766
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF TOKEN PROPERTIES(ENCKPRJ)

City: GRAND ISLAND

School: GRAND ISLAND 2

Project Years:

Project Date: 2012

TIF-ID#: 40-5032

Project Type:

Location: Lot 8 Blk 31 Packer & Barr's Second Addition

Description: Demolish an existing dwelling, site work and replace with duplex

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2012	14,507	129,933	2.226701	323.03	2,893.22
2013	14,507	129,933	2.201353	319.35	2,860.28
2014	14,507	129,933	2.266913	328.86	2,945.46
2015	14,507	136,735	2.209761	320.57	3,021.52
2016	14,507	136,735	2.173116	315.25	2,971.42
2017	14,507	136,735	2.252491	326.77	3,079.94
2018	14,507	135,112	2.231966	323.79	3,015.66
2019	14,507	142,173	2.212213	320.93	3,145.24
2020	14,507	149,234	2.1766	315.76	3,248.22
2021	14,507	152,787	2.147045	311.47	3,280.42
2022	14,507	173,609	2.116222	307.00	3,673.96
2023	14,507	211,380	1.928437	279.76	4,076.34
2024	14,507	215,629	1.849367	268.29	3,987.78
2025	14,507	241,777	1.767803	256.46	4,274.14
Total				4,317.29	46,473.60

Current Year	Base Value	Excess Value
Residential	14,507	241,777
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 40 HALL

Project Name: TIF TOWER 217

City: GRAND ISLAND

School: GRAND ISLAND 2

Project Years:

Project Date: 2015

TIF-ID#: 40-5046

Project Type:

Location: Lot 4 Blk 66 Orig Town, 217 N Locust St, Grand Island

Description: Redevelopment of Tower 217, formerly known as the Masonic Temple, a seven story mixed use building combining commercial and residential space in downtown Grand Island. TIF will be used for life safety improvements and rehabilitation of the building necessary to convert and preserve iconic building.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2015	99,655	54,520	2.22712	2,219.44	1,214.22
2016	99,655	641,516	2.187843	2,180.29	14,035.36
2017	99,655	921,154	2.267233	2,259.41	20,884.70
2018	99,655	1,225,269	2.249407	2,241.65	27,561.28
2019	99,655	1,225,269	2.229318	2,221.63	27,315.12
2020	99,655	1,225,269	2.192503	2,184.94	26,864.06
2021	99,655	1,231,022	2.161133	2,153.68	26,604.02
2022	99,655	1,231,022	2.128261	2,120.92	26,199.36
2023	98,003	1,227,931	1.940513	1,901.76	23,828.16
2024	99,655	1,228,263	1.859837	1,853.42	22,843.70
2025	99,655	1,407,179	1.777514	1,771.38	25,012.80
Total				23,108.52	242,362.78

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	99,655	1,407,179
Industrial	0	0
Other	0	0

Project Name: TIF TRINITY HEIGHTS 2023 LOOKBACK PHASE 1

City: GRAND ISLAND

School: GRAND ISLAND 2

Project Years: 15

Project Date: 2024

TIF-ID#: 40-5121

Project Type: Standard

Location: Lots 1 through 8 and lots 10 and 11 Trinity Heights Subdivision, PID's 400046709, 40046712, 400046715, 400046718, 400046721, 400046724, 400046727, 400046730, 400046736, 400046739.

Description: TIF funds used for site acquisition, site work, streets and utilities necessary in the construction of up to 70 low income and market rate townhouse in 2 and 3 unit configurations.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	47,205	1,693,134	1.849367	872.99	31,312.28
2025	47,205	650,261	1.767803	834.49	11,495.42
Total				1,707.48	42,807.70

Current Year	Base Value	Excess Value
Residential	47,205	650,261
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 40 HALL

Project Name: TIF URBAN ISLAND LLC

City: GRAND ISLAND

School: GRAND ISLAND 2

Project Years:

Project Date: 2018

TIF-ID#: 40-5066

Project Type:

Location: 320 and 322 Pine St. The North 1/2 of Lot 1 in Block 55 in Original Town.

Description: TIF Funds to be used to redevelop a downtown building with first floor commercial space and 5 upper level apartments and 1 main floor efficient apartment.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2018	150,688	0	2.249407	3,389.59	0.00
2019	150,688	171,595	2.229318	3,359.31	3,825.44
2020	150,688	171,595	2.192503	3,303.84	3,762.26
2021	150,688	328,907	2.161133	3,256.57	7,108.12
2022	150,688	332,704	2.128261	3,207.03	7,080.82
2023	148,819	332,177	1.940513	2,887.85	6,445.94
2024	150,688	330,308	1.859837	2,802.55	6,143.20
2025	150,688	368,569	1.777514	2,678.50	6,551.38
Total				24,885.24	40,917.16

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	150,688	368,569
Industrial	0	0
Other	0	0

Project Name: TIF WALD 12 PROPERTIES LLC)OLD GREENBURGERS BL

City: GRAND ISLAND

School: GRAND ISLAND 2

Project Years:

Project Date: 2020

TIF-ID#: 40-5080

Project Type:

Location: West 2/3 of Lot 4 Block 65 Original Town of Grand Island; PID 400005492

Description: TIF funds used to acquire and rehabilitate the building with commercial space on the basement, first floor and roof, and five 1 bedroom apartments on the second floor.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2020	100,943	0	2.192503	2,213.18	0.00
2021	100,943	60,828	2.161133	2,181.51	1,314.58
2022	100,943	60,828	2.128261	2,148.33	1,294.58
2023	98,450	813,063	1.940513	1,910.44	15,777.60
2024	100,943	1,130,017	1.859837	1,877.38	21,016.48
2025	100,943	1,232,881	1.777514	1,794.28	21,914.64
Total				12,125.12	61,317.88

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	100,943	1,232,881
Industrial	0	0
Other	0	0

Project Name: TIF WEINRICH DEVELOPMENT

City: GRAND ISLAND

School: GRAND ISLAND 2

Project Years:

Project Date: 2018

TIF-ID#: 40-5063

Project Type:

Location: 206 S Plum St. Lot 1, Block 146 Union Pacific Railway Company's Second Addition.

Description: TIF Funds to be used to acquire property, demolish existing structures, regrade, extend utilities and build a 4 unit apartment building.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2018	39,149	65,255	2.231966	873.79	1,456.46
2019	39,149	238,054	2.212213	866.06	5,266.28
2020	39,149	312,545	2.1766	852.12	6,802.86
2021	39,149	312,545	2.147045	840.55	6,710.48
2022	39,149	314,678	2.116222	828.48	6,659.30
2023	39,149	325,568	1.928437	754.96	6,278.38
2024	39,149	335,316	1.849367	724.01	6,201.22
2025	39,149	379,346	1.767803	692.08	6,706.10
Total				6,432.05	46,081.08

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	39,149	379,346
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 40 HALL

Project Name: TIF WEINRICH DEVELOP 408 E 2ND ST

City: GRAND ISLAND

School: GRAND ISLAND 2

Project Years:

Project Date: 2019

TIF-ID#: 40-5077

Project Type:

Location: Lot 6 Block 70 Original Town PID 400006022 Grand Island
Description: TIF funds used for site acquisition, site improvements and utilities, legal and planning fees, engineering and architectural fees, city fees and reimbursements associated with the construction of three apartment buildings on a vacant lot.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2019	8,712	0	2.212213	192.73	0.00
2020	8,712	0	2.1766	189.63	0.00
2021	8,712	289,807	2.147045	187.05	6,222.30
2022	8,712	307,195	2.116222	184.37	6,500.94
2023	8,712	312,702	1.928437	168.01	6,030.26
2024	8,712	381,136	1.849367	161.12	7,048.60
2025	8,712	433,724	1.767803	154.01	7,667.40
Total				1,236.92	33,469.50

Current Year	Base Value	Excess Value
Residential	8,712	0
Commercial	0	433,724
Industrial	0	0
Other	0	0

Project Name: TIF WING PROPERTIES 112 E 3RD ST

City: GRAND ISLAND

School: GRAND ISLAND 2

Project Years:

Project Date: 2020

TIF-ID#: 40-5079

Project Type:

Location: West third of Lot 7 Block 54 Original Town of Grand Island; PID 400004240
Description: TIF funds used to acquire and rehabilitate the first floor of building for commercial uses and a the second floor for residential development.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2020	95,976	0	2.192503	2,104.28	0.00
2021	95,976	7,313	2.161133	2,074.17	158.04
2022	95,976	10,065	2.128261	2,042.62	214.22
2023	94,730	53,310	1.940513	1,838.25	1,034.50
2024	95,976	54,187	1.859837	1,785.00	1,007.80
2025	95,976	68,047	1.777514	1,705.99	1,209.54
Total				11,550.31	3,624.10

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	95,976	68,047
Industrial	0	0
Other	0	0

Project Name: TIF WING PROPERTIES INC

City: GRAND ISLAND

School: GRAND ISLAND 2

Project Years:

Project Date: 2017

TIF-ID#: 40-5062

Project Type:

Location: W 22 ft of Lot 7 Blk 54 Original Town, 110 E Third Street
Description: Rehabilitate and redevelop the west side of the former Williamson's Furniture building in downtown Grand Island for first floor retail and upper story residential uses.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2017	71,384	128,938	2.26723	1,618.44	2,923.32
2018	71,384	128,938	2.249407	1,605.72	2,900.34
2019	71,384	128,938	2.229318	1,591.38	2,874.48
2020	71,384	128,938	2.192503	1,565.10	2,826.98
2021	71,384	191,669	2.161133	1,542.70	4,142.22
2022	71,384	194,288	2.128261	1,519.24	4,134.96
2023	69,515	193,761	1.940513	1,348.95	3,759.96
2024	71,384	191,892	1.859837	1,327.63	3,568.88
2025	71,384	216,464	1.777514	1,268.86	3,847.68
Total				13,388.02	30,978.82

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	71,384	216,464
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 40 HALL

Project Name: TIF YANCEY HOTEL 2ND FLOOR

Location: PID 400143283, 400292971, 400292998, 400293005

City: GRAND ISLAND

Project Date: 2025

Description: TIF funds used for redevelop property for commercial purposes, acquisition, and renovation

School: GRAND ISLAND 2

TIF-ID#: 40-5132

Project Years: 20

Project Type: Extremely Blighted

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	148,912	19,934	1.777514	2,646.93	354.34
Total				2,646.93	354.34

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	148,912	19,934
Industrial	0	0
Other	0	0

2026 TOTALS FOR CITY : # GRAND ISLAND

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	3,359,298	118,042,058	59,282.91	2,086,154.50
Commercial	29,332,985	367,675,116	515,991.54	6,425,944.44
Industrial	2,183,323	1,686,525	38,596.85	29,814.44
other	0	0	0.00	0.00
Total	34,875,606	487,403,699	613,871.29	8,541,913.37

Project Count 109

2026 TOTALS FOR COUNTY : # 40 HALL

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	3,359,298	118,042,058	59,282.91	2,086,154.50
Commercial	29,557,605	368,377,716	519,907.49	6,436,546.77
Industrial	2,183,323	1,686,525	38,596.85	29,814.44
other	0	0	0.00	0.00
Total	35,100,226	488,106,299	617,787.25	8,552,515.70

Project Count 111

Tax Increment Financing (TIF) Report 2025

COUNTY: 41 HAMILTON

CITY: HAMPTON

Project Name: TIF VILLAGE OF HAMPTON INFRASTRUCTURE REDEVEL **Location:** Parcel 410104043 in the office of the County Assessor in Hamilton County, Nebraska
City: HAMPTON **Project Date:** 2025
School: HAMPTON 91 **TIF-ID#:** 41-0091 **Description:** TIF funds used for relocation of electric lines and sewer and water line extension to support grain elevator rehabilitation
Project Years: 15 **Project Type:** Standard

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	2,300,000	3,968,500	1.371172	31,536.96	54,414.96
Total				31,536.96	54,414.96

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	2,300,000	3,968,500
Industrial	0	0
Other	0	0

2026 TOTALS FOR CITY : # HAMPTON

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	0	0	0.00	0.00
Commercial	2,300,000	3,968,500	31,536.96	54,414.96
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	2,300,000	3,968,500	31,536.96	54,414.96

Project Count 1

CITY: PHILLIPS

Project Name: TIF BARRCON WORKFORCE HOUSING REDEV **Location:** Lots 1, 4, 6 and 7 Block 1, Lots 1 through 7 Block 2, and Lots 8 through 14 Block 3 in Mabon Subdivision; PID's 410178533, 410178554, 410178568, 410178575, 410178631, 410178638, 410178645, 410178652, 410178659, 410178666, 410178673, 410178778, 410178785, 410178792, 410178799, 410178806, 410178813, 410178820
City: PHILLIPS **Project Date:** 2022
School: AURORA 4R **TIF-ID#:** 41-2045 **Description:** TIF funds used for site acquisition, site preparation, mobilization, and staking, sanitary sewer, water mains, paving, project planning and management, engineering, surveying, and platting, storm sewer, contingency, legal, and housing study and planning necessary for a new residential subdivision for moderately priced workforce housing.
Project Years: 15 **Project Type:** Standard

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	46,955	2,637,305	1.643429	771.67	43,342.34
2023	46,955	4,550,005	1.550391	727.99	70,542.96
2024	46,955	4,683,290	1.36236	639.70	63,803.34
2025	46,955	4,683,290	1.342796	630.51	62,887.10
Total				2,769.87	240,575.74

Current Year	Base Value	Excess Value
Residential	46,955	4,683,290
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 41 HAMILTON

Project Name: TIF BARRCON WORKFORCE HOUSING REDEVELOPMENT
City: PHILLIPS
School: AURORA 4R
Project Years: 15
Project Date: 2023
TIF-ID#: 41-2055
Project Type: Standard

Location: Lots 2, 3, and 5, Block 1; Lots 8, 9, 10, 11, 12,13, and 14, Block 2; Lots 1 though 7, Block 3 all in Mabon Subdivision, a Replat of Blocks 2 and 3 First Addition to the Village of Phillips; PID's 410178540, 410178547, 140178561, 410178680, 410178687, 410178694, 410178701, 410178708, 410178715, 410178722, 410178729, 410178736, 410178743, 410178750, 410178757, 410178764, 410178771
Description: TIF funds used for site acquisition, site preparation and infrastructure for a 56 lot subdivision for moderately priced workforce housing.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	562,835	3,036,685	1.550391	8,726.14	47,080.60
2024	497,245	2,099,730	1.36236	6,774.27	28,605.90
2024	562,835	3,995,915	1.36236	7,667.84	54,438.84
2025	497,245	4,044,115	1.342796	6,676.99	54,304.30
2025	211,310	1,538,540	1.342796	2,837.46	20,659.48
2025	562,835	3,995,915	1.342796	7,557.73	53,657.06
Total				40,240.43	258,746.18

Current Year	Base Value	Excess Value
Residential	562,835	3,995,915
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF BARTUNEK DUPLEX PROJ

City: PHILLIPS
School: AURORA 4R
Project Years:
Project Date: 2016
TIF-ID#: 41-2040
Project Type:

Location: Lots 1 through 6 Blk 24 Original Town Phillips, PID 410066583
Description: Site acquisition, demolition of existing structures, site preparation, and infill with extension of on site utilities for development of 3 duplex residences in blighted and substandard site.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2016	10,950	202,885	1.729992	189.43	3,509.90
2017	10,950	590,205	1.75964	192.68	10,385.48
2018	10,950	590,205	1.744922	191.07	10,298.62
2019	10,950	615,105	1.786925	195.67	10,991.48
2020	10,950	618,600	1.796509	196.72	11,113.20
2021	10,950	618,600	1.852368	202.83	11,458.76
2022	10,950	618,600	1.643429	179.96	10,166.26
2023	10,950	618,600	1.550391	169.77	9,590.72
2024	10,950	618,600	1.36236	149.18	8,427.56
2025	10,950	618,600	1.342796	147.04	8,306.54
Total				1,814.35	94,248.52

Current Year	Base Value	Excess Value
Residential	10,950	0
Commercial	0	618,600
Industrial	0	0
Other	0	0

Project Name: TIF REDEVELOPMENT PLAN BARRCON COMMERCIAL DE

City: PHILLIPS
School: AURORA 4R
Project Years: 15
Project Date: 2023
TIF-ID#: 41-2050
Project Type: Standard

Location: Lots 1,2, and 3, Block 19 Original Town of Phillips; PID 410066273
Description: TIF funds used for site acquisition, demolition, preparation, sidewalks, right of way improvements, improvements to building in excess of local design standards and planning for a commercial building.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	2,625	158,375	1.550391	40.70	2,455.44
2024	2,625	158,375	1.36236	35.76	2,157.64
2025	2,625	495,375	1.342796	35.25	6,651.88
Total				111.71	11,264.96

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	2,625	495,375
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 41 HAMILTON

2026 TOTALS FOR CITY : # PHILLIPS

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	1,329,295	14,261,860	17,849.72	191,507.69
Commercial	2,625	1,113,975	35.25	14,958.41
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	1,331,920	15,375,835	17,884.97	206,466.10

Project Count 6

2026 TOTALS FOR COUNTY : # 41 HAMILTON

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	1,329,295	14,261,860	17,849.72	191,507.69
Commercial	2,302,625	5,082,475	31,572.20	69,373.37
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	3,631,920	19,344,335	49,421.92	260,881.06

Project Count 7

Tax Increment Financing (TIF) Report 2025

COUNTY: 42 HARLAN

CITY: ALMA

Project Name: TIF BOSSELMAN'S INC

City: ALMA

School: ALMA 2

Project Years: 15

Project Date: 2022

TIF-ID#: 42-1945

Project Type: Standard

Location: Resurvey of Miller, Freese, K-M Addition (Station; 710 Highway 183; PID 180061500

Description: TIF funds used for the redevelopment of the property by paving the parking lot. Requesting TIF on only \$102,000 of this project.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	644,781	547,307	1.809254	11,665.73	9,902.18
2023	644,781	547,307	1.733242	11,175.62	9,486.16
2024	644,781	821,947	1.480963	9,548.97	12,172.74
2025	644,781	821,947	1.425136	9,189.01	11,713.84
Total				41,579.33	43,274.92

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	644,781	821,947
Industrial	0	0
Other	0	0

Project Name: TIF WESTERN SKY DEVELOPMENT PROJECT PHASE 1

City: ALMA

School: ALMA 2

Project Years:

Project Date: 2020

TIF-ID#: 42-1930

Project Type:

Location: Lot 5 Block 2 Western Sky Properties Subdivision; PID 180084400

Description: TIF funds used for eligible public improvements, including site preparation, street improvements, utility installation, eligible engineering expenditures, and other eligible public improvements under the Nebraska Community Redevelopment Law needed to construct up to 20 separately platted, single family residential dwelling units and the associated improvements in up to 20 phases.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2020	640	237,736	1.924254	12.32	4,574.64
2021	640	237,736	1.91397	12.25	4,550.20
2022	640	281,289	1.809254	11.58	5,089.22
2023	640	355,285	1.733242	11.09	6,157.96
2024	640	427,084	1.480963	9.48	6,324.98
2025	640	427,084	1.425136	9.12	6,086.53
Total				65.84	32,783.53

Current Year	Base Value	Excess Value
Residential	640	427,084
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF WESTERN SKY DEVELOPMENT PROJECT PHASE 2

City: ALMA

School: ALMA 2

Project Years: 15

Project Date: 2021

TIF-ID#: 42-1935

Project Type: Standard

Location: Lot 8, Block 1 Western Sky Properties Subdivision; PID 180083700

Description: TIF funds used for eligible public improvements including site preparation, street improvements, utility installation, and engineering fees associated with the construction of up to 20 separately platted single family dwelling units in up to 20 phases.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	25,631	236,166	1.91397	490.57	4,520.16
2022	25,631	274,175	1.809254	463.73	4,960.54
2023	25,631	354,081	1.733242	444.25	6,137.08
2024	25,631	431,827	1.480963	379.59	6,395.21
2025	25,631	431,827	1.425136	365.28	6,154.13
Total				2,143.42	28,167.12

Current Year	Base Value	Excess Value
Residential	25,631	431,827
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 42 HARLAN

Project Name: TIF WESTERN SKY DEVELOPMENT PROJECT PHASE 3
City: ALMA
School: ALMA 2
Project Years: 15
Project Date: 2022
TIF-ID#: 42-1940
Project Type: Standard

Location: Lots 3 and 4 Block 1, and Lot 1 Block 2 Western Sky Properties Subdivision; PID 180083200, 180083300, 180084000
Description: TIF funds used for public improvements, site preparation, street improvements, utility installation, eligible engineering expenditures necessary in the construction of up to twenty separately platted single family residential dwelling units and the associated improvements.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	90,418	454,620	1.809254	1,635.89	8,225.28
2023	90,418	1,203,613	1.733242	1,567.16	20,861.54
2024	90,418	1,465,983	1.480963	1,339.06	21,710.73
2025	90,418	1,465,983	1.425136	1,288.58	20,892.26
Total				5,830.69	71,689.81

Current Year	Base Value	Excess Value
Residential	90,418	1,465,983
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF WESTERN SKY REDEVELOPMENT PROJECT PHASE 4
City: ALMA
School: ALMA 2
Project Years: 15
Project Date: 2023
TIF-ID#: 42-1950
Project Type: Standard

Location: Lots 9 and 10, Block 1 Western Sky Properties Subdivision; PID180083900
Description: TIF funds used for eligible public improvements, including site preparation, street improvements, utility installation, engineering fees necessary for the construction of up to 20 separately platted single family residential dwelling units in up to 20 phases.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	130,780	537,464	1.733242	2,266.73	9,315.56
2024	130,780	1,130,617	1.480963	1,936.80	16,744.05
2025	130,780	1,138,362	1.425136	1,863.79	16,223.20
Total				6,067.32	42,282.81

Current Year	Base Value	Excess Value
Residential	130,780	1,138,362
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF WESTERN SKY REDEVELOPMENT PROJECT PHASE 5
City: ALMA
School: ALMA 2
Project Years: 15
Project Date: 2024
TIF-ID#: 42-1955
Project Type: Standard

Location: Lot 4 Block 3 Western Sky Properties Subdivision, PID 180084900.
Description: TIF funds used for site preparation, street improvements, utility installation, engineering fees and othe allowable eligible public improvements necessary in the construction of up to 20 separately platted single family residential dwelling units and associated improvements in up to 20 phases.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	35,286	196,755	1.480963	522.57	2,913.88
2025	35,286	357,736	1.425136	502.87	5,098.24
Total				1,025.44	8,012.12

Current Year	Base Value	Excess Value
Residential	35,286	357,736
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 42 HARLAN

Project Name: TIF WESTERN SKY REDEVELOPMENT PROJECT PHASE 6 **Location:** Lot 6 Block 2 Western Sky Properties Subdivision to the City of Alma, Harlan County, Nebraska
City: ALMA **Project Date:** 2025
School: ALMA 2 **TIF-ID#:** 42-1960 **Description:** TIF funds used for eligible public improvements including site preparation, street improvements, utility installation, eligible engineering expenditures, and other eligible public improvements
Project Years: 15 **Project Type:** Standard

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	31,872	0	1.425136	454.22	0.00
Total				454.22	0.00

Current Year	Base Value	Excess Value
Residential	31,872	0
Commercial	0	0
Industrial	0	0
Other	0	0

2026 TOTALS FOR CITY : # ALMA

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	314,627	3,820,992	4,483.86	54,454.33
Commercial	644,781	821,947	9,189.01	11,713.86
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	959,408	4,642,939	13,672.87	66,168.20

Project Count 7

2026 TOTALS FOR COUNTY : # 42 HARLAN

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	314,627	3,820,992	4,483.86	54,454.33
Commercial	644,781	821,947	9,189.01	11,713.86
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	959,408	4,642,939	13,672.87	66,168.20

Project Count 7

Tax Increment Financing (TIF) Report 2025

COUNTY: 45 HOLT

CITY: ATKINSON

Project Name: TIF MITCHELL EQUIPMENT REDEV PROJ
City: ATKINSON
School: WEST HOLT 239
Project Years:

Project Date: 2020
TIF-ID#: 45-8675
Project Type:

Location: Lots 1 through 3, ATK VI, Replat of Part of Keatings Addition; PID 450020280
Description: TIF funds used for site preparation, demolition of existing structures, utility extensions façade enhancements above minimum code requirements, attorney, architectural and engineering fees needed to construct an additional 33,750 square feet of building space for the expansion of the existing business.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2020	760,478	67,226	1.580541	12,019.67	1,062.56
2021	760,478	668,140	1.646436	12,520.78	11,000.50
2022	760,478	720,717	1.596284	12,139.39	11,504.70
2023	760,478	617,684	1.584274	12,048.06	9,785.80
2024	760,478	617,684	1.364181	10,374.30	8,426.36
2025	760,478	617,684	1.227132	9,332.07	7,579.81
Total				68,434.27	49,359.73

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	760,478	617,684
Industrial	0	0
Other	0	0

2026 TOTALS FOR CITY : # ATKINSON

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	0	0	0.00	0.00
Commercial	760,478	617,684	9,332.07	7,579.80
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	760,478	617,684	9,332.07	7,579.80

Project Count 1

CITY: O'NEILL

Project Name: TIF EVERGREEN EXPANSION REDEVELOPMENT PROJEC
City: O'NEILL
School: O'NEILL 7
Project Years:

Project Date: 2020
TIF-ID#: 45-8673
Project Type:

Location: Lots 1 through 7 Block 4 Bode First Addition; PID 450024796
Description: TIF funds used for site preparation, CRA legal costs, architectural and engineering fees, costs in excess of design standards needed to construct an assisted living facility.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2020	16,350	1,233,126	1.894714	309.79	23,364.20
2021	16,350	2,193,425	1.969342	321.99	43,196.04
2022	16,350	2,193,425	1.926881	315.05	42,264.70
2023	16,350	2,193,425	1.911883	312.59	41,935.72
2024	16,350	1,886,532	1.641186	268.33	30,961.50
2025	16,350	1,564,720	1.496953	244.75	23,423.12
Total				1,772.50	205,145.28

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	16,350	1,564,720
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 45 HOLT

Project Name: TIF HANDELBEND REDEV PROJ

City: O'NEILL

School: O'NEILL 7

Project Years:

Project Date: 2020

TIF-ID#: 45-8674

Project Type:

Location: Lots 5 and 6 Block 20 Original Town of O'Neill; PID 450021951

Description: TIF funds used for the rehabilitation costs for commercial building.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2020	104,209	173,712	1.894714	1,974.46	3,291.34
2021	104,209	173,712	1.969342	2,052.23	3,421.00
2022	104,209	173,712	1.926881	2,007.98	3,347.24
2023	104,209	173,712	1.911883	1,992.35	3,321.18
2024	104,209	164,042	1.641186	1,710.26	2,692.25
2025	104,209	164,042	1.496953	1,559.96	2,455.63
Total				11,297.24	18,528.64

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	104,209	164,042
Industrial	0	0
Other	0	0

Project Name: TIF O'NEILL PROPERTIES, LLC

City: O'NEILL

School: O'NEILL 7

Project Years:

Project Date: 2016

TIF-ID#: 45-8672

Project Type:

Location: Tract of Land in NW 1/4 29-29-11, PID 450576300

Description: Site acquisition, preparation and infrastructure installation for senior housing and dementia care.

Note: Per City, for 2019 TIF Name changed from O'Neill Senior Living to O'Neill Properties, LLC

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2016	7,722	0	1.699057	131.20	0.00
2017	7,722	1,310,111	1.690689	130.56	22,149.88
2018	7,722	3,025,823	1.771195	136.77	53,593.28
2019	7,722	2,071,588	1.825423	140.96	37,815.28
2020	7,722	2,228,066	1.894714	146.31	42,215.48
2021	7,722	2,228,066	1.969342	152.07	43,878.26
2022	7,722	2,228,066	1.926881	148.79	42,932.20
2023	7,722	1,876,397	1.911883	147.64	35,874.52
2024	7,722	1,606,096	1.641186	126.73	26,359.02
2025	7,722	1,606,096	1.496953	115.59	24,042.50
Total				1,376.62	328,860.42

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	7,722	1,606,096
Industrial	0	0
Other	0	0

2026 TOTALS FOR CITY : # O'NEILL

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	0	0	0.00	0.00
Commercial	128,281	3,334,858	1,920.31	49,921.26
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	128,281	3,334,858	1,920.31	49,921.26

Project Count 3

Tax Increment Financing (TIF) Report 2025

COUNTY: 45 HOLT

2026 TOTALS FOR COUNTY : # 45 HOLT

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	0	0	0.00	0.00
Commercial	888,759	3,952,542	11,252.38	57,501.05
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	888,759	3,952,542	11,252.38	57,501.05

Project Count 4

Tax Increment Financing (TIF) Report 2025

COUNTY: 47 HOWARD

CITY: ST PAUL

Project Name: TIF BED HEAD COFFEE COMPANY LLC

City: ST PAUL

School: ST PAUL 1

Project Years:

Project Date: 2020

TIF-ID#: 47-8661

Project Type:

Location: Lots 9 through 13 Block 78 Original Town, St. Paul; PID 470997113

Description: TIF funds used for cost of issuance, site acquisition, and other eligible public improvements on the Project Site and in the Redevelopment Area, which public improvements are eligible for redevelopment of a coffee shop with a drive-through window. The Building will also have two classroom spaces that will be utilized for various classes and workshops, and events, including but not limited to yoga & cooking classes, gymnastic lessons, meal preparation workshops, and various other classes and workshops that are desired by the community.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2020	10,846	204,541	2.049952	222.34	4,193.00
2021	10,846	220,312	2.01181	218.20	4,432.26
2022	10,846	220,312	1.925974	208.89	4,243.16
2023	10,846	220,312	1.885677	204.52	4,154.38
2024	10,846	225,108	1.679784	182.19	3,781.34
2025	10,846	234,291	1.610237	174.65	3,772.64
Total				1,210.79	24,576.78

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	10,846	234,291
Industrial	0	0
Other	0	0

Project Name: TIF DALTON MEADOWNS SUB LOT 1

City: ST PAUL

School: ST PAUL 1

Project Years: 15

Project Date: 2025

TIF-ID#: 47-8674

Project Type: Standard

Location: Lot 1 Dalton Meadows Subdivision

Description: TIF funds used for residential home

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	8,300	370,785	1.610237	133.65	5,970.52
Total				133.65	5,970.52

Current Year	Base Value	Excess Value
Residential	8,300	370,785
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF DALTON MEADOWNS SUBDIV

City: ST PAUL

School: ST PAUL 1

Project Years: 15

Project Date: 2023

TIF-ID#: 47-8671

Project Type: Standard

Location: Lot 5 Dalton Meadows Subdivision; PID 470860347

Description: TIF funds used for site preparation and construction of single family homes.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	43,420	365,263	1.885677	818.76	6,887.68
2024	43,420	433,616	1.679784	729.36	7,283.82
2025	43,420	474,559	1.610237	699.16	7,641.52
Total				2,247.28	21,813.02

Current Year	Base Value	Excess Value
Residential	43,420	474,559
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 47 HOWARD

Project Name: TIF DALTON MEADOWS SUBDIV LOT 13

Location: Lot 13 Dalton Meadows Subdivision, 1515 Indian

City: ST PAUL

Project Date: 2017

Description: Site preparation and construction of single family homes.

School: ST PAUL 1

TIF-ID#: 47-8653

Project Years:

Project Type:

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2017	11,657	28,315	1.955995	228.01	553.84
2018	11,657	282,254	1.912286	222.92	5,397.50
2019	11,657	282,254	1.926555	224.58	5,437.78
2020	11,657	282,254	2.049952	238.96	5,786.08
2021	11,657	306,681	2.01181	234.52	6,169.84
2022	11,657	306,526	1.925974	224.51	5,903.62
2023	11,657	306,526	1.885677	219.81	5,780.10
2024	11,657	346,956	1.679784	195.81	5,828.12
2025	11,657	378,037	1.610237	187.71	6,087.30
Total				1,976.83	46,944.18

Current Year	Base Value	Excess Value
Residential	11,657	378,037
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF DALTON MEADOWS SUBDIV LOT 14

Location: Lot 14, Dalton Meadows Subdivision. 1509 Indian St.

City: ST PAUL

Project Date: 2018

Description: TIF Funds to be used for construction of residential home.

School: ST PAUL 1

TIF-ID#: 47-8655

Project Years:

Project Type:

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2018	29,997	142,416	1.912286	573.63	2,723.40
2019	29,997	276,165	1.926555	577.91	5,320.48
2020	29,997	282,960	2.049952	614.92	5,800.54
2021	29,997	310,956	2.01181	603.48	6,255.84
2022	29,997	315,323	1.925974	577.73	6,073.04
2023	29,997	315,323	1.885677	565.65	5,945.98
2024	29,997	362,845	1.679784	503.88	6,095.02
2025	29,997	400,724	1.610237	483.02	6,452.62
Total				4,500.22	44,666.92

Current Year	Base Value	Excess Value
Residential	29,997	400,724
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 47 HOWARD

Project Name: TIF DALTON MEADOWS SUBDIV LOT 16

Location: Lot 16 Dalton Meadows Subdivision, 1425 Indian St.

City: ST PAUL

Project Date: 2017

Description: Site preparation and construction of single family homes.

School: ST PAUL 1

TIF-ID#: 47-8654

Project Years:

Project Type:

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2017	12,001	29,003	1.955995	234.74	567.30
2018	12,001	250,372	1.912286	229.49	4,787.82
2019	12,001	250,372	1.926555	231.21	4,823.56
2020	12,001	250,372	2.049952	246.01	5,132.50
2021	12,001	271,321	2.01181	241.44	5,458.46
2022	12,001	274,531	1.925974	231.14	5,287.40
2023	12,001	274,531	1.885677	226.30	5,176.78
2024	12,001	312,858	1.679784	201.59	5,255.34
2025	12,001	341,282	1.610237	193.24	5,495.46
Total				2,035.16	41,984.62

Current Year	Base Value	Excess Value
Residential	12,001	341,282
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF DALTON MEADOWS SUBDIV LOT 18

Location: Lot 18, Dalton Meadows Subdivision. 1510 Howard Ave.

City: ST PAUL

Project Date: 2018

Description: TIF Funds to be used for construction of residential home.

School: ST PAUL 1

TIF-ID#: 47-8656

Project Years:

Project Type:

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2018	29,988	171,199	1.912286	573.46	3,273.82
2019	29,988	225,819	1.926555	577.74	4,350.52
2020	29,988	225,819	2.049952	614.74	4,629.18
2021	29,988	246,431	2.01181	603.30	4,957.72
2022	29,988	248,184	1.925974	577.56	4,779.96
2023	29,988	248,184	1.885677	565.48	4,679.96
2024	29,988	286,692	1.679784	503.73	4,815.82
2025	29,988	313,443	1.610237	482.88	5,047.18
Total				4,498.89	36,534.16

Current Year	Base Value	Excess Value
Residential	29,988	313,443
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF DALTON MEADOWS SUBDIV LOT 3

Location: Dalton Meadows Subdivision St. Paul

City: ST PAUL

Project Date: 2019

Description: TIF funds used for new residential subdivision consisting of single family homes, which is being completed in phases.

School: ST PAUL 1

TIF-ID#: 47-8660

Project Years:

Project Type:

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2019	10,567	94,206	1.926555	203.58	1,814.94
2020	10,567	205,451	2.049952	216.62	4,211.64
2021	10,567	222,031	2.01181	212.59	4,466.84
2022	10,567	222,031	1.925974	203.52	4,276.26
2023	10,567	222,031	1.885677	199.26	4,186.80
2024	10,567	249,488	1.679784	177.50	4,190.86
2025	10,567	273,963	1.610237	170.15	4,411.46
Total				1,383.22	27,558.80

Current Year	Base Value	Excess Value
Residential	10,567	273,963
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 47 HOWARD

Project Name: TIF DALTON MEADOWS SUBDIV LOT 4

Location: Lot 4, Dalton Meadows Subdivision. 1524 Indian St.

City: ST PAUL

Project Date: 2018

Description: TIF Funds used to construct a residential home.

School: ST PAUL 1

TIF-ID#: 47-8658

Project Years:

Project Type:

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2018	13,250	75,766	1.912286	253.38	1,448.86
2019	13,250	298,719	1.926555	255.27	5,754.98
2020	13,250	316,699	2.049952	271.62	6,492.18
2021	13,250	341,792	2.01181	266.56	6,876.20
2022	13,250	342,037	1.925974	255.19	6,587.54
2023	13,250	342,037	1.885677	249.85	6,449.72
2024	13,250	391,701	1.679784	222.57	6,579.74
2025	13,250	425,265	1.610237	213.36	6,847.78
Total				1,987.80	47,037.00

Current Year	Base Value	Excess Value
Residential	13,250	425,265
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF DALTON MEADOWS SUBDIV MAD DVLPMNT

Location: Lot 19 Dalton Meadows Subdivision; PID 470860362

City: ST PAUL

Project Date: 2021

Description: TIF funds used for street, water and sanitary sewer improvements associated with a new residential development.

School: ST PAUL 1

TIF-ID#: 47-8664

Project Years:

Project Type: Standard

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	6,663	263,474	2.01181	134.05	5,300.60
2022	6,663	263,474	1.925974	128.33	5,074.44
2023	6,663	263,474	1.885677	125.64	4,968.28
2024	6,663	292,503	1.679784	111.92	4,913.42
2025	6,663	317,604	1.610237	107.29	5,114.18
Total				607.23	25,370.92

Current Year	Base Value	Excess Value
Residential	6,663	317,604
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF DALTON MEADOWS SUBDIV MAD DVLPMNT LOT 12

Location: Lot 12 Dalton Meadows Subdivision; PID 470860354

City: ST PAUL

Project Date: 2023

Description: TIF funds used for site preparation and construction of single family homes

School: ST PAUL 1

TIF-ID#: 47-8670

Project Years: 15

Project Type: Standard

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	6,658	156,809	1.885677	125.55	2,956.92
2024	6,658	263,009	1.679784	111.84	4,417.98
2025	6,658	290,743	1.610237	107.21	4,681.66
Total				344.60	12,056.56

Current Year	Base Value	Excess Value
Residential	6,658	290,743
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 47 HOWARD

Project Name: TIF DALTON MEADOWS SUBDIV MAD DVLPMNT LOT 20

City: ST PAUL

School: ST PAUL 1

Project Years:

Project Date: 2021

TIF-ID#: 47-8665

Project Type: Standard

Location: Lot 20 Dalton Meadows Subdivision; PID 470860364

Description: TIF funds used for street, water and sanitary sewer improvements associated with a new residential development.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	6,758	318,992	2.01181	135.96	6,417.52
2022	6,758	318,992	1.925974	130.16	6,143.70
2023	6,758	318,992	1.885677	127.43	6,015.16
2024	6,758	369,165	1.679784	113.52	6,201.18
2025	6,758	401,145	1.610237	108.82	6,459.40
Total				615.89	31,236.96

Current Year	Base Value	Excess Value
Residential	6,758	401,145
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF DALTON MEADOWS SUBDIV MAD DVLPMNT LOT 6

City: ST PAUL

School: ST PAUL 1

Project Years:

Project Date: 2021

TIF-ID#: 47-8667

Project Type: Standard

Location: Lot 6 Dalton Meadows Subdivision

Description: TIF funds used for street, water and sanitary sewer improvements associated with a new residential development.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	13,796	142,852	2.01181	277.55	2,873.92
2022	13,796	355,844	1.925974	265.71	6,853.46
2023	13,796	355,844	1.885677	260.15	6,710.08
2024	13,796	398,787	1.679784	231.74	6,698.76
2025	13,796	433,892	1.610237	222.15	6,986.70
Total				1,257.30	30,122.92

Current Year	Base Value	Excess Value
Residential	13,796	433,892
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF PRAIRIE FALLS SUBDIV

City: ST PAUL

School: ST PAUL 1

Project Years:

Project Date: 2017

TIF-ID#: 47-8652

Project Type:

Location: Lotes 15 & 16, Prairie Falls Subdivision

Description: Development of the site into primarily residential subdivision consisting of a blend of standalone and duplex style single family residences.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2017	16,390	155,999	1.955995	320.59	3,051.34
2018	16,390	157,524	1.912286	313.42	3,012.30
2019	16,390	157,524	1.926555	315.76	3,034.78
2020	16,390	157,524	2.049952	335.99	3,229.16
2021	16,390	170,012	2.01181	329.74	3,420.32
2022	16,390	170,012	1.925974	315.67	3,274.38
2023	16,390	170,012	1.885677	309.06	3,205.88
2024	16,390	193,089	1.679784	275.32	3,243.48
2025	16,390	210,622	1.610237	263.92	3,391.52
Total				2,779.47	28,863.16

Current Year	Base Value	Excess Value
Residential	16,390	210,622
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 47 HOWARD

Project Name: TIF PRAIRIE FALLS SUBDIV LOTS 11 & 12
City: ST PAUL **Project Date:** 2018
School: ST PAUL 1 **TIF-ID#:** 47-8659
Project Years: **Project Type:**

Location: Lots 11-12, Prairie Falls Subdivision. 510 Paul St.
Description: TIF Funds to be used to construct a residential dwelling unit.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2018	7,260	34,520	1.912286	138.83	660.12
2019	7,260	202,728	1.926555	139.87	3,905.66
2020	7,260	202,728	2.049952	148.83	4,155.82
2021	7,260	218,935	2.01181	146.06	4,404.56
2022	7,260	218,935	1.925974	139.83	4,216.64
2023	7,260	218,935	1.885677	136.90	4,128.42
2024	7,260	245,644	1.679784	121.95	4,126.30
2025	7,260	269,225	1.610237	116.90	4,335.16
Total				1,089.17	29,932.68

Current Year	Base Value	Excess Value
Residential	7,260	269,225
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF PRAIRIE FALLS SUBDIV LOTS 13 & 14
City: ST PAUL **Project Date:** 2018
School: ST PAUL 1 **TIF-ID#:** 47-8657
Project Years: **Project Type:**

Location: Lots 13-14, Prairie Falls Subdivision. 514 Paul St.
Description: TIF Funds used for the construction of a residential dwelling unit.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2018	7,260	34,520	1.912286	138.83	660.12
2019	7,260	76,784	1.926555	139.87	1,479.28
2020	7,260	237,759	2.049952	148.83	4,873.94
2021	7,260	256,851	2.01181	146.06	5,167.36
2022	7,260	269,710	1.925974	139.83	5,194.54
2023	7,260	269,710	1.885677	136.90	5,085.86
2024	7,260	308,480	1.679784	121.95	5,181.80
2025	7,260	333,756	1.610237	116.90	5,374.26
Total				1,089.17	33,017.16

Current Year	Base Value	Excess Value
Residential	7,260	333,756
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF PRAIRIE FALLS SUBDIV LOTS 19 & 20
City: ST PAUL **Project Date:** 2021
School: ST PAUL 1 **TIF-ID#:** 47-8668
Project Years: **Project Type:** Standard

Location: Lots 19 and 20 Prairie Falls Subdivision
Description: TIF funds used for site acquisition costs and other improvements in the Redevelopment Area which qualify as eligible expenditures for public improvements in association with a new residential improvement.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	7,655	40,313	2.01181	154.00	811.02
2022	7,655	189,064	1.925974	147.43	3,641.32
2023	7,655	345,583	1.885677	144.35	6,516.58
2024	7,655	394,811	1.679784	128.59	6,631.98
2025	7,655	428,302	1.610237	123.26	6,896.68
Total				697.63	24,497.58

Current Year	Base Value	Excess Value
Residential	7,655	428,302
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 47 HOWARD

Project Name: TIF PRAIRIE FALLS SUBDIV LOTS 21 & 22
City: ST PAUL **Project Date:** 2022
School: ST PAUL 1 **TIF-ID#:** 47-8669
Project Years: 15 **Project Type:** Standard

Location: Lots 21 and 22 Prairie Falls Subdivision; Address: 608 Paul Street; PID 471011778
Description: TIF funds used for the construction of a residential dwelling unit.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	32,968	211,280	1.925974	634.96	4,069.20
2023	32,968	362,405	1.885677	621.67	6,833.80
2024	32,968	442,103	1.679784	553.79	7,426.38
2025	32,968	483,473	1.610237	530.86	7,785.06
Total				2,341.28	26,114.44

Current Year	Base Value	Excess Value
Residential	32,968	483,473
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF PRAIRIE FALLS SUBDIV LOTS 5 & 6
City: ST PAUL **Project Date:** 2024
School: ST PAUL 1 **TIF-ID#:** 47-8673
Project Years: 15 **Project Type:** Standard

Location: Lots 5 and 6, Prairie Falls Subdivision, PID 471011781.
Description: Development of the site into primarily residential subdivision consisting of a blend of stand alone and duplex style single family residences.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	6,271	384,511	1.679784	105.34	6,458.96
2025	6,271	428,629	1.610237	100.98	6,901.94
Total				206.32	13,360.90

Current Year	Base Value	Excess Value
Residential	6,271	428,629
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF PRAIRIE FALLS SUBDIV PHASE 4 LOT 2 BLK 3
City: ST PAUL **Project Date:** 2020
School: ST PAUL 1 **TIF-ID#:** 47-8662
Project Years: **Project Type:**

Location: Lot 2 Block 3 Harris Subdivision; PID 471011774
Description: TIF funds used for site acquisition and public improvements needed to construct a single family dwelling in a new residential subdivision.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2020	20,700	286,297	2.049952	424.34	5,868.96
2021	20,700	344,197	2.01181	416.44	6,924.58
2022	20,700	344,207	1.925974	398.68	6,629.34
2023	20,700	364,122	1.885677	390.34	6,866.16
2024	20,700	429,459	1.679784	347.72	7,213.98
2025	20,700	470,799	1.610237	333.32	7,580.98
Total				2,310.84	41,084.00

Current Year	Base Value	Excess Value
Residential	20,700	470,799
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 47 HOWARD

Project Name: TIF PRAIRIE FALLS SUBDIV PROJECT LOTS 17 & 18
City: ST PAUL
School: ST PAUL 1
Project Years:

Project Date: 2021
TIF-ID#: 47-8663
Project Type: Standard

Location: Lots 17 & 18 Prairie Falls Subdivision; PID 471011776
Description: TIF funds used for site acquisition costs and other improvements in the Redevelopment Area which qualify as eligible expenditures for public improvements in association with a new residential improvement.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	7,256	278,829	2.01181	145.98	5,609.50
2022	7,256	279,999	1.925974	139.75	5,392.70
2023	7,256	279,999	1.885677	136.82	5,279.88
2024	7,256	363,374	1.679784	121.89	6,103.90
2025	7,256	393,381	1.610237	116.84	6,334.38
Total				661.28	28,720.36

Current Year	Base Value	Excess Value
Residential	7,256	393,381
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF PRAIRIE FALLS SUBDIVISION

City: ST PAUL
School: ST PAUL 1
Project Years: 15

Project Date: 2023
TIF-ID#: 47-8672
Project Type: Standard

Location: Lots 9 and 10 Prairie Falls Subdivision PID 471011780
Description: TIF funds used for the public improvements necessary in the construction of a new residential subdivision.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	7,260	82,599	1.885677	136.90	1,557.56
2024	7,260	276,767	1.679784	121.95	4,649.10
2025	7,260	301,344	1.610237	116.90	4,852.36
Total				375.75	11,059.02

Current Year	Base Value	Excess Value
Residential	7,260	301,344
Commercial	0	0
Industrial	0	0
Other	0	0

2026 TOTALS FOR CITY : # ST PAUL

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	306,075	7,740,973	4,928.53	124,648.01
Commercial	10,846	234,291	174.65	3,772.64
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	316,921	7,975,264	5,103.18	128,420.65

Project Count 22

2026 TOTALS FOR COUNTY : # 47 HOWARD

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	306,075	7,740,973	4,928.53	124,648.01
Commercial	10,846	234,291	174.65	3,772.64
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	316,921	7,975,264	5,103.18	128,420.65

Project Count 22

Tax Increment Financing (TIF) Report 2025

COUNTY: 48 JEFFERSON

CITY: FAIRBURY

Project Name: TIF CAPRI MOTEL SUITES ADD.

City: FAIRBURY

School: FAIRBURY 8

Project Years:

Project Date: 2013

TIF-ID#: 48-9513

Project Type:

Location: Tract of Land in SE 1/4 11-2-2 in City of Fairbury

Description: TIF funds used for extension of streets, driveways, and utilities associated with expanded motel with the addition of 6 suites.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2013	227,350	0	2.219566	5,046.18	0.00
2014	227,350	263,680	2.135393	4,854.82	5,630.60
2015	227,350	263,680	2.133615	4,850.77	5,625.92
2016	227,350	263,680	2.158523	4,907.40	5,691.60
2017	227,350	263,679	2.3181	5,270.20	6,112.34
2018	227,350	314,677	2.375567	5,400.85	7,475.36
2019	227,350	314,677	2.419901	5,501.64	7,614.88
2020	227,350	314,677	2.448215	5,566.02	7,703.98
2021	227,350	314,677	2.407665	5,473.83	7,576.38
2022	227,350	314,677	2.34414	5,329.40	7,376.48
2023	227,350	314,677	2.235369	5,082.11	7,034.20
2024	227,350	314,677	1.736536	3,948.01	5,464.48
2025	227,350	321,690	1.72733	3,927.08	5,556.66
Total				65,158.31	78,862.88

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	227,350	321,690
Industrial	0	0
Other	0	0

Project Name: TIF JEFFERSON ESTATES

City: FAIRBURY

School: FAIRBURY 8

Project Years:

Project Date: 2020

TIF-ID#: 48-9518

Project Type:

Location: Outlot A, Jefferson Estates Addition, Lot 1 Block 2 Jefferson Estates Addition, and Lot 2 Block 1 Jefferson Estates Addition; PID 480157715, 480157804, and 480163189

Description: TIF funds used for electrical and water/sanitary sewer improvements needed to construct 8 duplex buildings, 16 units, with at least one senior 55 years of age or older.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2020	33,790	1,613,104	2.448215	827.25	39,492.26
2021	33,790	483,928	2.407665	813.55	11,651.36
2022	33,790	560,816	2.34414	792.08	13,146.34
2023	33,790	560,816	2.235369	755.33	12,536.32
2024	33,790	284,889	1.736536	586.78	4,947.20
2025	33,790	201,733	1.72733	583.66	3,484.60
Total				4,358.65	85,258.08

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	33,790	201,733
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 48 JEFFERSON

Project Name: TIF LAMBERT VET SUPPLY

City: FAIRBURY

School: FAIRBURY 8

Project Years:

Project Date: 2012

TIF-ID#: 48-9511

Project Type:

Location: S 2ft of Lot 7 and Lot 8 except S 2ft, all Blk 17 Original Town Fairbury

Description: Rehabilitation of historic downtown building. Public improvements will include new sidewalk, handrails, curb, gutter and concrete repair in alley. In addition, facade restoration, roof repair, nuisance abatement (pigeons and mold).

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2012	52,505	0	2.283189	1,198.79	0.00
2013	52,505	94,495	2.219566	1,165.38	2,097.38
2014	52,505	94,495	2.135393	1,121.19	2,017.84
2015	52,505	94,495	2.133615	1,120.25	2,016.16
2016	52,505	94,495	2.158523	1,133.33	2,039.70
2017	52,505	94,495	2.3181	1,217.12	2,190.50
2018	52,505	98,448	2.375567	1,247.29	2,338.70
2019	52,505	98,448	2.419901	1,270.57	2,382.34
2020	52,505	98,448	2.448215	1,285.44	2,410.22
2021	52,505	98,448	2.407665	1,264.14	2,370.30
2022	52,505	92,320	2.34414	1,230.79	2,164.12
2023	52,505	92,320	2.235369	1,173.68	2,063.70
2024	52,505	92,320	1.736536	911.77	1,603.18
2025	52,505	143,257	1.72733	906.93	2,474.52
Total				16,246.67	28,168.66

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	52,505	143,257
Industrial	0	0
Other	0	0

Project Name: TIF LARKINS PROJECT

City: FAIRBURY

School: FAIRBURY 8

Project Years: 15

Project Date: 2025

TIF-ID#: 48-9519

Project Type: Standard

Location: Lot 1 Larkins Addition to the City of Fairbury, Jefferson County, Nebraska

Description: TIF funds used for construction of an office and shop building. The private improvements are construction of the office/shop building and parking area(s). The public improvements are extension of industrial avenue to the redeveloped property and extension of electric lines to the redeveloped property

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	38,795	501,209	1.72733	670.12	8,657.54
Total				670.12	8,657.54

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	38,795	501,209
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 48 JEFFERSON

Project Name: TIF NORTHWIND ESTATES

City: FAIRBURY

School: FAIRBURY 8

Project Years:

Project Date: 2019

TIF-ID#: 48-9515

Project Type:

Location: Lot 15, except the south 5 feet, and the south 5 feet of Lot 16
McLucas Subdivision PID 480043302 and 480160074 Fairbury
Description: TIF funds used for curb, guttering and street construction,
public sidewalks and public cul-de-sac, as well as water, electrical and
sewer extension associated with the development of a 16 lot single family
or multi-family residence.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2019	50,452	795,805	2.419901	1,220.89	19,257.72
2020	50,452	831,420	2.448215	1,235.17	20,354.98
2021	50,452	831,420	2.407665	1,214.72	20,017.84
2022	50,452	892,698	2.34414	1,182.67	20,926.12
2023	50,452	890,951	2.235369	1,127.79	19,916.08
2024	50,452	1,059,432	1.736536	876.12	18,397.44
2025	50,452	1,068,158	1.72733	871.47	18,450.64
Total				7,728.83	137,320.82

Current Year	Base Value	Excess Value
Residential	50,452	1,068,158
Commercial	0	0
Industrial	0	0
Other	0	0

2026 TOTALS FOR CITY : # FAIRBURY

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	50,452	1,068,158	871.47	18,450.61
Commercial	352,440	1,167,889	6,087.80	20,173.30
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	402,892	2,236,047	6,959.27	38,623.91

Project Count 5

2026 TOTALS FOR COUNTY : # 48 JEFFERSON

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	50,452	1,068,158	871.47	18,450.61
Commercial	352,440	1,167,889	6,087.80	20,173.30
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	402,892	2,236,047	6,959.27	38,623.91

Project Count 5

Tax Increment Financing (TIF) Report 2025

COUNTY: 49 JOHNSON

CITY: TECUMSEH

Project Name: TIF A STREET AUTO REDEV PROJECT
City: TECUMSEH **Project Date:** 2024
School: JOHNSON CO CENTRAL **TIF-ID#:** 49-0412
Project Years: 15 **Project Type:** Standard

Location: Southeast corner of the SE 1/4 SE 1/4 in 21-5-11, PID 490035035.
 Description: TIF funds used for site preparation including but not limited to, clearing and grubbing seeding, and erosion control, site over excavation and rework, import and placement of structural fill, storm sewer and pipe installation, testing and inspections.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	39,638	383,855	1.8715	741.83	7,183.86
2025	39,638	527,957	1.760647	697.89	9,295.46
Total				1,439.72	16,479.32

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	39,638	527,957
Industrial	0	0
Other	0	0

Project Name: TIF SHAWNEE RIDGE REDEVL P
City: TECUMSEH **Project Date:** 2019
School: JOHNSON CO CENTRAL **TIF-ID#:** 49-0411
Project Years: **Project Type:**

Location: Lots 1 through 4, 9, 10 and 22 through 25 Block 2 Shawnee Ridge Addition PID's 490082705, 490082701, 490082708, 490082715, 4900982750, 490082757, 490082806, 490082813, 490082820, 490082827 Tecumseh
 Description: TIF funds used for site acquisition costs and site preparation costs associated with development of a new single family residence consisting of 10 homes, which are being built in phases.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2019	36,000	115,740	2.060537	741.79	2,384.98
2020	36,000	584,875	2.088645	751.91	12,216.12
2021	36,000	1,010,983	2.094973	754.19	21,179.92
2022	36,000	1,193,649	2.207078	794.55	26,344.84
2023	36,000	1,839,597	2.082362	749.65	38,307.10
2024	36,000	2,183,459	1.8715	673.74	40,863.50
2025	36,000	2,167,289	1.760647	633.83	38,158.31
Total				5,099.66	179,454.77

Current Year	Base Value	Excess Value
Residential	36,000	2,167,289
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF SHAWNEE RIDGE REDEVL P - PHASE 2
City: TECUMSEH **Project Date:** 2024
School: JOHNSON CO CENTRAL **TIF-ID#:** 49-0413
Project Years: 15 **Project Type:** Standard

Location: South 1/2 Lot 6 and Lot 7, Block 2, Lot 8 Block 2, Lot 1 Block 3, Lot 2 Block 3, Lot 5 Block3, Lot 1 Block 4, Lot 2 Block 4, Lot 3 Block 4, and Lot 4 Block 4 Shawnees Ridge Addition. PID's 490082729, 490082736, 490082743, 490082400, 490082855, 490082603, 490082442, 490084739, 490084740, and 490084741.
 Description: TIF funds used for site acquisition and site preparation necessary for Phase Two of the redevelopment project which involves the construction of 9 homes in the Shawnee Ridge Addition.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	36,000	80,657	1.8715	673.74	1,509.54
2025	36,000	323,425	1.760647	633.83	5,694.29
Total				1,307.57	7,203.83

Current Year	Base Value	Excess Value
Residential	36,000	323,425
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 49 JOHNSON

2026 TOTALS FOR CITY : # TECUMSEH

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	72,000	2,490,714	1,267.67	43,852.68
Commercial	39,638	527,957	697.89	9,295.46
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	111,638	3,018,671	1,965.55	53,148.14

Project Count 3

2026 TOTALS FOR COUNTY : # 49 JOHNSON

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	72,000	2,490,714	1,267.67	43,852.68
Commercial	39,638	527,957	697.89	9,295.46
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	111,638	3,018,671	1,965.55	53,148.14

Project Count 3

Tax Increment Financing (TIF) Report 2025

COUNTY: 50 KEARNEY

CITY: AXTELL

Project Name: TIF NORTH SODERQUIST SUBDV PHASE 1
City: AXTELL
School: AXTELL R1
Project Years:
Project Date: 2019
TIF-ID#: 50-8708
Project Type:

Location: Lot 4 Block 2 Sonderquist 2nd Addition and lots 2 and 4 Block 4 Sonderquist 2nd Addition PID's 7266.35, 7266.45, 7266.47 Axtell
Description: TIF funds used for site acquisition, street improvements, grading, site preparation, erosion control improvements, eligible engineering expenditures and other eligible public improvements associated with the construction of 18 new single family residence constructed in up to ten phases.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2019	42,000	540,435	1.658215	696.45	8,961.60
2020	42,000	693,375	1.768189	742.64	12,260.20
2021	42,000	705,935	1.760095	739.24	12,425.14
2022	42,000	807,705	1.812281	761.16	14,637.88
2023	42,000	813,705	1.768463	742.75	14,390.10
2024	42,000	942,065	1.689487	709.58	15,916.08
2025	42,000	942,065	1.703107	715.30	16,044.38
Total				5,107.12	94,635.38

Current Year	Base Value	Excess Value
Residential	42,000	942,065
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF NORTH SUBDIVISION REDEV PROJ PHASE 2
City: AXTELL
School: AXTELL R1
Project Years:
Project Date: 2020
TIF-ID#: 50-8711
Project Type:

Location: Lot 3 Block2, Lot 5 Block 2, Lot 1 Block 4, and Lot 3 Block 4 all in Sonderquist Second Addition; PID 0007266.34, 0007266.36, 007266.44, and 0007266.46
Description: TIF funds used for eligible public improvements, including site acquisition, street improvements, grading, site preparation, erosion control improvements, eligible engineering expenditures, and other eligible public improvements under the Nebraska Community Redevelopment Law, needed in the construction of approximately 20 single family homes in approximately 10 phases.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2020	56,000	611,575	1.768189	990.19	10,813.82
2021	56,000	819,345	1.760095	985.65	14,421.26
2022	56,000	1,191,290	1.812281	1,014.88	21,589.54
2023	56,000	1,191,290	1.768463	990.34	21,067.54
2024	56,000	1,378,375	1.689487	946.11	23,287.50
2025	56,000	1,378,375	1.703107	953.74	23,475.20
Total				5,880.91	114,654.86

Current Year	Base Value	Excess Value
Residential	56,000	1,378,375
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 50 KEARNEY

Project Name: TIF NORTH SUBDIVISION REDEV PROJ PHASE 3
City: AXTELL **Project Date:** 2021
School: AXTELL R1 **TIF-ID#:** 50-8712
Project Years: 15 **Project Type:** Standard

Location: Lot 2, Block 3 Sonderquist Addition; Lot 1, 3, 5, and 6 Block 3 Sonderquist Second Addition; and Lot 6 Block 4 Sonderquist Second Addition; PID 0007266.22, 0007266.38, 0007266.40, 0007266.42, 0007266.43, 0007266.48.
Description: TIF funds used for site acquisition, street improvements, grading, site preparation, erosion control improvements, eligible engineering expenditures associated with the construction of approximately 20 single family homes in up to 10 phases.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	76,950	1,538,565	1.760095	1,354.39	27,080.26
2022	76,950	1,760,155	1.812281	1,394.55	31,899.00
2023	76,950	1,760,155	1.768463	1,360.83	31,127.70
2024	76,950	2,035,725	1.689487	1,300.06	34,393.34
2025	76,950	2,035,725	1.703107	1,310.54	34,670.60
Total				6,720.37	159,170.90

Current Year	Base Value	Excess Value
Residential	76,950	2,035,725
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF NORTH SUBDIVISION REDEV PROJ PHASE 4
City: AXTELL **Project Date:** 2022
School: AXTELL R1 **TIF-ID#:** 50-8713
Project Years: 15 **Project Type:** Standard

Location: Lot 2 Block 2 Sonderquist Addition, Lots 2 and 6 Block 2 Sonderquist Second Addition, and Lot 4 Block 3 Sonderquist Second Addition; PID's 0007266.16, 0007266.33, 0007266.37, 0007266.41
Description: TIF funds used for site acquisition, street improvements, grading, site preparation, erosion control improvements, eligible engineering expenditures, and other eligible public improvements under the Nebraska Community Development Law necessary in the construction of approximately 20 single family homes in up to 10 phases.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	48,950	885,950	1.812281	887.11	16,055.92
2023	48,950	962,275	1.768463	865.66	17,017.48
2024	48,950	1,113,960	1.689487	827.00	18,820.20
2025	48,950	1,180,670	1.703107	833.67	20,108.08
Total				3,413.44	72,001.68

Current Year	Base Value	Excess Value
Residential	48,950	1,180,670
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF NORTH SUBDIVISION REDEV PROJ PHASE 5
City: AXTELL **Project Date:** 2023
School: AXTELL R1 **TIF-ID#:** 50-8714
Project Years: 15 **Project Type:** Standard

Location: Lot 1, Block 2 and Lot 5, Block 4, Sonderquist Second Addition; PID 0007266.32 and 0007266.49
Description: TIF funds used for eligible public improvements, including site acquisition, street improvements, grading, site preparation, erosion control improvements, eligible engineering expenditures, and other eligible public improvements under the Nebraska Community Redevelopment Law, necessary in the construction of approximately 20 single family homes in approximately 10 phases.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	40,000	532,045	1.768463	707.39	9,409.02
2024	40,000	639,775	1.689487	675.79	10,808.94
2025	40,000	639,775	1.703107	681.24	10,896.06
Total				2,064.42	31,114.02

Current Year	Base Value	Excess Value
Residential	40,000	639,775
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 50 KEARNEY

Project Name: TIF NORTH SUBDIVISION REDEV PROJ PHASE 6
City: AXTELL
School: AXTELL R1
Project Years: 15
Project Date: 2024
TIF-ID#: 50-8715
Project Type: Standard

Location: Lot 2 Block 3 Sonderquist Second Addition, PID 0007266.39.
Description: TIF funds used for site acquisition, street improvements, grading, site preparation, erosion control improvements, engineering fees and other allowable improvements necessary in the construction of approximately 20 single family homes in up to 10 phases.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	23,000	353,270	1.689487	388.58	5,968.46
2025	23,000	436,185	1.703107	391.71	7,428.70
Total				780.29	13,397.16

Current Year	Base Value	Excess Value
Residential	23,000	436,185
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF SUBDIVISION REDEV PROJECT PHASE 1
City: AXTELL
School: AXTELL R1
Project Years: 15
Project Date: 2024
TIF-ID#: 50-8716
Project Type: Standard

Location: Lot 1 Block 5, Lot 2 Block 6, Lot 5 Block 5, Lot 5 Block 7 Soderquist Second Addition, and Lot 3 Block 2 Sonderquist third Addition. PID's 0007300.01, 0007300.12, 0007300.05, 0007300.25, and 0007300.43.
Description: TIF funds used for site preparation, grading, street improvements, water and sewer improvements, engineering fees and other allowable public improvements necessary for the construction of approximately 27 single family homes in up to 10 phases.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	100,585	926,100	1.689487	1,699.37	15,646.36
2025	100,585	1,498,840	1.703107	1,713.07	25,526.86
Total				3,412.44	41,173.22

Current Year	Base Value	Excess Value
Residential	100,585	1,498,840
Commercial	0	0
Industrial	0	0
Other	0	0

2026 TOTALS FOR CITY : # AXTELL

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	387,485	8,111,635	6,599.28	138,149.82
Commercial	0	0	0.00	0.00
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	387,485	8,111,635	6,599.28	138,149.82

Project Count 7

CITY: MINDEN

Tax Increment Financing (TIF) Report 2025

COUNTY: 50 KEARNEY

Project Name: TIF DINKLER PROPERTIES LLC REDEV

City: MINDEN

Project Date: 2020

School: MINDEN R3

TIF-ID#: 50-8710

Project Years:

Project Type:

Location: Lots 5 and Lot 6 Block 3 Evans Addition, except the west right of way on Highway 1- and except that part of Lots 5 and 6 Block 3 being part of a tract inc Block 3 Evan's Addition; PID 4504.01
Description: TIF funds used for public improvements, site preparation, site improvements, land assembly and all soft costs associated, which are needed in the construction of a new car wash commercial structure in a plan area that is currently undeveloped and not used.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2020	14,520	198,470	1.890751	274.54	3,752.58
2021	14,520	183,160	1.885501	273.77	3,453.48
2022	14,520	183,160	1.938802	281.51	3,551.12
2023	14,520	183,160	1.869068	271.39	3,423.38
2024	14,520	262,235	1.670597	242.57	4,380.90
2025	14,520	274,425	1.561912	226.79	4,286.28

Total 1,570.57 22,847.74

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	14,520	274,425
Industrial	0	0
Other	0	0

Project Name: TIF H&R REDEV PLAN

City: MINDEN

Project Date: 2023

School: MINDEN R3

TIF-ID#: 50-8705

Project Years: 15

Project Type: Standard

Location: North 334 feet of the West 234 feet of Lot 3, Block 1 MEB Addition; PID 5167.23

Description: TIF funds used for the redevelopment of an area necessary in the construction of a slaughtering and processing of beef and hogs, processing of wild game and processing and fabrication of retail meat and products.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	7,175	334,530	1.869068	134.11	6,252.60
2024	7,175	506,175	1.670597	119.87	8,456.14
2025	7,175	506,175	1.561912	112.07	7,906.02

Total 366.05 22,614.76

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	7,175	506,175
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 50 KEARNEY

Project Name: TIF ISAACSON TRACT 27

City: MINDEN

School: MINDEN R3

Project Years:

Project Date: 2015

TIF-ID#: 50-8703

Project Type:

Location: Tract 27 in Minden, surveyed as E 326ft 4in S1/2 SE1/4 NE1/4 NE1/4 S12 T6N R15E, except tract of land in SW corner 32ft north & south and 21ft 4in east & west, and except Lot 1 Jestes Subdiv, and except tract conveyed to State of Nebr for highway.

Description: Renovation of an existing commercial building into a modern restaurant and customer parking. TIF funds used to assist with cost of public improvements, demolition, site preparation, site improvements, and land assembly.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2015	53,615	0	1.682006	901.81	0.00
2016	53,615	490,945	1.678846	900.11	8,242.22
2017	53,615	490,945	1.671137	895.98	8,204.36
2018	53,615	490,945	1.699016	910.93	8,341.24
2019	53,615	490,945	1.758177	942.65	8,631.68
2020	53,615	490,945	1.890751	1,013.73	9,282.56
2021	53,615	465,175	1.885501	1,010.91	8,770.88
2022	53,615	465,175	1.938802	1,039.49	9,018.82
2023	53,615	465,175	1.869068	1,002.10	8,694.44
2024	53,615	672,690	1.670597	895.69	11,237.94
2025	53,615	672,690	1.561912	837.42	10,506.84
Total				10,350.82	90,930.98

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	53,615	672,690
Industrial	0	0
Other	0	0

Project Name: TIF LEMPKA ADDITION

City: MINDEN

School: MINDEN R3

Project Years:

Project Date: 2015

TIF-ID#: 50-8702

Project Type:

Location: Lot 5 Blk 2 Lempka Addition

Description: Redevelopment of deteriorated vacation property into a residential subdivision. TIF funds to assist with the cost of public improvements, demolition, site preparation, site improvements (excluding building construction), platting, and land assembly. Note: Project originally approved 2013 but Notice to Divide not filed by city until 2015. Base value is 2012 and division of tax will be shortened by 1 year.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2015	20,770	75,000	1.682006	349.35	1,261.50
2016	20,770	711,590	1.678846	348.70	11,946.50
2017	20,770	986,515	1.671137	347.10	16,486.02
2018	20,770	945,810	1.699016	352.89	16,069.46
2019	20,770	820,000	1.758177	365.17	14,417.06
2020	20,770	820,000	1.890751	392.71	15,504.16
2021	20,770	820,000	1.885501	391.62	15,461.12
2022	20,770	820,000	1.938802	402.69	15,898.18
2023	20,770	820,000	1.869068	388.21	15,326.36
2024	20,770	845,225	1.670597	346.98	14,120.30
2025	20,770	949,140	1.561912	324.41	14,824.74
Total				4,009.83	151,315.40

Current Year	Base Value	Excess Value
Residential	20,770	949,140
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 50 KEARNEY

Project Name: TIF LEMPKA ADDITION PROJ 2

City: MINDEN

School: MINDEN R3

Project Years:

Project Date: 2017

TIF-ID#: 50-8706

Project Type:

Location: Lot 1 and N 1/2 Lot 2 Blk 2, Lempka Addition Parcel ID 0005369.07922 S Western Avenue

Description: Redevelopment of vacant, deteriorated property into a residential subdivision.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2017	39,710	248,485	1.671137	663.61	4,152.52
2018	39,710	336,560	1.699016	674.68	5,718.22
2019	39,710	336,560	1.758177	698.17	5,917.32
2020	39,710	360,120	1.890751	750.82	6,808.98
2021	39,710	360,120	1.885501	748.73	6,790.08
2022	39,710	360,120	1.938802	769.90	6,982.02
2023	39,710	431,860	1.869068	742.21	8,071.76
2024	39,710	446,005	1.670597	663.39	7,450.96
2025	39,710	504,295	1.561912	620.24	7,876.64

Current Year	Base Value	Excess Value
Residential	39,710	504,295
Commercial	0	0
Industrial	0	0
Other	0	0

Total 6,331.75 59,768.50

Project Name: TIF LEMPKA ADDITION PROJ 3

City: MINDEN

School: MINDEN R3

Project Years:

Project Date: 2019

TIF-ID#: 50-8709

Project Type:

Location: North 1/2 Lot 7 and Lot 8 Block 2 Lemka Addition PID 0005369.12 Minden

Description: TIF funds used for public improvements, demolition, site preparation, site improvements (excluding building construction). Platting, and assembly and all soft costs associated with these activities on connection with deveopment of a new residential subdivision.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2019	39,705	378,280	1.758177	698.08	6,650.84
2020	39,705	404,760	1.890751	750.72	7,653.00
2021	39,705	404,760	1.885501	748.64	7,631.76
2022	39,705	404,760	1.938802	769.80	7,847.50
2023	39,705	411,300	1.869068	742.11	7,687.48
2024	39,705	424,830	1.670597	663.31	7,097.20
2025	39,705	480,570	1.561912	620.16	7,506.08

Current Year	Base Value	Excess Value
Residential	39,705	480,570
Commercial	0	0
Industrial	0	0
Other	0	0

Total 4,992.82 52,073.86

Project Name: TIF LEMPKA ADDITION REDEVELOPMENT PROJECT FOU

City: MINDEN

School: MINDEN R3

Project Years: 13

Project Date: 2025

TIF-ID#: 50-8718

Project Type: Expedited

Location: Lot 4 Block 2 Lempka Addition, Minden, Kearney County Nebraska

Description: TIF funds used for redevelopment of vacant deteriorated property into a residential subdivision

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	59,975	402,160	1.561912	936.76	6,281.40

Current Year	Base Value	Excess Value
Residential	59,975	402,160
Commercial	0	0
Industrial	0	0
Other	0	0

Total 936.76 6,281.40

Tax Increment Financing (TIF) Report 2025

COUNTY: 50 KEARNEY

Project Name: TIF LEMPKA ADDITION REDEVELOPMENT PROJECT SIX		Location: Lot 6 & South 1/2 Lot 7, Lempka Addition, Minden, Kearney County, Nebraska
City: MINDEN	Project Date: 2025	Description: TIF funds used for redevelopment of vacant, deteriorated property into a residential subdivision
School: MINDEN R3	TIF-ID#: 50-8720	
Project Years: 14	Project Type: Expedited	

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	31,055	3,725	1.561912	485.05	58.18
Total				485.05	58.18

Current Year	Base Value	Excess Value
Residential	31,055	3,725
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF LEMPKA ADDITION REDEVELOPMENT PROJECT FIVE		Location: Lot 3 & South 1/2 Lot 2, Lempka Addition, Minden, Kearney County, Nebraska
City: MINDEN	Project Date: 2025	Description: TIF funds used for redevelopment of vacant, deteriorated property into a residential subdivision
School: MINDEN R3	TIF-ID#: 50-8719	
Project Years: 14	Project Type: Expedited	

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	46,080	239,340	1.561912	719.73	3,738.28
Total				719.73	3,738.28

Current Year	Base Value	Excess Value
Residential	46,080	239,340
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF ZU HAUS FLATS		Location: All of Lot 1, Block 14, Original Town, Minden, Kearney County Nebraska
City: MINDEN	Project Date: 2025	Description: TIF funds used for site preparation including partial demolition, public improvements including utilities and sidewalk improvements and architectural and engineering services
School: MINDEN R3	TIF-ID#: 50-8717	
Project Years: 15	Project Type: Standard	

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	45,000	0	1.561912	702.86	0.00
Total				702.86	0.00

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	45,000	0
Industrial	0	0
Other	0	0

2026 TOTALS FOR CITY : # MINDEN

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	237,295	2,579,230	3,706.34	40,285.30
Commercial	120,310	1,453,290	1,879.14	22,699.11
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	357,605	4,032,520	5,585.48	62,984.41

Project Count 10

2026 TOTALS FOR COUNTY : # 50 KEARNEY

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	624,780	10,690,865	10,305.62	178,435.13
Commercial	120,310	1,453,290	1,879.14	22,699.11
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	745,090	12,144,155	12,184.76	201,134.24

Project Count 17

Tax Increment Financing (TIF) Report 2025

COUNTY: 51 KEITH

CITY: OGALLALA

Project Name: TIF 21 CENTURY EQUIPMENT

City: OGALLALA

School: OGALLALA 1

Project Years:

Project Date: 2013

TIF-ID#: 51-8526

Project Type:

Location: Lot 1 Block 1, 21st Century Replat Ogallala

Description: TIF funds used for construction of approx. 22,600 sq. ft. building for warehouse and office purposes. In addition, relocation of high voltage electrical power lines and poles, public parking, and related public improvements.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2013	786,490	959,215	2.22668	17,512.62	21,358.66
2014	786,490	1,495,230	2.170458	17,070.44	32,453.34
2015	786,490	1,495,230	2.057868	16,184.93	30,769.86
2016	786,490	1,746,220	1.909151	15,015.28	33,337.98
2017	786,490	1,645,510	1.858294	14,615.30	30,578.42
2018	786,490	1,574,980	1.846888	14,525.59	29,088.12
2019	786,490	1,570,295	1.82996	14,392.45	28,735.78
2020	786,490	1,384,440	1.753399	13,790.31	24,274.76
2021	786,490	1,509,715	1.743792	13,714.75	26,326.30
2022	786,490	1,713,510	1.69127	13,301.67	28,980.08
2023	786,490	1,748,930	1.506912	11,851.71	26,354.84
2024	786,490	1,267,675	1.372355	10,793.43	17,397.00
2025	786,490	1,723,265	1.36343	10,723.24	23,495.52

Total 183,491.72 353,150.66

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	786,490	1,723,265
Industrial	0	0
Other	0	0

Project Name: TIF 303 WEST 30 STREET PROJECT

City: OGALLALA

School: OGALLALA 1

Project Years:

Project Date: 2021

TIF-ID#: 51-8550

Project Type: Standard

Location: Lot 9 Schroeder's 2nd Sub, Phase 1 Block 1 PID: 061100900

Description: TIF funds used for site preparation, construction and installation of city utilities to connect to city services, public infrastructure improvements, and other eligible public improvements associated in the construction of a single family home located within the redevelopment area.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	10,130	113,930	1.743792	176.65	1,986.70
2022	10,130	120,945	1.69127	171.33	2,045.52
2023	10,130	156,335	1.506912	152.65	2,355.84
2024	10,130	174,655	1.372355	139.02	2,396.90
2025	10,130	172,945	1.36343	138.12	2,357.98

Total 777.77 11,142.94

Current Year	Base Value	Excess Value
Residential	10,130	172,945
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 51 KEITH

Project Name: TIF 307 WEST 30 STREET PROJECT

City: OGALLALA

School: OGALLALA 1

Project Years: 15

Project Date: 2022

TIF-ID#: 51-8554

Project Type: Standard

Location: Lot 11 Block 1 of Schroeder's 2nd Subdivision, Phase 1;
Address: 307 W 30th Street; PID 061101100

Description: TIF funds used for site preparation, utility extensions and connections, public infrastructure improvements, and other eligible public improvements necessary in the construction of an approximately 1,100 square foot single family residential dwelling unit.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	10,230	0	1.69127	173.02	0.00
2023	10,230	189,250	1.506912	154.16	2,851.84
2024	10,230	203,595	1.372355	140.39	2,794.06
2025	10,230	198,880	1.36343	139.48	2,711.60
Total				607.05	8,357.50

Current Year	Base Value	Excess Value
Residential	10,230	198,880
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF 402 DIAMOND SPRINGS TRAIL PROJECT

City: OGALLALA

School: OGALLALA 1

Project Years: 15

Project Date: 2023

TIF-ID#: 51-8558

Project Type: Standard

Location: Lot 4, David Third Administrative Replat of Lot 9, Block 4
Ogallala North Buesness Park; PID 051830400

Description: TIF funds used for site preparation, construction and installation of city utilities to connect to city services, public infrastructure improvements necessary for the construction of a commercial office building with six office spaces and a detached ambulance bay building.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	515	133,950	1.506912	7.76	2,018.52
2024	515	304,210	1.372355	7.07	4,174.84
2025	515	337,305	1.36343	7.02	4,598.92
Total				21.85	10,792.28

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	515	337,305
Industrial	0	0
Other	0	0

Project Name: TIF 513 WEST B PROJECT

City: OGALLALA

School: OGALLALA 1

Project Years:

Project Date: 2019

TIF-ID#: 51-8540

Project Type:

Location: Lot 3 David 2nd Replat, a replat of Lots 1-5 Block 9 Searle's First
Additon PID 064300300 Ogallala

Description: TIF funds used for public improvements for site preparation, utility and infrastructure improvements necessary for the lot to be developed associated with a new single family residential subdivision.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2019	9,390	88,295	1.82996	171.83	1,615.76
2020	9,390	143,195	1.753399	164.64	2,510.78
2021	9,390	135,690	1.743792	163.74	2,366.16
2022	9,390	147,545	1.69127	158.81	2,495.38
2023	9,390	188,600	1.506912	141.50	2,842.04
2024	9,390	210,430	1.372355	128.86	2,887.86
2025	9,390	206,515	1.36343	128.03	2,815.70
Total				1,057.41	17,533.68

Current Year	Base Value	Excess Value
Residential	9,390	206,515
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 51 KEITH

Project Name: TIF 514 WEST A PROJ

City: OGALLALA

School: OGALLALA 1

Project Years:

Project Date: 2018

TIF-ID#: 51-8536

Project Type:

Location: Lot 4, Davis 2nd Replat, a replat of Lots 1-5, Block , Searle's First Addition.

Description: TIF Funds to be used for utility and infrastructure improvements for the construction of a single family residential dwelling unit.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2018	9,990	77,890	1.846888	184.50	1,438.54
2019	9,990	122,335	1.82996	182.81	2,238.68
2020	9,990	155,580	1.753399	175.16	2,727.94
2021	9,990	146,455	1.743792	174.20	2,553.88
2022	9,990	160,120	1.69127	168.96	2,708.06
2023	9,990	206,925	1.506912	150.54	3,118.18
2024	9,990	229,315	1.372355	137.10	3,147.02
2025	9,990	227,975	1.36343	136.21	3,108.28
Total				1,309.48	21,040.58

Current Year	Base Value	Excess Value
Residential	9,990	227,975
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF 516 WEST A PROJ

City: OGALLALA

School: OGALLALA 1

Project Years:

Project Date: 2018

TIF-ID#: 51-8535

Project Type:

Location: Lot 2, Davis 2nd Replat, a replat of Lots 1-5, block 9, Searle's First Addition.

Description: TIF Funds used for utility and infrastructure improvements necessary for the construction of a single family residential dwelling unit.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2018	9,990	79,550	1.846888	184.50	1,469.20
2019	9,990	132,815	1.82996	182.81	2,430.46
2020	9,990	145,475	1.753399	175.16	2,550.76
2021	9,990	149,995	1.743792	174.20	2,615.60
2022	9,990	162,955	1.69127	168.96	2,756.02
2023	9,990	208,890	1.506912	150.54	3,147.80
2024	9,990	232,085	1.372355	137.10	3,185.04
2025	9,990	229,485	1.36343	136.21	3,128.88
Total				1,309.48	21,283.76

Current Year	Base Value	Excess Value
Residential	9,990	229,485
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 51 KEITH

Project Name: TIF 801 EAST 1 STREET PROJECT

City: OGALLALA

School: OGALLALA 1

Project Years:

Project Date: 2019

TIF-ID#: 51-8541

Project Type:

Location: Lot 3 Midwest Replat, a replat of Lots 1-5 Block 2 Krueger's Second Subdivision PID 046300300 Ogallala

Description: TIF funds used for site preparation, including fill to bring the Project Site out of the floodplain, architectural and engineering fees, construction of city services, public parking facilities and other eligible public improvements in association with a new 2,800 square foot commercial structure.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2019	17,005	362,915	1.82996	311.18	6,641.20
2020	17,005	374,925	1.753399	298.17	6,573.94
2021	17,005	398,260	1.743792	296.53	6,944.84
2022	17,005	445,925	1.69127	287.60	7,541.80
2023	17,005	446,735	1.506912	256.25	6,731.90
2024	17,005	326,790	1.372355	233.37	4,484.72
2025	17,005	446,445	1.36343	231.85	6,086.98

Total 1,914.95 45,005.38

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	17,005	446,445
Industrial	0	0
Other	0	0

Project Name: TIF 802 EAST 2 STREET PROJECT

City: OGALLALA

School: OGALLALA 1

Project Years:

Project Date: 2020

TIF-ID#: 51-8546

Project Type:

Location: Lot 1, Midwest Replat, a Relat of Lots 1 through 5, Block 2, Krueger's Second Subdivision. PIN# 046300100 Address: 802 East 2nd St

Description: TIF funds used for site preparation, architectural and engineering fees, construction and installation of city utilities to connect to city services, public sidewalks and infrastructure improvements, including curb cuts and gutter improvements and other eligible TIF fees needed to construct a 1,200 sq ft single family residential dwelling unit.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2020	12,320	120,735	1.753399	216.02	2,116.98
2021	12,320	124,495	1.743792	214.84	2,170.94
2022	12,320	137,465	1.69127	208.36	2,324.90
2023	12,320	177,255	1.506912	185.65	2,671.08
2024	12,320	201,665	1.372355	169.07	2,767.56
2025	12,320	197,780	1.36343	167.97	2,696.60

Total 1,161.91 14,748.06

Current Year	Base Value	Excess Value
Residential	12,320	197,780
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 51 KEITH

Project Name: TIF 804 EAST 2 STREET PROJECT

City: OGALLALA

School: OGALLALA 1

Project Years:

Project Date: 2020

TIF-ID#: 51-8547

Project Type:

Location: Lot 2, Midwest Replat, a Replat of Lots 1 through 5, Block 2, Krueger's Second Subdivision PIN# 046300200 Address: 804 East 2nd Street
Description: TIF funds used for site preparation, utility and infrastructure improvements needed to construct a 1,200 sq ft single family residential dwelling.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2020	12,315	35,460	1.753399	215.93	621.76
2021	12,315	118,450	1.743792	214.75	2,065.52
2022	12,315	130,545	1.69127	208.28	2,207.88
2023	12,315	167,890	1.506912	185.58	2,529.96
2024	12,315	189,095	1.372355	169.01	2,595.06
2025	12,315	181,550	1.36343	167.91	2,475.32
Total				1,161.46	12,495.50

Current Year	Base Value	Excess Value
Residential	12,315	181,550
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF ACGRE LLC PROJECT

City: OGALLALA

School: OGALLALA 1

Project Years: 15

Project Date: 2025

TIF-ID#: 51-8568

Project Type: Standard

Location: Lot 5 of the F.Q. Feltz Subdivision of Lots 5 and 6, Block 19, Original Town of Ogallala, Keith County Nebraska
Description: TIF funds used for site acquisition, site preparation, architectural, engineering, and legal fees

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	61,375	281,090	1.36343	836.81	3,832.48
Total				836.81	3,832.48

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	61,375	281,090
Industrial	0	0
Other	0	0

Project Name: TIF ASHCORE GODFATHER'S

City: OGALLALA

School: OGALLALA 1

Project Years:

Project Date: 2013

TIF-ID#: 51-8522

Project Type:

Location: East 40' Lot 6 Block 30 and vacated tract of land formerly Lots 7 and 8 Block 30, except portion of vacated Lot 8 Original Town
Description: TIF funds used for construction of approx. 1,500 sq. ft. restaurant and drive-through facility and construction of public improvements of areas for parking, gutters and curbs, and sidewalks.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2013	31,285	220,845	2.22668	696.62	4,917.52
2014	31,285	220,845	2.170458	679.03	4,793.36
2015	31,285	220,845	2.057868	643.80	4,544.70
2016	31,285	254,155	1.909151	597.28	4,852.20
2017	31,285	334,075	1.858294	581.37	6,208.10
2018	31,285	297,825	1.846888	577.80	5,500.50
2019	31,285	306,660	1.82996	572.50	5,611.76
2020	31,285	319,070	1.753399	548.55	5,594.58
2021	31,285	341,435	1.743792	545.55	5,953.92
2022	31,285	380,780	1.69127	529.11	6,440.02
2023	31,285	380,570	1.506912	471.44	5,734.86
2024	31,285	291,555	1.372355	429.34	4,001.18
2025	31,285	243,115	1.36343	426.55	3,314.70
Total				7,298.94	67,467.40

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	31,285	243,115
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 51 KEITH

Project Name: TIF DAVIS LAND INVESTMENTS LOT 1

City: OGALLALA

School: OGALLALA 1

Project Years:

Project Date: 2018

TIF-ID#: 51-8539

Project Type:

Location: Lot 1, Davis Replat. 918 N. Spruce.

Description: TIF Funds used for the associated public improvements required for the construction of a 2,000 sq. ft. commercial office building.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2018	9,880	158,620	1.846888	182.47	2,929.54
2019	9,880	203,855	1.82996	180.80	3,730.46
2020	9,880	213,225	1.753399	173.24	3,738.70
2021	9,880	229,400	1.743792	172.29	4,000.26
2022	9,880	282,430	1.69127	167.10	4,776.66
2023	9,880	287,530	1.506912	148.88	4,332.82
2024	9,880	210,365	1.372355	135.59	2,886.96
2025	9,880	218,885	1.36343	134.71	2,984.34
Total				1,295.08	29,379.74

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	9,880	218,885
Industrial	0	0
Other	0	0

Project Name: TIF DRIFTWOOD OGALLALA

City: OGALLALA

School: OGALLALA 1

Project Years:

Project Date: 2019

TIF-ID#: 51-8544

Project Type:

Location: Lots 1 & 2 Bedora Goodwin's Sub of Lots 1 & 2 Blk 23 Original Town PID 000109100 Ogallala

Description: TIF funds used for public improvements which consists of façade improvements, water and sewer lines from the street, and other eligible public improvement used in association with a new cultural events center.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2019	43,795	1,080	1.82996	801.43	19.76
2020	43,795	454,555	1.753399	767.90	7,970.16
2021	43,795	480,660	1.743792	763.69	8,381.72
2022	43,795	603,315	1.69127	740.69	10,203.70
2023	43,795	615,710	1.506912	659.95	9,278.22
2024	43,795	366,245	1.372355	601.02	5,026.18
2025	43,795	422,860	1.36343	597.11	5,765.40
Total				4,931.79	46,645.14

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	43,795	422,860
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 51 KEITH

Project Name: TIF ENGLAND, WALTER SCOTT

City: OGALLALA

School: OGALLALA 1

Project Years:

Project Date: 2013

TIF-ID#: 51-8524

Project Type:

Location: Lot 1 Block 5 Ogallala North Business Park Addition

Description: TIF funds used for construction of approx. 3,200 sq. ft. building for commercial, light industrial and manufacturing purposes. In addition, construction of public improvements and utility improvements in public right-of-way.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2013	15,020	121,930	2.22668	334.45	2,715.00
2014	15,020	149,145	2.170458	326.00	3,237.14
2015	15,020	151,975	2.057868	309.09	3,127.44
2016	15,020	153,625	1.909151	286.75	2,932.94
2017	15,020	200,850	1.858294	279.12	3,732.38
2018	15,020	324,045	1.846888	277.40	5,984.76
2019	15,020	327,915	1.82996	274.86	6,000.72
2020	15,020	344,310	1.753399	263.36	6,037.14
2021	15,020	372,815	1.743792	261.92	6,501.12
2022	15,020	421,560	1.69127	254.03	7,129.72
2023	15,020	474,805	1.506912	226.34	7,154.90
2024	15,020	332,655	1.372355	206.13	4,565.22
2025	15,020	365,305	1.36343	204.79	4,980.68
Total				3,504.24	64,099.16

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	15,020	365,305
Industrial	0	0
Other	0	0

Project Name: TIF FAT DOGS TRAVEL CENTER PROJECT

City: OGALLALA

School: OGALLALA 1

Project Years:

Project Date: 2021

TIF-ID#: 51-8549

Project Type: Standard

Location: Lots 1 and 2 Wilkinson Subdivision; PID's 074800100 and 074800200

Description: TIF funds used for site acquisition, site development, utility infrastructure extension and development of public parking improvements and related eligible public improvements associated with the construction of approximately 6,000 square foot commercial building containing an expanded retail area (Convenience Store) located in the development area.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	1,042,025	1,065,225	1.743792	18,170.75	18,575.32
2022	1,042,025	1,245,035	1.69127	17,623.46	21,056.92
2023	1,042,025	1,589,410	1.506912	15,702.40	23,951.02
2023	180,580	735,580	1.506912	2,721.18	11,084.54
2024	1,042,025	809,460	1.372355	14,300.28	11,108.66
2024	180,580	539,965	1.372355	2,478.20	7,410.24
2025	1,042,025	1,190,160	1.36343	14,207.28	16,227.00
2025	180,580	896,185	1.36343	2,462.08	12,218.86
Total				87,665.63	121,632.56

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	1,042,025	1,190,160
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 51 KEITH

Project Name: TIF FIRST INSIGHT EYECARE

City: OGALLALA

School: OGALLALA 1

Project Years:

Project Date: 2019

TIF-ID#: 51-8545

Project Type:

Location: Lot s 4 and 5 Bedora Goodwin's Sub of Lots 1 & 2 Block 23
Original Town PID 000109400 Ogallala
Description: TIF funds used for public improvements which consists of façade improvements, updating old bricks with stucco, insulated glass, update awning and water line, and other eligible improvements for Redevelopment Project on 6,000 square foot downtown business.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2019	159,535	300	1.82996	2,919.43	5.50
2020	159,535	429,650	1.753399	2,797.29	7,533.48
2021	159,535	473,340	1.743792	2,781.96	8,254.08
2022	159,535	632,740	1.69127	2,698.17	10,701.34
2023	159,535	648,040	1.506912	2,404.05	9,765.40
2024	159,535	400,535	1.372355	2,189.39	5,496.76
2025	159,535	513,870	1.36343	2,175.15	7,006.26
Total				17,965.44	48,762.82

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	159,535	513,870
Industrial	0	0
Other	0	0

Project Name: TIF FLANSBURG SUBDIVISION LOT 1

City: OGALLALA

School: OGALLALA 1

Project Years:

Project Date: 2023

TIF-ID#: 51-8559

Project Type:

Location: Lot 1, Flansburg Subdivision; PID 042600100
Description: TIF funds used for installation and construction of infrastructure improvements necessary in the construction of a residential, 10-unit building.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	2,890	16,295	1.506912	43.55	245.56
2024	2,890	20,130	1.372355	39.66	276.26
2025	2,890	352,800	1.36343	39.40	4,810.18
Total				122.61	5,332.00

Current Year	Base Value	Excess Value
Residential	0	352,800
Commercial	2,890	0
Industrial	0	0
Other	0	0

Project Name: TIF FLANSBURG SUBDIVISION LOT 4

City: OGALLALA

School: OGALLALA 1

Project Years: 15

Project Date: 2025

TIF-ID#: 51-8569

Project Type: Standard

Location: Lot 4 Flansburg Subdivision, Ogallala, Keith County, Nebraska
Description: TIF funds used for installation and construction of infrastructure improvements and other necessary public improvements

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	26,525	292,910	1.36343	361.65	3,993.62
Total				361.65	3,993.62

Current Year	Base Value	Excess Value
Residential	26,525	292,910
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 51 KEITH

Project Name: TIF FLANSBURG SUBDIVISION LOT 7

Location: Lot 7 Flansburg Subdivision; PID 042600700

City: OGALLALA

Project Date: 2023

Description: TIF funds used for installation and construction of infrastructure improvements necessary in the construction of 10 residential units.

School: OGALLALA 1

TIF-ID#: 51-8560

Project Years:

Project Type:

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	15,945	3,485	1.506912	240.28	52.52
2024	15,945	7,370	1.372355	218.82	101.14
2025	15,945	7,370	1.36343	217.40	100.48
Total				676.50	254.14

Current Year	Base Value	Excess Value
Residential	15,945	7,370
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF KENNEDY HOSPITALITY

Location: Tract of Land NE 1/4 Section 7 T13N R38W which is Parcel

City: OGALLALA

Project Date: 2011

#047000500 W PT TR2 Mueller & Mueller Corp Sub 4.69 Acres
Description: Renovation and remodeling of a full service lodging facility that includes hotel, restaurant and convention center space that is located at the site; the Lodge Project.

School: OGALLALA 1

TIF-ID#: 51-8521

Project Years:

Project Type:

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2011	1,181,110	2,224,790	2.075978	24,519.58	46,186.16
2012	1,181,110	2,224,790	2.092409	24,713.65	46,551.70
2013	1,181,110	2,224,790	2.22668	26,299.54	49,538.96
2014	1,181,110	2,224,790	2.170458	25,635.50	48,288.14
2015	1,181,110	2,224,790	2.057868	24,305.68	45,783.24
2016	1,181,110	2,599,440	1.909151	22,549.17	49,627.24
2017	1,181,110	3,657,995	1.858294	21,948.50	67,976.30
2018	1,181,110	2,595,020	1.846888	21,813.78	47,927.12
2019	1,181,110	2,604,715	1.82996	21,613.84	47,665.24
2020	1,181,110	2,705,820	1.753399	20,709.57	47,443.82
2021	1,181,110	2,929,115	1.743792	20,596.10	51,077.68
2022	1,181,110	3,253,765	1.69127	19,975.76	55,029.96
2023	1,181,110	3,333,010	1.506912	17,798.29	50,225.54
2024	1,181,110	2,039,395	1.372355	16,209.02	27,987.74
2025	1,181,110	3,304,000	1.36343	16,103.61	45,047.74
Total				324,791.59	726,356.58

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	1,181,110	3,304,000
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 51 KEITH

Project Name: TIF KHODIAR HOSPITALITY PROJ

City: OGALLALA

School: OGALLALA 1

Project Years:

Project Date: 2018

TIF-ID#: 51-8537

Project Type:

Location: Parcel ID 047001100. A tract of land located in the SE1/4 of Section 7, Township 13N, Range 38W of the 6th P.M.

Description: TIF Funds to be used for the construction of a 57-63 room hotel with a pool, fitness room, business center, meeting room, breakfast area and outdoor patio area.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2018	303,330	0	1.846888	5,602.17	0.00
2019	303,330	0	1.82996	5,550.82	0.00
2020	303,330	3,692,820	1.753399	5,318.59	64,749.88
2021	303,330	3,988,300	1.743792	5,289.44	69,547.66
2022	303,330	4,421,520	1.69127	5,130.13	74,779.84
2023	303,330	4,507,830	1.506912	4,570.92	67,929.04
2024	303,330	4,686,105	1.372355	4,162.76	64,310.00
2025	303,330	6,000,535	1.36343	4,135.69	81,813.10
Total				39,760.52	423,129.52

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	303,330	6,000,535
Industrial	0	0
Other	0	0

Project Name: TIF LAKEWAY LODGE PHASE II

City: OGALLALA

School: OGALLALA 1

Project Years:

Project Date: 2017

TIF-ID#: 51-8532

Project Type:

Location: Lot 3 Davis Replat

Description: Construction on approx 1,100 sq ft home and related public improvements.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2017	9,885	162,450	1.858294	183.69	3,018.80
2018	9,885	121,830	1.846888	182.56	2,250.06
2019	9,885	127,150	1.82996	180.89	2,326.80
2020	9,885	140,650	1.753399	173.32	2,466.16
2021	9,885	175,010	1.743792	172.37	3,051.82
2022	9,885	192,860	1.69127	167.18	3,261.78
2023	9,885	246,575	1.506912	148.96	3,715.68
2024	9,885	276,505	1.372355	135.66	3,794.64
2025	9,885	270,440	1.36343	134.78	3,687.26
Total				1,479.41	27,573.00

Current Year	Base Value	Excess Value
Residential	9,885	270,440
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 51 KEITH

Project Name: TIF LAKEWAY LODGE PROJ PHASE I

City: OGALLALA

School: OGALLALA 1

Project Years:

Project Date: 2016

TIF-ID#: 51-8531

Project Type:

Location: Lot 4 Davis Replat PID 064200400

Description: Construction and installation of sewer, water, and utility improvements, sidewalks curb cuts, and other public improvements in the development area associated with the construction of approx. 1,100 sq ft residential dwelling and associated improvements.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2016	8,235	164,970	1.909151	157.22	3,149.54
2017	8,235	164,970	1.858294	153.03	3,065.64
2018	8,235	164,440	1.846888	152.09	3,037.02
2019	8,235	169,535	1.82996	150.70	3,102.42
2020	8,235	187,805	1.753399	144.39	3,292.98
2021	8,235	172,810	1.743792	143.60	3,013.46
2022	8,235	179,235	1.69127	139.28	3,031.36
2023	8,235	229,290	1.506912	124.09	3,455.20
2024	8,235	256,485	1.372355	113.01	3,519.88
2025	8,235	252,510	1.36343	112.28	3,442.80
Total				1,389.69	32,110.30

Current Year	Base Value	Excess Value
Residential	8,235	252,510
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF LURED IN PROJECT

City: OGALLALA

School: OGALLALA 1

Project Years:

Project Date: 2020

TIF-ID#: 51-8548

Project Type:

Location: Lot 3, Block 1, Ogallala North Business Park Replat 1 PIN# 051900300

Description: TIF funds used for site acquisition, site preparation, utility infrastructure construction and extension, public parking enhancements and other eligible TIF fees needed to construct a 6,000 sq ft commercial building and associated public improvements required for the project.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2020	2,480	354,050	1.753399	43.48	6,207.92
2021	2,480	1,078,900	1.743792	43.25	18,813.78
2022	2,480	1,199,420	1.69127	41.94	20,285.44
2023	2,480	1,237,520	1.506912	37.37	18,648.34
2024	2,480	934,935	1.372355	34.03	12,830.64
2025	2,480	1,071,380	1.36343	33.81	14,607.52
Total				233.88	91,393.64

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	2,480	1,071,380
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 51 KEITH

Project Name: TIF NUTRIEN AG SOLUTIONS INC PROJET
City: OGALLALA **Project Date:** 2022
School: OGALLALA 1 **TIF-ID#:** 51-5883
Project Years: **Project Type:**

Location: Lot 7 in Replat of Mueller and Muller Corp 2nd Subdivision;
Address: 701 East C Street; PID 048000700
Description: TIF funds used for site preparation, construction and installation of City utilities to connect to City services, public infrastructure improvements, and construction and improvement of the public street adjacent to the Project Site, and other eligible public improvements necessary in the construction of approximately 15,000 square foot concrete containment pad for bulk fertilizer blending and storage and associated improvements.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	75,020	86,825	1.69127	1,268.79	1,468.46
2023	75,020	82,280	1.506912	1,130.49	1,239.90
2024	75,020	96,450	1.372355	1,029.54	1,323.64
2025	75,020	75,550	1.36343	1,022.85	1,030.08
Total				4,451.67	5,062.08

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	75,020	75,550
Industrial	0	0
Other	0	0

Project Name: TIF OGALL. DNP VIII DOLLAR GEN
City: OGALLALA **Project Date:** 2014
School: OGALLALA 1 **TIF-ID#:** 51-8528
Project Years: **Project Type:**

Location: Lots 2, 3, 4, 5, 6, and 7 Blk 26 and Vacated East-West alley between lots, Original Town Ogallala
Description: TIF funds used for construction and installation of public street improvements (including repair of B street) and public sidewalk improvements associated with construction of approx. 9,000 sq ft retail store and approx. 36 stall asphalt parking lot.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2014	60,225	289,610	2.170458	1,307.16	6,285.86
2015	60,225	643,670	2.057868	1,239.35	13,245.88
2016	60,225	721,100	1.909151	1,149.79	13,766.90
2017	60,225	939,875	1.858294	1,119.16	17,465.64
2018	60,225	939,515	1.846888	1,112.29	17,351.80
2019	60,225	1,003,955	1.82996	1,102.09	18,371.98
2020	60,225	1,046,960	1.753399	1,055.98	18,357.40
2021	60,225	1,126,800	1.743792	1,050.20	19,649.06
2022	60,225	1,266,860	1.69127	1,018.57	21,426.02
2023	60,225	1,277,125	1.506912	907.54	19,245.16
2024	60,225	930,875	1.372355	826.50	12,774.92
2025	60,225	846,655	1.36343	821.13	11,543.56
Total				12,709.76	189,484.18

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	60,225	846,655
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 51 KEITH

Project Name: TIF OGALLALA BREWING CO PROJECT

City: OGALLALA

School: OGALLALA 1

Project Years:

Project Date: 2022

TIF-ID#: 51-8552

Project Type:

Location: Lots 1 through 5 Campbell's Sub of Lots 5 and 6 Block 20
Original Town of Ogallala: Address: 203 West A Street; PID 001087000
Description: TIF funds used for site acquisition, site development and demolition, architectural and engineering fees, legal fees, façade enhancements, energy efficiency upgrades, landscaping and hardscaping and accessibility upgrades necessary for the renovation and rehabilitation of the vacant public library building on the Project Site to be used for a microbrewery and taproom.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	54,060	1,755	1.69127	914.30	29.68
2023	54,060	678,035	1.506912	814.64	10,217.40
2024	54,060	430,460	1.372355	741.90	5,907.44
2025	54,060	482,280	1.36343	737.07	6,575.56
Total				3,207.91	22,730.08

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	54,060	482,280
Industrial	0	0
Other	0	0

Project Name: TIF OGALLALA LODGING 2 PROJECT

City: OGALLALA

School: OGALLALA 1

Project Years: 15

Project Date: 2024

TIF-ID#: 51-8565

Project Type: Standard

Location: Lot 2 Ponty Express Replat, PID 054710200.
Description: TIF funds used for eligible public infrastructure expenses necessary for the construction of an approximately 50,000 square foot, 80 unit limited service hotel and the associated public improvements.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	70,790	1,100,275	1.372355	971.49	15,099.68
2025	70,790	2,555,190	1.36343	965.17	34,838.24
Total				1,936.66	49,937.92

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	70,790	2,555,190
Industrial	0	0
Other	0	0

Project Name: TIF OGALLALA LODGING PROJECT

City: OGALLALA

School: OGALLALA 1

Project Years:

Project Date: 2017

TIF-ID#: 51-8534

Project Type:

Location: Lot 3, Pony Express Subdivision
Description: Construction of an approx 75 to 85 room hotel and associated public improvements required for the project. Note: City amended this project later in 2017 which will change legal description in 2018. NOTE: City amended TIF are for this project in Nov 2017. Removed Lots 1 & 2 from Original TIF and Lot 3 remains for the hotel project.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2017	103,845	3,470,220	1.858294	1,929.75	64,486.90
2018	19,970	4,445,650	1.846888	368.82	82,106.18
2019	19,970	5,040,655	1.82996	365.44	92,241.98
2020	19,970	5,257,855	1.753399	350.15	92,191.18
2021	19,970	5,570,460	1.743792	348.24	97,137.24
2022	19,970	6,258,290	1.69127	337.75	105,844.58
2023	19,970	6,381,365	1.506912	300.93	96,161.56
2024	19,970	4,952,145	1.372355	274.06	67,961.02
2025	19,970	6,198,155	1.36343	272.28	84,507.50
Total				4,547.42	782,638.14

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	19,970	6,198,155
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 51 KEITH

Project Name: TIF OGALLALA MULTI-FAMILY PROJECT

City: OGALLALA

School: OGALLALA 1

Project Years: 15

Project Date: 2024

TIF-ID#: 51-8564

Project Type: Standard

Location: Lot 3 Pony Express Replat, PID 054710300.

Description: TIF funds used for eligible public infrastructure expenses necessary in the construction of approximately 77,100 square foot, four story, 78 unit multi-family apartment building.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	72,380	17,820	1.372355	993.31	244.56
2025	72,380	1,654,075	1.36343	986.85	22,552.16
Total				1,980.16	22,796.72

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	72,380	1,654,075
Industrial	0	0
Other	0	0

Project Name: TIF O'REILLY AUTO ENTERPRISES, LLC

City: OGALLALA

School: OGALLALA 1

Project Years:

Project Date: 2017

TIF-ID#: 51-8533

Project Type:

Location: Lot 1 Blk 1 O'Reilly's Replat .849 acre Parcel ID 000300100

Description: Construction of an approx 6,800 sq ft auto parts retail store and associated improvements within area.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2017	53,985	873,000	1.858294	1,003.20	16,222.92
2018	53,985	748,865	1.846888	997.04	13,830.70
2019	53,985	665,965	1.82996	987.90	12,186.90
2020	53,985	705,340	1.753399	946.57	12,367.42
2021	53,985	723,680	1.743792	941.39	12,619.48
2022	53,985	904,880	1.69127	913.03	15,303.96
2023	53,985	911,075	1.506912	813.51	13,729.10
2024	53,985	658,260	1.372355	740.87	9,033.66
2025	53,985	750,505	1.36343	736.05	10,232.62
Total				8,079.56	115,526.76

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	53,985	750,505
Industrial	0	0
Other	0	0

Project Name: TIF PONY EXPRESS RETAIL PROJ

City: OGALLALA

School: OGALLALA 1

Project Years:

Project Date: 2018

TIF-ID#: 51-8538

Project Type:

Location: Lot 2, Pony Express Subdivision

Description: TIF Funds to be used for the associated public improvements required for construction of a retail building.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2018	9,500	300,910	1.846888	175.45	5,557.48
2019	9,500	1,281,515	1.82996	173.85	23,451.22
2020	9,500	1,360,520	1.753399	166.57	23,855.34
2021	9,500	1,370,035	1.743792	165.66	23,890.56
2022	9,500	1,521,130	1.69127	160.67	25,726.42
2023	9,500	1,542,920	1.506912	143.16	23,250.46
2024	9,500	1,161,715	1.372355	130.37	15,942.86
2025	9,500	1,221,640	1.36343	129.53	16,656.22
Total				1,245.26	158,330.56

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	9,500	1,221,640
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 51 KEITH

Project Name: TIF RALLY B PROJECT

City: OGALLALA

School: OGALLALA 1

Project Years:

Project Date: 2019

TIF-ID#: 51-8542

Project Type:

Location: Lot 5 Block 1 Brinkema Replat of Lot 2 Bloc k 4 PID 051810500 Ogallala

Description: TIF funds used for site preparation, construction and installation of public utility improvements, public paving improvements and other eligible public improvements for new construction of approximately 4,000 square foot 4-plex residential unit.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2019	6,535	438,605	1.82996	119.59	8,026.30
2020	6,535	458,605	1.753399	114.58	8,041.18
2021	6,535	489,415	1.743792	113.96	8,534.38
2022	6,535	530,510	1.69127	110.52	8,972.36
2023	6,535	558,295	1.506912	98.48	8,413.02
2024	6,535	429,760	1.372355	89.68	5,897.84
2025	6,535	516,180	1.36343	89.10	7,037.76
Total				735.91	54,922.84

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	6,535	516,180
Industrial	0	0
Other	0	0

Project Name: TIF RALLY B PROJECT 2

City: OGALLALA

School: OGALLALA 1

Project Years:

Project Date: 2019

TIF-ID#: 51-8543

Project Type:

Location: Lot 6 Block 1 Brinkema Replat of Lot 2, Block 4 PID 051810600 Ogallala

Description: TIF funds used for site preparation, construction and installation of public utility improvements, public paving improvements and other eligible public improvements for new construction of approximately 4,000 square foot 4-plex residential unit.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2019	6,535	438,605	1.82996	119.59	8,026.30
2020	6,535	458,605	1.753399	114.58	8,041.18
2021	6,535	489,415	1.743792	113.96	8,534.38
2022	6,535	530,510	1.69127	110.52	8,972.36
2023	6,535	558,295	1.506912	98.48	8,413.02
2024	6,535	429,760	1.372355	89.68	5,897.84
2025	6,535	516,180	1.36343	89.10	7,037.76
Total				735.91	54,922.84

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	6,535	516,180
Industrial	0	0
Other	0	0

Project Name: TIF RANKIN PROJECT

City: OGALLALA

School: OGALLALA 1

Project Years: 15

Project Date: 2024

TIF-ID#: 51-8566

Project Type: Standard

Location: South 1/2 of Lots 1 and 2, Block 37 Aufdengarten's 1st Addition, PID 005020600.

Description: TIF funds used for eligible public infrastructure expenses necessary in the construction of approximately 4,800 square foot commercial building and associated improvements.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	15,500	148,845	1.372355	212.72	2,042.68
2025	15,500	154,500	1.36343	211.33	2,106.50
Total				424.05	4,149.18

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	15,500	154,500
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 51 KEITH

Project Name: TIF RIKNIK

City: OGALLALA

School: OGALLALA 1

Project Years:

Project Date: 2013

TIF-ID#: 51-8523

Project Type:

Location: Tract 8, Mueller and Mueller Second Subdivision

Description: TIF funds used for construction of approx. 1,400 sq. ft. building for seed sales, storage and distribution, and office area. In addition, utility improvements and public infrastructure associated with building.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2013	40,000	248,325	2.22668	890.67	5,529.40
2014	40,000	248,325	2.170458	868.18	5,389.80
2015	40,000	448,350	2.057868	823.15	9,226.46
2016	40,000	502,070	1.909151	763.66	9,585.28
2017	40,000	502,200	1.858294	743.32	9,332.36
2018	40,000	638,230	1.846888	738.76	11,787.40
2019	40,000	643,400	1.82996	731.98	11,773.96
2020	40,000	675,055	1.753399	701.36	11,836.42
2021	40,000	700,980	1.743792	697.52	12,223.64
2022	40,000	793,040	1.69127	676.51	13,412.46
2023	40,000	801,920	1.506912	602.76	12,084.24
2024	40,000	680,970	1.372355	548.94	9,345.34
2025	40,000	816,045	1.36343	545.37	11,126.20
Total				9,332.18	132,652.96

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	40,000	816,045
Industrial	0	0
Other	0	0

Project Name: TIF RUNZA PROJECT

City: OGALLALA

School: OGALLALA 1

Project Years: 15

Project Date: 2024

TIF-ID#: 51-8563

Project Type: Standard

Location: Lot 1, of a replat of all of Lot 1, Pony Express Subdivision, PID 054710100.

Description: TIF funds used for site preparation, utility construction and extension, façade enhancements, exterior lighting, landscaping, architectural, engineering and legal fees, necessary in the construction of approximately 2,722 square foot commercial building for operation as a Runza restaurant.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	55,945	568,960	1.372355	767.76	7,808.16
2025	55,945	683,505	1.36343	762.77	9,319.12
Total				1,530.53	17,127.28

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	55,945	683,505
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 51 KEITH

Project Name: TIF STAUFFER-NEBR HARVEST CNTR

City: OGALLALA

School: OGALLALA 1

Project Years:

Project Date: 2014

TIF-ID#: 51-8527

Project Type:

Location: Tract in SW 1/4 SE 1/4, Outlots, Section 7-13-38, approx. 9.74 acres
Description: TIF funds used for construction and installation of public utility improvements associated with the construction of approx. 13,000 sq ft building for agricultural machinery sales and service center, with approx. 2,590 sq ft to be used for office purposes.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2014	126,265	731,225	2.170458	2,740.53	15,870.94
2015	126,265	731,225	2.057868	2,598.37	15,047.66
2016	126,265	825,550	1.909151	2,410.59	15,761.00
2017	126,265	1,092,060	1.858294	2,346.37	20,293.70
2018	126,265	1,024,460	1.846888	2,331.97	18,920.64
2019	126,265	850,280	1.82996	2,310.60	15,559.78
2020	126,265	887,455	1.753399	2,213.93	15,560.64
2021	126,265	1,018,545	1.743792	2,201.80	17,761.32
2022	126,265	1,147,150	1.69127	2,135.48	19,401.40
2023	126,265	1,148,875	1.506912	1,902.70	17,312.54
2024	126,265	874,335	1.372355	1,732.80	11,998.98
2025	126,265	1,048,840	1.36343	1,721.53	14,300.20

Total 26,646.67 197,788.80

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	126,265	1,048,840
Industrial	0	0
Other	0	0

Project Name: TIF STEPH'S STORAGE

City: OGALLALA

School: OGALLALA 1

Project Years:

Project Date: 2023

TIF-ID#: 51-8561

Project Type:

Location: Lot 2 Becca's Subdivision; PID 022700200
Description: TIF funds used for site acquisition, site preparation, architectural, engineering and legal fees necessary on the construction of a 17,700 square foot commercial building with approximately 43 storage units.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	30,795	29,200	1.506912	464.05	440.02
2024	30,795	996,145	1.372355	422.62	13,670.66
2025	30,795	1,209,265	1.36343	419.87	16,487.48

Total 1,306.54 30,598.16

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	30,795	1,209,265
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 51 KEITH

Project Name: TIF TRI-STATE

City: OGALLALA

School: OGALLALA 1

Project Years:

Project Date: 2013

TIF-ID#: 51-8525

Project Type:

Location: Lots 4 and 5 Block 5 Ogallala North Business Park Addition being a tract of land in 30-14-38.

Description: TIF funds used for construction of approx. 11,500 sq. ft. electric transmission service center, including garage and maintenance shop and office space. In addition, construction of public road improvements, utility improvements, and related improvements in public right-of-way.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2013	53,380	968,005	2.22668	1,188.60	21,554.38
2014	53,380	968,005	2.170458	1,158.59	21,010.14
2015	53,380	968,005	2.057868	1,098.49	19,920.28
2016	53,380	973,875	1.909151	1,019.10	18,592.74
2017	53,380	1,261,505	1.858294	991.96	23,442.48
2018	53,380	1,207,465	1.846888	985.87	22,300.54
2019	53,380	1,228,600	1.82996	976.83	22,482.90
2020	53,280	1,290,225	1.753399	934.21	22,622.80
2021	53,280	1,362,230	1.743792	929.09	23,754.46
2022	53,280	1,536,655	1.69127	901.11	25,989.00
2023	53,280	1,582,405	1.506912	802.88	23,845.46
2024	53,280	1,201,310	1.372355	731.19	16,486.24
2025	53,280	1,456,280	1.36343	726.44	19,855.36
Total				12,444.36	281,856.78

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	53,280	1,456,280
Industrial	0	0
Other	0	0

Project Name: TIF WALMART

City: OGALLALA

School: OGALLALA 1

Project Years:

Project Date: 2015

TIF-ID#: 51-8529

Project Type:

Location: Parcel #054500301 and #054500302 Lots 1 and 2 Plunkett Orig Add, Adm Replat No 1 in S7-T13-R38, City Ogallala

Description: Construction of approx 70,000 sq ft bldg for Walmart retail store, fuel station improvements and 800 sq ft kiosk, parking lot, and related improvements. Project includes public improvements to construct, repair, and install public road improvements including Old Hiway 61 and Pony Express Road, extension of public water main and sanitary sewer systems, and related public improvements.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2015	149,920	5,676,240	2.057868	3,085.16	116,809.54
2016	149,920	6,317,110	1.909151	2,862.20	120,603.18
2017	149,920	8,127,880	1.858294	2,785.95	151,039.92
2018	149,920	4,674,810	1.846888	2,768.85	86,338.52
2019	149,920	4,644,815	1.82996	2,743.48	84,998.28
2020	149,920	4,859,495	1.753399	2,628.70	85,206.34
2021	149,920	5,105,170	1.743792	2,614.29	89,023.56
2022	149,920	5,601,840	1.69127	2,535.55	94,742.24
2023	149,920	5,688,440	1.506912	2,259.16	85,719.78
2024	149,920	4,446,760	1.372355	2,057.43	61,025.34
2025	149,920	5,676,020	1.36343	2,044.05	77,388.58
Total				28,384.82	1,052,895.28

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	149,920	5,676,020
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 51 KEITH

Project Name: TIF WILLOW & OAK PROJECT

City: OGALLALA

School: OGALLALA 1

Project Years:

Project Date: 2023

TIF-ID#: 51-8557

Project Type:

Location: Lot 1 Block 1 Canning's Big 4 Ventures LLC, Replat of Lot 1 Block 1 Ogallala North Business Park Addition: PID 051840100
Description: TIF funds used for site acquisition, site preparation, utility construction and extension, exterior aesthetic enhancements, landscaping, architectural, engineering and legal fees necessary in the construction of an event center consisting of a 6,000 square foot pole barn with a 40,000 square foot patio with pavillion for outdoor ceremonies and a new parking area.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	1,450	41,050	1.506912	21.85	618.60
2024	1,450	384,590	1.372355	19.90	5,277.94
2025	1,450	792,560	1.36343	19.77	10,806.00
Total				61.52	16,702.54

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	1,450	792,560
Industrial	0	0
Other	0	0

Project Name: TIF WRG PROJECT

City: OGALLALA

School: OGALLALA 1

Project Years:

Project Date: 2015

TIF-ID#: 51-8530

Project Type:

Location: Parcel #051802200 Lot 6 Blk 5 Ogallala North Business Park Addition
Description: Construction of approx 15,600 sq ft building to be used primarily as a recycling collection center and manufacturing facility and public improvements including but not limited to parking and recycling drop-off area and related site preparation and improvements.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2015	14,555	348,090	2.057868	299.52	7,163.24
2016	14,555	1,393,190	1.909151	277.88	26,598.10
2017	14,555	1,787,360	1.858294	270.47	33,214.40
2018	14,555	940,555	1.846888	268.81	17,371.00
2019	14,555	932,305	1.82996	266.35	17,060.82
2020	14,555	969,240	1.753399	255.21	16,994.64
2021	14,555	1,035,475	1.743792	253.81	18,056.54
2022	14,555	1,163,750	1.69127	246.16	19,682.16
2023	14,555	1,201,235	1.506912	219.33	18,101.56
2024	14,555	917,490	1.372355	199.75	12,591.22
2025	14,555	1,097,940	1.36343	198.45	14,969.64
Total				2,755.74	201,803.32

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	14,555	1,097,940
Industrial	0	0
Other	0	0

2026 TOTALS FOR CITY : # OGALLALA

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	134,955	2,591,160	1,840.02	35,328.65
Commercial	4,754,025	44,765,765	64,817.80	610,349.87
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	4,888,980	47,356,925	66,657.82	645,678.52

Project Count 45

CITY: PAXTON

Tax Increment Financing (TIF) Report 2025

COUNTY: 51 KEITH

Project Name: TIF PAXTON BUILDERS REDEV PROJECT
City: PAXTON **Project Date:** 2022
School: PAXTON 6 **TIF-ID#:** 51-8551
Project Years: 15 **Project Type:** Standard

Location: Lots 2, 3, 14A and 14B Paxton West Secon Addition; PID's 100600200, 100600300, 100610100, 100610200
Description: TIF funds used for eligible public improvements consisting of, but not limited to the site acquisition, site preparation, sidewalks, landscaping and other eligible public improvements necessary for the construction of eight single family homes and two duplexes to be completed in multiple phases and the associated improvements on the Project Site in each phase.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	46,500	801,565	1.013987	471.50	8,127.76
2023	46,500	974,725	1.482326	689.28	14,448.62
2024	46,500	1,147,600	1.417165	658.98	16,263.40
2025	46,500	1,217,325	1.337582	621.98	16,282.74

Total 2,441.74 55,122.52

Current Year	Base Value	Excess Value
Residential	46,500	1,217,325
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF PAXTON BUILDERS REDEV PROJECT PHASE 2
City: PAXTON **Project Date:** 2023
School: PAXTON 6 **TIF-ID#:** 51-8556
Project Years: 15 **Project Type:** Standard

Location: Lot 9 Paxton West Second Addition; PID 100600900
Description: TIF funds used for site acquisition, site preparation, sidewalks, landscaping and other eiligible public improvements necessary in the construction of 8 single family homes and 2 duplexes for a total of 12 dwelling units to be completed in multiple phases, which this is phase two of the project.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	21,190	231,645	1.482326	314.10	3,433.74
2024	21,190	274,460	1.417165	300.30	3,889.56
2025	21,190	291,635	1.337582	283.43	3,900.86

Total 897.83 11,224.16

Current Year	Base Value	Excess Value
Residential	21,190	291,635
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF PAXTON BUILDERS REDEV PROJECT- PHASE 3
City: PAXTON **Project Date:** 2024
School: PAXTON 6 **TIF-ID#:** 51-8562
Project Years: 15 **Project Type:** Standard

Location: Lots 1, 4, and 6 Paxton West Second Addition, PID's 100600100, 100600400, 100600600.
Description: TIF funds used for site acquisition, site preparation, sidewalks, landscaping and othe eligible improvements necessary in the construction of eight single family homes and two duplexes, for a total of twelve dwelling unitls, to be completed in multiple phases.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	76,515	883,250	1.417165	1,084.34	12,517.14
2025	76,515	886,670	1.337582	1,023.45	11,859.98

Total 2,107.79 24,377.12

Current Year	Base Value	Excess Value
Residential	76,515	886,670
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 51 KEITH

Project Name: TIF PAXTON BUILDERS REDEV PROJECT- PHASE 4

City: PAXTON

School: PAXTON 6

Project Years: 15

Project Date: 2025

TIF-ID#: 51-8567

Project Type: Standard

Location: Lot 12, Paxton West Second Addition, an Addition to the Village of Paxton, Keith County, Nebraska

Description: TIF funds used for site acquisition, site preparation, sidewalks, landscaping and other eligible public improvements

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	21,530	356,930	1.337582	287.98	4,774.24
Total				287.98	4,774.24

Current Year	Base Value	Excess Value
Residential	21,530	356,930
Commercial	0	0
Industrial	0	0
Other	0	0

2026 TOTALS FOR CITY : # PAXTON

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	165,735	2,752,560	2,216.84	36,817.75
Commercial	0	0	0.00	0.00
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	165,735	2,752,560	2,216.84	36,817.75

Project Count 4

2026 TOTALS FOR COUNTY : # 51 KEITH

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	300,690	5,343,720	4,056.86	72,146.40
Commercial	4,754,025	44,765,765	64,817.80	610,349.87
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	5,054,715	50,109,485	68,874.66	682,496.27

Project Count 49

Tax Increment Financing (TIF) Report 2025

COUNTY: 54 KNOX

CITY: CREIGHTON

Project Name: TIF CREIGHTON SENIOR LIVING

City: CREIGHTON

School: CREIGHTON 13

Project Years:

Project Date: 2015

TIF-ID#: 54-0952

Project Type:

Location: Parcel #540002401 Lots 7 through 12 Blk 30 Orig Town

Description: Site acquisition, preparation and infrastructure installation for a senior living facility.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2015	7,755	498,915	1.736988	134.70	8,666.10
2016	7,755	518,825	1.562179	121.15	8,104.98
2017	7,755	518,825	1.594703	123.67	8,273.72
2018	7,755	518,825	1.643259	127.43	8,525.64
2019	7,755	518,825	1.639857	127.17	8,507.98
2020	7,755	518,825	1.674439	129.85	8,687.40
2021	7,755	535,210	1.705984	132.30	9,130.60
2022	7,755	535,210	1.766622	137.00	9,455.14
2023	7,755	535,210	1.640305	127.21	8,779.08
2024	7,755	584,335	1.389344	107.74	8,118.42
2025	7,755	618,695	1.317801	102.20	8,153.18
Total				1,370.42	94,402.24

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	7,755	618,695
Industrial	0	0
Other	0	0

2026 TOTALS FOR CITY : # CREIGHTON

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	0	0	0.00	0.00
Commercial	7,755	618,695	102.20	8,153.17
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	7,755	618,695	102.20	8,153.17

Project Count 1

CITY: CROFTON

Tax Increment Financing (TIF) Report 2025

COUNTY: 54 KNOX

Project Name: TIF CMART, LLC

City: CROFTON

School: CROFTON 96

Project Years:

Project Date: 2014

TIF-ID#: 54-0951

Project Type:

Location: Acre Tracts Pt SE1/4 SE1/4 Section 23-32-2 (1.40 Acres), Crofton

Description: TIF funds used for site acquisition for commercial building, demolition of existing structure and site preparation for commercial development.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2014	62,610	0	1.766764	1,106.17	0.00
2015	62,610	256,375	1.700236	1,064.52	4,358.98
2016	62,610	231,425	1.706337	1,068.34	3,948.90
2017	62,610	231,425	1.692027	1,059.38	3,915.78
2018	62,610	231,425	1.702793	1,066.12	3,940.68
2019	62,610	241,070	1.709687	1,070.44	4,121.54
2020	62,610	241,070	1.700244	1,064.52	4,098.78
2021	62,610	254,770	1.702994	1,066.24	4,338.72
2022	62,610	254,770	1.726804	1,081.15	4,399.38
2023	62,610	254,770	1.632761	1,022.27	4,159.80
2024	62,610	222,765	1.437381	899.94	3,201.98
2025	62,610	222,765	1.384544	866.86	3,084.28

Total 12,435.95 43,568.82

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	62,610	222,765
Industrial	0	0
Other	0	0

2026 TOTALS FOR CITY : # CROFTON

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	0	0	0.00	0.00
Commercial	62,610	222,765	866.86	3,084.28
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	62,610	222,765	866.86	3,084.28

Project Count 1

CITY: VERDIGRE

Project Name: TIF VERDIGRE REDEVL PROJ 1

City: VERDIGRE

School: VERDIGRE 83R

Project Years:

Project Date: 2015

TIF-ID#: 54-0953

Project Type:

Location: Parcel 540002111 Tracts Pt NWNW 9-30-6Parcel 540002106

Tract Com S Ln 4th Ave 9-30-6Parcel 540002110 Tract NWNW 9-30-6

Description: Infrastructure street improvements includes 4th Avenue from Skyline Drive to Main St and Main Street from Quimby Avenue to 6th Street.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2015	385,565	222,865	1.655377	6,382.55	3,689.26
2016	385,565	256,050	1.6455	6,344.47	4,213.30
2017	385,565	255,655	1.816519	7,003.86	4,644.02
2018	385,565	255,655	1.860203	7,172.29	4,755.70
2019	385,565	255,705	1.85233	7,141.94	4,736.50
2020	385,565	334,160	1.99696	7,699.58	6,673.04
2021	385,565	534,445	2.004646	7,729.21	10,713.74
2022	385,565	534,445	1.98978	7,671.90	10,634.28
2023	385,565	534,445	1.887604	7,277.94	10,088.22
2024	385,565	523,045	1.744719	6,727.03	9,125.68
2025	385,565	523,045	1.796095	6,925.11	9,394.40

Total 78,075.88 78,668.14

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	385,565	523,045
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 54 KNOX

2026 TOTALS FOR CITY : # VERDIGRE

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	0	0	0.00	0.00
Commercial	385,565	523,045	6,925.11	9,394.39
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	385,565	523,045	6,925.11	9,394.39

Project Count 1

2026 TOTALS FOR COUNTY : # 54 KNOX

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	0	0	0.00	0.00
Commercial	455,930	1,364,505	7,894.17	20,631.83
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	455,930	1,364,505	7,894.17	20,631.83

Project Count 3

Tax Increment Financing (TIF) Report 2025

COUNTY: 55 LANCASTER

CITY: FIRTH

Project Name: TIF NORTH RIDGE ADD PHS 1 2ND SUBPHS 9502

City: FIRTH

School: NORRIS 160

Project Years:

Project Date: 2019

TIF-ID#: 55-9502

Project Type:

Location: Lots 1 and 2 Block 1 North Ridge Addition, Lots 1,2, and 8 Block 2 North Ridge Addition, and Lots 1,6, and 7 Block 3 North Ridge Addition PID 1426307001000, 1426307002000, 1426308001000, 1426308002000, 1426308003000, 1426308008000, 1426309001000, 1426309006000, 1426309007000 Firth

Description: TIF funds used for site preparation, grading, construction of public streets and sidewalks, construction of utility improvements including sanitary sewer, storm sewer, and water improvements, public lighting and landscaping in the Village Right-of-Way, and other eligible public improvements needed to construct a new residential subdivision.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2019	240,000	1,694,600	1.919545	4,606.91	32,528.62
2020	240,000	2,006,700	1.965151	4,716.36	39,434.70
2021	240,000	2,137,100	1.902641	4,566.34	40,661.34
2022	240,000	2,137,100	1.893889	4,545.33	40,474.30
2023	240,000	2,422,300	1.586172	3,806.81	38,421.84
2024	240,000	2,584,400	1.451935	3,484.64	37,523.82
2025	240,000	2,724,300	1.391908	3,340.58	37,919.76

Total 29,066.97 266,964.38

Current Year	Base Value	Excess Value
Residential	240,000	2,724,300
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF NORTH RIDGE ADD. PHS 1 9501

City: FIRTH

School: NORRIS 160

Project Years:

Project Date: 2018

TIF-ID#: 55-9501

Project Type:

Location: Lots 5-7, Block 2, North Ridge Addition and Lot 8, Block 3, North Ridge Addition, Firth. Parcel IDs 14-26-308-005-000; 14-26-308-006-000; 14-26-308-007-000; 14-26-309-008-000.

Description: TIF Funds to be used for grading, site preparation, construction of public streets and sidewalks, sanitary sewer, storm sewer, water improvements, public lighting and landscaping in the Village right-of-way for the construction of a residential subdivision.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2018	5,200	273,600	1.919468	99.81	5,251.66
2019	5,200	1,131,700	1.919545	99.82	21,723.50
2020	5,200	1,131,700	1.965151	102.19	22,239.62
2021	5,200	1,202,100	1.902641	98.94	22,871.66
2022	5,200	1,202,100	1.893889	98.48	22,766.44
2023	5,200	1,333,100	1.586172	82.48	21,145.26
2024	5,200	1,414,700	1.451935	75.50	20,540.52
2025	5,200	1,562,000	1.391908	72.38	21,741.60

Total 729.60 158,280.26

Current Year	Base Value	Excess Value
Residential	5,200	1,562,000
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 55 LANCASTER

Project Name: TIF NORTH RIDGE ADDITION PH ONE (3rd sub-phase) 950
City: FIRTH
School: NORRIS 160
Project Years:

Project Date: 2020
TIF-ID#: 55-9503
Project Type:

Location: Lot 3 Block 1 North Ridge Addition and Lots 2 and 5 Block 3 North Ridge Addition; PID 14-26-307-003-000, 14-26-309-002-000 and 14-26-309-005-000.
Description: TIF funds used for grading, site preparation, construction of public streets and sidewalks, construction of utility improvements including sanitary sewer, storm sewer, and water improvements, public lighting and landscaping in the Village right of way, and other eligible improvements need in the construction of a residential subdivision.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2020	145,900	693,500	1.965151	2,867.16	13,628.32
2021	145,900	729,300	1.902641	2,775.95	13,875.96
2022	145,900	729,300	1.893889	2,763.18	13,812.14
2023	145,900	859,100	1.586172	2,314.22	13,626.80
2024	145,900	920,300	1.451935	2,118.37	13,362.16
2025	145,900	1,042,900	1.391908	2,030.79	14,516.22

Total 14,869.67 82,821.60

Current Year	Base Value	Excess Value
Residential	145,900	1,042,900
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF NORTH RIDGE ADDITION PH ONE (4th sub-phase) 9504
City: FIRTH
School: NORRIS 160
Project Years:

Project Date: 2020
TIF-ID#: 55-9504
Project Type:

Location: Lot 3 Block 3 North Ridge Addition; PID 14-26-309-003-000
Description: TIF funds used for grading, site preparation, construction of public streets and sidewalks, construction of utility improvements including sanitary sewer, storm sewer, and water improvements, public lighting and landscaping needed in the construction of a residential subdivision.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2020	40,000	0	1.965151	786.06	0.00
2021	40,000	272,300	1.902641	761.06	5,180.90
2022	40,000	272,300	1.893889	757.56	5,157.06
2023	40,000	340,000	1.586172	634.47	5,392.98
2024	40,000	363,100	1.451935	580.77	5,271.98
2025	40,000	384,700	1.391908	556.76	5,354.68

Total 4,076.68 26,357.60

Current Year	Base Value	Excess Value
Residential	40,000	384,700
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF NORTH RIDGE ADDITION PHASE 1 SUB-PH 5
City: FIRTH
School: NORRIS 160
Project Years: 12

Project Date: 2021
TIF-ID#: 55-9505
Project Type: Standard

Location: Lot 3 Block 2 North Ridge Addition; PID 14-26-308-003-000
Description: TIF funds used for grading, site preparation, construction of public streets and sidewalks, construction of utility improvements including sanitary sewer, storm sewer, and water improvements, public lighting and landscaping in the Village ROW, and other eligible public improvements associated with the construction of a residential subdivision.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	40,000	269,500	1.902641	761.06	5,127.62
2022	40,000	269,500	1.893889	757.56	5,104.04
2023	40,000	325,000	1.586172	634.47	5,155.06
2024	40,000	347,200	1.451935	580.77	5,041.12
2025	40,000	359,300	1.391908	556.76	5,001.14

Total 3,290.62 25,428.98

Current Year	Base Value	Excess Value
Residential	40,000	359,300
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 55 LANCASTER

Project Name: TIF NORTH RIDGE ADDITION PHASE 1 SUB-PH 6
City: FIRTH
School: NORRIS 160
Project Years: 12

Project Date: 2022
TIF-ID#: 55-9506
Project Type: Standard

Location: Lot 3 Block 2 North Ridge Addition; PID 14-26-308-003-000
Description: TIF funds used for public improvements consisting of grading, site preparation, construction of public streets and sidewalks, construction of utility improvements including sanitary sewer, storm sewer, and water improvements, public lighting and landscaping necessary for the construction of a residential subdivision.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	42,000	142,700	1.893889	795.43	2,702.58
2023	42,000	316,300	1.586172	666.19	5,017.06
2024	42,000	338,200	1.451935	609.81	4,910.44
2025	42,000	350,400	1.391908	584.60	4,877.26
Total				2,656.03	17,507.34

Current Year	Base Value	Excess Value
Residential	42,000	350,400
Commercial	0	0
Industrial	0	0
Other	0	0

2026 TOTALS FOR CITY : # FIRTH

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	513,100	6,423,600	7,141.88	89,410.60
Commercial	0	0	0.00	0.00
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	513,100	6,423,600	7,141.88	89,410.60

Project Count 6

CITY: HALLAM

Project Name: TIF LOUIS CARL ESTATED REDEV PROJ - PHASE II-IV
City: HALLAM
School: CRETE 2
Project Years: 15

Project Date: 2024
TIF-ID#: 55-9301
Project Type: Standard

Location: Lots 1 through 25, Block 1; Lots 1 through 15, Block 2, ad Lot 1 Blcok 3 in Louis Carl Estates 1st Addition.
Description: TIF funds used for grading, erosion control, public infrastructure improvements (street, water, sewer, storm sewer, electricity), streetscaping, eligible engineering and legal fees and other eligible public improvements necessary in the construction of approximately 41 separately platted single family residential dwelling units and associated improvements.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	989,000	1,023,400	1.875454	18,548.24	19,193.40
2025	989,000	1,516,000	1.902218	18,812.94	28,837.62
Total				37,361.18	48,031.02

Current Year	Base Value	Excess Value
Residential	989,000	1,516,000
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 55 LANCASTER

Project Name: TIF LOUIS CARL ESTATES PHASE 1

City: HALLAM

Project Date: 2019

School: CRETE 2

TIF-ID#: 55-9300

Project Years:

Project Type:

Location: Lots 1 and 2 Block 1; Lots 1-5 Block 2; Lots 1-3 Block 3; and Lots 2-4 Block 4 Louis Carl Estates Addition. PID 0731222001000, 0731222002000, 073123001000, 07312223002000, 0731223003000, 0731223004000, 0731223005000, 0731224001000, 0731224002000, 0731224003000, 0731225002000, 0731225003000, 0731225004000
Halam

Description: TIF funds will be used for grading, erosion control, public infrastructure improvements (streets, water, sewer, storm sewer, electricity), streetscaping, eligible engineering and legal expenditures and other eligible public improvements needed to construct approximately 13 single family dwelling units.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2019	16,500	243,500	2.195274	362.22	5,345.50
2020	16,500	503,500	2.169912	358.04	10,925.52
2021	16,500	582,300	2.152849	355.22	12,536.04
2022	16,500	1,371,900	2.145193	353.96	29,429.90
2023	16,500	2,817,900	1.950698	321.87	54,968.72
2024	16,500	3,968,600	1.875454	309.45	74,429.28
2025	16,500	4,508,100	1.902218	313.87	85,753.90
Total				2,374.63	273,388.86

Current Year	Base Value	Excess Value
Residential	16,500	4,508,100
Commercial	0	0
Industrial	0	0
Other	0	0

2026 TOTALS FOR CITY : # HALLAM

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	1,005,500	6,024,100	19,126.80	114,591.51
Commercial	0	0	0.00	0.00
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	1,005,500	6,024,100	19,126.80	114,591.51

Project Count 2

CITY: HICKMAN

Project Name: TIF LONG RANGE INVESTMENTS PROJ 9707

City: HICKMAN

Project Date: 2020

School: NORRIS 160

TIF-ID#: 55-9707

Project Years:

Project Type:

Location: West 90 feet of Lot 7 Block 23 Billage of Hickman; PID 15-33-223-014-000

Description: TIF funds used for eligible public improvements, including site acquisition, site preparation and grading, landscaping, and construction of public improvements including the relocation of public utilities, public facade improvements and parking improvements necessary for the construction of a two-story, mixed use building with approximately 4, 000 square foot on the first floor for office/retail use, and approximately 4 residential units on the second floor.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2020	6,800	0	2.296503	156.16	0.00
2021	6,800	346,100	2.265992	154.09	7,842.60
2022	6,800	346,100	2.269348	154.32	7,854.22
2023	6,800	565,400	1.985965	135.05	11,228.66
2024	6,800	565,400	1.704457	115.90	9,637.00
2025	6,800	664,500	1.585632	107.82	10,536.52
Total				823.34	47,099.00

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	6,800	664,500
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 55 LANCASTER

2026 TOTALS FOR CITY : # HICKMAN

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	0	0	0.00	0.00
Commercial	6,800	664,500	107.82	10,536.52
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	6,800	664,500	107.82	10,536.52

Project Count 1

CITY: LINCOLN

Project Name: TIF 1040 O STREET REDE PROJ 9425

City: LINCOLN

School: LINCOLN 1

Project Years: 15

Project Date: 2022

TIF-ID#: 55-9425

Project Type: Standard

Location: Units 100, 110, 210, 220, 230, 240, 250, 310, 320, 330, 340, 350, 410, 420, 430, 440, 450, 510, 520, 530, 540, 550, 610, and 620 Ten40 O Condominiums; parcels 10-23-420-008-000 base account and condominiums 10-23-430-008-001 through 10-23-430-008-023.
Description: TIF funds used to assist with the costs of site acquisition, streetscape improvements, and other public improvements and enhancements permitted under the Community Development Law necessary in the rehabilitation of a historical, six-story building into approximately 23 market rate residential condominiums, with commercial on the first floor.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	2,197,500	299,300	1.98857	43,698.83	5,951.80
2023	2,197,550	5,984,650	1.7873	39,276.81	106,963.66
2024	2,197,550	7,055,250	1.766448	38,818.58	124,627.32
2025	2,197,550	7,645,650	1.666284	36,617.42	127,398.24
Total				158,411.64	364,941.02

Current Year	Base Value	Excess Value
Residential	1,917,350	7,178,250
Commercial	280,200	467,400
Industrial	0	0
Other	0	0

Project Name: TIF 1100 Y ST 9946

City: LINCOLN

School: LINCOLN 1

Project Years:

Project Date: 2015

TIF-ID#: 55-9946

Project Type:

Location: PID 1023237001000, 1100 Y Street Addition Lot 1PID 1023212021000, Cahn Metcalf and Farwells Subdiv, Blk 15, Lot 16
Description: Construct a 126 multi-story apartment complex with 163 surface parking stalls and accompanying public improvements including alley and street paving, utility relocations, and site preparation.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2015	587,367	33	2.027922	11,911.34	0.68
2016	792,190	9,547,410	2.036758	16,134.99	194,457.64
2017	792,190	9,547,610	2.025103	16,042.66	193,348.94
2018	792,190	9,312,410	2.005937	15,890.83	186,801.08
2019	792,190	9,312,510	2.015115	15,963.54	187,657.80
2020	792,190	8,909,210	2.012986	15,946.67	179,341.16
2021	792,190	8,909,210	1.993016	15,788.47	177,561.98
2022	792,190	14,105,010	1.98857	15,753.25	280,488.00
2023	792,190	15,694,410	1.7873	14,158.81	280,506.20
2024	792,190	16,516,110	1.766448	13,993.62	291,748.50
2025	792,190	16,974,610	1.666284	13,200.14	282,845.22
Total				164,784.32	2,254,757.20

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	792,190	16,974,610
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 55 LANCASTER

Project Name: TIF 11TH & P HOTEL & COMM CLUB 9986
City: LINCOLN
School: LINCOLN 1
Project Years:

Project Date: 2018
TIF-ID#: 55-9986
Project Type:

Location: Parcel ID 10-23-424-002-001 through 10-23-424-002-004. Lots 7-8, Block 36, Lincoln Original Plat
Description: TIF Funds to be used for acquisition, streetscape and alley improvements, interior demolition, public skywalk improvements, and façade enhancements for the redevelopment of two existing buildings into a hotel and mixed-use residential and commercial structure.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2018	2,291,700	276,400	2.005937	45,970.06	5,544.42
2019	2,291,700	3,373,900	2.015115	46,180.39	67,987.96
2020	2,291,700	6,193,700	2.012986	46,131.60	124,678.32
2021	2,291,700	6,193,600	1.993016	45,673.95	123,439.44
2022	2,291,700	6,864,100	1.98857	45,572.06	136,497.44
2023	2,291,700	6,972,100	1.7873	40,959.55	124,612.34
2024	2,291,700	7,244,200	1.766448	40,481.69	127,965.04
2025	2,291,700	7,209,800	1.666284	38,186.23	120,135.74
Total				349,155.53	830,860.70

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	2,291,700	7,209,800
Industrial	0	0
Other	0	0

Project Name: TIF 1208 "O" ST RDV. 9932
City: LINCOLN
School: LINCOLN 1
Project Years:

Project Date: 2014
TIF-ID#: 55-9932
Project Type:

Location: Lot 9 Blk 40, Original Plat Lincoln Parcel #10-23-432-005-000
Description: TIF funds used for renovation of third and fourth floors of existing property including building façade and rooftop enhancements and energy efficiency enhancements.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2014	377,800	78,300	2.016437	7,618.10	1,578.87
2015	377,800	302,700	2.027922	7,661.49	6,138.52
2016	377,800	302,700	2.036758	7,694.87	6,165.28
2017	377,800	302,700	2.025103	7,650.84	6,130.00
2018	377,800	319,100	2.005937	7,578.43	6,400.94
2019	377,800	319,100	2.015115	7,613.10	6,430.24
2020	377,800	521,300	2.012986	7,605.06	10,493.70
2021	377,800	521,300	1.993016	7,529.61	10,389.60
2022	377,800	521,300	1.98857	7,512.82	10,366.42
2023	377,800	587,900	1.7873	6,752.42	10,507.54
2024	377,800	567,800	1.766448	6,673.64	10,029.90
2025	377,800	801,900	1.666284	6,295.22	13,361.94
Total				88,185.60	97,992.95

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	377,800	801,900
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 55 LANCASTER

Project Name: TIF 1222 P ST BRICK & MORTAR INV 9988
City: LINCOLN
School: LINCOLN 1
Project Years:
Project Date: 2018
TIF-ID#: 55-9988
Project Type:

Location: Parcel ID 10-23-425-005-000. Lot 9, Block 37, Original Plat.
Property Address 1222 P St.
Description: TIF Funds to be used for demolition, site preparation, façade enhancements, and energy enhancements for the development of the existing building at 1222 P St including the addition of three new floors, all consisting of retail and residential uses.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2018	675,000	0	2.005937	13,540.07	0.00
2019	675,000	820,400	2.015115	13,602.03	16,532.00
2020	675,000	2,292,200	2.012986	13,587.66	46,141.68
2021	675,000	2,292,200	1.993016	13,452.86	45,683.92
2022	675,000	2,861,500	1.98857	13,422.85	56,902.94
2023	675,000	3,298,500	1.7873	12,064.28	58,954.10
2024	675,000	3,922,200	1.766448	11,923.52	69,283.62
2025	675,000	3,789,900	1.666284	11,247.42	63,150.50
Total				102,840.69	356,648.76

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	675,000	3,789,900
Industrial	0	0
Other	0	0

Project Name: TIF 1645 WASHINGTON STREET
City: LINCOLN
School: LINCOLN 1
Project Years: 15
Project Date: 2021
TIF-ID#: 55-9420
Project Type: Standard

Location: Lot 2, Block 2 Chases (SS) Subdivision; PID 10-36-108-003-000
Description: TIF funds used for site acquisition and city administrative fees associated with improvements including the renovation and restoration of the eight unit residential property located at 1645 Washington Street.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	35,000	87,400	1.993016	697.56	1,741.90
2022	35,000	189,500	1.98857	696.00	3,768.34
2023	35,000	204,200	1.7873	625.56	3,649.68
2024	35,000	154,800	1.766448	618.26	2,734.46
2025	35,000	179,100	1.666284	583.20	2,984.32
Total				3,220.58	14,878.70

Current Year	Base Value	Excess Value
Residential	35,000	179,100
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 55 LANCASTER

Project Name: TIF 17th & Q CREDIT UNION 9906

City: LINCOLN

School: LINCOLN 1

Project Years:

Project Date: 2011

TIF-ID#: 55-9906

Project Type:

Location: Parcels #10-24-331-002-000 Lot 2 Chislett's Addition and Parcel #10-24-319-014-000 Lot 7-10 Block 11 Kinneys O St Add
Description: Construction of new credit union on northeast corner of 17th and Q. Publicly funded improvements will include acquisition, LES improvements, and right-of-way/streetscape improvements.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2011	584,800	0	2.025212	11,843.44	0.00
2012	550,500	305,300	2.01954	11,117.57	6,165.66
2013	550,500	1,781,600	2.020638	11,123.61	35,999.69
2014	584,800	2,134,800	2.016437	11,792.12	43,046.90
2015	584,800	2,607,900	2.027922	11,859.29	52,886.18
2016	584,800	2,607,900	2.036758	11,910.96	53,116.62
2017	584,800	2,607,900	2.025103	11,842.80	52,812.66
2018	584,800	2,605,800	2.005937	11,730.72	52,270.72
2019	584,800	2,605,800	2.015115	11,784.39	52,509.88
2020	584,800	2,769,900	2.012986	11,771.94	55,757.70
2021	584,800	2,769,900	1.993016	11,655.16	55,204.56
2022	584,800	2,769,900	1.98857	11,629.16	55,081.40
2023	584,800	5,447,500	1.7873	10,452.13	97,363.18
2024	584,800	3,757,200	1.766448	10,330.19	66,368.98
2025	584,800	3,807,100	1.666284	9,744.43	63,437.10
Total				170,587.91	742,021.23

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	584,800	3,807,100
Industrial	0	0
Other	0	0

Project Name: TIF 18TH & Q REDEVELP. 9940 (PERM EXEMPT)

City: LINCOLN

School: LINCOLN 1

Project Years:

Project Date: 2014

TIF-ID#: 55-9940

Project Type:

Location: Area bounded by Q and R Streets, the vacated 18 St. to the west, and Antelope Valley Parkway to the east. Parcels#10-24-313-999-000, #10-24-314-007-000, #10-24-333-001-000, and adjacent rights of way.
Description: TIF funds used for redevelopment of area described including the construction of a 7-story private garage 1,610 parking stalls (1,270 for UNL and 340 private for private residential housing), construct 124 dwelling units on 3 stories above the garage.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2014	229,500	1,510,800	2.016437	4,627.72	30,464.33
2015	229,500	23,437,700	2.027922	4,654.08	475,298.28
2016	229,500	23,077,300	2.036758	4,674.36	470,028.76
2017	229,500	23,077,300	2.025103	4,647.61	467,339.10
2018	229,500	22,981,800	2.005937	4,603.63	461,000.44
2019	229,500	22,981,800	2.015115	4,624.69	463,109.70
2020	229,500	22,981,900	2.012986	4,619.80	462,622.44
2021	229,500	22,981,900	1.993016	4,573.97	458,032.94
2022	229,500	31,943,300	1.98857	4,563.77	635,214.88
2023	229,500	35,377,700	1.7873	4,101.85	632,305.64
2024	0	0	1.766448	0.00	0.00
2025	0	0	1.666284	0.00	0.00
Total				45,691.48	4,555,416.51

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 55 LANCASTER

Project Name: TIF 2 LANDMARK CENTER REDEVELOPMENT PROJECT
City: LINCOLN
School: LINCOLN 1
Project Years: 20
Project Date: 2023
TIF-ID#: 55-9433
Project Type: Extremely Blighted

Location: Lots 1 and 2 Landmark Addition; PID's 1026251001000 and 1026251002000
Description: TIF funds used for site preparation, streetscape improvements, alley improvements, façade and energy enhancements necessary in the construction of a three-story office building, underground and surface parking.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	1,124,600	10,178,000	1.7873	20,099.98	181,911.40
2024	1,124,600	20,355,900	1.766448	19,865.47	359,576.40
2025	1,124,600	19,290,000	1.666284	18,739.03	321,426.18
Total				58,704.48	862,913.98

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	1,124,600	19,290,000
Industrial	0	0
Other	0	0

Project Name: TIF 2236 R STREET REDEV PROJ 9424
City: LINCOLN
School: LINCOLN 1
Project Years: 15
Project Date: 2022
TIF-ID#: 55-9424
Project Type: Standard

Location: Lot 1 Lincoln Driving Park Company's 3rd Addition; PID 10-24-463-001-000
Description: TIF funds used in accordance with the Community Development Law to finance related necessary and appropriate public acquisitions, improvements, and other activities set forth in the Plan Amendment necessary for the construction of a multi-family structure and surface parking lot.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	112,200	286,800	1.98857	2,231.18	5,703.22
2023	112,200	1,137,100	1.7873	2,005.35	20,323.40
2024	112,200	1,188,800	1.766448	1,981.95	20,999.54
2025	112,200	1,262,400	1.666284	1,869.57	21,035.18
Total				8,088.05	68,061.34

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	112,200	1,262,400
Industrial	0	0
Other	0	0

Project Name: TIF 23 & Y STREET
City: LINCOLN
School: LINCOLN 1
Project Years: 20
Project Date: 2023
TIF-ID#: 55-9441
Project Type: Extremely Blighted

Location: Lot 1 Nat's Addition; PID 1024254001000
Description: TIF funds used for site acquisition, site preparation and demolition, utility work, alley paving and right-of-way improvements necessary in the construction of two multi-family housing units totaling 36 apartments including associated parking.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	394,200	1,591,000	1.7873	7,045.54	28,435.94
2024	394,200	3,627,700	1.766448	6,963.34	64,081.44
2025	394,200	4,692,600	1.666284	6,568.49	78,192.04
Total				20,577.37	170,709.42

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	394,200	4,692,600
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 55 LANCASTER

Project Name: TIF 23RD & O ST 9948

City: LINCOLN

School: LINCOLN 1

Project Years:

Project Date: 2015

TIF-ID#: 55-9948

Project Type:

Location: PID 1025237001000 Field & Harrisons Addition, Blk 1, Lot 1-18, except E16' S158' & Vac E-W Alley Adj.

Description: Remove blight and substandard conditions and redevelop a large retail building to be used as an integrated community health clinic providing outpatient medical care and behavioral health services. Public improvements included property acquisition.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2015	1,086,900	120,500	2.027922	22,041.48	2,443.66
2016	1,086,900	415,000	2.036758	22,137.52	8,452.56
2017	1,086,900	2,310,300	2.025103	22,010.84	46,785.96
2018	1,086,900	2,832,400	2.005937	21,802.53	56,816.16
2019	1,086,900	2,832,400	2.015115	21,902.28	57,076.12
2020	1,086,900	2,934,900	2.012986	21,879.14	59,079.14
2021	1,086,900	2,934,900	1.993016	21,662.09	58,493.04
2022	1,086,900	2,934,900	1.98857	21,613.77	58,362.54
2023	1,086,900	3,204,900	1.7873	19,426.16	57,281.18
2024	1,086,900	3,491,000	1.766448	19,199.52	61,666.70
2025	1,086,900	3,466,600	1.666284	18,110.84	57,763.40
Total				231,786.17	524,220.46

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	1,086,900	3,466,600
Industrial	0	0
Other	0	0

Project Name: TIF 23RD STREET NET ZERO LIVE WORK REDEV PROJ

City: LINCOLN

School: LINCOLN 1

Project Years: 20

Project Date: 2025

TIF-ID#: 55-9456

Project Type: Extremely Blighted

Location: Lot 1 Antelope Square 2nd Addition, Lincoln, Lancaster County

Description: TIF funds used for site acquisition, site preparation, solar energy enhancements, and energy enhancements

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	59,800	1,018,400	1.666284	996.44	16,969.44
Total				996.44	16,969.44

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	59,800	1,018,400
Industrial	0	0
Other	0	0

Project Name: TIF 25TH & VINE REDEV PROJ 9427

City: LINCOLN

School: LINCOLN 1

Project Years: 20

Project Date: 2022

TIF-ID#: 55-9427

Project Type: Extremely Blighted

Location: Lot 1 Dominic Additon; PID 10-24-253-001-000

Description: TIF funds used in the construction of two multi-family housing structures with a total of thirty-six units and the associated parking lot on the project site.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	414,300	0	1.98857	8,238.65	0.00
2023	517,400	5,080,500	1.7873	9,247.49	90,803.78
2024	517,400	5,360,300	1.766448	9,139.60	94,686.92
2025	517,400	4,497,900	1.666284	8,621.35	74,947.80
Total				35,247.09	260,438.50

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	517,400	4,497,900
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 55 LANCASTER

Project Name: TIF 26TH & U STREET REDEV PROJ

City: LINCOLN

School: LINCOLN 1

Project Years: 20

Project Date: 2025

TIF-ID#: 55-9455

Project Type: Extremely Blighted

Location: Lots 1-8 including Outlot A, Maureen Addition, Lincoln, Lancaster County, Nebraska

Description: TIF funds used for site acquisition, site preparation, utility improvements, façade enhancements, and streetscape improvements

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	64,000	619,600	1.666284	1,066.42	10,324.30
Total				1,066.42	10,324.30

Current Year	Base Value	Excess Value
Residential	64,000	619,600
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF 27TH & STAR ST REDEVELOPMENT PROJECT

City: LINCOLN

School: LINCOLN 1

Project Years: 15

Project Date: 2024

TIF-ID#: 55-9446

Project Type: Standard

Location: Lots 1 through 4 Marshall Addition, PID's 1719153004000, 1719153002000, 1719153003000, 1719153001000.

Description: TIF funds used eligible public improvements necessary in the construction of a twelve unit multi-family building and three townhomes, which will include a surfaced parking lot that serves the tenants.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	221,900	1,955,200	1.766448	3,919.75	34,537.60
2025	221,900	2,233,800	1.666284	3,697.48	37,221.46
Total				7,617.23	71,759.06

Current Year	Base Value	Excess Value
Residential	87,800	783,400
Commercial	134,100	1,450,400
Industrial	0	0
Other	0	0

Project Name: TIF 300 S 16TH ST REDEVELOPMENT PROJ

City: LINCOLN

School: LINCOLN 1

Project Years: 15

Project Date: 2024

TIF-ID#: 55-9449

Project Type: Standard

Location: Lot 5, North 100' of the W1/2 nad the North 100' of Lot 6, Block 93 Lincoln Original. PID 1025115004000.

Description: TIF funds used for adminstration costs, site acquisition, historic façade restoration, and energy enhancements necessary to redevelop and rehabilitate the over 100 year old building at 300 South 16th Street into approximately 22 rent-restricted residential units and complete other improvements of the site.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	669,200	33,400	1.766448	11,821.07	590.00
2025	669,200	355,700	1.666284	11,150.77	5,926.98
Total				22,971.84	6,516.98

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	669,200	355,700
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 55 LANCASTER

Project Name: TIF 48TH & HOLDREGE REDVLP 9980

City: LINCOLN

School: LINCOLN 1

Project Years:

Project Date: 2017

TIF-ID#: 55-9980

Project Type:

Location: Lot 1 Square at 48 Addition

Description: A five-story mixed-use development with first floor retail and four stories of residential use.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2017	1,195,200	1,158,400	2.025103	24,204.03	23,458.80
2018	1,195,200	7,751,800	2.005937	23,974.96	155,496.22
2019	1,195,200	9,024,300	2.015115	24,084.65	181,850.02
2020	1,195,200	9,258,200	2.012986	24,059.21	186,366.28
2021	1,195,200	9,634,900	1.993016	23,820.53	192,025.10
2022	1,195,200	12,078,000	1.98857	23,767.39	240,179.48
2023	1,195,200	13,242,600	1.7873	21,361.81	236,685.00
2024	1,195,200	16,428,600	1.766448	21,112.59	290,202.68
2025	1,195,200	16,911,200	1.666284	19,915.43	281,788.62

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	1,195,200	16,911,200
Industrial	0	0
Other	0	0

Total 206,300.60 1,788,052.20

Project Name: TIF 48TH & LEIGHTON 9403

City: LINCOLN

School: LINCOLN 1

Project Years:

Project Date: 2019

TIF-ID#: 55-9403

Project Type:

Location: Lot 2 and Lot 3 Leighton Mixed Use Addition PID

1717154002000 and 1717154003000 Lincoln

Description: TIF funds used for property acquisition, site preparation, environmental remediation, utility relocation, streetscape, and façade enhancements.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2019	1,957,000	2,469,000	2.015115	39,435.80	49,753.20
2020	1,962,600	7,068,900	2.012986	39,506.86	142,295.98
2021	1,962,600	19,602,200	1.993016	39,114.93	390,674.98
2022	1,962,600	26,386,300	1.98857	39,027.67	524,710.06
2023	1,962,600	28,785,300	1.7873	35,077.55	514,479.68
2024	1,962,600	35,321,700	1.766448	34,668.31	623,939.46
2025	1,962,600	39,932,200	1.666284	32,702.49	665,383.86

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	1,962,600	39,932,200
Industrial	0	0
Other	0	0

Total 259,533.61 2,911,237.22

Project Name: TIF 9TH & O STREET REDEV PROJ

City: LINCOLN

School: LINCOLN 1

Project Years: 15

Project Date: 2021

TIF-ID#: 55-9419

Project Type: Standard

Location: Lots 7-12, Block 54 Original Plat, and Lots D-F County Clerks

Subdivision of lots 1-6 Original Plat; PID 1026201014000

Description: TIF funds used for site acquisition and legal fees associated with the design and construction of a six story hotel with approximately 140 rooms, underground parking, and a surface lot totally 88 stalls.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	1,414,600	11,191,600	1.993016	28,193.20	223,050.38
2022	1,414,600	17,173,700	1.98857	28,130.31	341,511.06
2023	1,414,600	14,324,700	1.7873	25,283.15	256,025.36
2024	1,414,600	14,324,700	1.766448	24,988.17	253,038.38
2025	1,414,600	14,317,900	1.666284	23,571.25	238,576.88

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	1,414,600	14,317,900
Industrial	0	0
Other	0	0

Total 130,166.08 1,312,202.06

Tax Increment Financing (TIF) Report 2025

COUNTY: 55 LANCASTER

Project Name: TIF AIRPORT ENTRYWAY 9938

City: LINCOLN

School: LINCOLN 1

Project Years:

Project Date: 2014

TIF-ID#: 55-9938

Project Type:

Location: Includes 83 parcels in multiple subdivisions, in an area generally located from near the Lincoln Airport on West Adams St., east on Cornhusker Highway to Antelope Valley Roadway including the I-180 interchange, and south along I-180 to S Street.
Description: TIF funds used for construction of streetscape improvement project including landscaping, irrigation, signs and banners.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2014	47,139,900	0	2.016437	950,546.39	0.00
2015	47,005,800	1,119,700	2.027922	953,240.96	22,706.64
2016	46,857,200	1,119,800	2.036758	954,367.77	22,807.62
2017	46,813,100	8,277,900	2.025103	948,013.49	167,636.00
2018	46,491,100	12,978,000	2.005937	932,582.18	260,330.50
2019	46,560,100	13,492,100	2.015115	938,239.56	271,881.34
2020	46,614,800	16,463,800	2.012986	938,349.40	331,414.00
2021	46,667,000	17,696,700	1.993016	930,080.78	352,698.06
2022	46,675,300	18,763,900	1.98857	928,171.01	373,133.30
2023	46,937,900	24,711,900	1.7873	838,921.09	441,675.80
2024	46,946,800	25,278,000	1.766448	829,290.81	446,522.74
2025	46,959,700	32,625,900	1.666284	782,481.97	543,640.16
Total				10,924,285.41	3,234,446.16

Current Year	Base Value	Excess Value
Residential	3,243,800	4,647,500
Commercial	43,715,900	27,978,400
Industrial	0	0
Other	0	0

Project Name: TIF ANTELOPE CRK VLG PHS2 9950

City: LINCOLN

School: LINCOLN 1

Project Years:

Project Date: 2015

TIF-ID#: 55-9950

Project Type:

Location: Lots 8 - 19 Antelope Creek Village Addition
Description: Remove blight and substandard conditions and redevelop new housing for home ownership. Public improvements include site preparation and streetscape in the public right-of-way.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2015	481,600	1,370,900	2.027922	9,766.47	27,800.78
2016	481,600	1,370,900	2.036758	9,809.03	27,921.92
2017	481,600	1,360,000	2.025103	9,752.90	27,541.40
2018	481,600	1,376,200	2.005937	9,660.59	27,605.70
2019	481,600	1,630,200	2.015115	9,704.79	32,850.40
2020	481,600	1,701,100	2.012986	9,694.54	34,242.90
2021	481,600	1,910,400	1.993016	9,598.37	38,074.58
2022	481,600	1,910,400	1.98857	9,576.95	37,989.64
2023	481,600	2,298,900	1.7873	8,607.64	41,088.24
2024	481,600	2,298,900	1.766448	8,507.21	40,608.88
2025	481,600	3,040,800	1.666284	8,024.82	50,668.36
Total				102,703.31	386,392.80

Current Year	Base Value	Excess Value
Residential	481,600	3,040,800
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 55 LANCASTER

Project Name: TIF ANTELOPE SQUARE APARTMENTS

City: LINCOLN

School: LINCOLN 1

Project Years: 20

Project Date: 2023

TIF-ID#: 55-9432

Project Type: Extremely Blighted

Location: Lot 1 Antelope Creek Village 2nd Addition; PID 1024464001000

Description: TIF funds used for public services necessary in the construction of a multi-family housing structure which will include approximately 152 residential dwelling units, made up of studio, one-bedroom, two-bedroom and two-bedroom townhouse units, along with surface and underground parking lots on site.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	702,000	2,874,300	1.7873	12,546.85	51,372.36
2024	702,000	20,081,800	1.766448	12,400.46	354,734.56
2025	702,000	30,329,200	1.666284	11,697.31	505,370.62
Total				36,644.62	911,477.54

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	702,000	30,329,200
Industrial	0	0
Other	0	0

Project Name: TIF ANTELOPE SQUARE PHASE II 9402

City: LINCOLN

School: LINCOLN 1

Project Years:

Project Date: 2019

TIF-ID#: 55-9402

Project Type:

Location: Lots 1-8; Lots 1-6 Block 2; and Outlots A & B Antelope Square First Addition PID1024458001000, 1024458002000, 1024458003000, 1024458004000, 1024458005000, 1024458006000, 1024458007000, 1024458008000, 1024459001000, 1024459002000, 1024458003000, 1024459004000, 1024459005000, 1024459006000, 1024458009000, 1024459007000.

Description: TIF funds used for City cost of issuance, administration fees, assist with site acquisition site, site preparation, demolition, , grading, environmental remediation, utility relocation and burial, streetscape and landscape, façade enhancement used to construct 14 attached single-family dwellings.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2019	264,000	1,874,300	2.015115	5,319.90	37,769.30
2020	264,000	2,622,600	2.012986	5,314.28	52,792.58
2021	264,000	2,669,300	1.993016	5,261.56	53,199.58
2022	264,000	2,684,500	1.98857	5,249.82	53,383.16
2023	264,000	3,045,200	1.7873	4,718.47	54,426.86
2024	264,000	3,045,200	1.766448	4,663.42	53,791.88
2025	264,000	3,423,800	1.666284	4,398.99	57,050.24
Total				34,926.44	362,413.60

Current Year	Base Value	Excess Value
Residential	264,000	3,423,800
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 55 LANCASTER

Project Name: TIF ANTELOPE SQUARE PHS 1 9968

City: LINCOLN

School: LINCOLN 1

Project Years:

Project Date: 2017

TIF-ID#: 55-9968

Project Type:

Location: Parcels 1024457001000, 1024457002000, 1024457003000, 1024457004000, 1024457005000, 1024457006000, 1024457007000, 1024457008000, 1024457010000, 1024457011000, 1024457009000.
Description: Area bounded by 22nd & 23rd St and R & Q St. two phase project. Phase I is for the construction of 10 attached single family dwellings.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2017	203,300	241,200	2.025103	4,117.03	4,884.56
2018	203,300	1,199,800	2.005937	4,078.07	24,067.24
2019	203,300	1,812,800	2.015115	4,096.73	36,530.00
2020	203,300	1,812,800	2.012986	4,092.40	36,491.42
2021	203,300	1,893,100	1.993016	4,051.80	37,729.80
2022	203,300	1,905,000	1.98857	4,042.76	37,882.26
2023	203,300	2,153,600	1.7873	3,633.58	38,491.30
2024	203,300	2,153,600	1.766448	3,591.19	38,042.22
2025	203,300	2,353,400	1.666284	3,387.56	39,214.34
Total				35,091.12	293,333.14

Current Year	Base Value	Excess Value
Residential	203,300	2,353,400
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF ANTELOPE TOWER 9412

City: LINCOLN

School: LINCOLN 1

Project Years:

Project Date: 2020

TIF-ID#: 55-9412

Project Type:

Location: Lots 49-55 Boggs and Holmes Subdivision; Lots 11-17 McMurty's Addition, Block 2; and the vacated East/West alley between South 20th Street and South Antelope Valley Parkway
Description: Tif funds used for administrative fees, bond counsel fees, site acquisition, site preparation, landscape improvements, facade enhancements, energy enhancements, and street and sidewalk improvements needed in the construction of a mixed-use building containing approximately 93 residential units and around 18,000 square feet of retail or commercial space.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2020	671,400	1,174,500	2.012986	13,515.19	23,642.52
2021	671,400	2,080,800	1.993016	13,381.11	41,470.68
2022	671,400	9,133,700	1.98857	13,351.26	181,630.02
2023	671,400	15,272,900	1.7873	11,999.93	272,972.54
2024	671,400	14,386,700	1.766448	11,859.93	254,133.58
2025	671,400	14,914,200	1.666284	11,187.43	248,512.94
Total				75,294.85	1,022,362.28

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	671,400	14,914,200
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 55 LANCASTER

Project Name: TIF ASPEN HEIGHTS REDEVLP 9962

City: LINCOLN

School: LINCOLN 1

Project Years:

Project Date: 2016

TIF-ID#: 55-9962

Project Type:

Location: Area between 17th and Antelope Parkway, O to Q

streets Amended 3-9-2017 removed Parcel 10-24-326-018-000.

Remaining parcels in project 10-24-319-011-000, 10-24-319-016-000, 10-24-320-017-000, and 10-24-326-017-000, and includes the alleys and rights-of-ways.

Description: Private redevelopment of the property into 3 housing complexes and 7 townhomes with a total of 182 residential units and a 600-stall parking structure, and allows for the use of TIF funds for public improvements (i.e., street and streetscape, utility relocation), public enhancements (i.e., façade, demolition and site remediation), and acquisition.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2016	4,185,000	17,237,500	2.036758	85,238.32	351,086.16
2017	1,263,400	20,449,900	2.025103	25,585.15	414,131.54
2018	1,263,400	33,488,800	2.005937	25,343.01	671,764.24
2019	1,263,400	33,488,800	2.015115	25,458.96	674,837.84
2020	1,263,400	40,247,100	2.012986	25,432.07	810,168.50
2021	1,263,400	31,722,800	1.993016	25,179.76	632,240.48
2022	1,263,400	46,438,400	1.98857	25,123.59	923,460.10
2023	1,263,400	50,123,400	1.7873	22,580.75	895,855.54
2024	1,181,218	51,602,582	1.766448	20,865.60	911,532.78
2025	1,181,218	47,218,382	1.666284	19,682.45	786,792.34
Total				300,489.66	7,071,869.52

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	1,181,218	47,218,382
Industrial	0	0
Other	0	0

Project Name: TIF ATRIUM BUILDING

City: LINCOLN

School: LINCOLN 1

Project Years: 20

Project Date: 2023

TIF-ID#: 55-9443

Project Type: Extremely Blighted

Location: Tract A ground leasehold interest in Lot 13 and the West 20 feet of Lot 14, Block 57; Tract B fee interest in the East 30 feet of Lot 14, and all of lots 15 through 17 and 10 3/8 inches of the South 75 feet of Lots 17 and 18, Block 57; Tract C ground leasehold interest in the South 57 feet, 1 5/8 inches of Lots 17 and 18, Block 57 all in Original Plat of the City of Lincoln; PID's 1026204010000, 1026204014000, 1026204015000.

Description: TIF funds used for site acquisition, demolition and alley paving, rehabilitation of the historical façade features, other façade enhancements and energy enhancements necessary for the redevelopment and rehabilitation of the historical Atrium Building.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	2,614,600	2,447,100	1.7873	46,730.75	43,737.02
2024	2,614,600	2,964,400	1.766448	46,185.55	52,364.58
2025	2,614,600	3,049,500	1.666284	43,566.66	50,813.34
Total				136,482.96	146,914.94

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	2,614,600	3,049,500
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 55 LANCASTER

Project Name: TIF BLOCK 38 REDEVLP 9914

City: LINCOLN

School: LINCOLN 1

Project Years:

Project Date: 2012

TIF-ID#: 55-9914

Project Type:

Location: North half of Block 38 bounded by 13th, 14th, P and Q Streets, known as Parkhaus Tower Condominium 1317 Q St. and abutting rights of way and east-west alley of Block 38 downtown Lincoln
Description: TIF funds used for redevelopment of the north half of Block 38, between 13th and 14th, P and Q Streets, including the private construction of new residential apartments, ground-floor retail units, and parking facility to support residential & commercial uses.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2012	358,300	3,646,600	2.01954	7,236.01	73,644.55
2013	358,300	4,741,100	2.020638	7,239.95	95,800.47
2014	358,300	4,741,100	2.016437	7,224.89	95,601.29
2015	358,300	11,578,600	2.027922	7,266.04	234,804.98
2016	358,300	11,960,100	2.036758	7,297.70	243,598.30
2017	358,300	11,960,100	2.025103	7,255.94	242,204.34
2018	358,300	12,026,000	2.005937	7,187.27	241,233.98
2019	358,300	12,025,600	2.015115	7,220.16	242,329.68
2020	358,300	11,541,700	2.012986	7,212.53	232,332.82
2021	358,300	11,541,600	1.993016	7,140.98	230,025.94
2022	358,300	15,882,100	1.98857	7,125.05	315,826.68
2023	358,300	17,032,000	1.7873	6,403.90	304,412.94
2024	358,300	17,596,200	1.766448	6,329.18	310,827.72
2025	358,300	16,304,600	1.666284	5,970.30	271,680.94
Total				98,109.90	3,134,324.63

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	358,300	16,304,600
Industrial	0	0
Other	0	0

Project Name: TIF BLOCK 68 PROJ 9952

City: LINCOLN

School: LINCOLN 1

Project Years:

Project Date: 2015

TIF-ID#: 55-9952

Project Type:

Location: PID 1026208019000 Lincoln Orig Town Block 68, Lot 4-10, and Cropseys Sub (of Block 68 Lots 1-3 Orig Lincoln) Lots A-F, and Brocks Sub (of Block 68 Lots 11-12 Original Lincoln) Lots A-F and Vacated Alleys
Description: Construction of 6-story mixed-use complex with parking in sub-level and first, retail on first, and housing on floors two through six.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2015	1,399,700	21,730,300	2.027922	28,384.82	440,673.54
2016	1,399,700	35,773,100	2.036758	28,508.50	728,611.48
2017	1,399,700	35,891,200	2.025103	28,345.37	726,833.78
2018	1,399,700	36,170,900	2.005937	28,077.10	725,565.48
2019	1,399,700	36,170,900	2.015115	28,205.56	728,885.24
2020	1,399,700	37,968,000	2.012986	28,175.77	764,290.52
2021	1,399,700	37,968,000	1.993016	27,896.24	756,708.32
2022	1,399,700	45,001,000	1.98857	27,834.01	894,876.40
2023	1,399,700	48,664,100	1.7873	25,016.84	869,773.46
2024	1,399,700	51,164,100	1.766448	24,724.97	903,787.22
2025	1,399,700	47,234,400	1.666284	23,322.98	787,059.26
Total				298,492.16	8,327,064.70

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	1,399,700	47,234,400
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 55 LANCASTER

Project Name: TIF BLUE BLOOD BREWING CO.9960

City: LINCOLN

School: LINCOLN 1

Project Years:

Project Date: 2016

TIF-ID#: 55-9960

Project Type:

Location: 925 Robbers Cave Road, Robbers Cave Subdivision, Lot 3PID 09-02-236-003-000

Description: Acquisition of property to construct a brewery and taproom/restaurant with associated surface parking, renovation, restoration, and opening of Robber's Cave for public tours, private events and brewery storage.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2016	83,600	261,500	2.036758	1,702.73	5,326.12
2017	83,600	1,037,300	2.025103	1,692.99	21,006.40
2018	83,600	1,109,800	2.005937	1,676.96	22,261.90
2019	83,600	1,130,300	2.015115	1,684.64	22,776.84
2020	83,600	1,211,100	2.012986	1,682.86	24,379.28
2021	83,600	926,400	1.993016	1,666.16	18,463.30
2022	83,600	926,400	1.98857	1,662.44	18,422.12
2023	83,600	1,047,600	1.7873	1,494.18	18,723.76
2024	83,600	1,072,200	1.766448	1,476.75	18,939.86
2025	83,600	1,121,300	1.666284	1,393.01	18,684.04
Total				16,132.72	188,983.62

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	83,600	1,121,300
Industrial	0	0
Other	0	0

Project Name: TIF CAMPION HOUSING PROJECT 9429

City: LINCOLN

School: LINCOLN 1

Project Years: 15

Project Date: 2022

TIF-ID#: 55-9429

Project Type: Standard

Location: Lot 1 Campion; PID 10-26-249-001-000

Description: TIF funds may be used for site acquisition, demolition, site preparation and grading, streetscape and public area enhancements, public utility and infrastructure improvements, energy efficiency improvements, façade enhancements, and other public improvements in the Redevelopment Area necessary in the design and construction of a seven story student housing building, including covered parking and other amenities. The building will include approximately 120 4-bedroom units, six 3 bedroom units, and eight 2-bedroom units.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	2,295,800	15,542,200	1.98857	45,653.59	309,067.54
2023	2,295,800	42,075,900	1.7873	41,032.83	752,022.56
2024	2,295,800	44,232,900	1.766448	40,554.11	781,351.18
2025	2,295,800	40,332,400	1.666284	38,254.55	672,052.34
Total				165,495.08	2,514,493.62

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	2,295,800	40,332,400
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 55 LANCASTER

Project Name: TIF CANOPY PARK REDEV PROJ

City: LINCOLN

School: LINCOLN 1

Project Years: 15

Project Date: 2021

TIF-ID#: 55-9423

Project Type: Standard

Location: Lots 1 and 2 West Haymarket 6th Addition; PID 1023107001000 & 1023107002000

Description: TIF funds will be used for fees, Block 5 public plaza/park improvements, streetscape, demolition and site preparation, grading, environmental study, site acquisition, façade enhancements, energy enhancements, and other public improvements and enhancements associated with the design and construction of three six-story, mixed use buildings with a total of 254 residential dwelling units and 66 secured parking garages attached to and taking access from the Deck 4 public garage.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	1,836,500	2,801,800	1.993016	36,601.74	55,840.32
2022	1,836,500	18,845,700	1.98857	36,520.09	374,759.94
2023	1,836,500	35,092,100	1.7873	32,823.76	627,201.10
2024	1,836,500	48,814,300	1.766448	32,440.82	862,279.24
2025	1,836,500	47,819,800	1.666284	30,601.31	796,813.68
Total				168,987.72	2,716,894.28

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	1,836,500	47,819,800
Industrial	0	0
Other	0	0

Project Name: TIF CASE,CASE,&CSE 1421 P 9954

City: LINCOLN

School: LINCOLN 1

Project Years:

Project Date: 2015

TIF-ID#: 55-9954

Project Type:

Location: PID 1024322002000 N 65ft Lot 6, Little and Alexander's

Subdivision of Lot 63, S.W. Little's Subdivision

Description: Rehabilitation of apartment project at 1421 P Street.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2015	365,300	511,700	2.027922	7,408.00	10,376.88
2016	365,300	511,700	2.036758	7,440.28	10,422.10
2017	365,300	511,700	2.025103	7,397.70	10,362.46
2018	365,300	617,200	2.005937	7,327.69	12,380.64
2019	365,300	617,200	2.015115	7,361.22	12,437.30
2020	365,300	527,800	2.012986	7,353.44	10,624.54
2021	365,300	527,800	1.993016	7,280.49	10,519.14
2022	365,300	944,700	1.98857	7,264.25	18,786.02
2023	365,300	1,038,200	1.7873	6,529.01	18,555.76
2024	365,300	1,108,400	1.766448	6,452.83	19,579.32
2025	365,300	1,821,400	1.666284	6,086.94	30,349.70
Total				77,901.85	164,393.86

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	365,300	1,821,400
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 55 LANCASTER

Project Name: TIF CENTERPOINTE SOUTH STREET PROJECT
City: LINCOLN **Project Date:** 2023
School: LINCOLN 1 **TIF-ID#:** 55-9444
Project Years: 20 **Project Type:** Extremely Blighted

Location: Units 1, 2, 3, 4, and 5, Declaration of CenterPointe South Street Condominium Regime; PID's 10-35-437-003-001, 10-35-437-003-002, 10-35-437-003-003, 10-35-437-003-004, 10-35-437-003-005-000.
Description: TIF funds used for eligible public improvements, including site acquisition, site preparation, demolition, façade improvements necessary for the renovation and rehabilitation of an existing building to include 32 affordable housing units, a community services facility.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	238,000	3,842,700	1.7873	4,253.77	68,680.58
2024	238,000	5,058,700	1.766448	4,204.15	89,359.30
2025	238,000	5,011,100	1.666284	3,965.76	83,499.16
Total				12,423.68	241,539.04

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	238,000	5,011,100
Industrial	0	0
Other	0	0

Project Name: TIF CENTRAL HOTEL REDEV PROJ 9414
City: LINCOLN **Project Date:** 2020
School: LINCOLN 1 **TIF-ID#:** 55-9414
Project Years: **Project Type:**

Location: Lot 5 through 9 Block 58 Original Plat; PID 1026205004000, 1026205003000, and 10262605002000
Description: TIF funds were used for site acquisition, site demolition and preparation, facade restoration and enhancement, streetscape improvements in "O" Street right of way and related public improvements.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2020	1,140,300	653,800	2.012986	22,954.08	13,160.90
2021	1,140,300	653,800	1.993016	22,726.36	13,030.34
2022	1,140,300	653,800	1.98857	22,675.66	13,001.28
2023	1,140,300	1,014,500	1.7873	20,380.58	18,132.16
2024	1,140,300	1,110,600	1.766448	20,142.81	19,618.18
2025	1,140,300	1,265,800	1.666284	19,000.64	21,091.82
Total				127,880.13	98,034.68

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	1,140,300	1,265,800
Industrial	0	0
Other	0	0

Project Name: TIF CENTRAL LUMBER SALES REDEVELOPMENT PROJEC
City: LINCOLN **Project Date:** 2022
School: LINCOLN 1 **TIF-ID#:** 55-9431
Project Years: 15 **Project Type:** Standard

Location: Lot 1, CLS Addition, Lincoln, Lancaster County, Nebraska
Description: TIF funds used for construction of a 100,000 to 122,500 square foot distribution facility and associated parking lot for Central Lumber Sales a wholesale building materials distributor

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	59,000	4,516,400	1.7873	1,054.51	80,721.62
2024	59,000	8,706,700	1.766448	1,042.20	153,799.34
2025	59,000	9,538,500	1.666284	983.11	158,938.50
Total				3,079.82	393,459.46

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	59,000	9,538,500
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 55 LANCASTER

Project Name: TIF COLLEGE HSING SUBPROJ 9964

City: LINCOLN

School: LINCOLN 1

Project Years:

Project Date: 2016

TIF-ID#: 55-9964

Project Type:

Location: Lots 13-18 and adjacent vacated east-west alley Blk 70 Original PlatPID 10-26-206-016-000

Description: Private redevelopment of property into a 7-story student-oriented apartment complex. Approx. 170 units with 600 beds. The sub-project will increase availability of on and off street parking in South Haymarket Area by funding metered on-street parking and row improvements and creating a funding source for additiional off-street parking.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2016	890,700	10,812,500	2.036758	18,141.40	220,224.46
2017	890,700	25,568,300	2.025103	18,037.59	517,784.42
2018	890,700	26,166,400	2.005937	17,866.88	524,881.50
2019	890,700	21,088,000	2.015115	17,948.63	424,947.46
2020	890,700	20,188,000	2.012986	17,929.67	406,381.62
2021	890,700	20,188,000	1.993016	17,751.79	402,350.08
2022	890,700	40,478,600	1.98857	17,712.19	804,945.30
2023	890,700	43,825,500	1.7873	15,919.48	783,293.16
2024	890,700	43,261,100	1.766448	15,733.75	764,184.84
2025	890,700	42,163,400	1.666284	14,841.59	702,562.00
Total				171,882.97	5,551,554.84

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	890,700	42,163,400
Industrial	0	0
Other	0	0

Project Name: TIF CONTAINERS ON VINE ST 9404

City: LINCOLN

School: LINCOLN 1

Project Years:

Project Date: 2019

TIF-ID#: 55-9404

Project Type:

Location: Lots 1 through 4 Block 2 Houtz and Baldwins Subdivision, PiD 1719300024000, 17193000023000, 1719300022000, 1917300021000, and 1719300020000 Lincoln

Description: TIF funds used for Right-of-Way improvements, site preparation, utility improvements and screening improvements in association with four new duplexes that incorporate shipping containers into the design.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2019	157,400	12,200	2.015115	3,171.79	245.84
2020	157,400	144,400	2.012986	3,168.44	2,906.76
2021	157,400	306,300	1.993016	3,137.01	6,104.62
2022	157,400	306,300	1.98857	3,130.01	6,091.00
2023	154,700	376,000	1.7873	2,764.95	6,720.26
2024	142,200	340,400	1.766448	2,511.89	6,013.00
2025	177,500	288,400	1.666284	2,957.65	4,805.56
Total				20,841.74	32,887.04

Current Year	Base Value	Excess Value
Residential	177,500	288,400
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 55 LANCASTER

Project Name: TIF COTNER & P STREET REDEV PROJ

City: LINCOLN

School: LINCOLN 1

Project Years: 15

Project Date: 2021

TIF-ID#: 55-9421

Project Type: Standard

Location: Lot 163 SW Exept 182.63 SF in SE Corner for Street, 21-10-7; PID 1721300019000

Description: TIF funds used for city administrative and bond counsel fees, site preparation, demolition, ROW improvements and façade improvements associated with the construction of a multi-family residential building and related amenities.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	1,016,100	6,284,000	1.993016	20,251.04	125,241.14
2022	1,016,100	20,559,000	1.98857	20,205.86	408,830.12
2023	1,016,100	30,070,600	1.7873	18,160.76	537,451.84
2024	1,016,100	31,501,300	1.766448	17,948.88	556,454.08
2025	1,016,100	29,004,700	1.666284	16,931.11	483,300.68
Total				93,497.65	2,111,277.86

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	1,016,100	29,004,700
Industrial	0	0
Other	0	0

Project Name: TIF COTSWOLD BUILDING REDEVELOPMENT PROJECT

City: LINCOLN

School: LINCOLN 1

Project Years: 20

Project Date: 2023

TIF-ID#: 55-9435

Project Type: Extremely Blighted

Location: Lot 1, West Haymarket 4th Addition: PID 10-26-157-001-000

Description: TIF funds used for environmental remediation and site preparation, rehabilitation of historic façade features and other façade enhancements, construction of landscape boundary wall adjacent to the Park Drive, streetscape improvements, and Park Drive improvements necessary for the redevelopment and rehabilitation of the historical Cotswold Building into approximately 40,482 square foot of continued office and light industrial use and construction of approximately 57,000 square foot addition as well as parking improvements on site.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	2,421,400	522,000	1.7873	43,277.68	9,329.72
2024	2,421,400	3,224,900	1.766448	42,772.77	56,966.18
2025	2,421,400	3,224,900	1.666284	40,347.40	53,736.00
Total				126,397.85	120,031.90

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	2,421,400	3,224,900
Industrial	0	0
Other	0	0

Project Name: TIF COYOTE/FINKE REDEV PROJECT PHASE 1

City: LINCOLN

School: LINCOLN 1

Project Years: 15

Project Date: 2024

TIF-ID#: 55-9445

Project Type: Standard

Location: Lot 185, Irregular Tract located in the SE1/2 of 21-10-7, PID 172140017000.

Description: TIF funds used for eligible expenses necessary in the design and construction fo an approximately 7,900 square foot commercial building to be used as a veterinary clinic and associated parking lot.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	842,700	1,349,000	1.766448	14,885.86	23,829.38
2025	842,700	1,523,200	1.666284	14,041.78	25,380.84
Total				28,927.64	49,210.22

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	842,700	1,523,200
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 55 LANCASTER

Project Name: TIF DAIRY HOUSE PHASE 1 9924

City: LINCOLN

School: LINCOLN 1

Project Years:

Project Date: 2013

TIF-ID#: 55-9924

Project Type:

Location: Units E, F, G, K, and L, The Dairy Condominium, Parcel numbers 10-26-154-001-005 Unit E, 10-26-154-001-006 Unit F, 10-26-154-001-007 Unit G, 10-26-154-001-011 Unit K, and 10-26-154-001-012 Unit L.

Description: TIF funds used for redevelopment of building one a (1a) and one b (1b) into industrial and warehouse uses including right-of-way improvements and building façade upgrades.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2013	285,500	127,300	2.020638	5,768.92	2,572.27
2014	285,500	1,381,900	2.016437	5,756.93	27,865.14
2015	285,500	1,406,300	2.027922	5,789.72	28,518.68
2016	285,500	1,511,000	2.036758	5,814.94	30,775.42
2017	285,500	1,796,000	2.025103	5,781.67	36,370.86
2018	285,500	1,963,700	2.005937	5,726.95	39,390.58
2019	285,500	1,963,700	2.015115	5,753.15	39,570.82
2020	285,500	2,269,000	2.012986	5,747.08	45,674.66
2021	285,500	2,268,700	1.993016	5,690.06	45,215.56
2022	285,500	2,780,000	1.98857	5,677.37	55,282.26
2023	285,500	2,970,800	1.7873	5,102.74	53,097.12
2024	285,500	3,276,100	1.766448	5,043.21	57,870.60
2025	285,500	3,473,200	1.666284	4,757.24	57,873.38

Total 72,409.98 520,077.35

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	40,500	739,800
Industrial	245,000	2,733,400
Other	0	0

Project Name: TIF EPWORTH CHURCH REDEVELOPMENT PROJECT

City: LINCOLN

School: LINCOLN 1

Project Years: 20

Project Date: 2024

TIF-ID#: 55-9447

Project Type: Extremely Blighted

Location: Lots 22 through 24, Block 2 Cook's Addition and the vacated east and west alley adjacent, ID 1718354002000.

Description: TIF funds used for eligible expenses necessary in the rehabilitation and redevelopment of the existing Epworth Church and includes approximately twelve apartments and the renovation of the classroom to facilitate either a neighborhood service such as a daycare or additional apartments. Two of the residential units will be offered for rent at a rate equal to or less than 60% of the area median income for a period of twenty years.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	429,900	0	1.766448	7,593.96	0.00
2025	429,900	0	1.666284	7,163.35	0.00

Total 14,757.31 0.00

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	429,900	0
Industrial	0	0
Other	0	0

Project Name: TIF FOXTAIL MEADOWS PHASE I REDDEV PROJ PH 1C

City: LINCOLN

School: LINCOLN 1

Project Years: 15

Project Date: 2025

TIF-ID#: 55-9460

Project Type: Standard

Location: Lot 7, 8, 9, 10, 11 Block 2, Foxtail Meadows 1st Addition

Description: TIF funds used for construction of approximately 21 workforce housing units for home ownership and associated parking

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	19,600	1,467,600	1.666284	326.59	24,454.38

Total 326.59 24,454.38

Current Year	Base Value	Excess Value
Residential	19,600	1,467,600
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 55 LANCASTER

Project Name: TIF FOXTAIL MEADOWS REDEV PROJ PHASE 1
City: LINCOLN
School: LINCOLN 1
Project Years: 15
Project Date: 2024
TIF-ID#: 55-9451
Project Type: Standard

Location: Project Area includes lots in the Foxtail Meadows Addition in an area south of Sanctuary Street, east of Folsom Street, north of Fennec Street and west of Homestead Espressway. PID's 0910201001000, 0910201002000, 0910201003000, 0910201004000, 00910203001000, 0910203002000, 0910203003000, 0910204001000, 0910204004000, 0910203004000, 091003005000, 0910204002000, 0910204003000, 0910205001000, 0910205004000, 0910403007000, 0910403008000, 0910403009000, 0910403010000, and 0910403011000.
Description: TIF funds used for eligible expenses necessary in the construction of 131 units of affordable housing in Phase 1A, the construction of 35 units of affordable housing in Phase 1B, and the construction of approximately 21 workforce housing units for home ownership in Phase 1C, which includes associated parking in all phases.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	592,100	8,259,200	1.766448	10,459.14	145,894.48
2025	435,700	9,115,500	1.666284	7,260.00	151,890.12
Total				17,719.14	297,784.60

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	435,700	9,115,500
Industrial	0	0
Other	0	0

Project Name: TIF FOXTAILMEADOWS PHASE I REDEV PROJ PH 1B
City: LINCOLN
School: LINCOLN 1
Project Years: 15
Project Date: 2025
TIF-ID#: 55-9459
Project Type: Standard

Location: Lot 4 Block 3, Lot 5 Block 3, Lot 2 Block 4, Lot 3 Block 4, Lot 1 Block 5, Lot 4 Block 5
Description: TIF funds used for construction of 35 units of affordable housing and associated parking

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	136,800	2,682,500	1.666284	2,279.48	44,698.08
Total				2,279.48	44,698.08

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	136,800	2,682,500
Industrial	0	0
Other	0	0

Project Name: TIF GATEHOUSE ROWS REDEV PROJ 9428
City: LINCOLN
School: LINCOLN 1
Project Years: 20
Project Date: 2022
TIF-ID#: 55-9428
Project Type: Extremely Blighted

Location: Lots 1-5, Gatehouse Rows Addition; PID's 17-19-424-001-000, 17-19-424-002-000, 17-19-424-003-000, 17-19-424-004-000, 17-19-424-005-000
Description: TIF funds used for City administration Fees, Bond Counsel fees, site acquisition, site preparation & utilities, street and sidewalk improvements, façade enhancement, and landscape enhancements necessary in the construction of a new 98 units of affordable housing, renovation of the existing gatehouse, a community garden, storm water detention, enhanced landscaping, a playground and parking.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	219,400	593,400	1.98857	4,362.92	11,800.18
2023	0	6,294,800	1.7873	0.00	112,506.96
2024	0	7,490,800	1.766448	0.00	132,321.10
2025	219,400	7,615,700	1.666284	3,655.83	126,899.20
Total				8,018.75	383,527.44

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	219,400	7,615,700
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 55 LANCASTER

Project Name: TIF GATEWAY SEN.LIV PHS1 9926

City: LINCOLN

School: LINCOLN 1

Project Years:

Project Date: 2013

TIF-ID#: 55-9926

Project Type:

Location: Unit 1, Gateway Condominium Regime, Parcel 17-20-415-005-001
Description: TIF funds used for site preparation, utility improvements, public sidewalks, and new service entrance in support of construction of a multi-story building to contain 80 skilled nursing facility beds and renovation of existing six-story building to improve energy efficiency and create additional living units for residents.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2013	3,901,800	99,300	2.020638	78,841.25	2,006.49
2014	3,901,800	4,438,700	2.016437	78,677.34	89,503.59
2015	3,901,800	4,438,700	2.027922	79,125.46	90,013.38
2016	3,901,800	4,438,700	2.036758	79,470.22	90,405.58
2017	3,901,800	4,438,700	2.025103	79,015.47	89,888.26
2018	3,901,800	3,942,400	2.005937	78,267.65	79,082.06
2019	3,901,800	3,942,400	2.015115	78,625.76	79,443.90
2020	3,901,800	3,942,400	2.012986	78,542.69	79,359.96
2021	3,901,800	3,942,400	1.993016	77,763.50	78,572.66
2022	3,901,800	3,942,400	1.98857	77,590.02	78,397.38
2023	3,901,800	21,524,700	1.7873	69,736.87	384,710.96
2024	3,901,800	5,487,200	1.766448	68,923.27	96,928.54
2025	3,901,800	3,164,900	1.666284	65,015.07	52,736.22

Total 989,594.57 1,291,048.98

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	3,901,800	3,164,900
Industrial	0	0
Other	0	0

Project Name: TIF GREATER DOWNTOWN PRINC CRDR PROJ 9413

City: LINCOLN

School: LINCOLN 1

Project Years:

Project Date: 2020

TIF-ID#: 55-9413

Project Type:

Location: An area between 9th and 10th Streets and K and T Streets, and between 10th to 28th Streets N and P Streets in Downtown Lincoln.
Description: The Redevelopment Agreement allows for the use of TIF toward the construction of public improvements and enhancements within and adjacent to the public rights of way, including street, streetscape, and other right of way improvements and facade enhancements.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2020	216,677,700	22,678,400	2.012986	4,361,691.77	456,513.02
2021	213,700,500	30,295,500	1.993016	4,259,085.16	603,794.16
2022	207,056,500	37,470,200	1.98857	4,117,463.44	745,121.16
2023	204,528,400	66,081,500	1.7873	3,655,536.09	1,181,074.66
2024	199,611,000	120,945,000	1.766448	3,526,024.52	2,136,430.54
2025	201,472,198	132,332,202	1.666284	3,357,099.00	2,205,030.32

Total 23,276,899.98 7,327,963.86

Current Year	Base Value	Excess Value
Residential	58,626,400	14,790,900
Commercial	142,845,798	117,541,302
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 55 LANCASTER

Project Name: TIF HAYMKT HOTEL & TOOLHSE 9918

City: LINCOLN

School: LINCOLN 1

Project Years:

Project Date: 2012

TIF-ID#: 55-9918

Project Type:

Location: Located on Block 30 between 8th and 9th, R and Q Streets, and surrounding rights-of-way

Description: TIF funds used for redevelopment of the west one-half of Block 30, known as Big Red Toolhouse Condominium. Construction includes hotel with ground floor retail and rehabilitation of buildings for residential and ground floor retail, as well as public pedestrianway, utility improvements, new docks and streetscape improvements in downtown Lincoln

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2012	1,557,500	21,600	2.01954	31,454.34	436.22
2013	1,675,300	1,596,600	2.020638	33,851.75	32,261.51
2014	1,766,400	8,627,800	2.016437	35,618.34	173,974.15
2015	1,766,400	14,787,000	2.027922	35,821.21	299,868.84
2016	1,766,400	16,284,600	2.036758	35,977.29	331,677.90
2017	1,766,400	16,704,300	2.025103	35,771.42	338,279.28
2018	1,766,400	20,169,300	2.005937	35,432.87	404,583.46
2019	1,766,400	20,169,300	2.015115	35,594.99	406,434.60
2020	1,766,400	18,694,800	2.012986	35,557.38	376,323.72
2021	1,766,400	18,694,800	1.993016	35,204.63	372,590.36
2022	1,766,400	19,671,400	1.98857	35,126.10	391,179.56
2023	1,766,400	24,335,100	1.7873	31,570.87	434,941.24
2024	1,766,400	26,146,500	1.766448	31,202.54	461,864.34
2025	1,766,400	27,049,200	1.666284	29,433.24	450,716.50
Total				477,616.97	4,475,131.68

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	1,766,400	27,049,200
Industrial	0	0
Other	0	0

Project Name: TIF HEPBURN SQUARE

City: LINCOLN

School: LINCOLN 1

Project Years: 15

Project Date: 2023

TIF-ID#: 55-9438

Project Type: Standard

Location: Lot 6 Kinney's O Street 2nd Addition; PID 1024462006000.

Description: TIF funds used for site acquisition, site preparation, and façade enhancements necessary in the construction of 13 units of multi-family housing. Two units will be affordable and when combined with an adjacent existing multi-family building, HUD Section 8 vouchers will be accepted for four units.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	326,300	233,200	1.7873	5,831.96	4,167.98
2024	326,300	694,700	1.766448	5,763.92	12,271.52
2025	326,300	993,500	1.666284	5,437.08	16,554.54
Total				17,032.96	32,994.04

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	326,300	993,500
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 55 LANCASTER

Project Name: TIF HISTORIC HAWLEY REHAB PROJECT
City: LINCOLN
School: LINCOLN 1
Project Years: 20
Project Date: 2024
TIF-ID#: 55-9452
Project Type: Extremely Blighted

Location: The TIF project includes an area approximately south of Vine Street, east of N 23rd Street, north of Q Street, ad west of N 27th Street and a small area east of Village Avenue. The area includes 246 parcels.
Description: TIF funds used for residential rehab of historic homes in the Landmark District and 300 foot adjacent and rehabilitation of streets, sidewalks, and other public utilities ad needed to create a TIF district fro historic preservation and revitalization of the Hawley Landmark District.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	58,595,000	2,053,100	1.766448	1,035,050.21	36,266.94
2025	58,554,100	7,469,800	1.666284	975,677.60	124,468.08
Total				2,010,727.81	160,735.02

Current Year	Base Value	Excess Value
Residential	32,512,200	4,770,500
Commercial	26,041,900	2,699,300
Industrial	0	0
Other	0	0

Project Name: TIF HOLDREGE/IDYLVILD 9928
City: LINCOLN
School: LINCOLN 1
Project Years:
Project Date: 2013
TIF-ID#: 55-9928
Project Type:

Location: Paines Sub. Lots 1-4; Idylwild Place Blk 1, Lots 1-4 and 14-16; Idylwild Place 1st Addition Lot 3 and N 1/2 of adjacent vacated alley; Woods Brothers University Addition Blk 1 Lots 1-6; University Park Sub. N 6 ft. of W 60 ft. of Lot 46 and all Lot 48; Vacated North 35th St between Starr and Holdredge and E 200.10 ft. of west-east alley Blk 1 Idyl-Wild Place and center medians and Idylwild Park.
Description: Construct two 3-story mixed used buildings, retail/office/housing and public improvements Idylwild Blvd. median and land acquisition.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2013	1,716,500	0	2.020638	34,684.25	0.00
2014	1,809,000	1,132,100	2.016437	36,477.35	22,828.08
2015	1,827,100	2,777,100	2.027922	37,052.16	56,317.42
2016	1,827,100	4,679,400	2.036758	37,213.61	95,308.06
2017	1,847,600	4,716,500	2.025103	37,415.80	95,513.98
2018	1,847,600	5,358,400	2.005937	37,061.69	107,486.14
2019	1,861,100	5,358,400	2.015115	37,503.31	107,977.92
2020	1,861,100	5,572,400	2.012986	37,463.68	112,171.64
2021	1,866,100	5,572,200	1.993016	37,191.67	111,054.84
2022	1,866,100	5,661,200	1.98857	37,108.70	112,576.92
2023	1,875,100	11,865,700	1.7873	33,513.66	212,075.66
2024	1,875,100	8,416,400	1.766448	33,122.67	148,671.34
2025	1,913,100	8,068,600	1.666284	31,877.68	134,445.80
Total				467,686.23	1,316,427.80

Current Year	Base Value	Excess Value
Residential	167,000	0
Commercial	1,746,100	8,068,600
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 55 LANCASTER

Project Name: TIF HUBER BULDING REDEV PROJ 9409

City: LINCOLN

Project Date: 2020

School: LINCOLN 1

TIF-ID#: 55-9409

Project Years:

Project Type:

Location: Marquee Lofts Condominium Units 1 through 4, and 201 through 206; PID 1023421003001, 102342100302, 1023421003003, 1023421003004, 1023421003005, 1023421003006, 1023421003007, 1023421003008, 1023421003009, 1023421003010

Description: The Redevelopment Agreement allows for the use of \$550,000 in TIF in funding generated from the redevelopment of property at 8th and Q Streets to be used for administrative and bond counsel fees and acquisition to support the rehabilitation and renovation of the existing two-story structure, in a manner consistent with its historical character, including the finishing approximately six second-story residential condos, as specified in the agreement.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2020	1,582,300	375,800	2.012986	31,851.48	7,564.80
2021	1,582,300	2,050,000	1.993016	31,535.49	40,856.84
2022	1,582,300	2,292,000	1.98857	31,465.14	45,578.02
2023	1,582,300	3,530,900	1.7873	28,280.45	63,107.78
2024	1,582,300	3,965,900	1.766448	27,950.51	70,055.56
2025	1,582,300	3,956,300	1.666284	26,365.61	65,923.20
Total				177,448.68	293,086.20

Current Year	Base Value	Excess Value
Residential	443,044	3,245,056
Commercial	1,139,256	711,244
Industrial	0	0
Other	0	0

Project Name: TIF INCOME ROW HOUSE REDEV PROJ

City: LINCOLN

Project Date: 2025

School: LINCOLN 1

TIF-ID#: 55-9453

Project Years: 20

Project Type: Extremely Blighted

Location: Lot 1, 2, 3 NWCV Addition

Description: TIF funds used for site acquisition, site preparation, façade enhancements, energy enhancements, alley paving, and right of way improvements

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	57,600	4,172,500	1.666284	959.78	69,525.70
Total				959.78	69,525.70

Current Year	Base Value	Excess Value
Residential	10,600	186,100
Commercial	47,000	3,986,400
Industrial	0	0
Other	0	0

Project Name: TIF INSTINCT REDEVELOPMENT PROJECT

City: LINCOLN

Project Date: 2023

School: LINCOLN 1

TIF-ID#: 55-9437

Project Years: 15

Project Type: Standard

Location: Lot 1 EDM Industrial Center 3rd Addition; PID's 10-29-101-001-000, 10-29-101-002-000, 10-29-101-003-000.

Description: TIF funds used for site acquisition, site preparation, energy enhancements, the design and construction of a paved bike trail along the north side of West "O" Street and other eligible improvements necessary in the construction of an industrial facility to include offices, manufacturing, and warehouse area.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	5,242,900	1,515,000	1.7873	93,706.35	27,077.60
2024	5,242,900	7,237,900	1.766448	92,613.10	127,853.74
2025	5,292,500	8,920,700	1.666284	88,188.08	148,644.20
Total				274,507.53	303,575.54

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	5,292,500	8,920,700
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 55 LANCASTER

Project Name: TIF LANDMARK III REDVELP. 9942

City: LINCOLN

School: LINCOLN 1

Project Years:

Project Date: 2014

TIF-ID#: 55-9942

Project Type:

Location: Area bounded by 11th and 12th Streets, K St. and Lincoln Mall
Parcel #10-26-227-009-000 #10-26-227-008-000 and adjacent rights of way
Description: TIF funds used for redevelopment of described area including construction of 90,000 sq ft 3-story office building, underground parking, inner courtyard, and 2-story private garage.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2014	1,273,100	5,069,100	2.016437	25,671.26	102,215.21
2015	1,273,100	11,776,300	2.027922	25,817.47	238,814.18
2016	1,273,100	19,014,500	2.036758	25,929.97	387,279.36
2017	1,273,100	14,800,900	2.025103	25,781.59	299,733.48
2018	1,273,100	15,158,100	2.005937	25,537.58	304,061.94
2019	1,273,100	15,158,100	2.015115	25,654.43	305,453.16
2020	1,273,100	15,158,100	2.012986	25,627.32	305,130.44
2021	1,273,100	15,158,100	1.993016	25,373.09	302,103.36
2022	1,273,100	15,158,100	1.98857	25,316.48	301,429.44
2023	1,273,100	17,217,700	1.7873	22,754.12	307,731.96
2024	1,273,100	18,450,400	1.766448	22,488.65	325,916.72
2025	1,273,100	18,042,700	1.666284	21,213.46	300,642.62

Total 297,165.42 3,480,511.87

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	1,273,100	18,042,700
Industrial	0	0
Other	0	0

Project Name: TIF LIED PLACE RESIDENCES

City: LINCOLN

School: LINCOLN 1

Project Years: 15

Project Date: 2021

TIF-ID#: 55-9418

Project Type: Standard

Location: Lot 1 Que Place Addition and South 5'6" in vacated Q Street, Que Place 1st Addition, Outlot A, Condominium Units 101, 301, 401, 501, 601, 701, 801, 802, 803, 901, 902, 903, 1001, 1002, 1003, 1101, 1002, 1103, 1201, 1202, 1203, 1401, 1402, 1403, 1501, 1502, 1503, 601, 602, 603, 1702, 1703, 1801, 1802, 1803, 1901, 1902, 1903, 2000, Penthouse 101, 102, 103, 200, and 301.

Description: TIF funds used for site acquisition, streetscape and right of way improvements, garage enhancements, façade enhancements, and other public improvements associated with the demolition of improvements and construction of a twenty story mixed-use building. The building will include a 3,000 square foot restaurant on ground level, and approximately 4,500 square foot of Class A commercial office space and/or one-, two-, and three-bedroom condominium units on the 3rd through 20th floors.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	474,160	3,267,840	1.993016	9,450.08	65,128.58
2022	474,300	20,668,700	1.98857	9,431.79	411,011.58
2023	474,300	28,419,400	1.7873	8,477.16	507,939.94
2024	474,300	29,091,100	1.766448	8,378.26	513,879.16
2025	474,300	31,647,000	1.666284	7,903.19	527,328.90

Total 43,640.48 2,025,288.16

Current Year	Base Value	Excess Value
Residential	332,161	26,272,939
Commercial	142,139	5,374,061
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 55 LANCASTER

Project Name: TIF LINCOLN SPORTS FACILITY REDEV PROJ
City: LINCOLN
School: LINCOLN 1
Project Years:

Project Date: 2020
TIF-ID#: 55-9410
Project Type:

Location: Lot 1, Earl Carter First Addition; PIN# 10-28-205-001-000;
Address: 150 SW 14th Place
Description: TIF funds used for administrative fees, site acquisition, site preparation, façade enhancements, and streetscape expenses needed in the construction of an approximately 93,000 square foot indoor sports complex, surface parking and associated improvements.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2020	572,700	3,606,200	2.012986	11,528.37	72,592.30
2021	572,700	6,735,600	1.993016	11,414.00	134,241.60
2022	572,700	6,735,600	1.98857	11,388.54	133,942.12
2023	572,700	6,735,600	1.7873	10,235.87	120,385.38
2024	572,700	6,735,600	1.766448	10,116.45	118,980.88
2025	572,700	6,735,600	1.666284	9,542.81	112,234.24
Total				64,226.04	692,376.52

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	572,700	6,735,600
Industrial	0	0
Other	0	0

Project Name: TIF LUMBERWORKS LINER BLDG 9994
City: LINCOLN
School: LINCOLN 1
Project Years:

Project Date: 2018
TIF-ID#: 55-9994
Project Type:

Location: Lot 1, West Haymarket 3rd Addition, and Part Vacated Canopy St. Parcel ID 10-26-156-001-000.
Description: TIF Funds to be used for acquisition, streetscape and row improvements, façade upgrades, DEC connection fees and costs, utility relocation, demolition and site preparation, and environmental clean up for the construction of a new four-story mixed-use building with first floor retail and office, and approximately 53 residential units above.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2018	304,300	1,075,000	2.005937	6,104.07	21,563.82
2019	304,300	6,911,500	2.015115	6,131.99	139,274.68
2020	304,300	9,011,600	2.012986	6,125.52	181,402.26
2021	304,300	9,119,700	1.993016	6,064.75	181,757.08
2022	304,300	10,856,700	1.98857	6,051.22	215,893.08
2023	304,300	11,222,500	1.7873	5,438.75	200,579.74
2024	304,300	13,407,200	1.766448	5,375.30	236,831.22
2025	304,300	14,539,200	1.666284	5,070.50	242,264.36
Total				46,362.10	1,419,566.24

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	304,300	14,539,200
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 55 LANCASTER

Project Name: TIF MEADOWLANE SHOPPING CENTER

City: LINCOLN

School: LINCOLN 1

Project Years: 15

Project Date: 2021

TIF-ID#: 55-9422

Project Type: Standard

Location: Lots 1-24 Block 101 Bethany Heights and vacated alley adjacent and Lots 1-7 & 11-14 & Lots 8-10 except S 100' Block 102 Bethany Heights and vacated W Street Adjacent; PID 1722129003000
Description: TIF funds used for City Administration and bond counsel fees, sidewalk improvements, and façade enhancements associated with the rehabilitation and renovation of the Meadowlane Shopping Center in the area of 70th & Vine Streets.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	4,485,100	544,100	1.993016	89,388.76	10,844.00
2022	4,485,100	840,000	1.98857	89,189.35	16,704.00
2023	4,485,100	2,667,900	1.7873	80,162.19	47,683.38
2024	4,485,100	2,547,600	1.766448	79,226.96	45,002.04
2025	4,485,100	2,643,400	1.666284	74,734.50	44,046.56
Total				412,701.76	164,279.98

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	4,485,100	2,643,400
Industrial	0	0
Other	0	0

Project Name: TIF NEBR INNOV CAMPUS PHS 2 9992

City: LINCOLN

School: LINCOLN 1

Project Years:

Project Date: 2018

TIF-ID#: 55-9992

Project Type:

Location: Lot 1, Nebraska Innovation Campus 2nd Add. Property Address 2125 Transformation Dr. Parcel ID 11-13-444-001-000 & 11-13-444-001-101.
Description: TIF Funds to be used for site preparation, street construction, landscaping and streetscape improvements on public streets, public parking, and enegery and façade enhancement for the construction of a new three-story office building of approximately 80,000 sq. ft.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2018	262,100	2,097,400	2.005937	5,257.56	42,072.52
2019	262,100	9,929,000	2.015115	5,281.62	200,080.78
2020	284,700	8,574,600	2.012986	5,730.97	172,605.50
2021	284,700	8,277,700	1.993016	5,674.12	164,975.90
2022	284,700	8,412,000	1.98857	5,661.46	167,278.52
2023	284,700	12,992,600	1.7873	5,088.44	232,216.74
2024	284,700	13,995,200	1.766448	5,029.08	247,217.94
2025	284,700	14,907,300	1.666284	4,743.91	248,397.96
Total				42,467.16	1,474,845.86

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	284,700	14,907,300
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 55 LANCASTER

Project Name: TIF NEBR INNOVAT.CAMPUS1 9936

City: LINCOLN

School: LINCOLN 1

Project Years:

Project Date: 2014

TIF-ID#: 55-9936

Project Type:

Location: Lot 1, 2, & Outlot C NE Innovation Campus Addition; Lot 1, 2, & Outlot B NE Innovation Campus 1st Addition, and Units 1, 2, & 3 Innovation Commons; Amended 3-13-2017 Resolution A-90311, removed Parcel 11-13-443-001-000

Description: TIF funds used for development of 280,000 sq ft of research, office, service, retail, classrooms and conference space to be used to foster public-private research in collaboration with UNL and private sector.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2014	38,700	8,961,800	2.016437	780.36	180,709.05
2015	123,980	34,676,420	2.027922	2,514.22	703,210.76
2016	123,980	40,906,120	2.036758	2,525.17	833,158.68
2017	123,980	41,362,920	2.025103	2,510.72	837,641.74
2018	123,980	44,594,520	2.005937	2,486.96	894,537.98
2019	123,980	45,540,720	2.015115	2,498.34	917,697.88
2020	123,980	49,325,320	2.012986	2,495.70	992,911.80
2021	123,980	48,746,520	1.993016	2,470.94	971,525.94
2022	123,980	48,522,220	1.98857	2,465.43	964,898.32
2023	123,980	53,750,220	1.7873	2,215.89	960,677.68
2024	123,980	54,860,720	1.766448	2,190.04	969,086.10
2025	123,980	52,714,320	1.666284	2,065.86	878,370.28
Total				27,219.63	10,104,426.21

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	123,980	52,714,320
Industrial	0	0
Other	0	0

Project Name: TIF NEBRASKA INNOVATION CAMPUS HOTEL PROJECT

City: LINCOLN

School: LINCOLN 1

Project Years: 15

Project Date: 2021

TIF-ID#: 55-9417

Project Type: Standard

Location: Lot 1, Nebraska Innovation Campus 4th Addition; 2101 Transformation Drive; PID 1113312001000

Description: TIF funds used for street construction, streetscape, public parking, site preparation, and façade and energy enhancements associated with the new construction of a six-story hotel and associated amenities.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	511,900	16,230,900	1.993016	10,202.25	323,484.44
2022	511,900	22,323,300	1.98857	10,179.49	443,914.46
2023	511,900	21,437,600	1.7873	9,149.19	383,154.22
2024	511,900	21,513,200	1.766448	9,042.45	380,019.50
2025	511,900	21,650,500	1.666284	8,529.71	360,758.82
Total				47,103.09	1,891,331.44

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	511,900	21,650,500
Industrial	0	0
Other	0	0

Project Name: TIF NORTH HAYMARKET ARTS & HUMANITIES CTR PH 3

City: LINCOLN

School: LINCOLN 1

Project Years: 20

Project Date: 2024

TIF-ID#: 55-9448

Project Type: Extremely Blighted

Location: Lot 2 Arts and Humanities Block Addition, PID 1023451005000.
Description: TIF funds used for the cost of issuance and administration, site acquisition, demolition and site preparation, streetscape improvements, façade enhancements, and energy efficiency enhancements necessary for the redevelopment of a new 122 room, six-story extended-stay hotel.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	734,500	748,400	1.766448	12,974.56	13,220.10
2025	734,500	14,094,000	1.666284	12,238.86	234,846.08
Total				25,213.42	248,066.18

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	734,500	14,094,000
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 55 LANCASTER

Project Name: TIF NORTH HAYMARKET HOTEL 9916

City: LINCOLN

School: LINCOLN 1

Project Years:

Project Date: 2012

TIF-ID#: 55-9916

Project Type:

Location: Located on Block 21 between 8th and 9th, R and S Streets and surrounding rights-of-way
Description: TIF funds used for redevelopment of southwest quarter of Block 21 between 8th and 9th, R and S, includes construction of hotel with ground floor retail, public plaza, utility improvements, new dock and streetscape improvements in downtown Lincoln.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2012	685,500	2,106,700	2.01954	13,843.95	42,545.65
2013	685,500	12,467,500	2.020638	13,851.47	251,923.04
2014	685,500	12,467,500	2.016437	13,822.68	251,399.28
2015	685,600	14,024,800	2.027922	13,903.43	284,412.00
2016	685,600	14,111,400	2.036758	13,964.01	287,415.08
2017	685,600	14,111,400	2.025103	13,884.11	285,770.38
2018	711,500	14,875,500	2.005937	14,272.24	298,393.16
2019	711,500	14,875,500	2.015115	14,337.54	299,758.44
2020	722,400	14,931,100	2.012986	14,541.81	300,560.96
2021	722,400	14,931,100	1.993016	14,397.55	297,579.22
2022	722,400	14,931,200	1.98857	14,365.43	296,917.36
2023	722,400	17,561,000	1.7873	12,911.46	313,867.76
2024	747,800	17,571,100	1.766448	13,209.50	310,384.34
2025	747,800	17,645,000	1.666284	12,460.47	294,015.82
Total				193,765.65	3,814,942.49

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	747,800	17,645,000
Industrial	0	0
Other	0	0

Project Name: TIF O STREET & CANOPY STREET REDEV PROJ 9407

City: LINCOLN

School: LINCOLN 1

Project Years:

Project Date: 2020

TIF-ID#: 55-9407

Project Type:

Location: Lot 3, West Haymarket First Addition; PIN# 1023350003000
Description: TIF Funds used for administrative fees, insurance costs, land purchase assistance, facade enhancements, energy enhancements, and streetscape design needed to construct a four-story building with 67,000 square feet of commercial office space, 5,800 square feet of retail commercial space, surface parking and alley improvements.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2020	811,600	8,706,200	2.012986	16,337.39	175,254.60
2021	811,600	13,046,200	1.993016	16,175.32	260,012.86
2022	811,600	13,046,200	1.98857	16,139.23	259,432.82
2023	811,600	12,965,700	1.7873	14,505.73	231,735.96
2024	811,600	12,965,700	1.766448	14,336.49	229,032.36
2025	811,600	12,655,600	1.666284	13,523.56	210,878.24
Total				91,017.72	1,366,346.84

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	811,600	12,655,600
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 55 LANCASTER

Project Name: TIF PCE PHS2 (prev in9908)9966

City: LINCOLN

School: LINCOLN 1

Project Years:

Project Date: 2016

TIF-ID#: 55-9966

Project Type:

Location: PCE Addition, Lot 2, PID 11-13-108-002-000

Description: Construction of an approx. 87,500 sq ft building comprised of office, manufacturing and warehouse space. TIF uses include site preparation, construction of sidewalks and landscaping. Parcel was originally part of existing TIF#9908, pulled out by executive order 089635 to become separate project.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2016	386,100	4,033,000	2.036758	7,863.92	82,142.46
2017	386,100	4,033,000	2.025103	7,818.92	81,672.40
2018	386,100	4,419,800	2.005937	7,744.92	88,658.40
2019	386,100	4,419,800	2.015115	7,780.36	89,064.06
2020	386,100	4,137,100	2.012986	7,772.14	83,279.24
2021	386,100	4,137,100	1.993016	7,695.03	82,453.06
2022	386,100	4,419,800	1.98857	7,677.87	87,890.82
2023	386,100	5,311,600	1.7873	6,900.77	94,934.24
2024	386,100	5,740,400	1.766448	6,820.26	101,401.18
2025	386,100	6,230,600	1.666284	6,433.52	103,819.50
Total				74,507.71	895,315.36

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	0	0
Industrial	386,100	6,230,600
Other	0	0

Project Name: TIF PEDESETRIAN CROSSING AND VAN DORN PARK ENH

City: LINCOLN

School: LINCOLN 1

Project Years: 15

Project Date: 2023

TIF-ID#: 55-9430

Project Type: Standard

Location: Lots 4 through 6, N 20 feet Lot 7, and Lots 11 through 13, except part of the West for Street and vacated North and South alley adjacent and the North 20 feet of Van Dorn Street adjacent, and E part of Lot 14 and 10th and Van Dorn Addition Lot 1, all in Block 12 South Park Addition: PID 1035424018000 and 1035439001000.

Description: TIF funds used for fees, construction of public infrastructure, streetscape enhancements, park enhancements, and other public improvements necessary in the construction of a pedestrian crossing over 10th Street or other location within the Project Area as well as park improvements.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	856,100	260,800	1.7873	15,301.08	4,661.28
2024	871,700	414,900	1.766448	15,398.13	7,329.00
2025	871,700	414,800	1.666284	14,525.00	6,911.76
Total				45,224.21	18,902.04

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	871,700	414,800
Industrial	0	0
Other	0	0

Project Name: TIF PERSHING BLOCK PHASE 1 REDEV PRO

City: LINCOLN

School: LINCOLN 1

Project Years: 20

Project Date: 2025

TIF-ID#: 55-9454

Project Type: Extremely Blighted

Location: Lot 1 Pershing Addition, City of Lincoln, Lancaster County, Nebraska

Description: TIF funds used for site restoration and preparation, streetscape improvements, façade enhancements, and other uses

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	875,300	337,700	1.666284	14,584.98	5,627.04
Total				14,584.98	5,627.04

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	875,300	337,700
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 55 LANCASTER

Project Name: TIF PIEDMONT SHOP CENTER 9934

City: LINCOLN

School: LINCOLN 1

Project Years:

Project Date: 2014

TIF-ID#: 55-9934

Project Type:

Location: Lot 1 Mark Plaza, LincolnParcels #17-29-426-001-000 and #17-29-426-002-000

Description: TIF funds used for renovations to Piedmont Shopping Center Located at 1265 Cotner Boulevard.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2014	2,150,700	0	2.016437	43,367.51	0.00
2015	2,150,700	2,153,400	2.027922	43,614.52	43,669.28
2016	2,150,700	2,554,400	2.036758	43,804.55	52,026.96
2017	2,150,700	2,554,400	2.025103	43,553.89	51,729.24
2018	2,150,700	3,863,600	2.005937	43,141.69	77,501.38
2019	2,150,700	3,863,600	2.015115	43,339.08	77,855.98
2020	2,150,700	4,460,600	2.012986	43,293.29	89,791.26
2021	2,150,700	4,460,600	1.993016	42,863.80	88,900.48
2022	2,150,700	4,482,100	1.98857	42,768.17	89,129.70
2023	2,150,700	6,058,400	1.7873	38,439.46	108,281.78
2024	2,150,700	6,587,300	1.766448	37,991.00	116,361.24
2025	2,150,700	6,609,100	1.666284	35,836.77	110,126.38
Total				502,013.73	905,373.68

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	2,150,700	6,609,100
Industrial	0	0
Other	0	0

Project Name: TIF PRESIDENT&AMBASDOR II 9956

City: LINCOLN

School: LINCOLN 1

Project Years:

Project Date: 2016

TIF-ID#: 55-9956

Project Type:

Location: Lot 5-6 Blk 122 Original Plat, Lincoln, together with East Half of vacated alley adjacent to on the west. PID 10-26-229-012-000

Description: Rehabilitation and renovation of the President and Ambassador buildings, including 71 dwelling units, energy efficiency enhancements, restoration and construction of historic façade and historic exterior improvements, and related improvements.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2016	800,000	0	2.036758	16,294.06	0.00
2017	750,000	0	2.025103	15,188.27	0.00
2018	810,000	0	2.005937	16,248.09	0.00
2019	877,000	0	2.015115	17,672.56	0.00
2020	1,050,000	0	2.012986	21,136.35	0.00
2021	1,160,000	0	1.993016	23,118.99	0.00
2022	1,180,200	58,100	1.98857	23,469.10	1,155.36
2023	1,180,200	3,345,100	1.7873	21,093.71	59,786.98
2024	1,026,600	0	1.766448	18,134.36	0.00
2025	703,800	0	1.666284	11,727.31	0.00
Total				184,082.80	60,942.34

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	703,800	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 55 LANCASTER

Project Name: TIF PROJECT OSCAR 9922

City: LINCOLN

School: LINCOLN 1

Project Years:

Project Date: 2013

TIF-ID#: 55-9922

Project Type:

Location: Lot 2 West Haymarket 1st Addition, Lincoln

Description: TIF funds used for land acquisition, plaza, façade and energy enhancements, streetscape improvements and other public improvements and enhancements.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2013	56,265	430,235	2.020638	1,136.91	8,693.49
2014	56,265	6,371,435	2.016437	1,134.55	128,475.97
2015	56,265	11,541,135	2.027922	1,141.01	234,045.22
2016	56,265	11,541,135	2.036758	1,145.98	235,065.00
2017	56,265	14,677,435	2.025103	1,139.42	297,233.18
2018	56,265	14,386,435	2.005937	1,128.64	288,582.82
2019	56,265	14,386,435	2.015115	1,133.80	289,903.22
2020	56,265	13,350,735	2.012986	1,132.61	268,748.44
2021	56,265	13,350,735	1.993016	1,121.37	266,082.28
2022	56,265	13,350,735	1.98857	1,118.87	265,488.72
2023	56,265	14,225,335	1.7873	1,005.62	254,249.42
2024	56,265	14,225,335	1.766448	993.89	251,283.16
2025	56,265	13,908,035	1.666284	937.53	231,747.36
Total				14,270.20	3,019,598.28

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	56,265	13,908,035
Industrial	0	0
Other	0	0

Project Name: TIF RAYMOND BROTHERS 9984

City: LINCOLN

School: LINCOLN 1

Project Years:

Project Date: 2018

TIF-ID#: 55-9984

Project Type:

Location: West 1/2 of Lot 10, and Lots 11-12 on Block 53 Original Lincoln Plat. Parcel ID 10-26-200-010-000.

Description: TIF Funds will be used for acquisition, rehabilitation, and renovation of a four-story historic building into 8,190 sq. ft of commercial use on the first floor, and 24,570 sq. ft of residential on the upper three floors, including construction of on-street parking and other street and streetscape improvements.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2018	237,700	805,100	2.005937	4,768.11	16,149.80
2019	237,703	3,783,597	2.015115	4,789.99	76,243.84
2020	237,700	7,445,600	2.012986	4,784.87	149,878.90
2021	237,700	7,752,300	1.993016	4,737.40	154,504.58
2022	237,700	7,752,300	1.98857	4,726.83	154,159.92
2023	237,700	8,319,000	1.7873	4,248.41	148,685.50
2024	237,700	8,921,500	1.766448	4,198.85	157,593.66
2025	237,700	8,918,600	1.666284	3,960.76	148,609.20
Total				36,215.22	1,005,825.40

Current Year	Base Value	Excess Value
Residential	167,412	7,901,488
Commercial	70,288	1,017,112
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 55 LANCASTER

Project Name: TIF REVOLUTION WRAPS REDEVELOPMENT PROJECT

City: LINCOLN

School: LINCOLN 1

Project Years: 15

Project Date: 2023

TIF-ID#: 55-9436

Project Type: Standard

Location: Lot 1 1801 Cornhusker Addition; PID 11-13-107-002-000.

Description: TIF funds used for site acquisition, site preparation, right-of-way improvements, and other eligible improvement necessary for the construction of a commercial building to be used as office, production and installation space, a surface parking lot and other improvements on the site.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	250,300	516,300	1.7873	4,473.61	9,227.84
2024	250,300	3,083,500	1.766448	4,421.42	54,468.42
2025	250,300	3,353,800	1.666284	4,170.71	55,883.84
Total				13,065.74	119,580.10

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	250,300	3,353,800
Industrial	0	0
Other	0	0

Project Name: TIF RRO PHASE1 TDP W.HYMKT9920

City: LINCOLN

School: LINCOLN 1

Project Years:

Project Date: 2013

TIF-ID#: 55-9920

Project Type:

Location: Lot 2 Block 4 West Haymarket Addition aka 601 R St. and Lot 1 Block 5 West Haymarket Addition, Lincoln

Description: TIF funds used for relocation of sanitary sewer, footings/foundation for the Cube, site preparation for the plaza, construction of public market, energy enhancements.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2013	669,300	417,500	2.020638	13,524.13	8,436.16
2014	1,063,600	16,825,100	2.016437	21,446.82	339,267.54
2015	1,063,600	22,843,700	2.027922	21,568.98	463,252.42
2016	1,063,600	23,894,700	2.036758	21,662.96	486,677.22
2017	1,063,600	23,894,700	2.025103	21,539.00	483,892.30
2018	1,063,600	23,896,700	2.005937	21,335.15	479,352.76
2019	1,063,600	23,896,700	2.015115	21,432.76	481,546.00
2020	1,063,600	24,569,500	2.012986	21,410.12	494,580.60
2021	1,063,600	23,061,200	1.993016	21,197.72	459,613.42
2022	1,063,600	24,555,400	1.98857	21,150.43	488,301.32
2023	1,063,600	27,257,300	1.7873	19,009.72	487,169.72
2024	1,063,600	27,940,600	1.766448	18,787.94	493,556.18
2025	1,063,600	28,923,100	1.666284	17,722.60	481,941.00
Total				261,788.33	5,647,586.64

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	1,063,600	28,923,100
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 55 LANCASTER

Project Name: TIF SCHWARZ BUILDING 9976

City: LINCOLN

School: LINCOLN 1

Project Years:

Project Date: 2017

TIF-ID#: 55-9976

Project Type:

Location: Project area includes 155 S 8th St, Parcel 10-26-156-004-000 and 747 O St. Parcel 10-26-106-001-000, which is described as Units 010, 100, 200, 220, 230, 240, 310, 320, 330, 340, 350, 400, 410, 420, and 430, per Schwarz Condominium declarations filed at register of deeds.
Description: Redevelopment of a four-story historic building into approx 28,800 sq ft of commercial and residential improvements, including construction of new four-story addition on the south side of the existing building.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2017	184,500	1,216,000	2.025103	3,736.32	24,625.26
2018	184,500	4,836,000	2.005937	3,700.95	97,007.12
2019	184,500	5,745,800	2.015115	3,717.89	115,784.48
2020	184,500	6,065,700	2.012986	3,713.96	122,101.70
2021	184,500	6,116,400	1.993016	3,677.11	121,900.84
2022	184,500	6,116,400	1.98857	3,668.91	121,628.90
2023	184,500	6,518,300	1.7873	3,297.57	116,501.58
2024	184,500	6,812,700	1.766448	3,259.10	120,342.80
2025	184,500	7,050,500	1.666284	3,074.29	117,481.36
Total				31,846.10	957,374.04

Current Year	Base Value	Excess Value
Residential	138,000	6,178,600
Commercial	46,500	871,900
Industrial	0	0
Other	0	0

Project Name: TIF SHARP BUILDING REDEVELOPMENT PROJECT

City: LINCOLN

School: LINCOLN 1

Project Years: 20

Project Date: 2023

TIF-ID#: 55-9434

Project Type: Extremely Blighted

Location: West 10 feet of Lot 4, and all of Lots 5 and 6, Block 65, Lincoln Original; PID 1026211002000
Description: TIF funds used for historic façade enhancements and environmental remediation, streetscape and alley improvements, relocation of a generator, and other public improvements necessary in the redevelopment of a 16-story Sharp Building into a mixed-use building, including a combination of retail/office on the first floor and office, data center, and/or residential uses either in the form of condominiums or multi-tenant living area. The remaining floors of the Sharp Building will remain consistent with its historic character.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	3,000,000	690,000	1.7873	53,619.00	12,332.38
2024	3,000,000	690,000	1.766448	52,993.44	12,188.50
2025	3,000,000	690,000	1.666284	49,988.52	11,497.36
Total				156,600.96	36,018.24

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	3,000,000	690,000
Industrial	0	0
Other	0	0

Project Name: TIF SHOPS AT LINCOLN REDEV PROJ

City: LINCOLN

School: LINCOLN 1

Project Years: 15

Project Date: 2025

TIF-ID#: 55-9458

Project Type: Standard

Location: Lot 1 Gateway Shopping Center 4th Addition, Lincoln, Lancaster County, Nebraska
Description: TIF funds used for site acquisition, site preparation, building façade and energy improvements

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	3,897,200	6,919,400	1.666284	64,938.42	115,296.86
Total				64,938.42	115,296.86

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	3,897,200	6,919,400
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 55 LANCASTER

Project Name: TIF SKATE ZONE 9982

City: LINCOLN

School: LINCOLN 1

Project Years:

Project Date: 2018

TIF-ID#: 55-9982

Project Type:

Location: Lots 1 & 2, Access Addition. Property Address 300 N 48th St.
Description: TIF Funds to be used for intersection improvements, site preparation, façade improvements, and property acquisition for the construction of a new four-story hotel and a retail building.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2018	1,023,200	316,800	2.005937	20,524.75	6,354.82
2019	1,023,200	260,500	2.015115	20,618.66	5,249.38
2020	1,023,200	435,700	2.012986	20,596.87	8,770.58
2021	1,023,200	870,600	1.993016	20,392.54	17,351.20
2022	1,023,200	1,043,800	1.98857	20,347.05	20,756.70
2023	1,023,200	1,199,800	1.7873	18,287.65	21,444.04
2024	1,023,200	1,292,900	1.766448	18,074.30	22,838.42
2025	1,023,200	11,351,300	1.666284	17,049.42	189,144.90
Total				155,891.24	291,910.04

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	1,023,200	11,351,300
Industrial	0	0
Other	0	0

Project Name: TIF SKY PARK APARTMENT REDEVELOPMENT PROJECT

City: LINCOLN

School: LINCOLN 1

Project Years: 20

Project Date: 2023

TIF-ID#: 55-9442

Project Type: Extremely Blighted

Location: Lots 7 through 9, Block 125 Lincoln Original; PID 10-26-235-001-000

Description: TIF funds used for building façade and energy upgrades and enhancements necessary in the renovation and rehabilitation of approximately 81 apartments known as the Sky Park Apartments, which will include apartment renovations, improvements including the restoration of the second floor deck.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	4,348,500	4,969,700	1.7873	77,720.74	88,823.46
2024	4,348,500	5,415,100	1.766448	76,813.99	95,654.94
2025	4,348,500	5,556,800	1.666284	72,458.36	92,592.08
Total				226,993.09	277,070.48

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	4,348,500	5,556,800
Industrial	0	0
Other	0	0

Project Name: TIF SOUTH OF DOWNTOWN

City: LINCOLN

School: LINCOLN 1

Project Years: 20

Project Date: 2021

TIF-ID#: 55-9416

Project Type: Extremely Blighted

Location: Generally located from South 17th Street to South 10th Street and A Street to J Street (Lincoln Mall)

Description: TIF funds used for development of a rental rehabilitation program to be funded with TIF grants to landlords, which may also include new affordable housing construction including site acquisition and preparation, utility relocation and other ROW improvements.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	146,296,600	30,768,200	1.993016	2,915,714.65	613,215.16
2022	142,000,500	43,646,700	1.98857	2,823,779.34	867,945.18
2023	136,825,700	77,857,700	1.7873	2,445,485.74	1,391,550.68
2024	135,648,500	88,605,100	1.766448	2,396,160.22	1,565,163.02
2025	135,830,100	101,277,600	1.666284	2,263,315.22	1,687,572.44
Total				12,844,455.17	6,125,446.48

Current Year	Base Value	Excess Value
Residential	45,196,500	29,188,200
Commercial	90,633,600	72,089,400
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 55 LANCASTER

Project Name: TIF SPEEDWAY SPORTING VLG 9944

City: LINCOLN

School: LINCOLN 1

Project Years:

Project Date: 2015

TIF-ID#: 55-9944

Project Type:

Location: PID 0902100023000, 0902100023002, 0902100023001, 0902100023003 Speedway Park Condominium Base Acct S2 T9 R6, Lots 74, 91, & 92 NW Ex Tr in N for Street; Condominium Unit 1, Unit 2, and Unit 3

Description: Construction of 10 outdoor playing fields, 3 indoor sports/entertainment facilities with combined area of 160,000 sq ft, associated parking, public restrooms, concessions, retail space and a trail head. Public improvements include construction of streets, sidewalks, street lights, trail head and site preparation.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2015	2,450,800	7,794,700	2.027922	49,700.31	158,070.44
2016	2,450,800	8,802,200	2.036758	49,916.87	179,279.52
2017	2,450,800	9,873,900	2.025103	49,631.22	199,956.66
2018	2,450,800	9,428,300	2.005937	49,161.50	189,125.76
2019	2,450,800	13,861,400	2.015115	49,386.44	279,323.16
2020	2,450,800	14,999,700	2.012986	49,334.26	301,941.86
2021	2,450,800	15,203,900	1.993016	48,844.84	303,016.16
2022	2,450,800	15,248,100	1.98857	48,735.87	303,219.14
2023	2,450,800	15,710,500	1.7873	43,803.15	280,793.78
2024	2,450,800	15,906,500	1.766448	43,292.11	280,980.06
2025	2,450,800	16,088,900	1.666284	40,837.29	268,086.78

Total 522,643.86 2,743,793.32

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	1,373,200	14,443,300
Industrial	1,077,600	1,645,600
Other	0	0

Project Name: TIF STONE ELEPHANT LLC 9411

City: LINCOLN

School: LINCOLN 1

Project Years:

Project Date: 2020

TIF-ID#: 55-9411

Project Type:

Location: Lots 11, 12, 13, 14, and 15 except the East 4.0 Feet Thereof, Block 2, Houtz and Baldwin's Subdivision

PIN# 17-19-300-009-000, 17-19-300-010-000 and 17-19-300-027-000

Description: Renovation of the existing Oriental Market building and the addition of a new 5,500 square foot building and new parking lot containing 23 new stalls for a total 43 stalls.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2020	463,600	38,000	2.012986	9,332.20	764.94
2021	463,600	525,200	1.993016	9,239.62	10,467.32
2022	463,600	525,200	1.98857	9,219.01	10,443.98
2023	463,600	802,400	1.7873	8,285.92	14,341.30
2024	463,600	856,800	1.766448	8,189.25	15,134.94
2025	463,600	856,800	1.666284	7,724.89	14,276.72

Total 51,990.89 65,429.20

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	463,600	856,800
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 55 LANCASTER

Project Name: TIF SWANSON RUSSELL 9958

City: LINCOLN

School: LINCOLN 1

Project Years:

Project Date: 2016

TIF-ID#: 55-9958

Project Type:

Location: Lots 7 & 8 Blk 37 Original PlatSRA Enterprises LLC Condo Unit 1 (50% int.) 1023425004001B&H Enterprises LLC Condo Unit 2 (50% int.) 1023425004002

Description: Construction of new, approx. 12,000 sq ft office building in vacant lot north of building located at 1202 P St. and will be connected to existing building. Construction of a surface lot is also part of the project.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2016	1,295,400	990,300	2.036758	26,384.16	20,170.02
2017	1,295,400	1,650,500	2.025103	26,233.18	33,424.34
2018	1,295,400	1,975,200	2.005937	25,984.91	39,621.28
2019	1,295,400	1,975,200	2.015115	26,103.80	39,802.56
2020	1,295,400	1,979,200	2.012986	26,076.22	39,841.02
2021	1,295,400	1,979,200	1.993016	25,817.53	39,445.78
2022	1,295,400	1,979,200	1.98857	25,759.94	39,357.78
2023	1,295,400	2,557,900	1.7873	23,152.68	45,717.36
2024	1,295,400	2,814,800	1.766448	22,882.57	49,721.98
2025	1,295,400	2,723,500	1.666284	21,585.04	45,381.24
Total				249,980.03	392,483.36

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	1,295,400	2,723,500
Industrial	0	0
Other	0	0

Project Name: TIF TABITHA INTERGEN

City: LINCOLN

School: LINCOLN 1

Project Years: 15

Project Date: 2023

TIF-ID#: 55-9439

Project Type: Standard

Location: Project area consists of approximately L Street to F Street and 46th Street to alley between 48th and 49th Streets; A Street to F Street from alley between 48th and 49th Street to area just before 47th Street; PID 1729143001000

Description: TIF funds used for property acquisition, site preparation, sidewalks and landscaping within the public right-of-way, façade enhancements, energy enhancements, and storm water improvements necessary in the development of a four-story, 127 unit residential building with associated parking and outdoor plaza, for independent senior housing and housing for students renrolled in medical education programs.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	331,400	3,400,100	1.7873	5,923.11	60,770.00
2024	331,400	15,481,200	1.766448	5,854.01	273,467.36
2025	331,400	17,688,700	1.666284	5,522.07	294,743.98
Total				17,299.19	628,981.34

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	331,400	17,688,700
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 55 LANCASTER

Project Name: TIF TELEGRAPH DIST PHS 1 9974

City: LINCOLN

School: LINCOLN 1

Project Years:

Project Date: 2017

TIF-ID#: 55-9974

Project Type:

Location: Parcels 1025227008000 and 1025126013000, 401 S. 21st and 333 S. 21st

Description: Rehab of two existing office buildings, related parking and streetscape.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2017	3,931,100	0	2.025103	79,608.82	0.00
2018	3,931,100	5,793,100	2.005937	78,855.39	116,205.94
2019	3,931,100	6,527,700	2.015115	79,216.19	131,540.66
2020	3,931,100	6,572,800	2.012986	79,132.49	132,309.54
2021	3,931,100	6,555,600	1.993016	78,347.45	130,654.16
2022	3,931,100	6,759,900	1.98857	78,172.68	134,425.34
2023	3,931,100	6,982,800	1.7873	70,260.55	124,803.58
2024	3,931,100	7,808,100	1.766448	69,440.84	137,926.04
2025	3,931,100	6,733,800	1.666284	65,503.29	112,204.24

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	3,931,100	6,733,800
Industrial	0	0
Other	0	0

Total 678,537.70 1,020,069.50

Project Name: TIF TELEGRAPH DIST PHS 2 9990

City: LINCOLN

School: LINCOLN 1

Project Years:

Project Date: 2018

TIF-ID#: 55-9990

Project Type:

Location: Lots 3, 41, & 42, Irregular Tracts located in the NW1/4 of S25, T10N, R6E of the 6th P.M. Property Address 1935 O St. Parcel ID 10-25-101-034-000.

Description: TIF Funds to be used for acquisition and streetscape improvements for the renovation of an existing building with associated parking.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2018	639,600	161,100	2.005937	12,829.97	3,231.56
2019	639,600	161,100	2.015115	12,888.68	3,246.36
2020	639,600	1,554,400	2.012986	12,875.06	31,289.86
2021	639,600	2,009,800	1.993016	12,747.33	40,055.64
2022	639,600	2,009,800	1.98857	12,718.89	39,966.28
2023	639,600	2,011,100	1.7873	11,431.57	35,944.40
2024	639,600	2,200,500	1.766448	11,298.20	38,870.70
2025	639,600	2,312,200	1.666284	10,657.55	38,527.82

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	639,600	2,312,200
Industrial	0	0
Other	0	0

Total 97,447.25 231,132.62

Tax Increment Financing (TIF) Report 2025

COUNTY: 55 LANCASTER

Project Name: TIF TELEGRAPH FLATS COMMONS - CONDO A 9415
City: LINCOLN
School: LINCOLN 1
Project Years:

Project Date: 2020
TIF-ID#: 55-9415
Project Type:

Location: Condo A, a condominium regime organized and existing under the laws of the State of Nebraska, pursuant to the Declaration of Telegraph Flats Common Condominium, recorded July 30, 2020 in the Lancaster County Register of Deeds Office.
PIN# 10-25-112-009-I01
Description: TIF funds used for site preparation, facade enhancement, and streetscape improvements needed for the construction of a four-story building with approximately 121,000 square feet and 68 residential living units and associated parking.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2020	603,290	4,869,210	2.012986	12,144.14	98,016.52
2021	603,290	8,689,310	1.993016	12,023.67	173,179.34
2022	603,290	13,827,510	1.98857	11,996.84	274,969.72
2023	603,290	17,308,710	1.7873	10,782.60	309,358.58
2024	603,290	17,629,510	1.766448	10,656.80	311,416.14
2025	603,290	18,336,110	1.666284	10,052.52	305,531.68
Total				67,656.57	1,472,471.98

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	603,290	18,336,110
Industrial	0	0
Other	0	0

Project Name: TIF TELEGRAPH LOFTS EAST 9405
City: LINCOLN
School: LINCOLN 1
Project Years:

Project Date: 2020
TIF-ID#: 55-9405
Project Type:

Location: Telegraph District Addition Lot 1; PID 1025263001000
Description: TIF funds used for property acquisition, site preparation, streets, on-street parking and streetscape, public utilities and facade enhancements for a five story, approximately 148,000 square foot mixed-use building consisting of first floor retail, live/work lofts, and upper floor residential.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2020	1,400,000	3,047,900	2.012986	28,181.80	61,353.80
2021	1,400,000	9,560,600	1.993016	27,902.22	190,544.30
2022	1,400,000	13,366,500	1.98857	27,839.98	265,802.22
2023	1,400,000	18,853,300	1.7873	25,022.20	336,965.04
2024	1,400,000	22,742,800	1.766448	24,730.27	401,739.74
2025	1,400,000	21,327,400	1.666284	23,327.98	355,375.06
Total				157,004.45	1,611,780.16

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	1,400,000	21,327,400
Industrial	0	0
Other	0	0

Project Name: TIF TELEGRAPH LOFTS WEST
City: LINCOLN
School: LINCOLN 1
Project Years: 15

Project Date: 2023
TIF-ID#: 55-9440
Project Type: Standard

Location: Telegraph Flats Common Condominium Unit E; PID 1025265005000
Description: TIF funds used for property acquisition, site preparation, utilities and façade enhancements necessary for the construction of a five-story mixed-use building with first floor commercial and approximately 62 residential rental units above.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	2,854,100	8,446,800	1.7873	51,011.33	150,969.66
2024	2,854,100	11,684,700	1.766448	50,416.19	206,404.16
2025	2,854,100	10,566,700	1.666284	47,557.41	176,071.24
Total				148,984.93	533,445.06

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	2,854,100	10,566,700
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 55 LANCASTER

Project Name: TIF TELESIS/DAIRY HOUSE PHASE 2

City: LINCOLN

School: LINCOLN 1

Project Years: 15

Project Date: 2024

TIF-ID#: 55-9450

Project Type: Standard

Location: Unit H, Unit I and Unit J of The Dairy House Condominium, PID 1026154001008, 1026154001009, 1026154001010.

Description: TIF funds used for cost of issuance and administration fees, historic façade restoration, and energy enhancements necessary in the redevelopment of the units by combining the units into a commercial office and manufacturing space.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	308,700	584,600	1.766448	5,453.02	10,326.66
2025	308,700	646,100	1.666284	5,143.82	10,765.86
Total				10,596.84	21,092.52

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	0	0
Industrial	308,700	646,100
Other	0	0

Project Name: TIF TERMINAL BUILDING REDEV PROJ 9426

City: LINCOLN

School: LINCOLN 1

Project Years: 15

Project Date: 2022

TIF-ID#: 55-9426

Project Type: Standard

Location: Traction Lofts Condominium Base Account Units 1 and 2, Terminal Building Condominium, Units 5, 601, 602, 603, 604, 605, 701, 702, 703, 704, 705, 801, 802, 803, 804, 805, 901, 902, 903, 904, 905, 10: PID's 1026250001000, 1026250002000, 1026250002001, 10262520002002, 1026250002003, 1026250002004, 1026250002005, 1026250002006, 1026250002007, 1026250002008, 1026250002009, 1026250002010, 1026250002011, 1026250002012, 1026250002013, 1026250002014, 1026250002015, 1026250002016, 1026250002017, 1026250002018, 1026250002019, 1026250002020, 1026250002021, 1026250002022

Description: TIF funds may assist in the site acquisition, streetscape and right of way improvements, historic façade enhancements, and other public improvements and enhancements permitted under the Community Development Law necessary in the restoration of an existing first floor historical elements, renovate Floors 2, 3, and 4 continuing use as commercial office space and convert floors 5 through 10 of the building into approximately 30 market rate residential condominiums.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	2,134,200	0	1.98857	42,440.06	0.00
2023	2,134,200	0	1.7873	38,144.56	0.00
2024	4,196,933	2,042,667	1.766448	74,136.64	36,082.66
2025	4,248,200	17,199,300	1.666284	70,787.08	286,589.18
Total				225,508.34	322,671.84

Current Year	Base Value	Excess Value
Residential	2,740,100	13,879,000
Commercial	1,508,100	3,320,300
Industrial	0	0
Other	0	0

Project Name: TIF UNION AT ANTELOPE VALLEY REDEV PROJ

City: LINCOLN

School: LINCOLN 1

Project Years: 20

Project Date: 2025

TIF-ID#: 55-9457

Project Type: Extremely Blighted

Location: Lot 1, Union Addition, Lincoln, Lancaster County, Nebraska

Description: TIF funds used for site preparation, façade enhancements, streetscape/ROW improvements, utility improvements, and energy enhancements

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	1,110,800	26,836,900	1.666284	18,509.08	447,178.98
Total				18,509.08	447,178.98

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	1,110,800	26,836,900
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 55 LANCASTER

Project Name: TIF VICTORY PARK COMM BASED OTPNT CLINIC 9406
City: LINCOLN
School: LINCOLN 1
Project Years:

Project Date: 2020
TIF-ID#: 55-9406
Project Type:

Location: Victory Park 1st Addition, Lot 1; PIN# 17-27-117-001-101;
Address: 420 Victory Park Dr.
Description: TIF funds used for administrative expenses, bond counsel fee, aging partner's fee, public amenities, site prep, property acquisition, facade enhancement, energy enhancements, public infrastructure, and other eligible TIF fees needed to design and construct an 89,000 square feet veteran's outpatient medical clinic.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2020	0	1,653,800	2.012986	0.00	33,290.76
2021	0	17,563,100	1.993016	0.00	350,035.40
2022	0	28,701,900	1.98857	0.00	570,757.38
2023	0	28,078,000	1.7873	0.00	501,838.10
2024	0	30,237,800	1.766448	0.00	534,135.02
2025	0	29,565,800	1.666284	0.00	492,650.20
Total				0.00	2,482,706.86

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	0	29,565,800
Industrial	0	0
Other	0	0

Project Name: TIF VICTORY PARK VA HSING PHS 1 9998
City: LINCOLN
School: LINCOLN 1
Project Years:

Project Date: 2018
TIF-ID#: 55-9998
Project Type:

Location: Victory Park Addition, Lot 1. Property Address 445 Honor Dr.
Description: TIF Funds to be used for property acquisition, site preparation and demolition, construction of sewer and water, and sidewalks for the construction of a 3-story building with 70 units of supportive housing for the homeless or near-homeless veterans.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2018	0	3,553,400	2.005937	0.00	71,278.98
2019	0	2,912,700	2.015115	0.00	58,694.26
2020	0	950,000	2.012986	0.00	19,123.38
2021	0	815,000	1.993016	0.00	16,243.08
2022	0	2,182,100	1.98857	0.00	43,392.60
2023	0	4,895,600	1.7873	0.00	87,499.06
2024	0	2,162,000	1.766448	0.00	38,190.62
2025	0	1,971,000	1.666284	0.00	32,842.46
Total				0.00	367,264.44

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	0	1,971,000
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 55 LANCASTER

Project Name: TIF VIET HAO 9401

City: LINCOLN

School: LINCOLN 1

Project Years:

Project Date: 2019

TIF-ID#: 55-9401

Project Type:

Location: East 50 feet of Lot 8 Block 3 Young's East Lincoln Addition; Lot 95 Irregular Tracts in the Northeast Quarter 25-10-6, and Lot "A" of M and L Subdivision of Lots 66, 96, and 121 of Irregular Tracts in North east Quarter 25-10-6 (which includes the West 10 feet of Lot 8 Block 3 Young's East Lincoln Addition PID's 10-25-201-005-000, 10-25-200-001-000, and 10-25-201-006-000 Lincoln

Description: TIF funds used for site preparation, including demolition of part of current structure and installation of helical pier system, and administration fees and memorandum recording fees.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2019	274,100	25,700	2.015115	5,523.43	517.88
2020	351,900	851,600	2.012986	7,083.70	17,142.60
2021	351,900	851,700	1.993016	7,013.42	16,974.52
2022	351,900	851,400	1.98857	6,997.78	16,930.68
2023	351,900	866,400	1.7873	6,289.51	15,485.18
2024	351,900	843,900	1.766448	6,216.13	14,907.06
2025	351,900	988,400	1.666284	5,863.65	16,469.56
Total				44,987.62	98,427.48

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	351,900	988,400
Industrial	0	0
Other	0	0

Project Name: TIF WEST HAYMARKET RDV. 9930

City: LINCOLN

School: LINCOLN 1

Project Years:

Project Date: 2014

TIF-ID#: 55-9930

Project Type:

Location: West Haymarket Addition Blk 4 Lot 3, Parcel#10-23-340-003-000 and #10-23-349-001-000; West Haymarket 1st Addition Lot 1 Parcel #10-23-350-001-000; West Haymarket Addition Blk 6 Lot 1 Parcel#10-23-342-001-000 and Lot 2 Parcel #10-23-342-002-000, and Blk 4 Lot 1 Parcel #10-23-340-001-000.

Description: TIF funds used for redevelopment of southeast quarter of block area Q & R St. and Canopy St. & Arena Drive including multi-story 110-room hotel, retail first floor, and 3 floors of residential above.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2014	489,300	9,093,100	2.016437	9,866.43	183,356.63
2015	489,300	23,684,900	2.027922	9,922.62	480,311.30
2016	489,300	23,684,900	2.036758	9,965.86	482,404.10
2017	489,300	24,434,300	2.025103	9,908.83	494,819.74
2018	489,300	25,111,100	2.005937	9,815.05	503,712.86
2019	489,300	27,414,800	2.015115	9,859.96	552,439.76
2020	489,300	27,651,500	2.012986	9,849.54	556,620.82
2021	489,300	26,622,600	1.993016	9,751.83	530,592.68
2022	489,300	26,996,800	1.98857	9,730.07	536,850.28
2023	489,300	29,018,800	1.7873	8,745.26	518,653.02
2024	489,300	29,133,300	1.766448	8,643.23	514,624.60
2025	489,300	30,384,600	1.666284	8,153.13	506,293.74
Total				114,211.81	5,860,679.53

Current Year	Base Value	Excess Value
Residential	204,300	17,355,300
Commercial	285,000	13,029,300
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 55 LANCASTER

Project Name: TIF WEST HAYMKT TDP PHASE 3 9978
City: LINCOLN **Project Date:** 2017
School: LINCOLN 1 **TIF-ID#:** 55-9978
Project Years: **Project Type:**

Location: Project is located at 600 P St.; West Haymarket 2nd Addition Lot 2 Parcel 10-23-351-002-000. Includes surrounding rights of way and public property owned by West Haymarket JPA and City, including West Haymarket Addition Blk 12 Lot 3 10-23-348-003-000, Outlot E 10-23-343-005-000, Blk 6 Lot 1 10-23-342-001-000, Blk 6 Lot 2 10-23-342-002-000, Blk 4 Lot 1 10-23-340-001-000, and West Haymarket 1st Addition Lot 1 10-23-350-001-000.

Description: TDP Phase Three includes the development of 150,000 sq ft, mixed-use office building with first-floor retail and six-stories of office building south of the Pinnacle Bank Arena at 600 P St.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2017	518,500	15,644,100	2.025103	10,500.16	316,809.14
2018	518,500	24,149,000	2.005937	10,400.78	484,413.74
2019	518,500	24,625,800	2.015115	10,448.37	496,238.20
2020	518,500	30,681,400	2.012986	10,437.33	617,612.30
2021	518,500	27,111,800	1.993016	10,333.79	540,342.52
2022	518,500	27,111,800	1.98857	10,310.74	539,137.12
2023	518,500	29,416,100	1.7873	9,267.15	525,753.96
2024	518,500	29,775,200	1.766448	9,159.03	525,963.42
2025	518,500	29,102,000	1.666284	8,639.68	484,921.98

Current Year	Base Value	Excess Value	Total		
Residential	0	0			
Commercial	518,500	29,102,000			
Industrial	0	0			
Other	0	0			

Project Name: TIF WEST O REVITALIZATION 9400
City: LINCOLN **Project Date:** 2019
School: LINCOLN 1 **TIF-ID#:** 55-9400
Project Years: **Project Type:**

Location: TIF Project area consists of an area located at West P Stree to north, the first set of railroad tracks to south, 9th Street to east and NW/SW 70th to the west. The area consists of approximately 342 parcels. Lincoln

Description: TIF funds used for revitalization project involving new sidewalks, repaving steets, streetlights and additional streetscape beautification.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2019	94,988,300	18,881,000	2.015115	1,914,123.48	380,473.86
2020	95,380,800	31,754,000	2.012986	1,920,002.15	639,203.58
2021	94,448,400	42,020,800	1.993016	1,882,371.72	837,481.28
2022	95,591,049	56,170,151	1.98857	1,900,894.92	1,116,982.78
2023	95,080,100	76,935,700	1.7873	1,699,366.63	1,375,071.78
2024	94,097,250	88,202,650	1.766448	1,662,178.99	1,558,053.96
2025	94,187,750	108,764,150	1.666284	1,569,435.41	1,812,319.64

Current Year	Base Value	Excess Value	Total		
Residential	1,655,900	1,391,700			
Commercial	88,098,850	101,650,150			
Industrial	4,160,900	5,722,300			
Other	272,100	0			

Tax Increment Financing (TIF) Report 2025

COUNTY: 55 LANCASTER

Project Name: TIF WILLYS KNIGHT LOFTS REDEV PROJ 9408
City: LINCOLN
School: LINCOLN 1
Project Years:

Project Date: 2020
TIF-ID#: 55-9408
Project Type:

Location: Lots 7-10, County Clerks Subdivision of Lot 65, Littles Subdivision in the Southwest Quarter of Section 24, Township 10, Range 6 East of the 6th P.M. PIN# 1024324010000; Address: 1600 O Street
Description: TIF funds used for the cost of issuance, city administrative fees, and site acquisition assistance needed to support the rehabilitation and renovation of the existing two-story structure, in a manner consistent with its historic character, including the finishing of 5,200 square feet of first-floor commercial space, first-floor parking, and 13 residential second-story units in the building.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2020	606,100	616,800	2.012986	12,200.71	12,416.10
2021	606,100	1,172,100	1.993016	12,079.67	23,360.14
2022	606,100	1,664,900	1.98857	12,052.72	33,107.70
2023	606,100	2,105,500	1.7873	10,832.83	37,631.60
2024	606,100	2,191,300	1.766448	10,706.44	38,708.18
2025	606,100	2,219,800	1.666284	10,099.35	36,988.18
Total				67,971.72	182,211.90

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	606,100	2,219,800
Industrial	0	0
Other	0	0

2026 TOTALS FOR CITY : # LINCOLN

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	148,687,567	149,141,633	2,477,557.14	2,485,123.17
Commercial	484,228,074	1,340,106,126	8,068,614.92	22,329,973.96
Industrial	6,178,300	16,978,000	102,948.02	282,901.70
other	272,100	0	4,533.96	0.00
Total	639,366,041	1,506,225,759	10,653,654.04	25,097,998.83

Project Count 102

CITY: MALCOLM

Project Name: TIF LIPPY'S BBQ PROJ 9601

City: MALCOLM

School: MALCOLM 148

Project Years:

Project Date: 2018

TIF-ID#: 55-9601

Project Type:

Location: Lots 11-12, Block 3, Malcolm, Original Town. Parcel ID 05-21-303-011-000.

Description: TIF Funds to be used for the renovation, reconstruction, and remodeling of the Branched Oak Inn restaurant building to open Lippy's BBQ.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2018	37,000	93,100	1.865386	690.19	1,736.68
2019	37,000	93,100	1.882446	696.51	1,752.56
2020	37,000	96,900	1.886342	697.95	1,827.88
2021	37,000	96,900	1.841075	681.20	1,784.00
2022	37,000	96,900	1.817435	672.45	1,761.10
2023	37,000	116,500	1.624874	601.20	1,892.98
2024	37,000	116,500	1.59436	589.91	1,857.44
2025	37,000	175,600	1.445901	534.98	2,539.00
Total				5,164.39	15,151.64

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	37,000	175,600
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 55 LANCASTER

2026 TOTALS FOR CITY : # MALCOLM

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	0	0	0.00	0.00
Commercial	37,000	175,600	534.98	2,539.00
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	37,000	175,600	534.98	2,539.00

Project Count 1

CITY: WAVERLY

Project Name: TIF NORTHWESTERN ELECTRIC FAC REDEV PROJ 9819

City: WAVERLY

School: WAVERLY 145

Project Years:

Project Date: 2020

TIF-ID#: 55-9819

Project Type:

Location: Lot 1 Block 1, Watermark Addition; PID 2421117001000
Description: TIF funds used for site acquisition, site preparation, building enhancements, and related public improvements necessary for the construction of a metal building, approximately 14,200 square foot use for warehouse/production space with office space. It is anticipated the building will house a business engaged in electro-mechanical sales and services involving electric motors, fluid pumps and gearboxes.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2020	57,900	0	1.986678	1,150.29	0.00
2021	57,900	851,900	1.946895	1,127.25	16,585.60
2022	57,900	912,500	1.964186	1,137.26	17,923.20
2023	57,900	1,060,700	1.739096	1,006.94	18,446.60
2024	57,900	1,148,900	1.646147	953.12	18,912.58
2025	57,900	1,246,800	1.507282	872.72	18,792.80
Total				6,247.58	90,660.78

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	57,900	1,246,800
Industrial	0	0
Other	0	0

Project Name: TIF TRACTOR SUPPLY DISTRIBUTION 9813

City: WAVERLY

School: WAVERLY 145

Project Years:

Project Date: 2018

TIF-ID#: 55-9813

Project Type:

Location: Parcel ID 24-20-403-004-000. Lot 2, Day Commercial Park Fourth Addition.

Description: TIF Funds to be used for the expansion of the distribution center of approximately 170,000 feet, and the construction of new semi-trailer parking and storage area.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2018	14,249,800	3,962,600	2.03316	289,721.23	80,566.00
2019	14,249,800	3,962,600	1.989839	283,548.08	78,849.36
2020	14,249,800	5,572,600	1.986678	283,097.64	110,709.62
2021	14,249,800	8,404,300	1.946895	277,428.64	163,622.90
2022	14,249,800	9,736,900	1.964186	279,892.58	191,250.84
2023	14,249,800	12,691,000	1.739096	247,817.70	220,708.68
2024	14,249,800	15,049,500	1.646147	234,572.66	247,736.90
2025	14,249,800	16,591,600	1.507282	214,784.67	250,082.20
Total				2,110,863.20	1,343,526.50

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	0	0
Industrial	14,249,800	16,591,600
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 55 LANCASTER

Project Name: TIF TRACTOR SUPPLY RETAIL 9815

City: WAVERLY

School: WAVERLY 145

Project Years:

Project Date: 2018

TIF-ID#: 55-9815

Project Type:

Location: Parcel ID 24-20-403-001-000. Lot 1, Day Commercial Park Fourth Addition.

Description: TIF Funds to be used for the construction of a Tractor Supply Company retail store.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2018	109,500	1,753,100	2.03316	2,226.31	35,643.34
2019	109,500	1,753,100	1.989839	2,178.87	34,883.88
2020	109,500	1,938,200	1.986678	2,175.41	38,505.80
2021	109,500	1,938,200	1.946895	2,131.85	37,734.72
2022	109,500	1,938,200	1.964186	2,150.78	38,069.86
2023	109,500	2,051,500	1.739096	1,904.31	35,677.56
2024	109,500	2,003,500	1.646147	1,802.53	32,980.56
2025	109,500	2,003,600	1.507282	1,650.47	30,199.90
Total				16,220.53	283,695.62

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	109,500	2,003,600
Industrial	0	0
Other	0	0

Project Name: TIF VACEK ENTERPRISES 9811

City: WAVERLY

School: WAVERLY 145

Project Years:

Project Date: 2017

TIF-ID#: 55-9811

Project Type:

Location: Lot 1 Blk 1 Amberly Crossing Addition, Parcel #24-20-202-001-000, 13210 Callum Drive, Waverly

Description: Construction of a new 3,000 sq ft commercial building to be used as a dental office with all necessary utilities, driveways, parking, and equipment for operation of the facility.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2017	92,800	374,000	2.042729	1,895.65	7,639.82
2018	92,800	401,100	2.03316	1,886.77	8,155.00
2019	92,800	401,100	1.989839	1,846.57	7,981.24
2020	92,800	378,400	1.986678	1,843.64	7,517.60
2021	92,800	378,400	1.946895	1,806.72	7,367.06
2022	92,800	378,400	1.964186	1,822.76	7,432.48
2023	92,800	401,100	1.739096	1,613.88	6,975.52
2024	92,800	434,000	1.646147	1,527.62	7,144.28
2025	92,800	582,300	1.507282	1,398.76	8,776.90
Total				15,642.37	68,989.90

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	92,800	582,300
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 55 LANCASTER

Project Name: TIF WAVERLY AREA B REDV 9809

City: WAVERLY

Project Date: 2013

School: WAVERLY 145

TIF-ID#: 55-9809

Project Years:

Project Type:

Location: Bucket TIF including approx. 150 or more parcels within Waverly
Description: TIF funds used for various storm water drainage improvement projects, water main replacement along 148th St., improvements to Lawson Park, improvements to waste water treatment plant, landscaping and/or beautification from Interstate 80 to 148th St., downtown improvements including street lighting, facades, and sidewalks, and infrastructure and landscaping improvements to Highway 6 BNSF right-of-way corridor.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2013	15,683,300	112,400	2.125459	333,342.11	2,389.02
2014	15,568,900	1,828,400	2.103605	327,508.16	38,462.31
2015	15,391,800	3,314,300	2.060155	317,094.94	68,279.72
2016	15,377,700	3,502,400	2.068815	318,136.16	72,458.18
2017	15,321,500	4,246,600	2.042729	312,976.72	86,746.54
2018	15,404,500	5,546,900	2.03316	313,198.13	112,777.36
2019	15,366,500	6,830,600	1.989839	305,768.61	135,917.94
2020	15,367,000	8,215,600	1.986678	305,292.81	163,217.52
2021	15,430,900	9,905,300	1.946895	300,423.42	192,845.80
2022	15,410,500	10,291,200	1.964186	302,690.88	202,138.32
2023	15,437,200	16,022,900	1.739096	268,467.73	278,653.62
2024	15,417,500	18,248,200	1.646147	253,794.71	300,392.20
2025	15,484,400	23,084,100	1.507282	233,393.57	347,942.48
Total				3,892,087.95	2,002,221.01

Current Year	Base Value	Excess Value
Residential	8,097,700	8,988,300
Commercial	6,592,900	10,335,400
Industrial	793,800	3,760,400
Other	0	0

Project Name: TIF WEST REDEV AREA

City: WAVERLY

Project Date: 2025

School: WAVERLY 145

TIF-ID#: 55-9821

Project Years: 15

Project Type: Standard

Location: Area between Interstate 80 and 6

Description: TIF funds used for public infrastructure and economic development needs in the area such as water mains, sewer mains, street and street lighting improvements, pedestrian access improvements, park improvements, and public facilities

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	33,776,700	16,883,100	1.507282	509,110.12	254,475.94
Total				509,110.12	254,475.94

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	27,867,300	15,895,200
Industrial	5,909,400	987,900
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 55 LANCASTER

Project Name: TIF WOODSTOCK HOLDINGS PROJ 9817
City: WAVERLY **Project Date:** 2019
School: WAVERLY 145 **TIF-ID#:** 55-9817
Project Years: **Project Type:**

Location: Lot 225 Irregular Tract in SE Quarter 16-11-8 PID 2416400084000 Waverly
Description: TIF funds used for site preparation, public parking, utility extensions, façade improvements and landscaping and related improvements and enhancements needed to construct a 23,000 square foot building with office space, commercial/industrial space and space for batting cages.
 This Parcel removed from project 9809 for 2019 per Resolution #18-13

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2019	166,000	100,400	1.989839	3,303.13	1,997.80
2020	166,000	968,800	1.986678	3,297.89	19,246.94
2021	166,000	1,082,300	1.946895	3,231.85	21,071.24
2022	166,000	1,082,300	1.964186	3,260.55	21,258.40
2023	166,000	1,439,100	1.739096	2,886.90	25,027.34
2024	166,000	1,579,400	1.646147	2,732.60	25,999.26
2025	166,000	1,713,700	1.507282	2,502.09	25,830.30
Total				21,215.01	140,431.28

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	166,000	1,713,700
Industrial	0	0
Other	0	0

2026 TOTALS FOR CITY : # WAVERLY

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	8,097,700	8,988,300	122,055.17	135,479.03
Commercial	34,886,400	31,777,000	525,836.43	478,969.00
Industrial	20,953,000	21,339,900	315,820.80	321,652.47
other	0	0	0.00	0.00
Total	63,937,100	62,105,200	963,712.40	936,100.50

Project Count 7

2026 TOTALS FOR COUNTY : # 55 LANCASTER

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	158,303,867	170,577,633	2,625,881.00	2,824,604.31
Commercial	519,158,274	1,372,723,226	8,595,094.15	22,822,018.49
Industrial	27,131,300	38,317,900	418,768.82	604,554.17
other	272,100	0	4,533.96	0.00
Total	704,865,541	1,581,618,759	11,644,277.93	26,251,176.97

Project Count 119

Tax Increment Financing (TIF) Report 2025

COUNTY: 56 LINCOLN

CITY: NORTH PLATTE

Project Name: TIF 204 SOUTH CHESTNUT

City: NORTH PLATTE

School: NORTH PLATTE 1

Project Years: 15

Project Date: 2025

TIF-ID#: 56-0041

Project Type: Expedited

Location: Lot 3 Block 6 Penistons Addition

Description: TIF funds used for redevelopment of residential property

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	185,089	119,188	1.757654	3,253.22	2,094.91
Total				3,253.22	2,094.91

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	185,089	119,188
Industrial	0	0
Other	0	0

Project Name: TIF 2ND STREET DUPLEX

City: NORTH PLATTE

School: NORTH PLATTE 1

Project Years: 15

Project Date: 2025

TIF-ID#: 56-0038

Project Type: Expedited

Location: Lot 2 Block 177 Original Town

Description: TIF funds used for redevelopment of residential property located at 208-210 West 2nd Street, North Platte, Lincoln County, Nebraska

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	136,863	13,602	1.757654	2,405.58	239.08
Total				2,405.58	239.08

Current Year	Base Value	Excess Value
Residential	136,863	13,602
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF 303 REID AVENUE

City: NORTH PLATTE

School: NORTH PLATTE 1

Project Years: 15

Project Date: 2025

TIF-ID#: 56-0043

Project Type: Expedited

Location: Lot 32 Block 5 Graceland Addition

Description: TIF funds used for redevelopment of residential property

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	95,138	48,485	1.757654	1,672.20	852.19
Total				1,672.20	852.19

Current Year	Base Value	Excess Value
Residential	95,138	48,485
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF 5 PLEX

City: NORTH PLATTE

School: NORTH PLATTE 1

Project Years: 15

Project Date: 2025

TIF-ID#: 56-0040

Project Type: Expedited

Location: Lot 5 Block 11 Miller Addition

Description: TIF funds used for redevelopment of residential property

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	105,335	70,572	1.757654	1,851.42	1,240.42
Total				1,851.42	1,240.42

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	105,335	70,572
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 56 LINCOLN

Project Name: TIF 708 SOUTH MCCABE

Location: Lot 2 Block 4 Bratt Goodman Addition

City: NORTH PLATTE

Project Date: 2025

Description: TIF funds used for construction of residential duplex on property

School: NORTH PLATTE 1

TIF-ID#: 56-0042

Project Years: 15

Project Type: Expedited

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	8,103	114,418	1.757654	142.42	2,011.07
Total				142.42	2,011.07

Current Year	Base Value	Excess Value
Residential	8,103	114,418
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF AMD PLAN PORTION OF TWIN RIVERS IND PARK

Location: Lot 1 K&M Tire Administrative Subdivision, Lots One and Two

City: NORTH PLATTE

Project Date: 2022

Iron Trail 3rd Administrative; PID 22302.40, 21546.65, 21546.66

School: NORTH PLATTE 1

TIF-ID#: 56-0027

Description: TIF funds used for infrastructure installation including streets, sanitary and storm sewer, electrical lines, engineering and related costs to enhance safety and provide access to additional sites in the Twin Rivers Industrial Park.

Project Years: 15

Project Type: Standard

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	609,884	2,583,954	2.038643	12,433.36	52,677.64
2023	609,884	3,250,030	1.934776	11,799.89	62,880.86
2024	609,884	3,967,984	1.752681	10,689.32	69,546.11
2025	609,884	3,967,984	1.757654	10,719.65	69,743.45
Total				45,642.22	254,848.06

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	609,884	3,967,984
Industrial	0	0
Other	0	0

Project Name: TIF DANCER PROPERTIES LLC HOUSING

Location: Lots 3 and 4, and 11 and 12 Block 2 Dancer Third Subdivision;

City: NORTH PLATTE

Project Date: 2022

PID's 14366.50, 14366.52, 14366.66, 14366.68

School: NORTH PLATTE 1

TIF-ID#: 56-0025

Description: TIF funds used for site acquisition, infrastructure, and engineering fees necessary in the construction of a single family housing project.

Project Years: 15

Project Type: Standard

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	39,160	627,853	2.038643	798.33	12,799.66
2023	39,160	1,128,216	1.934776	757.66	21,828.42
2024	39,160	1,206,065	1.752681	686.35	21,138.53
2025	39,160	1,206,065	1.757654	688.30	21,198.42
Total				2,930.64	76,965.03

Current Year	Base Value	Excess Value
Residential	39,160	1,206,065
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 56 LINCOLN

Project Name: TIF DANCER PROPERTIES REDEV PROJ 3
City: NORTH PLATTE
School: NORTH PLATTE 1
Project Years:
Project Date: 2021
TIF-ID#: 56-0024
Project Type: Standard

Location: Lot 13 Block 2 Dancer Third Addition; PID 14366.70
Description: TIF funds used for site acquisition, infrastructure and engineering fees associated with a single family housing project for affordable workforce family homes.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	9,790	0	2.04722	200.42	0.00
2022	9,790	207,637	2.038643	199.58	4,232.98
2023	9,790	232,724	1.934776	189.41	4,502.68
2024	9,790	288,026	1.752681	171.59	5,048.19
2025	9,790	288,026	1.757654	172.07	5,062.52
Total				933.07	18,846.37

Current Year	Base Value	Excess Value
Residential	9,790	288,026
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF DANCER PROPERTIES REDEV PROJECT 4
City: NORTH PLATTE
School: NORTH PLATTE 1
Project Years: 15
Project Date: 2024
TIF-ID#: 56-0032
Project Type: Standard

Location: Lots 5, 6, 8, 9, 10 Block 2, and Lots 4,10, 11, 13, 14, 15, 16, 17, 18 Block 1, Dancer Third Subdivision. PID's 14366.6, 14366.54, 14366.56, 14366.62, 14366.64, 14366.24, 14366.34, 14366.06, 14366.26, 14366.30, 14366.32, 14366.20.
Description: TIF funds used for site acquisition, infrastructure, and engineering fees necessary for a single family housing project.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	1,237,363	1,789,247	1.752681	21,687.03	31,359.92
2025	115,178	2,580,102	1.757654	2,024.43	45,349.28
Total				23,711.46	76,709.20

Current Year	Base Value	Excess Value
Residential	115,178	2,580,102
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF DANCER PROPERTIES REDEVELOPMENT PROJ 5
City: NORTH PLATTE
School: NORTH PLATTE 1
Project Years: 15
Project Date: 2025
TIF-ID#: 56-0046
Project Type: Standard

Location: Lot 5, 6, 7, 8, 9, 10 Block 1 Dancer Third Subdivision, Dancer Fourth Replat Pt. Lot 1 N 1/2
Description: TIF funds used for site acquisition, infrastructure, engineering

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	168,955	1,173,280	1.757654	2,969.64	20,622.25
Total				2,969.64	20,622.25

Current Year	Base Value	Excess Value
Residential	168,955	1,173,280
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 56 LINCOLN

Project Name: TIF DANCER PROPERTIES REDEVL

City: NORTH PLATTE

School: NORTH PLATTE 1

Project Years:

Project Date: 2019

TIF-ID#: 56-0020

Project Type:

Location: Lot 21, Lot 22, Lot 23 Block 1 Dancer Third Subdivision PID 001436640, 001436642, 00146644 North Platte

Description: TIF funds used for site acquisition, removals for paving, sanitary sewer, water mains, electrical infrastructure and street lights, paving, sidewalks, project management and contingency, engineering, survey and platting fees, CRA costs and legal fees, and capitalization interest for new single family housing project.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2019	25,780	290,166	2.08032	536.31	6,036.54
2020	25,780	649,581	2.069854	533.61	13,445.38
2021	25,780	656,690	2.04722	527.77	13,443.90
2022	25,780	683,990	2.038643	525.56	13,944.16
2023	25,780	765,885	1.934776	498.79	14,818.18
2024	25,780	838,220	1.752681	451.84	14,691.37
2025	25,780	838,220	1.757654	453.12	14,733.00

Total 3,527.00 91,112.53

Current Year	Base Value	Excess Value
Residential	25,780	838,220
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF DANCER PROPERTIES REDEVL-PROJ 2

City: NORTH PLATTE

School: NORTH PLATTE 1

Project Years:

Project Date: 2020

TIF-ID#: 56-0021

Project Type:

Location: Lot 20 Block 1 Dancer Third Subdivision; PID 0014366.38 and 0014366.72

Description: TIF funds used for site acquisition, removals for paving, sanitary sewer, water mains, electrical infrastructure and street lights, paving, sidewalks, project management and contingency fees, engineering, survey and platting, CRA costs and legal fees, and capitalization interest necessary in the construction of a new single family housing project.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2020	20,530	380,836	2.069854	424.94	7,882.76
2021	20,530	445,945	2.04722	420.29	9,129.50
2022	20,530	464,604	2.038643	418.53	9,471.60
2023	20,530	520,580	1.934776	397.21	10,072.08
2024	20,530	571,590	1.752681	359.83	10,018.19
2025	20,530	571,590	1.757654	360.85	10,046.57

Total 2,381.65 56,620.70

Current Year	Base Value	Excess Value
Residential	20,530	571,590
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF DEVCO HOUSING PROJECT

City: NORTH PLATTE

School: NORTH PLATTE 1

Project Years: 15

Project Date: 2024

TIF-ID#: 56-0033

Project Type: Standard

Location: Lots 1 through 4, Mulligan Meadows 1st Subdivision, PID's 0030016.00, 0030016.02, 0030016.04, and 0030016.06.

Description: TIF funds used for site acquisition, site preparation, and new infrastructure necessary for a workforce housing development.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	8,081	1,050,862	1.752681	141.63	18,418.30
2025	8,081	1,037,383	1.757654	142.04	18,233.58

Total 283.67 36,651.88

Current Year	Base Value	Excess Value
Residential	8,081	1,037,383
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 56 LINCOLN

Project Name: TIF DEVCO HOUSING PROJECT 2

City: NORTH PLATTE

School: NORTH PLATTE 1

Project Years: 15

Project Date: 2025

TIF-ID#: 56-0037

Project Type: Standard

Location: Lot 5, 6, 7, 8, Mulligan Meadows 1st Sub

Description: TIF funds used for site acquisition, preparation, infrastructure for workforce housing development

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	46,808	996,792	1.757654	822.72	17,520.12
Total				822.72	17,520.12

Current Year	Base Value	Excess Value
Residential	46,808	996,792
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF DP DC DEVELOPMENT HOUSING PROJ

City: NORTH PLATTE

School: NORTH PLATTE 1

Project Years: 15

Project Date: 2022

TIF-ID#: 56-0026

Project Type: Standard

Location: Lot 2 Block 2 Lakeview First Subdivision; PID 23573.85

Description: TIF funds used for site acquisition, site preparation, streets and utilities for apartment, and commercial development

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	45,080	5,855,390	2.038643	919.02	119,370.52
2023	45,080	10,879,032	1.934776	872.20	210,484.92
2024	45,080	11,951,070	1.752681	790.11	209,464.17
2025	45,080	11,951,070	1.757654	792.35	210,058.45
Total				3,373.68	749,378.06

Current Year	Base Value	Excess Value
Residential	45,080	11,951,070
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF HOBBY LOBBY PROJECT

City: NORTH PLATTE

School: NORTH PLATTE 1

Project Years:

Project Date: 2016

TIF-ID#: 56-0017

Project Type:

Location: Holiday Plaza 3rd Replat Lot 2 & 3 and Brants Sub Lot 1 (PT SE 1/4 SW 1/4 9-13-30). PID 0021188.10, 0021188.15, 0009404.00

Description: Demolition, site preparation and rehabilitation and infrastructure installation for multi-unit commercial facility.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2016	1,197,195	3,331,985	2.108717	25,245.45	70,262.14
2017	1,197,195	2,926,225	2.07185	24,804.08	60,627.00
2018	1,197,195	2,926,225	2.063467	24,703.72	60,381.70
2019	1,197,195	2,926,225	2.08032	24,905.49	60,874.88
2020	1,197,195	2,926,225	2.069854	24,780.19	60,568.60
2021	1,197,195	2,926,225	2.04722	24,509.22	59,906.28
2022	1,197,195	3,292,262	2.038643	24,406.53	67,117.52
2023	1,197,195	3,292,262	1.934776	23,163.04	63,697.94
2024	1,197,195	3,292,262	1.752681	20,983.01	57,702.84
2025	1,197,195	3,292,262	1.757654	21,042.55	57,866.57
Total				238,543.28	619,005.47

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	1,197,195	3,292,262
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 56 LINCOLN

Project Name: TIF IRON TRAIL IND PARK REDEV PROJ PHASE ONE

City: NORTH PLATTE

School: NORTH PLATTE 1

Project Years:

Project Date: 2020

TIF-ID#: 56-0022

Project Type:

Location: Lot 1 Block 1 Iron Trail First Subdivision; PID 0021546.58

Description: TIF funds used for streets and utilities, site acquisition, site preparation and grading, and engineering fees necessary in the construction of 7 commercial and industrial flex buildings and associated improvements on the project site.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2020	53,270	1,258,542	2.069854	1,102.61	26,050.00
2021	53,270	2,100,880	2.04722	1,090.55	43,009.64
2022	53,270	2,052,509	2.038643	1,085.99	41,843.36
2023	53,271	2,094,626	1.934776	1,030.67	40,526.40
2024	53,271	3,076,101	1.752681	933.67	53,914.22
2025	53,271	3,207,613	1.757654	936.32	56,378.71
Total				6,179.81	261,722.33

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	53,271	3,207,613
Industrial	0	0
Other	0	0

Project Name: TIF LAKEVIEW APARTMENTS PHASE 2

City: NORTH PLATTE

School: NORTH PLATTE 1

Project Years: 15

Project Date: 2024

TIF-ID#: 56-0034

Project Type: Standard

Location: Lakeview First Administrative subdivision (of Lakeview First Subdivision Lot 2, Block 2), PID 0002357388.

Description: TIF funds used for the construction of work force housing.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	110,250	1,326,294	1.752681	1,932.33	23,245.70
2025	110,250	5,698,953	1.757654	1,937.81	100,167.87
Total				3,870.14	123,413.57

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	110,250	5,698,953
Industrial	0	0
Other	0	0

Project Name: TIF MADD BUSINESS SUITES A

City: NORTH PLATTE

School: NORTH PLATTE 1

Project Years: 15

Project Date: 2023

TIF-ID#: 56-0029

Project Type: Expedited

Location: Lots 3 and 4 Block 113 Original Town; PID 0003485.00

Description: The Micro TIF project consists of rehabilitation and renovation of an existing structure built in 1938 to accommodate future commercial business.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	393,530	142,399	1.934776	7,613.92	2,755.10
2024	393,530	193,074	1.752681	6,897.33	3,383.99
2025	393,530	193,074	1.757654	6,916.90	3,393.58
Total				21,428.15	9,532.67

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	393,530	193,074
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 56 LINCOLN

Project Name: TIF MADD BUSINESS SUITES B

City: NORTH PLATTE

School: NORTH PLATTE 1

Project Years: 15

Project Date: 2023

TIF-ID#: 56-0031

Project Type: Expedited

Location: Lots 1 and 2 Block 113, Original Town North Platte; PID 3480.00

Description: The Micro TIF project consists of the rehabilitation and renovation of an existing structure built in 1938 to accomodate future commercial business.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	344,208	106,413	1.934776	6,659.65	2,058.86
2024	344,208	145,601	1.752681	6,032.87	2,551.96
2025	344,208	374,098	1.757654	6,049.99	6,575.34
Total				18,742.51	11,186.16

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	344,208	374,098
Industrial	0	0
Other	0	0

Project Name: TIF MURPHY TRACTOR COMMERCIAL PROJECT

City: NORTH PLATTE

School: NORTH PLATTE 1

Project Years: 15

Project Date: 2025

TIF-ID#: 56-0036

Project Type: Standard

Location: Lot 1, Sioux Meadows 3rd Addition, Lots 7 & 8 Block 1, Schwartzlander Subdivision

Description: TIF funds used for site preparation and utility extension for commercial structure on vacant property

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	688,350	5,189,829	1.757654	12,098.81	91,219.23
Total				12,098.81	91,219.23

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	688,350	5,189,829
Industrial	0	0
Other	0	0

Project Name: TIF NORTH MALL PROJ PHASE ONE

City: NORTH PLATTE

School: NORTH PLATTE 1

Project Years: 15

Project Date: 2022

TIF-ID#: 56-0028

Project Type: Standard

Location: Lots 1 through 9, IOLL located on part of Lots 4, 5, and 9, Lots 11 through 13, Units 1 and 2 in the Sandhills Mixed Use Subdivision; PID's 0036757.00, 0036757.04, 0036757.08, 0036757.12, 0036757.13, 0036757.16, 0036757.20, 0036757.24, 0036757.28, 0036757.32, 0036757.36, 0036757.37, 0036757.40, 0036757.44, 0036757.48

Description: TIF funds used for eligible public improvements, including site acquisition, site preparation, infrastructure improvements, façade and energy efficiency enhancements, and other eligible expenses permitted under the Nebraska Community Development Law necessary in the rehabilitation of the existing mall building together with the construction of a mixed use development that includes fast food, restaurant, retail and commercial businesses, and multi-family residences.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	3,040,747	5,800,582	2.038643	61,989.98	118,253.18
2023	3,558,758	17,864,310	1.934776	68,854.00	345,634.52
2024	3,558,623	29,284,945	1.752681	62,371.31	513,271.81
2025	3,558,623	31,031,108	1.757654	62,548.28	545,419.52
Total				255,763.57	1,522,579.03

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	3,558,623	31,031,108
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 56 LINCOLN

Project Name: TIF PEDERSON LAW OFFICE

City: NORTH PLATTE

School: NORTH PLATTE 1

Project Years: 15

Project Date: 2025

TIF-ID#: 56-0039

Project Type: Expedited

Location: All of Lots 5 & 6 & N 1/2 of Lot 7, Breternitz Addition

Description: TIF funds used to repair of building drainage system requiring replacement of parking lot on commercial property

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	244,990	32,467	1.757654	4,306.08	570.64
Total				4,306.08	570.64

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	244,990	32,467
Industrial	0	0
Other	0	0

Project Name: TIF PICKLED PIG

City: NORTH PLATTE

School: NORTH PLATTE 1

Project Years: 15

Project Date: 2025

TIF-ID#: 56-0044

Project Type: Expedited

Location: Lot 5 Block 175, Original Town Broadmoor Sub E 26'

Description: TIF funds used for renovations and modern upgrades to commercial property

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	40,919	50,395	1.757654	719.21	885.79
Total				719.21	885.79

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	40,919	50,395
Industrial	0	0
Other	0	0

Project Name: TIF REDEV PLAN DANCER PROPERTIES LLC-PHASE 2

City: NORTH PLATTE

School: NORTH PLATTE 1

Project Years: 15

Project Date: 2023

TIF-ID#: 56-0030

Project Type: Standard

Location: Lots 2, 3, 12, and 19 Block 1, and Lots 1 and 3, Block 2 Dancer Third Subdivision: PID's 14366.22, 14336.02, 14366.36, 14366.04, 14366.48, and 14366.46.

Description: TIF funds used for site acquisition, infrastructure and engineering fees necessary for a single family housing project.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	72,513	1,574,644	1.934776	1,402.96	30,465.92
2024	62,331	1,853,260	1.752681	1,092.46	32,481.77
2025	114,619	3,087,063	1.757654	2,014.61	54,259.88
Total				4,510.03	117,207.57

Current Year	Base Value	Excess Value
Residential	114,619	3,087,063
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF SE QUAD I-80 & HIWY 83 (HIGLEY)

City: NORTH PLATTE

School: NORTH PLATTE 1

Project Years:

Project Date: 2019

TIF-ID#: 56-0019

Project Type:

Location: Lot 1 Higley First Addition PID 002082040 North Platte

Description: TIF funds used for installation of paving, sanitary sewer, storm sewer and paving needed to construct new hotel.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2019	48,254	0	2.08032	1,003.84	0.00
2020	48,254	0	2.069854	998.79	0.00
2021	48,254	0	2.04722	987.87	0.00
2022	48,254	72,723	2.038643	983.73	1,482.56
2023	48,254	72,723	1.934776	933.61	1,407.04
2024	48,254	9,147,640	1.752681	845.74	160,328.96
2025	53,935	6,169,015	1.757654	947.99	108,429.94
Total				6,701.57	271,648.50

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	53,935	6,169,015
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 56 LINCOLN

Project Name: TIF SHULTS PP DEVEL WORKFORCE HOUSING REDEV P
City: NORTH PLATTE
School: NORTH PLATTE 1
Project Years:

Project Date: 2021
TIF-ID#: 56-0023
Project Type: Standard

Location: Lot 2 Shults Subdivison; PID 37451.25
Description: The Redevelopment Plan for the Shults PP Development, LLC Workforce Redevelopment Plan states the redeveloper will acquire the redevelopment project property and that the area is anticipated to function as a multifamily apartment complex. No public improvements are anticipated. Private improvements will include two apartments, garages and parking lots. The proposed site plan and private sector improvements will include open space, pedestrian way, landscaping, lighting, and parking.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	36,785	2,674,239	2.04722	753.07	54,747.58
2022	36,785	3,243,525	2.038643	749.91	66,123.90
2023	36,785	3,243,525	1.934776	711.71	62,754.96
2024	36,785	3,243,525	1.752681	644.72	56,848.69
2025	36,785	3,243,525	1.757654	646.55	57,009.95
Total				3,505.96	297,485.08

Current Year	Base Value	Excess Value
Residential	36,785	3,243,525
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF SOUTHWEST IMPLEMENT

City: NORTH PLATTE
School: NORTH PLATTE 1
Project Years:

Project Date: 2011
TIF-ID#: 56-0016
Project Type:

Location: Lots 6-10 Blk 1 and Lot 1 Blk 2 Prospect Enterprises Second Subdivision North Platte, NE
Description: TIF funds to be used for site acquisition, site preparation, and onsite infrastructure and utilities for new implement dealership.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2011	521,845	798,610	2.226372	11,618.21	17,780.03
2012	521,845	2,726,260	2.22241	11,597.54	60,588.67
2013	521,845	2,726,260	2.251151	11,747.52	61,372.24
2014	521,845	2,726,260	2.192099	11,439.36	59,762.32
2015	521,845	2,726,260	2.109306	11,007.31	57,505.18
2016	521,845	2,726,260	2.108717	11,004.23	57,489.12
2017	521,845	3,024,460	2.07185	10,811.85	62,662.28
2018	521,845	2,968,785	2.063467	10,768.10	61,259.90
2019	521,845	2,968,785	2.08032	10,856.05	61,760.28
2020	521,845	2,968,785	2.069854	10,801.43	61,449.52
2021	521,845	2,627,809	2.04722	10,683.32	53,797.02
2022	521,845	2,767,938	2.038643	10,638.56	56,428.38
2023	521,845	4,864,074	1.934776	10,096.53	94,108.90
2024	521,845	5,366,006	1.752681	9,146.28	94,049.01
2025	521,845	5,366,006	1.757654	9,172.23	94,315.83
Total				161,388.52	954,328.68

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	521,845	5,366,006
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 56 LINCOLN

Project Name: TIF SUSTAINABLE BEEF, LLC REDEV PROJ
City: NORTH PLATTE **Project Date:** 2024
School: NORTH PLATTE 1 **TIF-ID#:** 56-0035
Project Years: 15 **Project Type:** Standard

Location: A tract of land in the NE 1/4 NE1/4 and in part of Government Lots 1 and 2 in 11-13-30, PID0023926.30.
Description: TIF funds used for site acquisition, site demolition, public street pavement and drainage, water and sewer, site preparation, private streets, engineering fees and utility extension necessary for a new industrial project.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	184,008	49,465,797	1.752681	3,225.07	866,977.62
2025	184,008	138,682,916	1.757654	3,234.22	2,437,565.82
Total				6,459.29	3,304,543.44

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	184,008	138,682,916
Industrial	0	0
Other	0	0

Project Name: TIF WILKINSON EXIT 179 COMMERCIAL REDEV PROJ
City: NORTH PLATTE **Project Date:** 2025
School: NORTH PLATTE 1 **TIF-ID#:** 56-0045
Project Years: 15 **Project Type:** Standard

Location: Fat Dogs Subdivision in Governments Lots 5, 6, 7, 8 and the accretions to the South Channel of the South Platte River Section 11, Township 13 North Range 30 West of the 6th, Lot 1 Fat Dogs Subdivision 16.54 Acres 3400 Halligan Drive, North Platte, NE
Description: TIF funds used for site preparation and infrastructure installation for commercial development

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	580,791	2,597,406	1.757654	10,208.30	45,653.41
Total				10,208.30	45,653.41

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	580,791	2,597,406
Industrial	0	0
Other	0	0

2026 TOTALS FOR CITY : # NORTH PLATTE

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	870,870	27,149,621	15,306.88	477,196.40
Commercial	8,872,223	206,042,886	155,942.98	3,621,521.03
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	9,743,093	233,192,507	171,249.86	4,098,717.43

Project Count 30

CITY: SUTHERLAND

Project Name: TIF BIG EYE SPINNER BAITS, LLC
City: SUTHERLAND **Project Date:** 2019
School: SUTHERLAND 55 **TIF-ID#:** 56-0018
Project Years: **Project Type:**

Location: Lot 1 Big Eye Spinner Baits Replat PID 008993600 Sutherland
Description: TIF funds used for electrical, site work, concrete sidewalks, sewer and water main, and professional fees to construct a 42,000 square foot commercial building, including a warehouse and store front.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2019	10,490	0	1.919027	201.31	0.00
2020	10,490	1,154	1.989353	208.68	22.98
2021	10,490	101,145	1.971157	206.77	1,993.74
2022	10,490	102,090	2.002006	210.01	2,043.86
2023	10,490	102,090	1.894936	198.78	1,934.56
2024	10,490	102,090	1.787682	187.53	1,825.07
2025	10,490	114,278	1.783731	187.11	2,038.41
Total				1,400.19	9,858.62

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	10,490	114,278
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 56 LINCOLN

2026 TOTALS FOR CITY : # SUTHERLAND

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	0	0	0.00	0.00
Commercial	10,490	114,278	187.11	2,038.41
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	10,490	114,278	187.11	2,038.41

Project Count 1

2026 TOTALS FOR COUNTY : # 56 LINCOLN

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	870,870	27,149,621	15,306.88	477,196.40
Commercial	8,882,713	206,157,164	156,130.10	3,623,559.44
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	9,753,583	233,306,785	171,436.98	4,100,755.84

Project Count 31

Tax Increment Financing (TIF) Report 2025

COUNTY: 59 MADISON

CITY: MADISON

Project Name: TIF CONOVER PROPERTIES (MADISON APTS)

City: MADISON

School: MADISON 1

Project Years:

Project Date: 2019

TIF-ID#: 59-9567

Project Type:

Location: South 1/3 Lot 6 and N 43.8 feet Lot 7 Block 14 F.W. Barnes First Addition PID 590001779 Madison
Description: TIF funds used for rehabilitation of dilapidated commercial structure to 12 apartments.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2019	29,101	0	1.853539	539.40	0.00
2020	29,101	478,279	1.892999	550.88	9,053.80
2021	29,101	478,279	1.919767	558.67	9,181.84
2022	29,101	478,279	1.911547	556.28	9,142.52
2023	29,101	525,147	1.722048	501.13	9,043.30
2024	29,101	525,147	1.522381	443.03	7,994.74
2025	29,101	525,147	1.399819	407.36	7,351.10
Total				3,556.75	51,767.30

Current Year	Base Value	Excess Value
Residential	29,101	525,147
Commercial	0	0
Industrial	0	0
Other	0	0

2026 TOTALS FOR CITY : # MADISON

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	29,101	525,147	407.36	7,351.11
Commercial	0	0	0.00	0.00
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	29,101	525,147	407.36	7,351.11

Project Count 1

CITY: NEWMAN GROVE

Project Name: TIF ARCHER DANIELS MIDLAND

City: NEWMAN GROVE

School: NEWMAN GROVE 13

Project Years:

Project Date: 2012

TIF-ID#: 59-9530

Project Type:

Location: Part SW 1/4 of SW 1/4 Less PT to State Lot split Sect. 36-22-4
Description: TIF funds used for site acquisition and site preparation.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2012	92,497	5,257,325	1.777097	1,643.76	93,427.76
2013	92,497	5,257,325	1.657421	1,533.06	87,136.00
2014	92,497	5,257,325	1.446138	1,337.63	76,028.18
2015	92,497	6,231,738	1.358869	1,256.91	84,681.16
2016	92,497	6,231,738	1.285462	1,189.01	80,106.62
2017	92,497	6,231,738	1.332344	1,232.38	83,028.18
2018	92,497	6,231,738	1.400979	1,295.86	87,305.34
2019	92,497	6,231,738	1.542965	1,427.20	96,153.56
2020	92,497	6,231,738	1.606571	1,486.03	100,117.30
2021	92,497	6,231,738	1.662594	1,537.85	103,608.50
2022	92,497	6,231,738	1.730553	1,600.71	107,843.56
2023	92,497	6,231,738	1.587697	1,468.57	98,941.12
2024	92,497	6,231,738	1.372732	1,269.74	85,545.08
2025	92,497	6,231,738	1.290772	1,193.93	80,437.53
Total				19,472.64	1,264,359.89

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	0	0
Industrial	92,497	6,231,738
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 59 MADISON

Project Name: TIF BATTLECREEK COOP

City: NEWMAN GROVE

School: NEWMAN GROVE 13

Project Years:

Project Date: 2012

TIF-ID#: 59-9535

Project Type:

Location: Railroad Second Addition, Lot 1, 0.25 acres & Subdivision Outlot

5, Railroad Addition, and Lots 3 & 4 Block 22, Newman Grove

Description: Site preparation for business expansion.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2012	6,836	15,949	1.777097	121.48	283.42
2013	438,196	286,823	1.657421	7,262.75	4,753.86
2014	438,196	286,823	1.446138	6,336.92	4,147.84
2015	438,196	927,433	1.358869	5,954.51	12,602.60
2016	438,196	927,433	1.285462	5,632.84	11,921.80
2017	438,196	927,433	1.332344	5,838.28	12,356.60
2018	438,196	927,433	1.400979	6,139.03	12,993.14
2019	438,196	927,433	1.542965	6,761.21	14,309.98
2020	438,196	927,433	1.606571	7,039.93	14,899.86
2021	438,196	927,433	1.662594	7,285.42	15,419.42
2022	438,196	927,433	1.730553	7,583.21	16,049.74
2023	438,196	927,433	1.587697	6,957.22	14,724.84
2024	438,196	927,433	1.372732	6,015.26	12,731.20
2025	438,196	927,433	1.290772	5,656.11	11,971.03
Total				84,584.17	159,165.33

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	438,196	927,433
Industrial	0	0
Other	0	0

2026 TOTALS FOR CITY : # NEWMAN GROVE

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	0	0	0.00	0.00
Commercial	438,196	927,433	5,656.11	11,971.05
Industrial	92,497	6,231,738	1,193.93	80,437.53
other	0	0	0.00	0.00
Total	530,693	7,159,171	6,850.04	92,408.57

Project Count 2

CITY: NORFOLK

Project Name: TIF ARBOR VIEW REDEV PROJ PHASE 1

City: NORFOLK

School: NORFOLK 2

Project Years: 15

Project Date: 2021

TIF-ID#: 59-9580

Project Type: Standard

Location: Lot 1, Block 1, Lot 3, Block 2, and Lot 4 Block 2 Arbor View; PID 590253504, 590253521, 590253525

Description: TIF funds used for land acquisition, site preparation, utilities, paving, architectural and engineering fees, and legal costs associated with the construction of approximately 13 single family homes in different phases.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	70,936	305,000	1.957619	1,388.66	5,970.78
2022	70,936	635,000	1.960172	1,390.47	12,447.12
2023	70,936	1,000,752	1.860867	1,320.02	18,622.72
2024	70,936	1,000,752	1.624228	1,152.16	16,254.50
2025	70,936	1,000,752	1.528612	1,084.34	15,297.63
Total				6,335.65	68,592.75

Current Year	Base Value	Excess Value
Residential	70,936	1,000,752
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 59 MADISON

Project Name: TIF BALLANTYNE BUILDING REDEV PLAN
City: NORFOLK **Project Date:** 2020
School: NORFOLK 2 **TIF-ID#:** 59-9577
Project Years: **Project Type:**

Location: E 21.5 feet of Lot 3, W 2 feet, 10 inches of Lot 3 in Burrows and Egberts Addition, Lots 1 through 3 Pilgers Addition; PID 590049232, 590049240, 590099779, 590099787, and 590099795
Description: TIF funds used for exterior facade windows and doors, and TIF related professional fees necessary for the rehabilitation of four adjacent buildings into commercial and retail space on the first floor, commercial space and residential space for two apartments on the second floor, and commercial space on the third floor.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2020	279,530	0	2.296656	6,419.84	0.00
2021	279,530	0	2.307619	6,450.49	0.00
2022	279,530	0	2.310172	6,457.62	0.00
2023	279,530	0	2.210867	6,180.04	0.00
2024	279,530	661,877	1.943071	5,431.47	12,860.76
2025	279,530	661,877	1.85952	5,197.92	12,307.75

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	279,530	661,877
Industrial	0	0
Other	0	0

Total 36,137.38 25,168.51

Project Name: TIF BCG ENTERPRISES LLC REDEV PROJ
City: NORFOLK **Project Date:** 2020
School: NORFOLK 2 **TIF-ID#:** 59-9569
Project Years: **Project Type:**

Location: Lot 4 Block 1 Replat of Shopko Acres; PID 590135260
Description: TIF funds used for land acquisition, fill dirt, dirt work, site utilities, concrete sidewalks, landscaping, architectural and engineering fees, City's legal fees and permits necessary in the construction of an approximately 13,000 square foot commercial building to be operated as a retail strip mall.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2020	379,556	70,444	1.946656	7,388.65	1,371.30
2021	379,556	420,444	1.957619	7,430.26	8,230.70
2022	379,556	878,437	1.960172	7,439.95	17,218.90
2023	379,556	1,289,937	1.860867	7,063.03	24,004.02
2024	379,556	1,289,937	1.624228	6,164.85	20,951.55
2025	379,556	1,476,743	1.528612	5,801.94	22,573.68

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	379,556	1,476,743
Industrial	0	0
Other	0	0

Total 41,288.68 94,350.15

Tax Increment Financing (TIF) Report 2025

COUNTY: 59 MADISON

Project Name: TIF BIG GAME LLC

City: NORFOLK

School: NORFOLK 2

Project Years:

Project Date: 2014

TIF-ID#: 59-9540

Project Type:

Location: Lot 1 and 3, Oban's Cyhawk Addition, Norfolk

Description: TIF funds used for construction of public access to the project area, upgrading water and sewer infrastructure along with other incidental public improvements associated with construction of 4,813 sq ft restaurant.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2014	198,464	677,423	2.01273	3,994.54	13,634.70
2015	198,464	677,423	1.979064	3,927.73	13,406.64
2016	198,464	677,423	1.97406	3,917.80	13,372.74
2017	198,464	757,636	1.968713	3,907.19	14,915.66
2018	198,464	829,250	1.96503	3,899.88	16,295.00
2019	198,464	829,250	2.014163	3,997.39	16,702.54
2020	198,464	989,405	1.946656	3,863.41	19,260.30
2021	198,464	989,405	1.957619	3,885.17	19,368.80
2022	198,464	989,405	1.960172	3,890.24	19,394.08
2023	198,464	1,105,776	1.860867	3,693.15	20,577.06
2024	198,464	1,105,776	1.624228	3,223.51	17,960.33
2025	198,464	1,244,696	1.528612	3,033.74	19,026.54
Total				45,233.75	203,914.39

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	198,464	1,244,696
Industrial	0	0
Other	0	0

Project Name: TIF BRADFORD BUSINESS PARK PRJ PH 1, SUB-PH 1

City: NORFOLK

School: NORFOLK 2

Project Years: 15

Project Date: 2022

TIF-ID#: 59-9590

Project Type: Standard

Location: Lot 1 and Lot 4 Bradford Business Park Subdivision; PID's 590273701, 590273712

Description: TIF funds used for eligible costs under the Community Development Law, including land acquisition, site preparation, utilities, paving, architecture and engineering and legal costs necessary in the acquisition of approximately 82 acres and the construction of infrastructure and related improvements do develop approximately 16 lots sold for commercial, office, and industrial development.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	68,075	4,319,951	1.960172	1,334.39	84,678.48
2023	68,075	5,251,505	1.860867	1,266.79	97,723.56
2024	68,075	5,251,505	1.624228	1,105.69	85,296.44
2025	68,075	5,251,505	1.528612	1,040.60	80,275.14
Total				4,747.47	347,973.62

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	68,075	5,251,505
Industrial	0	0
Other	0	0

Project Name: TIF BRADFORD BUSINESS PARK PROJ PH 1, SUB-PH 3

City: NORFOLK

School: NORFOLK 2

Project Years: 15

Project Date: 2025

TIF-ID#: 59-9614

Project Type: Standard

Location: Lot A of Norfolk Shop Condos being a part of Lot 3 Bradford Business Park Subdivision, an Addition to the City of Norfolk Madison County, Nebraska

Description: TIF funds used for land acquisition, site preparation, utilities, paving, architecture and engineering, and legal costs

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	28,700	68,037	1.528612	438.71	1,040.02
Total				438.71	1,040.02

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	28,700	68,037
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 59 MADISON

Project Name: TIF BRADFORD BUSINESS PARK PROJ PHASE 1 SUB-PH
City: NORFOLK
School: NORFOLK 2
Project Years: 15
Project Date: 2023
TIF-ID#: 59-9599
Project Type: Standard
Location: Lot 7 Bradford Business Park Subdivision; PID 590273722
Description: TIF funds used for land acquisition, site preparation, utilities, paving, architecture and engineering and legal fees necessary in the development of approximately 16 lots to be sold as commercial, office and industrial development.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	132,385	243,215	1.860867	2,463.51	4,525.90
2024	132,385	500,755	1.624228	2,150.23	8,133.40
2025	132,385	500,755	1.528612	2,023.65	7,654.60
Total				6,637.39	20,313.90

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	132,385	500,755
Industrial	0	0
Other	0	0

Project Name: TIF CHANNEL ROAD LAND LLC DEVELOPMENT PROJECT
City: NORFOLK
School: NORFOLK 2
Project Years:
Project Date: 2021
TIF-ID#: 59-9579
Project Type: Standard
Location: Lots 1, 3, and 4 Victory Village; PID's 590261010, 590261045, 590261053
Description: TIF funds used for site acquisition, survey and title, site preparation, public streets, infrastructure and ROW improvements, architectural, engineering and planning fees, legal and appraisal fees, planning, permitting and legal fees associated with the construction of approximately 160 apartments in 20 apartment buildings with 8 apartments each and will include a clubhouse of approximately 3,200 square foot, pool, eight garage structures, and 10,000 square foot commercial building.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	95,840	4,241,527	1.957619	1,876.18	83,032.94
2022	86,549	14,104,023	1.960172	1,696.51	276,463.12
2023	86,549	14,104,023	1.860867	1,610.56	262,457.14
2024	86,549	15,260,661	1.624228	1,405.75	247,867.99
2025	86,549	18,062,296	1.528612	1,323.00	276,102.40
Total				7,912.00	1,145,923.59

Current Year	Base Value	Excess Value
Residential	86,549	18,062,296
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF CORNHUSKER AUTO REDEVELOPMENT PROJECT
City: NORFOLK
School: NORFOLK 2
Project Years: 15
Project Date: 2025
TIF-ID#: 59-9615
Project Type: Standard
Location: Lot 3 Block 1 Replat of Shopko Acres, City of Norfolk, Madison County Nebraska
Description: TIF funds used for renovation and rehabilitation of the former OfficeMax building for use as an automotive dealership

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	1,987,468	2,395,424	1.528612	30,380.67	36,616.72
Total				30,380.67	36,616.72

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	1,987,468	2,395,424
Industrial	0	0
Other	0	0

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COUNTY: 59 MADISON

Project Name: TIF DELAY BANK BUILDING

City: NORFOLK

School: NORFOLK 2

Project Years:

Project Date: 2018

TIF-ID#: 59-9566

Project Type:

Location: Part of Lot 1 and Lot 2, Burrows and Egberts Addition

Description: TIF Funds to be used for electrical service, doors, windows and façade, roof and energy enhancements, interior demolition, and apartment and commercial build outs for the rehabilitation of the Delay Bank Building.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2018	161,335	336,640	2.31503	3,734.95	7,793.32
2019	161,335	336,640	2.364163	3,814.22	7,958.82
2020	161,335	602,926	2.296656	3,705.31	13,847.12
2021	161,335	602,926	2.307619	3,723.00	13,913.24
2022	161,335	602,926	2.310172	3,727.12	13,928.64
2023	161,335	602,926	2.210867	3,566.90	13,329.92
2024	161,335	814,315	1.943071	3,134.85	15,822.73
2025	161,335	814,315	1.85952	3,000.06	15,142.33
Total				28,406.41	101,736.12

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	161,335	814,315
Industrial	0	0
Other	0	0

Project Name: TIF FOUNTAIN POINT NORTH PHS 1

City: NORFOLK

School: NORFOLK 2

Project Years:

Project Date: 2018

TIF-ID#: 59-9564

Project Type:

Location: Lots 1 & 3, Fountain Point Addition

Description: TIF Funds to be used for site acquisition, sanitary sewer, water, paving/storm sewer, sewer extension, site preparation, street lighting, internal streets/drives, and sidewalks/landscaping for the construction of a new medial office building and senior living facility.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2018	29,440	2,749,304	1.96503	578.50	54,024.64
2019	29,440	7,749,304	2.014163	592.97	156,083.66
2020	29,440	16,526,226	1.946656	573.10	321,708.78
2021	29,440	22,455,531	1.957619	576.32	439,593.78
2022	29,440	24,429,433	1.960172	577.07	478,858.94
2023	29,440	24,429,433	1.860867	547.84	454,599.30
2024	29,440	24,429,433	1.624228	478.17	396,789.72
2025	29,440	27,859,289	1.528612	450.02	425,860.42
Total				4,373.99	2,727,519.24

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	29,440	27,859,289
Industrial	0	0
Other	0	0

Project Name: TIF GEARY REDEV PROJ PHASE 1 SUB-PHASE 1

City: NORFOLK

School: NORFOLK 2

Project Years: 15

Project Date: 2024

TIF-ID#: 59-9609

Project Type: Standard

Location: Lots 6, 8, 10, 12, 14, 16 and 18, Block 1 Rier Addition. PID's 590331620, 590331628, 590331637, 590331644, 590331653, 590331662, and 590331668.

Description: TIF funds used for site preparation and infrastructure improvements necessary in the construction of approximately two apartments, with approximately 10 units, one commercial structure with apartments on the second floor, and rehabilitation of an existing commercial structure, together with the public improvements. This notice is for Phase I Sub-Phase 1 of the project consisting of 14 lots.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	163,184	2,041,578	1.624228	2,650.48	33,159.96
2025	163,184	2,041,578	1.528612	2,494.45	31,207.81
Total				5,144.93	64,367.77

Current Year	Base Value	Excess Value
Residential	21,233	1,882,476
Commercial	141,951	159,102
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 59 MADISON

Project Name: TIF GRAND THEATER REDEV PROJ PH 1
City: NORFOLK
School: NORFOLK 2
Project Years: 15
Project Date: 2022
TIF-ID#: 59-9591
Project Type: Standard

Location: Pats of Lots 14 through 16 Block 3 Mathewson's Addition; PID 590084127
Description: TIF funds used for the renovation and rehabilitation of the historic Grand Theater Building into a mixed-use building incorporating commercial or retail space on the first floor and 9 one, two and three bedroom apartment units on the second floor as well as the construction of the surface parking lot with approximately 12 stalls and associated improvements.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	71,672	168,041	2.310172	1,655.75	3,882.04
2023	71,672	168,041	2.210867	1,584.57	3,715.18
2024	71,672	451,960	1.943071	1,392.64	8,781.92
2025	71,672	451,960	1.85952	1,332.76	8,404.27
Total				5,965.72	24,783.41

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	71,672	451,960
Industrial	0	0
Other	0	0

Project Name: TIF GRAND THEATER REDEVELOPMENT PROJECT PHAS
City: NORFOLK
School: NORFOLK 2
Project Years: 15
Project Date: 2023
TIF-ID#: 59-9600
Project Type: Standard

Location: Part of Lots 15 and 16 Block 3, Matherson's Addition; PID 590212729.
Description: TIF funds used for County Treasurer fees, Agency costs, building rehabilitation, site utilities, façade improvements, and energy enhancements necessary for the renovation and rehabilitation of the historical Grand Theater building into a mixed-use building incorporating commercial or retail space on the first floor and 9 one, two and three-bedroom apartment units on the second floor as well as the construction of a surface parking lot with approximately 12 stalls.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	12,488	7,150	2.210867	276.09	158.12
2024	12,488	1,513	1.943071	242.65	29.40
2025	12,488	5,818	1.85952	232.22	108.19
Total				750.96	295.71

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	12,488	5,818
Industrial	0	0
Other	0	0

Project Name: TIF HUSKER AUTOMOTIVE REDEV PROJ
City: NORFOLK
School: NORFOLK 2
Project Years:
Project Date: 2020
TIF-ID#: 59-9570
Project Type:

Location: Replat 2 of Lot 1-R of Replat of Shopko Acres Lot 1 Block 1; PID 590280023
Description: TIF funds used for land acquisition, demolition, engineering heating and cooling, City's legal fees and architectural fees necessary in the renovation and rehabilitation of the former Shopko building into an automotive dealership.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2020	2,971,898	1,067,865	1.946656	57,852.63	20,787.68
2021	2,971,898	1,067,865	1.957619	58,178.44	20,904.72
2022	2,971,898	1,992,099	1.960172	58,254.31	39,048.60
2023	2,971,898	1,992,099	1.860867	55,303.07	37,070.32
2024	2,971,898	1,992,099	1.624228	48,270.40	32,356.24
2025	2,971,898	2,164,555	1.528612	45,428.79	33,087.65
Total				323,287.64	183,255.21

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	2,971,898	2,164,555
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 59 MADISON

Project Name: TIF LEGACY BEND REDEV PLAN PH 1, SUB-PH 3
City: NORFOLK
School: NORFOLK 2
Project Years:

Project Date: 2022
TIF-ID#: 59-9592
Project Type:

Location: Lots 3 through 7 Block 2, Lot 9 Block 1 Legacy Bend 1st Addition; PID 590255878, 590255886, 590255894, 590255902, 590255910, 59025782
Description: TIF funds used for site acquisition and preparation, public infrastructure including installation of streets, sidewalks, and utilities necessary in the development of 27 single family homes.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	60,153	975,153	1.960172	1,179.10	19,114.76
2023	60,153	1,933,966	1.860867	1,119.37	35,988.54
2024	60,153	2,372,962	1.624228	977.02	38,542.39
2025	60,153	2,381,810	1.528612	919.51	36,408.62
Total				4,195.00	130,054.31

Current Year	Base Value	Excess Value
Residential	60,153	2,381,810
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF LEGACY BEND REDEV PLAN PH II, SUB-PH 2
City: NORFOLK
School: NORFOLK 2
Project Years:

Project Date: 2022
TIF-ID#: 59-9593
Project Type:

Location: Lot 1 Block 2 Legacy Bend 2nd Addition, Lots 1 through 4, Block 1 Legacy Bend 4th Addition, Lot Lots 5 through 8 Block 2 Legacy Bend 4th Addition; PID's 590258015, 590258028, 590258030, 590258033, 590258037, 590258055, 590258058, 590258060, 590258064
Description: TIF funds used for site acquisition and preparation, public infrastructure including installation of streets, sidewalks, and utilities and related professional fees and permits necessary in approximately 41 single family homes, 8 townhouses, and 105 multi-family dwelling units and associated improvements.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	86,880	3,727,691	1.960172	1,703.00	73,069.22
2023	86,880	5,483,828	1.860867	1,616.72	102,046.84
2024	86,880	6,620,934	1.624228	1,411.13	107,539.13
2025	86,880	6,535,332	1.528612	1,328.06	99,899.92
Total				6,058.91	382,555.11

Current Year	Base Value	Excess Value
Residential	24,324	5,977,652
Commercial	62,556	557,680
Industrial	0	0
Other	0	0

Project Name: TIF LEGACY BEND REDEV PLAN PHASE 1; SUB-PH 2
City: NORFOLK
School: NORFOLK 2
Project Years: 15

Project Date: 2021
TIF-ID#: 59-9581
Project Type: Standard

Location: Lot 5 Block 1, Lot 14 Block 1, Lot 15 Block 1, Lot 7 Block 1, Lot 6 Block 1, Lot 4 Block 1, and Lot 10 Block 1 all in Legacy Bend 1st Addition; PID's 590255750, 590255822, 590255830, 590255766, 590255758, 590255742, and 590255790
Description: TIF funds used for site acquisition, site preparation, public infrastructure included installation of streets, sidewalks, professional fees and permits associated with the development of a new 27 lot, single family home subdivision.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	77,911	1,018,884	1.957619	1,525.20	19,945.88
2022	77,911	2,020,712	1.960172	1,527.19	39,609.50
2023	77,911	2,020,712	1.860867	1,449.82	37,602.86
2024	77,911	2,766,966	1.624228	1,265.45	44,941.89
2025	77,911	2,770,181	1.528612	1,190.96	42,345.33
Total				6,958.62	184,445.46

Current Year	Base Value	Excess Value
Residential	77,911	2,770,181
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 59 MADISON

Project Name: TIF LEGACY BEND REDEV PLAN PHASE I; SUB-PHASE 1
City: NORFOLK
School: NORFOLK 2
Project Years:

Project Date: 2020
TIF-ID#: 59-9572
Project Type:

Location: Lot 8 Block 1, Lot 13 Block 1, Lot 16 Block 1 all in Legacy Bend 1st Addition; PID 590255774, 590255814, and 590255838
Description: TIF funds used for site acquisition, site preparation, utilities, streets, drainage, architecture and engineering fees, planning, development and permitting, contingencies necessary for the redevelopment of area expected to provide 27 single family homes.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2020	18,088	293,694	1.946656	352.11	5,717.28
2021	18,088	788,694	1.957619	354.09	15,439.64
2022	18,088	820,476	1.960172	354.56	16,082.76
2023	18,088	859,197	1.860867	336.59	15,988.52
2024	18,088	1,139,266	1.624228	293.79	18,504.30
2025	18,088	1,139,773	1.528612	276.50	17,422.69
Total				1,967.64	89,155.19

Current Year	Base Value	Excess Value
Residential	18,088	1,139,773
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF LEGACY BEND REDEV PLAN PHASE II; SUB-PHASE 1
City: NORFOLK
School: NORFOLK 2
Project Years:

Project Date: 2020
TIF-ID#: 59-9573
Project Type:

Location: Lots 1 through 5 Block 1 Legacy Bend 2nd Addition, and Lot 1 Legacy Bend 3rd Addition; PID 590258000, 590258003, 590258009, and 590258012
Description: TIF funds used for site acquisition, site preparation, infrastructure consisting of paving, sanitary sewer, storm sewer and water, street trees, lighting, neighborhood park equipment, legal, accounting and finance fees, architectural and engineering fees, planning, development, permitting and contingencies necessary for a new redevelopment for approximately 41 single family homes, 8 townhouses and 105 multi-family dwelling units and associated improvements.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2020	31,065	2,015,841	1.946656	604.73	39,241.56
2021	31,065	5,867,947	1.957619	608.13	114,872.14
2022	31,065	6,221,568	1.960172	608.93	121,953.50
2023	31,065	5,743,998	1.860867	578.08	106,888.18
2024	31,065	5,743,998	1.624228	504.57	93,295.66
2025	31,065	6,196,220	1.528612	474.86	94,716.13
Total				3,379.30	570,967.17

Current Year	Base Value	Excess Value
Residential	31,065	6,196,220
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF LEGACY BEND REDEVELOPMENT AREA PHASE III
City: NORFOLK
School: NORFOLK 2
Project Years: 15

Project Date: 2023
TIF-ID#: 59-9601
Project Type: Standard

Location: Lots 1 through 5, Legacy Bend Sixth Addition; PID's 590258142, 590258147, 590258153, 5958158, 590258161.
Description: TIF funds used for site acquisition, site preparation, public infrastructure including installation of streets, sidewalks and utilities and related professional fees necessary in the construction of a mix of approximately 64 multi-family dwelling units and town-home units, and associated improvements within the Third Phase of the project.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	34,286	5,019,270	1.860867	638.02	93,401.96
2024	34,286	5,019,270	1.624228	556.88	81,524.44
2025	34,286	6,311,194	1.528612	524.10	96,473.71
Total				1,719.00	271,400.11

Current Year	Base Value	Excess Value
Residential	34,286	6,311,194
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 59 MADISON

Project Name: TIF MCINTOSH FAM LLC REDEV PLAN PHASE 2; SUB-PH 3
City: NORFOLK
School: NORFOLK 2
Project Years: 15

Project Date: 2021
TIF-ID#: 59-9582
Project Type: Standard

Location: Lots 6A and 6B Block 2 Meadow Ridge Phase IV 3rd Add; Lots 6A and 6B Block 3 Meadow Ridge Phase VI 3rd; Lots 7A and 7B Block 3 Meadow Ridge Phase VI 3rd Addition; and Lots 8A and 8B Block 3 Meadow Ridge Phase VI 3rd Addition; PID's 590254935, 590254943, 590254967, 590254975, 590254983, 590254991, 590254999, and 590255007
Description: TIF funds used for constructing access to Benjamin Avenue, construct adequate water and sewer systems and merge into existing systems, site preparation including fill and grading of the site, construction of public streets to access the lots in the project, electrical infrastructure construction costs and fees associated with approximately 53 single family attached and detached housing units.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	201,578	1,024,080	1.957619	3,946.13	20,047.60
2022	201,578	1,061,931	1.960172	3,951.28	20,815.64
2023	201,578	1,219,285	1.860867	3,751.10	22,689.34
2024	201,578	1,854,758	1.624228	3,274.09	30,125.59
2025	201,578	1,847,163	1.528612	3,081.35	28,235.95
Total				18,003.95	121,914.12

Current Year	Base Value	Excess Value
Residential	201,578	1,847,163
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF MCINTOSH FAM. LLC PHS 2 SUBPHS 1
City: NORFOLK
School: NORFOLK 2
Project Years:

Project Date: 2018
TIF-ID#: 59-9548
Project Type:

Location: Lots 7-8, Block 4; Lots 5-9, Block 5; all of Meadow Ridge Phase IV, 3rd Addition
Description: TIF Funds to be used for site preparation; providing ingress and egress from 13th St.; constructing access ways, curb cuts, and sidewalks; upgrading and construction of gas and sewer infrastructure; and constructing public parking, curb cuts, entrances, sidewalks, and landscaping. Improvements associated with construction of a 2,724 sq ft building and a 10,050 sq ft building for retail, restaurant, office and medical tenants along with concrete parking.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2018	12,803	289,528	1.96503	251.58	5,689.30
2019	12,803	1,598,248	2.014163	257.87	32,191.60
2020	12,803	1,731,946	1.946656	249.23	33,715.06
2021	12,803	1,732,466	1.957619	250.63	33,915.16
2022	12,803	1,741,595	1.960172	250.96	34,138.36
2023	12,803	1,910,850	1.860867	238.25	35,558.48
2024	12,803	2,420,679	1.624228	207.95	39,317.34
2025	12,803	2,424,597	1.528612	195.71	37,062.65
Total				1,902.18	251,587.95

Current Year	Base Value	Excess Value
Residential	12,803	2,424,597
Commercial	0	0
Industrial	0	0
Other	0	0

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COUNTY: 59 MADISON

Project Name: TIF MCINTOSH FAMILY LLC REDEV PLAN PH 2, SUB-PH 2
City: NORFOLK
School: NORFOLK 2
Project Years:

Project Date: 2020
TIF-ID#: 59-9574
Project Type:

Location: Lots 7A and 7B Block 2 Meadow Ridge Phase IV 3rd Addition, and Lots 10A and 10B Block 5 Meadow Ridge Phase IV 3rd Addition: PID 590254951, 590254959, 590255071, and 590255079
 Description: TIF funds used for constructing access to Benjamin Avenue, constructing adequate water and sewer systems to service the Redevelopment Project Area and to merge into the infracture already in place in the surrounding area, site preparation to include filling and grading the site, construction of public streets to access the lots in the project, and electrical infrastructure construction costs and fees necessary for the development of a new area consisting of approximately 53 single family attached and detached housing units.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2020	59,403	644,034	1.946656	1,156.37	12,537.12
2021	59,403	644,034	1.957619	1,162.88	12,607.78
2022	59,403	644,034	1.960172	1,164.40	12,624.30
2023	59,403	721,318	1.860867	1,105.41	13,422.84
2024	59,403	962,201	1.624228	964.84	15,628.32
2025	59,403	959,496	1.528612	908.04	14,667.01
Total				6,461.94	81,487.37

Current Year	Base Value	Excess Value
Residential	59,403	959,496
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF MCINTOSH LLC REDEV PLAN PH 2, SUB-PH 4
City: NORFOLK
School: NORFOLK 2
Project Years: 15

Project Date: 2022
TIF-ID#: 59-9594
Project Type: Standard

Location: Lots 3A, 3B, 4A, 4b, 5A, 5B Block 2 Meadow Ridge Phase IV 3rd Addition; PID's 590254887, 590254895, 590254903, 590254911, 590254919, 590254927
 Description: TIF funds used for constructing access to Benjamin Avenue, constructing adequate water and sewer systems to service the Redevelopment Project Area and to merge into the infrastructure already in place in the surrounding area, site preparation including filling and grading the site, construction of public street to access the lots in the project and electrical infrastructure construction costs and fees necessary in the development of approximately 53 single family attached and detached housing units.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	125,076	953,403	1.960172	2,451.70	18,688.36
2023	125,076	1,075,011	1.860867	2,327.50	20,004.58
2024	125,076	1,397,994	1.624228	2,031.52	22,706.66
2025	125,076	1,390,720	1.528612	1,911.93	21,258.69
Total				8,722.65	82,658.29

Current Year	Base Value	Excess Value
Residential	125,076	1,390,720
Commercial	0	0
Industrial	0	0
Other	0	0

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COUNTY: 59 MADISON

Project Name: TIF MEDELMANS LAKE RDVLP PROJ PHASE 1
City: NORFOLK
School: NORFOLK 2
Project Years:

Project Date: 2019
TIF-ID#: 59-9568
Project Type:

Location: Lots 5 though 7, and Lots 11 through 14 Medelman's Lake Subdivision PID's 590026646, 590026654, 590026662, 5900226694, 590026702, 590026710, and 590026718 Norfolk
Description: TIF funds used for site preparation, installation of streets, trails, and sidewalks, landscaping, hardscaping and streetscaping, including buffering of the residential areas from the industrial area to the West, extension of public utilities necessary to serve the private improvements to be constructed during Phase I and subsequent phases of the redevelopment project consisting of 18 single family residential homes.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2019	320,003	381,413	2.014163	6,445.38	7,682.52
2020	320,003	1,764,416	1.946656	6,229.36	34,347.10
2021	320,003	3,439,122	1.957619	6,264.44	67,324.94
2022	320,003	3,684,814	1.960172	6,272.61	72,228.76
2023	320,003	3,700,205	1.860867	5,954.83	68,855.94
2024	320,003	3,700,205	1.624228	5,197.58	60,099.80
2025	320,003	4,205,166	1.528612	4,891.60	64,280.69
Total				41,255.80	374,819.75

Current Year	Base Value	Excess Value
Residential	320,003	4,205,166
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF MEDELMANS LAKE REDEV PROJ PH 1, SU-PH 3
City: NORFOLK
School: NORFOLK 2
Project Years:

Project Date: 2022
TIF-ID#: 59-9595
Project Type:

Location: Lot 1 Medelman's Lake Subdivision: PID 590026614
Description: TIF funds used for site preparation, installation of streets, trails, and sidewalks, landscaping, hardscaping and streetscaping, including buffering of the residential areas from the industrial area to the west, extension of public utilities necessary in the development of 18 single family residential homes.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	68,355	171,792	1.960172	1,339.88	3,367.42
2023	68,355	421,792	1.860867	1,272.00	7,849.00
2024	68,355	596,792	1.624228	1,110.24	9,693.29
2025	68,355	694,194	1.528612	1,044.88	10,611.54
Total				4,767.00	31,521.25

Current Year	Base Value	Excess Value
Residential	68,355	694,194
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF MEDELMANS LAKE REDEV PROJ PH 1, SU-PH 5
City: NORFOLK
School: NORFOLK 2
Project Years: 15

Project Date: 2024
TIF-ID#: 59-9610
Project Type: Standard

Location: Lot 3 Medelman's Lake Subdivision, PID 590026630.
Description: TIF funds used for site preparation, installation of streets, trails, and sidewalks, landscaping, hardscaping and streetscaping, including buffering of the residential areas from the industrial area to the west, extension of public utilities necessary to service Phase I and subsequent phases of the redevelopment project and other improvements. The project is expected to provide approximately 18 single family residential homes. This is Phase I, Sub-Phase 5 consisting of one lot.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	90,055	235,980	1.624228	1,462.70	3,832.86
2025	90,055	568,811	1.528612	1,376.59	8,694.91
Total				2,839.29	12,527.77

Current Year	Base Value	Excess Value
Residential	90,055	568,811
Commercial	0	0
Industrial	0	0
Other	0	0

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COUNTY: 59 MADISON

Project Name: TIF MEDELMANS LAKE REDEV PROJ PHASE 1 SUB-PH 4
City: NORFOLK
School: NORFOLK 2
Project Years: 15
Project Date: 2023
TIF-ID#: 59-9602
Project Type: Standard

Location: Lots 2, 4, 9, and 10, Medelaman's Lake Subdivision; PID's 590026622, 590026638, 590026678, 590026686.
 Description: TIF funds used for site preparation, installation of streets, trails, and sidewalks, landscaping, hardscaping and streetscaping, including buffering of the residential areas from the industrial area to the west, extension of public utilities necessary to serve the private improvements to be constructed during Phase I and subsequent phases of the redevelopment project, and other improvements for the development of approximately 18 single family residential homes.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	300,641	673,545	1.860867	5,594.53	12,533.80
2024	300,641	1,914,067	1.624228	4,883.10	31,088.79
2025	300,641	2,814,895	1.528612	4,595.63	43,028.82
Total				15,073.26	86,651.41

Current Year	Base Value	Excess Value
Residential	300,641	2,814,895
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF MEDELMANS LAKE REDEV PROJ PHASE 1; SUB-PH 2
City: NORFOLK
School: NORFOLK 2
Project Years: 15
Project Date: 2021
TIF-ID#: 59-9583
Project Type: Standard

Location: Lot 8 Medelman's Lake Subdivision, Lot 1A in R & L Properties Medelman's 1 Lake Subdivision, Lot 1B in R & L Properties Medelman's Lake Subdivision a replat of Lot 200 Medelman's Lake Subdivision: PID's 590026670, 590259201, 590259203
 Description: TIF funds used for site preparation, installation of streets, trails, and sidewalks, landscaping, hardscaping and streetscaping, including buffering of all residential areas from the industrial area to the West, extension of public utilities associated with approximately 18 residential single family homes.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	130,516	235,000	1.957619	2,555.01	4,600.44
2022	130,516	1,009,231	1.960172	2,558.34	19,782.68
2023	130,516	1,009,231	1.860867	2,428.73	18,780.52
2024	130,516	1,009,231	1.624228	2,119.88	16,392.25
2025	130,516	1,287,865	1.528612	1,995.08	19,686.44
Total				11,657.04	79,242.33

Current Year	Base Value	Excess Value
Residential	130,516	1,287,865
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF MEDELMANS LAKE REDEV PROJ PHASE 2 SUB-PH 1
City: NORFOLK
School: NORFOLK 2
Project Years: 15
Project Date: 2023
TIF-ID#: 59-9603
Project Type: Standard

Location: Lots 15 through 24, Lots 30, 251, 280, 281, Outlots E and F, Medelman's Lake Subdivision 2nd Addition; PID's 590026793, 590026798, 590026804, 590026809, 590026812, 590026816, 590026821, 590026825, 590026827, 590026833, 590026856, 590026865, 590026873, 590026877, 590026897, 590026899.
 Description: TIF funds used the construction or replacement of utilities and detention, site grading, dirt work and paving necessary in the construction of approximately 20-single family residential homes consisting of approximately 17 lakeside units and 3 off-lake improvements.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	20,652	1,516,153	1.860867	384.31	28,213.72
2024	20,652	3,018,372	1.624228	335.44	49,025.41
2025	20,652	5,851,847	1.528612	315.69	89,452.06
Total				1,035.44	166,691.19

Current Year	Base Value	Excess Value
Residential	20,652	5,851,847
Commercial	0	0
Industrial	0	0
Other	0	0

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COUNTY: 59 MADISON

Project Name: TIF MEDELMANS LAKE REDEV PROJ PHASE 2, SUB-PH 2 **Location:** Lot 28, Outlot D, Medelman's Lake Subdivision, 2nd Addition in City of Norfolk, Madison County, Nebraska
City: NORFOLK **Project Date:** 2025
School: NORFOLK 2 **TIF-ID#:** 59-9616 **Description:** TIF funds used for constuction or replacement of utilities and detention, site grading/dirt work and paving
Project Years: 15 **Project Type:** Standard

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	80,032	222,011	1.528612	1,223.38	3,393.69
Total				1,223.38	3,393.69

Current Year	Base Value	Excess Value
Residential	80,032	222,011
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF NORFOLK LODGING REDEV PROJ **Location:** lot 2 Oban's Cyhawk Addition; PID 590305104
City: NORFOLK **Project Date:** 2022 **Description:** TIF funds used for the construction of an approximately 85-95 room limited service and extended stay hotel, and associated improvements.
School: NORFOLK 2 **TIF-ID#:** 59-9597
Project Years: 15 **Project Type:** Standard

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	499,826	1,000,000	1.960172	9,797.45	19,601.72
2023	499,826	4,632,488	1.860867	9,301.10	86,204.42
2024	499,826	4,555,810	1.624228	8,118.31	73,996.75
2025	499,826	7,769,468	1.528612	7,640.40	118,765.02
Total				34,857.26	298,567.91

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	499,826	7,769,468
Industrial	0	0
Other	0	0

Project Name: TIF NOR-PARK DEV LLC HOUSING DEV **Location:** Lots 1 through 6, and Lots 37A, 37B, 38A, 38B Block 2 Nor-Park Subdivision, and Lots 1 through 5, Lot 8 and 9 Block 1 Nor-Park II Subdivision; PID's 590255318, 590255326, 590255334, 590255342, 590255350, 590255358, 59055670, 590255678, 590255686, 590255694, 590256262, 590256265, 590256270, 590256275, 590256283, 590256297, 590256300
City: NORFOLK **Project Date:** 2020
School: NORFOLK 2 **TIF-ID#:** 59-9571
Project Years: **Project Type:** **Description:** TIF funds used for site acquisition, survey and title, site preparation, water and sanitary sewer, paving and storm sewer, NPPD line move and backbone, contingency, capitalized interest, City legal costs, project planning and legal fees necessary in the development of a new subdivision that will include 56 apartments, 37 townhomes and 28 single family homes.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2020	44,552	1,312,115	1.946656	867.27	25,542.52
2021	44,552	7,031,946	1.957619	872.16	137,658.88
2022	44,552	8,062,463	1.960172	873.30	158,038.36
2023	44,552	9,708,950	1.860867	829.05	180,670.72
2024	44,552	10,328,138	1.624228	723.63	167,752.56
2025	44,552	10,756,173	1.528612	681.03	164,420.12
Total				4,846.44	834,083.16

Current Year	Base Value	Excess Value
Residential	44,552	10,756,173
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 59 MADISON

Project Name: TIF NOR-PARK DEV LLC HOUSING DEV PH 3
City: NORFOLK **Project Date:** 2022
School: NORFOLK 2 **TIF-ID#:** 59-9596
Project Years: 15 **Project Type:** Standard

Location: Lot 18 and Lots 21 through 28 Block 2 Nor-Park Subdivision; PID's 590255454, 590255478, 590255486, 590255494, 590255502, 590255510, 590255518, 590255526, 590255534
 Description: TIF funds used for site acquisition, site preparation, site utility, city legal fees and TIF bond interest necessary for the development of a new subdivision that will include 56 apartments, 37 townhomes, and 28 single family homes.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	389,052	848,000	1.960172	7,626.09	16,622.32
2023	389,052	2,263,248	1.860867	7,239.74	42,116.06
2024	389,052	2,276,204	1.624228	6,319.09	36,970.82
2025	389,052	2,276,204	1.528612	5,947.10	34,794.33
Total				27,132.02	130,503.53

Current Year	Base Value	Excess Value
Residential	389,052	2,276,204
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF NOR-PARK DEV LLC HOUSING DEV PHASE 6
City: NORFOLK **Project Date:** 2025
School: NORFOLK 2 **TIF-ID#:** 59-9617
Project Years: 15 **Project Type:** Standard

Location: Lot 39A, 39B, 29A, 29B, 16, 17, all in Block 2 of Nor-Park Subdivisions to the City of Norfolk, Madison County, Nebraska
 Description: TIF funds used for site acquisition, site preparation, site utility, city legal expense and TIF bond interest

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	80,045	602,144	1.528612	1,223.58	9,204.52
Total				1,223.58	9,204.52

Current Year	Base Value	Excess Value
Residential	80,045	602,144
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF NOR-PARK DEVEL LLC HOUSING DEVEL PHASE 2
City: NORFOLK **Project Date:** 2021
School: NORFOLK 2 **TIF-ID#:** 59-9584
Project Years: 15 **Project Type:** Standard

Location: Lots 7 through 15, Lot 19, 20 and 35A, 35B, 36A, 36B, all in Block 2 of Nor-Park Subdivision; PID's 590255366, 590255374, 590255382, 590255390, 590255398, 590255405, 590255414, 590255422, 590255430, 590255462, 590255470, 590255638, 590255646, 590255654, and 590255662
 Description: TIF funds site acquisition, site preparation, site utility, city legal expense and TIF bond interest associated with the construction of a new 56 unit apartment, 37 townhomes, and 28 single family homes in a new development area.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	240,685	450,000	1.957619	4,711.70	8,809.30
2022	240,685	2,780,000	1.960172	4,717.84	54,492.84
2023	240,685	3,562,533	1.860867	4,478.83	66,294.06
2024	240,685	3,562,533	1.624228	3,909.27	57,863.93
2025	240,685	3,562,533	1.528612	3,679.14	54,457.37
Total				21,496.78	241,917.50

Current Year	Base Value	Excess Value
Residential	240,685	3,562,533
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 59 MADISON

Project Name: TIF NOR-PARK DEVELOPMENT LLC HOUSING DEV PH 4
City: NORFOLK
School: NORFOLK 2
Project Years: 15

Project Date: 2023
TIF-ID#: 59-9604
Project Type: Standard

Location: Lots 33A, 33B, 34A, and 34B, Block 2 of Nor-Park Subdivision; PID's 590255606, 590255614, 590255622, 590255630.
Description: TIF funds used for site acquisition, site preparation, site utilities, city legal expenses and bond interest necessary in the development of a new subdivision which will include 56 apartments, 37 townhouses, and 28 single family homes.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	40,000	795,254	1.860867	744.35	14,798.62
2024	40,000	824,073	1.624228	649.69	13,384.86
2025	40,000	824,073	1.528612	611.44	12,596.87
Total				2,005.48	40,780.35

Current Year	Base Value	Excess Value
Residential	40,000	824,073
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF NOR-PARK DEVELOPMENT LLC HOUSING DEV PH 5
City: NORFOLK
School: NORFOLK 2
Project Years: 15

Project Date: 2024
TIF-ID#: 59-9611
Project Type: Standard

Location: Lots 30A, 30B, 31A, 31B, 32A, and 32B all in Block 2 Nor-Park Subdivision. PID's 0590255558, 0590255566, 0590255574, 0590255582, 0590255590, and 0590255598.
Description: TIF funds used for site acquisition, site preparation, site utility, city legal expenses and TIF bond interest necessary in the construction of a new subdivision that will include 56 partments, 37 townhomes, and 28 single family homes.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	60,000	1,022,715	1.624228	974.54	16,611.37
2025	60,000	1,226,966	1.528612	917.17	18,755.60
Total				1,891.71	35,366.97

Current Year	Base Value	Excess Value
Residential	60,000	1,226,966
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF PHILLIP AVE APARTMENTS REDEV PROJ
City: NORFOLK
School: NORFOLK 2
Project Years: 15

Project Date: 2024
TIF-ID#: 59-9612
Project Type: Standard

Location: Lot 9 and the W1/2 and the E1/2 of the S1/2 of Lot 10 and the west 21 feet of the S1/2 of Lot 11, Block 6 and the N1/2 of the E1/2 of Lot 10 and the east 45 feet and the N1/2 of the west 21 feet of Lot 11, Block 6 in Koenigstein's First Addition. PID 590078070.
Description: TIF funds used for site acquisition, dirt work and removal of building and concrete, water and sewer extensions, electrical lines, site engineering and legal fees necessary in the construction of an approximately 11,900 square foot building for a 30 unit apartment complex.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	122,720	61,256	1.624228	1,993.25	994.96
2025	122,720	3,059,292	1.528612	1,875.91	46,764.72
Total				3,869.16	47,759.68

Current Year	Base Value	Excess Value
Residential	122,720	3,059,292
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 59 MADISON

Project Name: TIF SCM 10X NORFOLK 1120, LLC

City: NORFOLK

School: NORFOLK 2

Project Years:

Project Date: 2018

TIF-ID#: 59-9562

Project Type:

Location: Lots 1-2, O.L. Scheer Second Addition

Description: TIF Funds to be used for site preparation, 13th St. access and sidewalks, upgrading and constructing gas and sewer infrastructure, and public parking construction for two new buildings with retail, restaurant, office and medical uses.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2018	744,747	182,731	1.96503	14,634.50	3,590.72
2019	744,747	1,692,630	2.014163	15,000.42	34,092.30
2020	744,747	1,473,969	1.946656	14,497.66	28,693.14
2021	744,747	2,181,678	1.957619	14,579.31	42,708.94
2022	744,747	2,181,678	1.960172	14,598.32	42,764.66
2023	744,747	2,181,678	1.860867	13,858.75	40,598.14
2024	744,747	2,181,678	1.624228	12,096.39	35,435.44
2025	744,747	2,766,107	1.528612	11,384.29	42,283.05
Total				110,649.64	270,166.39

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	744,747	2,766,107
Industrial	0	0
Other	0	0

Project Name: TIF SKYLINE APARTMENTS REDEV PLAN

City: NORFOLK

School: NORFOLK 2

Project Years: 15

Project Date: 2021

TIF-ID#: 59-9585

Project Type: Standard

Location: West 59.05 feet of South 248 feet of Lot 2, South 248 feet of Lot 3, and the East 46.2 feet of the Sout 184 feet of Lot 4, all in Block 6 of Haase's Suburban Lots; and Lots 4, 5, 6, and 7 of Davenport's Subdivision of Lots 1 and part of Lots 1 in Block 6 of Haase's Suburban Lots, less a tract of the Southeast corner thereof 165 feet East and West and 184 feet North Souht; PID 590073583

Description: TIF funds used for asbestos removal, fire sprinkler system, fire alarm system, relocation of main electrical pane, hardwired smoke detectors, and emergency lighting, elevator rehabilitation, window replacement, and rehabilitation of all stair rails associated in the rehabilitation of a 92 unit apartment building serving low income special needs and elderly tenants.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	1,722,608	143,711	1.957619	33,722.10	2,813.34
2022	1,722,608	143,711	1.960172	33,766.08	2,817.00
2023	1,722,608	143,711	1.860867	32,055.44	2,674.32
2024	1,722,608	1,181,641	1.624228	27,979.08	19,192.56
2025	1,722,608	1,737,327	1.528612	26,331.99	26,557.01
Total				153,854.69	54,054.23

Current Year	Base Value	Excess Value
Residential	1,722,608	1,737,327
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF SUNSET PLAZA REDEVELOPMENT PROJECT

City: NORFOLK

School: NORFOLK 2

Project Years: 15

Project Date: 2025

TIF-ID#: 59-9618

Project Type: Standard

Location: Lots 6A and 6B in Sunset Plaza Subdivision, First Platting to the City of Norfolk, Madison County, Nebraska

Description: TIF funds used for replacement and/or repair of the associated sidewalks and parking lots, landscaping, storm sewer and curb improvements, extension of sanitary sewer, water and electric, construction of a new loading dock, exterior façade enhancements, and interior tenant improvements

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	9,317,009	1,394,024	1.528612	142,420.92	21,309.22
Total				142,420.92	21,309.22

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	9,317,009	1,394,024
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 59 MADISON

Project Name: TIF THE ARBOR VIEW REDEV PROJ PHASE 2
City: NORFOLK
School: NORFOLK 2
Project Years: 15
Project Date: 2022
TIF-ID#: 59-9589
Project Type: Standard

Location: Lot 2 Block 1, Lots 1, 2, and 5 through 7 Block 2 Arbor View; PID's 590253509, 590253513, 590253517, 590253530, 590253534, 590253538
Description: TIF funds used for eligible costs under the Community Development Law including land acquisition, site preparation, utilities, paving, architecture and engineering, and legal costs necessary in the phased construction of approximately 13 single family homes, together with the construction of related public improvements. This project is for Phase 2 of the project consisting of 6 lots.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	128,940	622,000	1.960172	2,527.45	12,192.38
2023	128,940	1,875,671	1.860867	2,399.40	34,903.74
2024	128,940	1,875,671	1.624228	2,094.28	30,465.23
2025	128,940	1,943,735	1.528612	1,970.99	29,712.17
Total				8,992.12	107,273.52

Current Year	Base Value	Excess Value
Residential	128,940	1,943,735
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF THE ARBOR VIEW REDEVELOPMENT PROJECT PHAS
City: NORFOLK
School: NORFOLK 2
Project Years: 15
Project Date: 2023
TIF-ID#: 59-9605
Project Type: Standard

Location: Lot 8 Block 2, Arbor View Addition; PID 590253542.
Description: TIF funds used for land acquisition, site preparation, utilities, paving, architectural and engineering fees and legal costs necessary in the development of a new, 13 single family subdivision in various phases.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	3,515	246,209	1.860867	65.41	4,581.64
2024	3,515	280,639	1.624228	57.09	4,558.22
2025	3,515	350,882	1.528612	53.73	5,363.63
Total				176.23	14,503.49

Current Year	Base Value	Excess Value
Residential	3,515	350,882
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF THE ARBOR VIEW REDEVELOPMENT PROJECT PHAS
City: NORFOLK
School: NORFOLK 2
Project Years: 15
Project Date: 2024
TIF-ID#: 59-9608
Project Type: Standard

Location: Lots 9 and 10, Block 2, Arbor View Addition, PID's 590253546 and 590253553.
Description: TIF funds used for site acquisition, site preparation, utilities, paving, architectural, engineering and legal fees necessary in the construction of approximately 13 single-family homes, together with the construction of the related public improvements. This is Phase 4 of the project consisting of two lots.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	7,030	191,470	1.624228	114.18	3,109.92
2025	7,030	697,145	1.528612	107.46	10,656.65
Total				221.64	13,766.57

Current Year	Base Value	Excess Value
Residential	7,030	697,145
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 59 MADISON

Project Name: TIF VALLEY DR PROPERTIES REDEV PROJ PH 1
City: NORFOLK
School: NORFOLK 2
Project Years: 15
Project Date: 2024
TIF-ID#: 59-9613
Project Type: Standard

Location: Lots 2A, 2B, 3A, 3B, 5 through 9, and lots 16 through 26 all located in the River Fork Subdivision. PID's 590329307, 590329311, 590329315, 590329319, 590329332, 590329336, 590329341, 590329347, 590329355, 590329999, 590330003, 590330007, 590330014, 590330018, 590330022, 590330025, 590330029, 590330031, and 590330034.
Description: TIF funds used for site acquisition, dirt work and infill, city water and sewer extensions, drainage and storm sewer, streets and curbing, electric lines, architectural, engineering and legal fees necessary in the construction of affordable housing consisting of approximately 50 duplex dwelling units, in 25 duplex residential buildings. This is Phase 1 of the project.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	191,715	3,078,772	1.624228	3,113.89	50,006.40
2025	191,715	5,546,368	1.528612	2,930.58	84,782.48
Total				6,044.47	134,788.88

Current Year	Base Value	Excess Value
Residential	191,715	5,546,368
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF VALLEY DRIVE PROPERTIES REDEV PROJ PHASE 2
City: NORFOLK
School: NORFOLK 2
Project Years: 15
Project Date: 2025
TIF-ID#: 59-9619
Project Type: Standard

Location: Lot 14 located in the River Fork Subdivision to the City of Norfolk, Madison County, Nebraska
Description: TIF funds used for construction of all infrastructure and the construction of affordable housing consisting of approximately 50 duplex dwelling units, comprised of approximately 25 duplex residential buildings

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	18,887	0	1.528612	288.71	0.00
Total				288.71	0.00

Current Year	Base Value	Excess Value
Residential	18,887	0
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF WISNER WEST INC REDEV PROJ PHASE 1
City: NORFOLK
School: NORFOLK 2
Project Years: 15
Project Date: 2025
TIF-ID#: 59-9620
Project Type: Standard

Location: Lot 1 Prime Stop Subdivision
Description: TIF funds used for construction of a Prime Stop convenience store and truck stop as shown on the site plan

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	215,500	200,000	1.528612	3,294.16	3,057.23
Total				3,294.16	3,057.23

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	215,500	200,000
Industrial	0	0
Other	0	0

2026 TOTALS FOR CITY : # NORFOLK

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	4,883,408	100,571,961	74,648.36	1,537,355.06
Commercial	17,302,600	55,741,355	266,226.97	858,468.70
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	22,186,008	156,313,316	340,875.33	2,395,823.77

Project Count 49

CITY: TILDEN

Tax Increment Financing (TIF) Report 2025

COUNTY: 59 MADISON

Project Name: TIF PENTAGON INVESTMENTS REDEV PROJ
City: TILDEN **Project Date:** 2022
School: ELKHORN VALLEY 80 **TIF-ID#:** 59-9588
Project Years: 15 **Project Type:** Standard

Location: Lots 1 through 8 Bloc A and Lots 1 through 6 Block B Meadow Bend Subdivision; PID's 590239501, 590239506, 590239512, 590239523, 590239527, 590239535, 590239539, 590239544, 590239550, 590239555, 590239562, 590239567, 590239571, 590239576
Description: TIF funds used for eligible improvements including demolition, site preparation, grading, utility infrastructure improvements, street improvements, architectural and engineering fees and other eligible expenses permitted under the Nebraska Community Development Law necessary in the construction of approximately 15 residential dwelling units and associated improvements.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	28,169	28,177	2.156888	607.57	607.80
2023	28,169	298,177	2.039511	574.51	6,081.42
2024	28,169	792,273	1.773431	499.56	14,050.44
2025	28,169	1,233,340	1.633254	460.07	20,143.58
Total				2,141.71	40,883.24

Current Year	Base Value	Excess Value
Residential	28,169	1,233,340
Commercial	0	0
Industrial	0	0
Other	0	0

2026 TOTALS FOR CITY : # TILDEN

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	28,169	1,233,340	460.07	20,143.57
Commercial	0	0	0.00	0.00
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	28,169	1,233,340	460.07	20,143.57

Project Count 1

2026 TOTALS FOR COUNTY : # 59 MADISON

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	4,940,678	102,330,448	75,515.79	1,564,849.75
Commercial	17,740,796	56,668,788	271,883.08	870,439.75
Industrial	92,497	6,231,738	1,193.93	80,437.53
other	0	0	0.00	0.00
Total	22,773,971	165,230,974	348,592.80	2,515,727.02

Project Count 53

Tax Increment Financing (TIF) Report 2025

COUNTY: 61 MERRICK

CITY: CENTRAL CITY

Project Name: TIF AVENUE 25

City: CENTRAL CITY

School: CENTRAL CITY 4

Project Years: 15

Project Date: 2023

TIF-ID#: 61-0211

Project Type: Standard

Location: Lot 1 Gackes Subdivision; PID's 3488.01 and 3489.02.

Description: TIF funds used for the site acquisition and demolition of a dilapidated, single family home and install utilities and paving necessary in the construction of eight residential duplex housing units.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	70,200	0	1.557927	1,093.66	0.00
2024	139,820	478,460	1.468191	2,052.82	7,024.72
2025	139,820	473,590	1.453622	2,032.45	6,884.20
Total				5,178.93	13,908.92

Current Year	Base Value	Excess Value
Residential	139,820	473,590
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF DD&HH LLC

City: CENTRAL CITY

School: CENTRAL CITY 4

Project Years: 15

Project Date: 2024

TIF-ID#: 61-0214

Project Type: Expedited

Location: Original Town Lot 1 and East 22 ' Lot 2, Block 30, PID 0002365.00.

Description: TIF funds used for site acquisition, site preparation, public improvements and potential construction in excess of design standards for a commercial building to host business offices.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	10,910	10,000	1.468191	160.18	146.82
2025	10,910	724,810	1.453622	158.59	10,536.00
Total				318.77	10,682.82

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	10,910	724,810
Industrial	0	0
Other	0	0

Project Name: TIF HOLY GROUNDS LLC REDEV PROJ LOTS 6-7

City: CENTRAL CITY

School: CENTRAL CITY 4

Project Years: 15

Project Date: 2024

TIF-ID#: 61-0213

Project Type: Expedited

Location: Part of Lots 6 and 7, less highway and Part of Lots 8, 9, and 10 north of the Highway Boyd and Jarrett Addition, PID 0003091.00.

Description: TIF funds used for site acquisition, site preparation, public improvements and potential construction in excess of design standards for a commercial building to host a coffee shop.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	39,210	2,285	1.468191	575.68	33.56
2025	39,210	6,930	1.453622	569.97	100.74
Total				1,145.65	134.30

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	39,210	6,930
Industrial	0	0
Other	0	0

Project Name: TIF KRHR REDEVELOPMENT PLAN

City: CENTRAL CITY

School: CENTRAL CITY 4

Project Years: 15

Project Date: 2023

TIF-ID#: 61-0208

Project Type: Standard

Location: Lots 5 through 8, Bloc 27 Original Town of Central City; PID 2332

Description: TIF funds used for site acquisition, right of way improvements, public parking, sidewalks and improvements necessary in excess of local design standards for professional office building.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	52,320	655,320	1.557927	815.11	10,209.42
2024	52,320	1,638,300	1.468191	768.16	24,053.38
2025	52,320	1,859,090	1.453622	760.54	27,024.16
Total				2,343.81	61,286.96

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	52,320	1,859,090
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 61 MERRICK

Project Name: TIF McHARGUE 18

City: CENTRAL CITY

School: CENTRAL CITY 4

Project Years:

Project Date: 2018

TIF-ID#: 61-0201

Project Type:

Location: Lots 6-8 and West 1/2 of 9, Block 6, Lucas Addition

Description: TIF Funds to be used for property acquisition, demolition and clearance costs of dilapidated houses and construction of 3 new single family dwellings.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2018	12,250	294,840	1.808148	221.50	5,331.18
2019	12,250	393,120	1.819601	222.90	7,153.26
2020	12,250	393,120	1.835036	224.79	7,213.92
2021	12,250	404,015	1.838919	225.27	7,429.52
2022	12,250	442,070	1.749943	214.37	7,735.98
2023	12,250	442,070	1.557927	190.85	6,887.16
2024	12,250	468,245	1.468191	179.85	6,874.74
2025	12,250	470,735	1.453622	178.07	6,842.72
Total				1,657.60	55,468.48

Current Year	Base Value	Excess Value
Residential	12,250	470,735
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF MCHARGUE BUILDERS

City: CENTRAL CITY

School: CENTRAL CITY 4

Project Years:

Project Date: 2021

TIF-ID#: 61-0203

Project Type: Standard

Location: West 81.30 feet of Lot 1 and All of Lot 2, Block 1 LPC 2nd Subdivision; PID 3649.10

Description: TIF funds used for land acquisition, water, sewer, paving, grading and site preparation associated with the construction of 4 apartment buildings consisting of 4 units for workforce housing.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	38,940	30,000	1.838919	716.08	551.68
2022	38,940	1,203,855	1.749943	681.43	21,066.78
2023	38,940	2,181,555	1.557927	606.66	33,987.04
2024	38,940	2,181,555	1.468191	571.71	32,029.40
2025	38,940	2,153,495	1.453622	566.04	31,303.68
Total				3,141.92	118,938.58

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	38,940	2,153,495
Industrial	0	0
Other	0	0

Project Name: TIF MCHARGUE BUILDERS 216 D ST

City: CENTRAL CITY

School: CENTRAL CITY 4

Project Years: 15

Project Date: 2022

TIF-ID#: 61-0205

Project Type: Standard

Location: N 66' Lots 3 and 4 Block 18 Original Town; PID 2269.00

Description: TIF funds used for the demolition of a dilapidated house and the construction of a residential duplex housing unit.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	9,935	215,650	1.749943	173.86	3,773.76
2023	9,935	348,585	1.557927	154.78	5,430.70
2024	9,935	358,065	1.468191	145.86	5,257.08
2025	9,935	358,970	1.453622	144.42	5,218.08
Total				618.92	19,679.62

Current Year	Base Value	Excess Value
Residential	9,935	358,970
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 61 MERRICK

Project Name: TIF MCHARGUE BUILDERS EAST VIEW

City: CENTRAL CITY

School: CENTRAL CITY 4

Project Years: 15

Project Date: 2022

TIF-ID#: 61-0206

Project Type: Standard

Location: McHargue Builders East View Subdivison Lots 1-27 PID's 1923.10 through 1923.28

Description: TIF funds used for the installation of water, sewer, streets and electrical services required for a 13 acre, 27 lot residential housing subdivision.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	45,080	658,045	1.749943	788.87	11,515.62
2023	43,470	2,350,700	1.557927	677.23	36,622.20
2024	43,470	3,784,070	1.468191	638.22	55,557.56
2025	43,470	6,080,670	1.453622	631.89	88,390.14
Total				2,736.21	192,085.52

Current Year	Base Value	Excess Value
Residential	43,470	6,080,670
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF MCHARGUE BUILDERS EAST VIEW 2ND SUBDIV

City: CENTRAL CITY

School: CENTRAL CITY 4

Project Years: 15

Project Date: 2024

TIF-ID#: 61-0215

Project Type: Standard

Location: McHargue Builders East View 2nd Subdivision, PID 0001923.00.

Description: TIF funds used for paving, water, sewer and electrical services to support the construction of a 32 single family affordable housing units and 32 affordable rental units.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	65,445	0	1.468191	960.86	0.00
2025	65,445	443,225	1.453622	951.32	6,442.84
Total				1,912.18	6,442.84

Current Year	Base Value	Excess Value
Residential	0	105,640
Commercial	0	337,585
Industrial	0	0
Other	65,445	0

Project Name: TIF MCHARGUE BUILDERS INC 1303 14TH STREET

City: CENTRAL CITY

School: CENTRAL CITY 4

Project Years: 15

Project Date: 2023

TIF-ID#: 61-0210

Project Type: Standard

Location: Lots 2 and 3 Block 1, Metcalf Addition; PID 2679.00

Description: TIF funds used for the construction of a duplex or 4-plex residential housing on a lot where a previously dilapidated house has been removed.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	18,325	0	1.557927	285.49	0.00
2024	18,325	148,330	1.468191	269.05	2,177.78
2025	18,325	490,265	1.453622	266.38	7,126.60
Total				820.92	9,304.38

Current Year	Base Value	Excess Value
Residential	18,325	0
Commercial	0	490,265
Industrial	0	0
Other	0	0

Project Name: TIF MCHARGUE BUILDERS INC 505 D STREET

City: CENTRAL CITY

School: CENTRAL CITY 4

Project Years: 15

Project Date: 2023

TIF-ID#: 61-0209

Project Type: Standard

Location: Lots 7 and 8 Block 12 Original Town Central City; PID 2226.00.

Description: TIF funds used for the removal of a fire damaged home and replace the improvement with a residential duplex housing unit.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	19,165	0	1.557927	298.58	0.00
2024	19,165	457,235	1.468191	281.38	6,713.10
2025	19,165	458,980	1.453622	278.59	6,671.86
Total				858.55	13,384.96

Current Year	Base Value	Excess Value
Residential	19,165	458,980
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 61 MERRICK

Project Name: TIF MERRICK MANOR

City: CENTRAL CITY

School: CENTRAL CITY 4

Project Years:

Project Date: 2017

TIF-ID#: 61-0198

Project Type:

Location: Lots 7-14 Blk 7 Metcalf Addition, Parcel 000270500

Description: Rehabilitation of the former Merrick Manor assisted living facility into a mixed use commercial and residential facility.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2017	120,720	0	1.818932	2,195.81	0.00
2018	120,720	986,305	1.808148	2,182.80	17,833.86
2019	120,720	1,017,125	1.819601	2,196.62	18,507.62
2020	120,720	1,603,255	1.835036	2,215.26	29,420.32
2021	120,720	1,221,015	1.838919	2,219.94	22,453.48
2022	120,720	1,221,015	1.749943	2,112.53	21,367.08
2023	120,720	1,281,955	1.557927	1,880.73	19,971.92
2024	120,720	1,559,190	1.468191	1,772.40	22,891.90
2025	120,720	2,168,050	1.453622	1,754.81	31,515.26

Current Year	Base Value	Excess Value	Total	TIF Base Tax	TIF Excess Tax
Residential	0	0		18,530.90	183,961.44
Commercial	120,720	2,168,050			
Industrial	0	0			
Other	0	0			

Project Name: TIF RUNZA

City: CENTRAL CITY

School: CENTRAL CITY 4

Project Years:

Project Date: 2017

TIF-ID#: 61-0199

Project Type:

Location: Boy & Jarrett Tract Pt Lots 8-9 S. of Hwy 30 and all Lots 19-22 and abutting closed alley

Description: Acquisition of land for redevelopment of property as a new Runza restaurant.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2017	54,000	0	1.818932	982.22	0.00
2018	54,000	543,900	1.808148	976.40	9,834.52
2019	54,000	543,900	1.819601	982.58	9,896.82
2020	54,000	633,725	1.835036	990.92	11,629.08
2021	54,000	633,725	1.838919	993.02	11,653.70
2022	54,000	633,725	1.749943	944.97	11,089.84
2023	54,000	633,725	1.557927	841.28	9,872.98
2024	54,000	633,725	1.468191	792.82	9,304.30
2025	54,000	634,295	1.453622	784.96	9,220.26

Current Year	Base Value	Excess Value	Total	TIF Base Tax	TIF Excess Tax
Residential	0	0		8,289.17	82,501.50
Commercial	54,000	634,295			
Industrial	0	0			
Other	0	0			

Tax Increment Financing (TIF) Report 2025

COUNTY: 61 MERRICK

Project Name: TIF SCIUGA

City: CENTRAL CITY

School: CENTRAL CITY 4

Project Years:

Project Date: 2018

TIF-ID#: 61-0202

Project Type:

Location: Lots 1-7, Bison Lakeview Subdivision

Description: TIF Funds to be used for construction of water, sewer, electrical, gas and street infrastructure, along with lot clearance and drainage improvement for the development of a new housing subdivision.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2018	10,955	124,360	1.808148	198.08	2,248.66
2019	10,955	935,360	1.819601	199.34	17,019.88
2020	10,955	1,601,795	1.835036	201.03	29,393.54
2021	10,955	1,753,425	1.838919	201.45	32,244.12
2022	10,955	1,999,670	1.749943	191.71	34,993.10
2023	10,955	2,375,835	1.557927	170.67	37,013.82
2024	10,955	2,375,835	1.468191	160.84	34,881.84
2025	10,955	2,383,835	1.453622	159.24	34,652.00
Total				1,482.36	222,446.96

Current Year	Base Value	Excess Value
Residential	10,955	2,383,835
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF VENATOR VENTURES

City: CENTRAL CITY

School: CENTRAL CITY 4

Project Years: 15

Project Date: 2024

TIF-ID#: 61-0216

Project Type: Standard

Location: 10-13-6 PT Tax Lot 2 in N1/2 S1/2 NE1/4 45-4CC PID 0001923.29

Description: TIF funds used for site acquisition, site preparation, public utilities, and legal fees necessary for construction of a 10,000 square foot industrial building.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	48,110	9,495	1.468191	706.35	139.40
2025	48,110	623,915	1.453622	699.34	9,069.38
Total				1,405.69	9,208.78

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	0	623,915
Industrial	0	0
Other	48,110	0

2026 TOTALS FOR CITY : # CENTRAL CITY

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	253,920	10,332,420	3,691.04	150,194.33
Commercial	316,100	8,998,435	4,594.90	130,803.23
Industrial	0	0	0.00	0.00
other	113,555	0	1,650.66	0.00
Total	683,575	19,330,855	9,936.60	280,997.56

Project Count 15

CITY: PALMER

Tax Increment Financing (TIF) Report 2025

COUNTY: 61 MERRICK

Project Name: TIF DINSDALE/FRIEDRICHSEN REDEV PROJ PHASE 3
City: PALMER
School: PALMER 49
Project Years: 15
Project Date: 2023
TIF-ID#: 61-0212
Project Type: Standard

Location: Lots 6, 10 and 11, Vfillage Estates Subdivision; PID's 0006562.00, 0006567.00, 0006568.00.
Description: TIF funds used for eligible public improvements including land acqusition, public infrastructure improvements, including without limitation, street improvements, utility improvements, grading, site preparation, eligible engineering expenditures necessary in the constructions of approximately 14 separately platted single family homes, townhomes, and/or duplexes and associated improvements in up to 7 phases.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	18,770	958,605	2.000795	375.55	19,179.74
2024	18,770	1,055,995	1.887255	354.24	19,929.34
2025	18,770	1,059,260	1.762979	330.91	18,674.56
Total				1,060.70	57,783.64

Current Year	Base Value	Excess Value
Residential	18,770	1,059,260
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF DINSDALE/FRIEDRICHSEN REDEV PROJ PHS 2
City: PALMER
School: PALMER 49
Project Years: 15
Project Date: 2022
TIF-ID#: 61-0207
Project Type: Standard

Location: Lot 5 Village Estates Subdivison: PID 0006561.00
Description: TIF funds used for eligible public improvements, including site acquisition, public infrastructure improvements consisting of street improvements, utility improvements, grading, site preparation, eligible engineering expenditures, and other eligible expenses permitted under the Nebraska Community Development Law necessary in the construction of approximately 14 separately platted single family homes, townhomes, and/or duplexes and the associated improvements in up to 7 phases. This is Phase 2 of the project.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	2,250	131,655	2.042566	45.96	2,689.14
2023	2,250	248,780	2.000795	45.02	4,977.58
2024	2,250	270,440	1.887255	42.46	5,103.90
2025	2,250	271,530	1.762979	39.67	4,787.02
Total				173.11	17,557.64

Current Year	Base Value	Excess Value
Residential	2,250	271,530
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF DINSDALE/FRIEDRICHSEN REDEV PROJ PHS 3 AMD
City: PALMER
School: PALMER 49
Project Years: 15
Project Date: 2025
TIF-ID#: 61-0217
Project Type: Standard

Location: Lot 14 Village Estates Subdivision PID 0006571.00
Description: TIF funds used for eligible public improvements, including: land acquisition, public infrastructure improvements, including without limitation, street improvements, utility improvements, grading, site preparation, eligible engineering expenditures, and other eligible expenses necessary for construction of approximately 14 separately platted single family homes, townhomes, and/or duplexes and the associated improvements in up to 7 phases.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	7,295	20,720	1.887255	137.68	391.04
2025	28,015	705,425	1.762979	493.90	12,436.50
Total				631.58	12,827.54

Current Year	Base Value	Excess Value
Residential	28,015	705,425
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 61 MERRICK

Project Name: TIF DINSDALE/FRIEDRICHSEN REDVEL PROJ PHASE 1
City: PALMER
School: PALMER 49
Project Years: 15

Project Date: 2021
TIF-ID#: 61-0204
Project Type: Standard

Location: Lots 3 and 4 Village Estates Subdivision; PID 0006559.00 & 0006560.00
Description: TIF funds used for land acquisition, public infrastructure improvements, including street improvements, utility improvements, grading, site preparation, eligible engineering expenditures associated in the construction of approximately 14 separately platted single family homes, townhomes, and/or duplexes in 7 phases.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	15,850	213,505	2.056111	325.89	4,389.90
2022	15,850	295,920	2.042566	323.75	6,044.38
2023	15,850	492,640	2.000795	317.13	9,856.74
2024	15,850	536,800	1.887255	299.13	10,130.80
2025	15,850	538,975	1.762979	279.43	9,502.02
Total				1,545.33	39,923.84

Current Year	Base Value	Excess Value
Residential	15,850	538,975
Commercial	0	0
Industrial	0	0
Other	0	0

2026 TOTALS FOR CITY : # PALMER

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	64,885	2,575,190	1,143.91	45,400.06
Commercial	0	0	0.00	0.00
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	64,885	2,575,190	1,143.91	45,400.06

Project Count 4

2026 TOTALS FOR COUNTY : # 61 MERRICK

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	318,805	12,907,610	4,834.95	195,594.39
Commercial	316,100	8,998,435	4,594.90	130,803.23
Industrial	0	0	0.00	0.00
other	113,555	0	1,650.66	0.00
Total	748,460	21,906,045	11,080.51	326,397.62

Project Count 19

Tax Increment Financing (TIF) Report 2025

COUNTY: 62 MORRILL

CITY: BAYARD

Project Name: TIF CLAVER STORAGE PROJ 1

City: BAYARD

School: BAYARD 21

Project Years:

Project Date: 2017

TIF-ID#: 62-9520

Project Type:

Location: Lot 3 Blk 4 Fifth Addition to South Bayard Parcel 100020164

Description: Property owner using TIF program to assist with building commercial storage units within city of Bayard.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2017	4,200	87,670	2.185209	91.78	1,915.78
2018	4,200	87,810	2.168825	91.09	1,904.46
2019	4,200	87,810	2.168961	91.10	1,904.56
2020	4,200	87,810	2.187194	91.86	1,920.58
2021	4,200	87,810	2.159237	90.69	1,896.04
2022	4,200	87,810	2.143609	90.03	1,882.30
2023	4,200	87,810	2.031	85.30	1,783.42
2024	4,200	95,065	1.894788	79.58	1,801.28
2025	4,200	95,065	1.878356	78.89	1,785.66
Total				790.32	16,794.08

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	4,200	95,065
Industrial	0	0
Other	0	0

Project Name: TIF CLAVER TIF MECHANIC SHOP PROJ

City: BAYARD

School: BAYARD 21

Project Years:

Project Date: 2018

TIF-ID#: 62-8601

Project Type:

Location: Parcel ID 100020989. Lot 6, Block 14, Fifth Addition to South Bayard

Description: TIF Funds to be used to assist with construction of commercial building.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2018	4,200	88,320	2.168825	91.09	1,915.52
2019	4,200	88,320	2.168961	91.10	1,915.64
2020	4,200	88,320	2.187194	91.86	1,931.74
2021	4,200	88,320	2.159237	90.69	1,907.04
2022	4,200	88,320	2.143609	90.03	1,893.24
2023	4,200	88,320	2.031	85.30	1,793.78
2024	4,200	95,545	1.894788	79.58	1,810.38
2025	4,200	95,545	1.878356	78.89	1,794.68
Total				698.54	14,962.02

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	4,200	95,545
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 62 MORRILL

Project Name: TIF CLAVER TIF RV-STORAGE PROJ 2

City: BAYARD

School: BAYARD 21

Project Years:

Project Date: 2018

TIF-ID#: 62-8600

Project Type:

Location: Parcel ID 100126892. Lot 2, Block 4, Fifth Addition to South Bayard

Description: TIF Funds to be used to assist with construction of storage units.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2018	4,200	68,275	2.168825	91.09	1,480.78
2019	4,200	68,275	2.168961	91.10	1,480.86
2020	4,200	68,275	2.187194	91.86	1,493.32
2021	4,200	47,315	2.159237	90.69	1,021.64
2022	4,200	47,315	2.143609	90.03	1,014.26
2023	4,200	47,315	2.031	85.30	960.98
2024	4,200	52,580	1.894788	79.58	996.28
2025	4,200	52,580	1.878356	78.89	987.64
Total				698.54	9,435.76

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	4,200	52,580
Industrial	0	0
Other	0	0

Project Name: TIF CLAVER TIF RV-STORAGE PROJ 3

City: BAYARD

School: BAYARD 21

Project Years:

Project Date: 2019

TIF-ID#: 62-9521

Project Type:

Location: Lot 4 Block 4 Fifth Addition to South Bayard PID 100020965

Description: TIF funds used for building costs and legal fees for the construction of an RV storage unit building.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2019	4,200	62,525	2.168961	91.10	1,356.14
2020	4,200	62,525	2.187194	91.86	1,367.54
2021	4,200	61,700	2.159237	90.69	1,332.26
2022	4,200	61,700	2.143609	90.03	1,322.62
2023	4,200	61,700	2.031	85.30	1,253.14
2024	4,200	67,675	1.894788	79.58	1,282.30
2025	4,200	67,675	1.878356	78.89	1,271.18
Total				607.45	9,185.18

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	4,200	67,675
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 62 MORRILL

Project Name: TIF CLAVER TRUST STG

City: BAYARD

School: BAYARD 21

Project Years:

Project Date: 2013

TIF-ID#: 62-9519

Project Type:

Location: Lots 4 and 5 Block 4 Fifth Addition to South Bayard

Description: TIF funds used for constructing a new multi-unit storage building.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2013	16,540	0	2.220138	367.21	0.00
2014	16,540	78,830	2.206768	365.00	1,739.60
2015	16,540	78,830	2.187265	361.77	1,724.22
2016	16,540	78,830	2.188621	362.00	1,725.30
2017	16,540	78,830	2.185209	361.43	1,722.60
2018	16,540	78,955	2.168825	358.72	1,712.40
2019	16,540	78,955	2.168961	358.75	1,712.50
2020	16,540	78,955	2.187194	361.76	1,726.90
2021	16,540	78,955	2.159237	357.14	1,704.84
2022	16,540	78,955	2.143609	354.55	1,692.50
2023	16,540	78,955	2.031	335.93	1,603.58
2024	16,540	89,130	1.894788	313.40	1,688.82
2025	16,540	89,130	1.878356	310.68	1,674.18
Total				4,568.34	20,427.44

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	16,540	89,130
Industrial	0	0
Other	0	0

2026 TOTALS FOR CITY : # BAYARD

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	0	0	0.00	0.00
Commercial	33,340	399,995	626.24	7,513.33
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	33,340	399,995	626.24	7,513.33

Project Count 5

CITY: BRIDGEPORT

Tax Increment Financing (TIF) Report 2025

COUNTY: 62 MORRILL

Project Name: TIF BOMGAARS PROJECT

City: BRIDGEPORT

School: BRIDGEPORT 63

Project Years:

Project Date: 2013

TIF-ID#: 62-9518

Project Type:

Location: Block 1, Lapaseotes Addition in SW 1/4 29-20-50 Bridgeport
Description: Amended to change beginning date for 2013. TIF funds used for road extension improvements for commercial development.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2013	11,550	1,313,590	1.944303	224.57	25,540.18
2014	11,550	1,313,590	2.081871	240.46	27,347.26
2015	11,550	1,313,590	2.128823	245.88	27,964.02
2016	11,550	1,313,590	2.127586	245.74	27,947.76
2017	11,550	1,313,590	2.137329	246.86	28,075.74
2018	11,550	1,328,430	2.112159	243.95	28,058.56
2019	11,550	1,328,430	2.113606	244.12	28,077.78
2020	11,550	1,328,430	2.122988	245.21	28,202.42
2021	11,550	1,328,430	2.126527	245.61	28,249.42
2022	11,550	1,328,430	2.147915	248.08	28,533.56
2023	11,550	1,328,430	1.900717	219.53	25,249.70
2024	11,550	1,392,255	1.696873	195.99	23,624.80
2025	11,550	1,392,255	1.65006	190.58	22,973.04
Total				3,036.58	349,844.24

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	11,550	1,392,255
Industrial	0	0
Other	0	0

Project Name: TIF COBBLESTONE HOTEL

City: BRIDGEPORT

School: BRIDGEPORT 63

Project Years:

Project Date: 2018

TIF-ID#: 62-8626

Project Type:

Location: Lots 6-17, Block 1, 8th Addition
Description: TIF Funds to be used for site acquisition, demolition, planning, preparation and installation of utilities for a hotel.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2018	470,085	417,360	2.112159	9,928.94	8,815.32
2019	470,085	1,102,695	2.113606	9,935.74	23,306.64
2020	470,085	1,102,695	2.122988	9,979.85	23,410.08
2021	470,085	1,102,695	2.126527	9,996.48	23,449.12
2022	470,085	1,102,695	2.147915	10,097.03	23,684.96
2023	470,085	1,102,695	1.900717	8,934.99	20,959.12
2024	470,085	1,194,250	1.696873	7,976.75	20,264.92
2025	470,085	1,194,250	1.65006	7,756.68	19,705.84
Total				74,606.46	163,596.00

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	470,085	1,194,250
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 62 MORRILL

Project Name: TIF PANHANDLE COOPERATIVE

City: BRIDGEPORT

School: BRIDGEPORT 63

Project Years:

Project Date: 2018

TIF-ID#: 62-8625

Project Type:

Location: Block 1, Panhandle Coop Subdivision, a Replat of Lots 1-5, Wade's Subdivision of Lot 4. Block 1, Riverside Addition; Lot 1, Morton-Taylor Subdivision; and Lot A of Albright Replat of the East Half of Lot 3, Block 1, Riverside Addition.
Description: TIF Funds to be used for the demolition and rehabilitation of the Panhandle Cooperative convenience store.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2018	361,610	1,208,200	2.112159	7,637.78	25,519.12
2019	361,610	1,208,200	2.113606	7,643.01	25,536.60
2020	361,610	1,208,200	2.122988	7,676.94	25,649.94
2021	361,610	1,208,200	2.126527	7,689.73	25,692.70
2022	361,610	1,208,200	2.147915	7,767.08	25,951.12
2023	361,610	1,208,200	1.900717	6,873.18	22,964.46
2024	361,610	1,309,150	1.696873	6,136.06	22,214.62
2025	361,610	1,309,150	1.65006	5,966.78	21,601.76
Total				57,390.56	195,130.32

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	361,610	1,309,150
Industrial	0	0
Other	0	0

2026 TOTALS FOR CITY : # BRIDGEPORT

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	0	0	0.00	0.00
Commercial	843,245	3,895,655	13,914.05	64,280.64
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	843,245	3,895,655	13,914.05	64,280.64

Project Count 3

2026 TOTALS FOR COUNTY : # 62 MORRILL

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	0	0	0.00	0.00
Commercial	876,585	4,295,650	14,540.29	71,793.97
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	876,585	4,295,650	14,540.29	71,793.97

Project Count 8

Tax Increment Financing (TIF) Report 2025

COUNTY: 63 NANCE

CITY: FULLERTON

Project Name: TIF ARCHER DANIELS MIDLANDS

City: FULLERTON

School: FULLERTON 1

Project Years:

Project Date: 2012

TIF-ID#: 63-8754

Project Type:

Location: Pt NE 1/4 SW 1/4 2-16-6 21.97 acres

Description: TIF funds used for site acquisition and site preparation.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2012	51,630	4,018,170	2.155596	1,112.93	86,615.52
2013	51,630	4,018,170	2.103996	1,086.29	84,542.14
2014	51,630	4,018,170	1.754308	905.75	70,491.08
2015	51,630	4,108,925	1.670335	862.39	68,632.82
2016	51,630	4,108,925	1.626702	839.87	66,839.98
2017	51,630	4,108,925	1.634869	844.08	67,175.54
2018	51,630	4,115,965	1.671257	862.87	68,788.36
2019	51,630	4,115,965	1.775015	916.44	73,059.00
2020	51,630	4,115,965	1.811229	935.14	74,549.56
2021	51,630	4,115,965	1.929237	996.07	79,406.72
2022	51,630	4,115,965	1.990532	1,027.71	81,929.60
2023	51,630	4,115,965	1.843456	951.78	75,876.00
2024	51,630	3,895,670	1.728988	892.68	67,355.68
2025	51,630	3,895,670	1.587536	819.64	61,845.16
Total				13,053.64	1,027,107.16

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	0	0
Industrial	51,630	3,895,670
Other	0	0

Project Name: TIF FULLERTON SENIOR LIVING

City: FULLERTON

School: FULLERTON 1

Project Years:

Project Date: 2013

TIF-ID#: 63-8756

Project Type:

Location: Tract of land in N 1/2 SW 1/4 14-16-6 Fullerton

Description: TIF funds used for site acquisition and preparation for 8-plex senior apartment building.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2013	8,425	0	2.103996	177.26	0.00
2014	8,425	659,820	1.754308	147.80	11,575.28
2015	8,425	659,820	1.670335	140.73	11,021.22
2016	8,425	659,820	1.626702	137.05	10,733.32
2017	8,425	668,245	1.634869	137.74	10,924.94
2018	8,425	668,865	1.671257	140.80	11,178.46
2019	8,425	668,865	1.775015	149.55	11,872.46
2020	8,425	668,865	1.811229	152.60	12,114.68
2021	8,425	668,865	1.929237	162.54	12,904.00
2022	8,425	668,865	1.990532	167.70	13,313.98
2023	8,425	715,685	1.843456	155.31	13,193.34
2024	8,425	602,190	1.728988	145.67	10,411.80
2025	8,425	724,710	1.587536	133.75	11,505.04
Total				1,948.50	140,748.52

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	8,425	724,710
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 63 NANCE

Project Name: TIF RIVER'S EDGE REDEV PROJECT

City: FULLERTON

School: FULLERTON 1

Project Years: 15

Project Date: 2024

TIF-ID#: 63-8758

Project Type: Standard

Location: Lots 1 and 2, Block 4, Original Town of Fullerton, in Section 14, Township 16 North, PID 0010030.00

Description: TIF funds used for land acquisition, site preparation, utilities, engineering and legal costs necessary for commercial development including related public infrastructure improvements.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	39,500	946,395	1.728988	682.95	16,363.06
2025	39,500	946,395	1.587536	627.08	15,024.36

Total 1,310.03 31,387.42

Current Year	Base Value	Excess Value
Residential	39,500	0
Commercial	0	946,395
Industrial	0	0
Other	0	0

Project Name: TIF SMITH & SONS REPAIR LLC REDEV PROJ

City: FULLERTON

School: FULLERTON 1

Project Years:

Project Date: 2021

TIF-ID#: 63-8757

Project Type: Standard

Location: Pt SW 1/4 2-16-6; PID 0010815.00

Description: TIF funds used for site acquisition, site work, professional fees, and the installation of public infrastructure associated with 18,000 square foot multi-use building consisting of a semi-truck and trailer automotive repair shop and Carquest automotive parts store.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	47,765	306,365	1.929237	921.50	5,910.52
2022	47,765	2,145,630	1.990532	950.78	42,709.46
2023	47,765	2,443,405	1.843456	880.53	45,043.10
2024	47,765	2,275,895	1.728988	825.85	39,349.96
2025	47,765	2,836,815	1.587536	758.29	45,035.46

Total 4,336.95 178,048.50

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	47,765	2,836,815
Industrial	0	0
Other	0	0

2026 TOTALS FOR CITY : # FULLERTON

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	39,500	0	627.08	0.00
Commercial	56,190	4,507,920	892.04	71,564.85
Industrial	51,630	3,895,670	819.64	61,845.16
other	0	0	0.00	0.00
Total	147,320	8,403,590	2,338.76	133,410.02

Project Count 4

CITY: GENOA

Tax Increment Financing (TIF) Report 2025

COUNTY: 63 NANCE

Project Name: TIF HOMES, LLC

City: GENOA

School: TWIN RIVER 30

Project Years:

Project Date: 2013

TIF-ID#: 63-8755

Project Type:

Location: Lots 7 & 8 Block 30 Original Town Genoa and North 174 ft Lot 1 Block 7 Willard's Addition; 306 S Oak St and North 1/2 Lot 2 Block 7 Willard's First Addition Genoa
Description: TIF funds used for site acquisition and preparation for apartments.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2013	13,520	0	2.281559	308.47	0.00
2014	13,520	306,045	2.07491	280.53	6,350.16
2015	27,820	609,105	1.870794	520.45	11,395.10
2016	27,820	609,105	1.686435	469.17	10,272.16
2017	27,820	609,110	1.656888	460.95	10,092.28
2018	27,820	701,465	1.836486	510.91	12,882.32
2019	27,820	703,090	1.925616	535.71	13,538.82
2020	27,820	703,090	1.951451	542.89	13,720.46
2021	27,820	704,090	1.838153	511.37	12,942.26
2022	27,820	700,370	1.835032	510.51	12,852.02
2023	27,820	701,290	1.799038	500.49	12,616.48
2024	27,820	877,760	1.729675	481.20	15,182.40
2025	27,820	966,000	1.570363	436.87	15,169.72
Total				6,069.52	147,014.18

Current Year	Base Value	Excess Value
Residential	27,820	966,000
Commercial	0	0
Industrial	0	0
Other	0	0

2026 TOTALS FOR CITY : # GENOA

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	27,820	966,000	436.87	15,169.71
Commercial	0	0	0.00	0.00
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	27,820	966,000	436.87	15,169.71

Project Count 1

2026 TOTALS FOR COUNTY : # 63 NANCE

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	67,320	966,000	1,063.95	15,169.71
Commercial	56,190	4,507,920	892.04	71,564.85
Industrial	51,630	3,895,670	819.64	61,845.16
other	0	0	0.00	0.00
Total	175,140	9,369,590	2,775.63	148,579.72

Project Count 5

Tax Increment Financing (TIF) Report 2025

COUNTY: 64 NEMAHA

CITY: AUBURN

Project Name: TIF AUBURN CORE AREA PROJ

City: AUBURN

School: AUBURN 29

Project Years:

Project Date: 2019

TIF-ID#: 64-0810

Project Type:

Location: TIF area consists of a large portion of the City of Auburn known as the "Core Redevelopment Area", including the main thorough way and downtown district. Auburn

Description: TIF funds used to create a viable and sustainable urban environment to lessen the impact of the blighted and substandard conditions located in the Redevelopment Area. Portions of the area are critical to the redevelopment of and property clearance of substandard conditions within the City, as well as preparing the area for redevelopment and/or the development of redevelopment projects.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2019	51,132,755	501,396	2.088897	1,068,110.59	10,473.70
2020	49,143,859	10,216,596	2.045561	1,005,267.61	208,990.78
2021	49,000,081	9,942,436	2.020349	989,972.65	200,876.04
2022	49,134,358	10,925,826	2.04134	1,002,999.30	223,037.70
2023	49,053,660	15,854,568	1.855092	909,990.52	294,122.32
2024	49,009,815	21,988,348	1.846129	904,784.41	405,938.42
2025	49,017,753	26,498,248	1.730225	848,117.42	458,479.21
Total				6,729,242.50	1,801,918.17

Current Year	Base Value	Excess Value
Residential	34,580,873	24,662,074
Commercial	12,812,174	1,836,174
Industrial	1,624,706	0
Other	0	0

Project Name: TIF AUBURN WEST PROJECT 1

City: AUBURN

School: AUBURN 29

Project Years:

Project Date: 2011

TIF-ID#: 64-0809

Project Type:

Location: Approx. 19 parcels various lots in Blk 1 Terra Heights, various lots in Blk 1 & 2 Terra Heights 2nd Addition, various lots in Blk 2 & 3 Terra Heights 3rd Addition, and several tracts of land in SW1/4 NW1/4 21-5-14, Auburn NE.

Description: TIF funds used for public improvements including new water line, storm sewer system, and lighting in project area associated with construction of new residential dwellings.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2011	1,567,590	204,290	2.146174	33,643.21	4,384.38
2012	1,567,590	978,115	2.106377	33,019.36	20,602.78
2013	1,567,590	1,003,520	2.078085	32,575.85	20,854.00
2014	1,543,115	1,535,330	2.023218	31,220.58	31,063.08
2015	1,543,115	1,535,330	1.992952	30,753.54	30,598.40
2016	1,543,115	1,383,243	1.98734	30,666.94	27,490.02
2017	1,474,944	1,383,243	2.023076	29,839.24	27,984.36
2018	1,474,944	1,383,243	2.019792	29,790.80	27,938.84
2019	1,474,944	1,383,243	2.088897	30,810.06	28,894.72
2020	1,422,181	1,620,661	2.045561	29,091.58	33,151.76
2021	1,422,181	1,620,661	2.020349	28,733.02	32,743.18
2022	1,401,471	1,728,906	2.04134	28,608.79	35,293.04
2023	1,401,471	1,996,760	1.855092	25,998.58	37,041.80
2024	1,414,429	2,443,324	1.846129	26,112.18	45,107.05
2025	1,414,429	2,443,324	1.730225	24,472.80	42,274.97
Total				445,336.53	445,422.38

Current Year	Base Value	Excess Value
Residential	889,887	1,845,064
Commercial	524,542	598,260
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 64 NEMAHA

Project Name: TIF ORSCHELN PROJ

City: AUBURN

School: AUBURN 29

Project Years:

Project Date: 2011

TIF-ID#: 64-0808

Project Type:

Location: Lots 1 & 2 Green Acres Addition and East 1/2 of North 108.31 ft of vacated C.H. Nixon Boulevard, Auburn

Description: TIF funds used for acquisition and clearing of property located in redevelopment area; installation of public infrastructure to prepare sites for redevelopment; additional repairs, improvements, replacements and construction necessary to the foregoing.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2011	75,885	776,865	2.146174	1,628.62	16,672.88
2012	75,885	776,865	2.106377	1,598.42	16,363.70
2013	75,885	776,865	2.078085	1,576.95	16,143.92
2014	75,885	776,865	2.023218	1,535.32	15,717.68
2015	75,885	776,865	1.992952	1,512.35	15,482.54
2016	75,885	1,038,412	1.98734	1,508.09	20,636.74
2017	75,885	1,038,412	2.023076	1,535.21	21,007.84
2018	75,885	1,038,412	2.019792	1,532.72	20,973.76
2019	75,885	1,038,412	2.088897	1,585.16	21,691.36
2020	75,885	1,038,412	2.045561	1,552.27	21,241.34
2021	75,885	1,038,412	2.020349	1,533.14	20,979.56
2022	75,885	1,009,508	2.04134	1,549.07	20,607.52
2023	75,885	1,009,508	1.855092	1,407.74	18,727.32
2024	75,885	1,009,508	1.846129	1,400.93	18,636.84
2025	75,885	1,009,508	1.730225	1,312.98	17,466.77
Total				22,768.97	282,349.77

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	75,885	1,009,508
Industrial	0	0
Other	0	0

Project Name: TIF THE 1918 J ST REDEVELOPMENT PROJECT

City: AUBURN

School: AUBURN 29

Project Years: 15

Project Date: 2023

TIF-ID#: 64-0811

Project Type: Standard

Location: Lots 4 through 10, and the South 40 feet Lot 11 Block 1; First Addition to Calvert; PID's 640032893 and 640038166.

Description: TIF funds used for site acquisition, geopiers, site preparation, infrastructure installation, A&E, surveying, geotechnical studies and environment studies and legal fees necessary for the development of a commercial and retail area.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	354,942	530,932	1.855092	6,584.50	9,849.30
2024	354,942	530,932	1.846129	6,552.69	9,801.70
2025	354,942	530,932	1.730225	6,141.30	9,186.33
Total				19,278.49	28,837.33

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	354,942	530,932
Industrial	0	0
Other	0	0

2026 TOTALS FOR CITY : # AUBURN

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	35,470,760	26,507,138	613,723.96	458,633.13
Commercial	13,767,543	3,974,874	238,209.47	68,774.26
Industrial	1,624,706	0	28,111.07	0.00
other	0	0	0.00	0.00
Total	50,863,009	30,482,012	880,044.50	527,407.39

Project Count 4

Tax Increment Financing (TIF) Report 2025

COUNTY: 64 NEMAHA

2026 TOTALS FOR COUNTY : # 64 NEMAHA

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	35,470,760	26,507,138	613,723.96	458,633.13
Commercial	13,767,543	3,974,874	238,209.47	68,774.26
Industrial	1,624,706	0	28,111.07	0.00
other	0	0	0.00	0.00
Total	50,863,009	30,482,012	880,044.50	527,407.39

Project Count 4

Tax Increment Financing (TIF) Report 2025

COUNTY: 65 NUCKOLLS

CITY: SUPERIOR

Project Name: TIF GREEN DIGS LLC

City: SUPERIOR

School: SUPERIOR 11

Project Years: 15

Project Date: 2023

TIF-ID#: 65-9902

Project Type: Standard

Location: Lot 1 Montana Meadows Villas Subdivision; and Lots 2 through 5, Montana Meadows Villas 2nd Subdivision; PID's 0001279.15, 0001279.16, 0001279.17, 0001279.18, 0001279.19.
Description: TIF funds used for water, sewer and electrical extensions, extension of roads and other improvements, including the paving of Montana Street, and installation of gravity flow sanitation sewer line necessary in a new housing project consisting five new villa-style residence

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	20,000	301,445	1.9749	394.98	5,953.24
2024	20,000	1,030,195	1.820922	364.18	18,759.06
2025	20,000	1,483,075	1.99378	398.76	29,569.30
Total				1,157.92	54,281.60

Current Year	Base Value	Excess Value
Residential	20,000	1,483,075
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF SUPERIOR EAST II, LLC

City: SUPERIOR

School: SUPERIOR 11

Project Years:

Project Date: 2014

TIF-ID#: 65-9900

Project Type:

Location: Tract 1 in N1/2 NE1/4, NE 1/4 NW 1/4, and Lots 4 and 5 Section 31-1-6; Tract 2 in NW1/4 NE 1/4 and NE1/4 NW 1/4 Section 31-1-6, Tract 3 in N1/4 corner 31-1-6.
Description: TIF funds used for site acquisition, site preparation and utility extensions for construction of agricultural processing and grain handling facility.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2014	649,640	999,010	1.974807	12,829.14	19,728.52
2015	649,640	9,592,920	1.817003	11,803.98	174,303.64
2016	649,640	12,379,545	1.815539	11,794.47	224,755.48
2017	649,640	11,615,145	1.885837	12,251.15	219,042.70
2018	649,640	11,615,145	1.959321	12,728.53	227,577.98
2019	649,640	11,615,145	2.026597	13,165.58	235,392.18
2020	649,640	11,615,145	2.033616	13,211.18	236,207.46
2021	649,640	11,615,145	1.973379	12,819.86	229,210.84
2022	649,640	12,618,765	1.961841	12,744.90	247,560.12
2023	649,640	12,618,765	1.9749	12,829.74	249,208.00
2024	649,640	12,618,765	1.820922	11,829.44	229,777.88
2025	649,640	12,618,765	1.99378	12,952.39	251,590.42
Total				150,960.36	2,544,355.22

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	649,640	12,618,765
Industrial	0	0
Other	0	0

2026 TOTALS FOR CITY : # SUPERIOR

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	20,000	1,483,075	398.76	29,569.25
Commercial	649,640	12,618,765	12,952.39	251,590.41
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	669,640	14,101,840	13,351.15	281,159.67

Project Count 2

Tax Increment Financing (TIF) Report 2025

COUNTY: 65 NUCKOLLS

2026 TOTALS FOR COUNTY : # 65 NUCKOLLS

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	20,000	1,483,075	398.76	29,569.25
Commercial	649,640	12,618,765	12,952.39	251,590.41
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	669,640	14,101,840	13,351.15	281,159.67

Project Count 2

Tax Increment Financing (TIF) Report 2025

COUNTY: 66 OTOE

CITY: NEBRASKA CITY

Project Name: TIF FAREWAY FOODS

City: NEBRASKA CITY

School: NEBRASKA CITY 111

Project Years:

Project Date: 2012

TIF-ID#: 66-0253

Project Type:

Location: Pt. SE 1/4 NE 1/4 Section 17-18-14

Description: TIF funds used for acquisition of redevelopment area, rehabilitation and construction of an existing retail building, parking lot and surrounding area.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2012	502,210	765,580	2.267879	11,389.52	17,362.42
2013	502,210	765,580	2.19023	10,999.55	16,767.96
2014	502,210	765,580	2.09678	10,530.24	16,052.52
2015	502,210	765,580	2.153006	10,812.61	16,482.98
2016	502,210	765,580	2.120104	10,647.37	16,231.10
2017	502,210	765,580	2.189319	10,994.98	16,760.98
2018	502,210	765,580	2.170964	10,902.80	16,620.46
2019	502,210	765,580	2.261384	11,356.90	17,312.70
2020	502,210	765,580	2.285161	11,476.31	17,494.74
2021	502,210	765,580	2.234418	11,221.47	17,106.26
2022	502,210	765,580	2.23787	11,238.81	17,132.70
2023	502,210	985,338	2.008645	10,087.62	19,791.94
2024	502,210	985,338	1.843374	9,257.61	18,163.48
2025	502,210	1,024,894	1.837081	9,226.00	18,828.13
Total				150,141.79	242,108.37

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	502,210	1,024,894
Industrial	0	0
Other	0	0

Project Name: TIF GROCERY STORE PROJECT

City: NEBRASKA CITY

School: NEBRASKA CITY 111

Project Years: 15

Project Date: 2022

TIF-ID#: 66-0264

Project Type: Standard

Location: Lots 1 though 8 TD Futures LLC Subdivison; PID 000198000

Description: TIF funds used for eligible public improvements including site acquisition, traffic signals installation, site preparation, utility infrastructure improvements, and other eligible expenses permitted under the Nebraska Community Law necessary for the construction of a grocery store and associated improvements.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	209,650	2,150,504	2.23787	4,691.69	48,125.50
2023	209,650	2,580,605	2.008645	4,211.12	51,835.20
2024	209,650	2,580,605	1.843374	3,864.63	47,570.21
2025	209,650	2,580,605	1.837081	3,851.44	47,407.81

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	209,650	2,580,605
Industrial	0	0
Other	0	0

Total 16,618.88 194,938.72

Tax Increment Financing (TIF) Report 2025

COUNTY: 66 OTOE

Project Name: TIF NEBRARA INVESTMENTS PROJECT
City: NEBRASKA CITY **Project Date:** 2022
School: NEBRASKA CITY 111 **TIF-ID#:** 66-0265
Project Years: 15 **Project Type:** Standard

Location: Studio One Townhomes Addition; PID 000501500
Description: TIF funds used for eligible improvements including site acquisition, site grading, site paving, utility infrastructure improvements, street light installation, and other eligible expenses required in the construction of a 42 unit multi-family residential housing project and associated improvements.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	214,040	922,795	2.23787	4,789.94	20,650.96
2023	214,040	3,245,495	2.008645	4,299.30	65,190.48
2024	214,040	3,245,495	1.843374	3,945.56	59,826.61
2025	214,040	3,245,495	1.837081	3,932.09	59,622.38
Total				16,966.89	205,290.43

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	214,040	3,245,495
Industrial	0	0
Other	0	0

Project Name: TIF NEBRASKA CITY LODGING
City: NEBRASKA CITY **Project Date:** 2018
School: NEBRASKA CITY 111 **TIF-ID#:** 66-0254
Project Years: **Project Type:**

Location: Parcel ID 999555496. Lot 2, Arbor Crossing Subdivision in W12NW1/4 City View Annex
Description: TIF Funds to be used for site acquisition, grading/site preparation, drainage/detention, drives/parking, utilities/infrastructure, and architectural/engineering/legal expenses of the construction of a 70-75 room hotel with swimming pool, conference room, and fitness room.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2018	6,380	1,040,400	2.170964	138.51	22,586.70
2019	6,380	3,174,690	2.261384	144.28	71,791.94
2020	6,380	3,174,690	2.285161	145.79	72,546.78
2021	6,380	3,174,690	2.234418	142.56	70,935.84
2022	6,380	3,174,690	2.23787	142.78	71,045.46
2023	6,380	3,773,104	2.008645	128.15	75,788.28
2024	6,380	3,773,104	1.843374	117.61	69,552.43
2025	6,380	3,880,819	1.837081	117.21	71,293.78
Total				1,076.89	525,541.21

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	6,380	3,880,819
Industrial	0	0
Other	0	0

Project Name: TIF NEBRASKA CITY SENIOR PATIO HOMES
City: NEBRASKA CITY **Project Date:** 2019
School: NEBRASKA CITY 111 **TIF-ID#:** 66-0255
Project Years: **Project Type:**

Location: Lots 1, 2 and 3 and Streets in Nebraska City Senior Patio Homes Addition PID 999555579, 999555580, 999555581, and 999555582 Nebraska City
Description: TIF funds used for public streets, sidewalks, water main extensions, sanitary sewer, street lights, Oak Street grading, and site grading needed for the new development consisting of seven 4-plexes.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2019	5,480	1,113,780	2.261384	123.92	25,186.84
2020	5,480	681,170	2.285161	125.23	15,565.82
2021	5,480	698,140	2.234418	122.45	15,599.36
2022	5,480	959,296	2.23787	122.64	21,467.80
2023	5,480	1,093,977	2.008645	110.07	21,974.14
2024	5,480	1,093,977	1.843374	101.02	20,166.11
2025	5,480	977,580	1.837081	100.67	17,958.92
Total				806.00	137,918.99

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	5,480	977,580
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 66 OTOE

Project Name: TIF NEBRASKa CITY SENIOR PATIO HOMES - PHASE 2
City: NEBRASKA CITY
School: NEBRASKA CITY 111
Project Years: 15

Project Date: 2024
TIF-ID#: 66-0266
Project Type: Standard

Location: Lot 1, Arbor Village Replat 2 of Lots C-5 Arbor Village Addition & Lot 2 PID 999554284
Description: TIF funds used for public improvements, including: site acquisition, public street improvements, utility infrastructure improvements, site work and grading necessary for construction of a 22 unit low-income housing development, consisting of two 8-plex buildings, one 6-plex building, a community building, and associated improvements on project site.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	324,420	831,592	1.843374	5,980.27	15,329.38
2025	240,950	690,260	1.837081	4,426.45	12,680.63
Total				10,406.72	28,010.01

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	240,950	690,260
Industrial	0	0
Other	0	0

2026 TOTALS FOR CITY : # NEBRASKA CITY

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	0	0	0.00	0.00
Commercial	1,178,710	12,399,653	21,653.86	227,791.67
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	1,178,710	12,399,653	21,653.86	227,791.67

Project Count 6

CITY: SYRACUSE

Project Name: TIF RTR DEVL P - SYRACUSE BUSINESS CENTER #1
City: SYRACUSE
School: SYRACUSE-DUNBAR-AV
Project Years:

Project Date: 2019
TIF-ID#: 66-0256
Project Type:

Location: Lot 1 Block 2 Syracuse Business Center Subdivision PID 999555129 Syracuse
Description: TIF funds used for site preparation, electrical modifications, water, sanitary sewer and storm sewer extension and state highway improvements, as required by the City of Syracuse and the State of Nebraska needed for construction of new bank.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2019	43,860	3,010	2.02968	890.22	61.10
2020	43,860	689,770	2.00742	880.45	13,846.58
2021	43,860	689,770	1.984794	870.53	13,690.52
2022	43,860	689,770	2.0263	888.74	13,976.80
2023	43,860	806,496	1.80957	793.68	14,594.10
2024	43,860	806,496	1.649009	723.26	13,299.21
2025	43,860	806,496	1.553904	681.54	12,532.16
Total				5,728.42	82,000.47

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	43,860	806,496
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 66 OTOE

Project Name: TIF RTR DEVL P - SYRACUSE BUSINESS CENTER #2
City: SYRACUSE **Project Date:** 2020
School: SYRACUSE-DUNBAR-AV **TIF-ID#:** 66-0257
Project Years: **Project Type:**

Location: Lot 2 Block 2 Syracuse Business Center Subdivision; PID 999555130
Description: TIF funds used for site preparation, electrical modifications, water, sanitary sewer and storm sewer extensions and state highway improvements necessary in the construction of an eight lot business park for commercial and office building structures.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2020	46,870	344,270	2.00742	940.88	6,910.94
2021	46,870	487,990	1.984794	930.27	9,685.60
2022	46,870	487,990	2.0263	949.73	9,888.16
2023	46,870	561,962	1.80957	848.15	10,169.10
2024	46,870	561,962	1.649009	772.89	9,266.80
2025	46,870	561,962	1.553904	728.31	8,732.36
Total				5,170.23	54,652.96

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	46,870	561,962
Industrial	0	0
Other	0	0

Project Name: TIF RTR DEVL P - SYRACUSE BUSINESS CENTER #3
City: SYRACUSE **Project Date:** 2021
School: SYRACUSE-DUNBAR-AV **TIF-ID#:** 66-0258
Project Years: **Project Type:** Standard

Location: Lot 1 Block 1 Syracuse Business Center Subdivision; PID 002025300
Description: TIF funds used for site preparation, electrical modifications, water, sanitary sewer and storm sewer extensions and state highway improvements, as required by the City of Syracuse and the State of Nebraska in association with the construction of an eight lot business park for commercial and office buildings.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	52,490	30,760	1.984794	1,041.82	610.52
2022	52,490	30,760	2.0263	1,063.60	623.28
2023	52,490	30,760	1.80957	949.84	556.62
2024	52,490	30,760	1.649009	865.56	507.21
2025	52,490	30,760	1.553904	815.64	477.97
Total				4,736.46	2,775.60

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	52,490	30,760
Industrial	0	0
Other	0	0

Project Name: TIF RTR DEVL P - SYRACUSE BUSINESS CENTER #4
City: SYRACUSE **Project Date:** 2021
School: SYRACUSE-DUNBAR-AV **TIF-ID#:** 66-0259
Project Years: **Project Type:** Standard

Location: Lot 2, Block 1 Syracuse Business Center Subdivision; PID 999555124
Description: TIF funds used for site preparation, electrical modifications, water, sanitary sewer and storm sewer extensions and state highway improvements, as required by the City of Syracuse and State of Nebraska in association in the construction of eight lot business park for commercial and office buildings.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	52,490	30,760	1.984794	1,041.82	610.52
2022	52,490	30,760	2.0263	1,063.60	623.28
2023	52,490	30,760	1.80957	949.84	556.62
2024	52,490	30,760	1.649009	865.56	507.21
2025	52,490	30,760	1.553904	815.64	477.97
Total				4,736.46	2,775.60

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	52,490	30,760
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 66 OTOE

Project Name: TIF RTR DEVL P - SYRACUSE BUSINESS CENTER #5
City: SYRACUSE **Project Date:** 2021
School: SYRACUSE-DUNBAR-AV **TIF-ID#:** 66-0260
Project Years: **Project Type:** Standard

Location: Lot 3 Block 1 Syracuse Business Center Subdivision; PID 999555125
Description: TIF funds used for site preparation, electrical modifications, water, sanitary sewer and storm sewer extensions and state highway improvements, as required by the City of Syracuse and State of Nebraska associated with the construction of an eight lot business park for commercial and office buildings.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	52,490	30,760	1.984794	1,041.82	610.52
2022	52,490	30,760	2.0263	1,063.60	623.28
2023	52,490	30,760	1.80957	949.84	556.62
2024	52,490	30,760	1.649009	865.56	507.21
2025	52,490	30,760	1.553904	815.64	477.97
Total				4,736.46	2,775.60

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	52,490	30,760
Industrial	0	0
Other	0	0

Project Name: TIF RTR DEVL P - SYRACUSE BUSINESS CENTER #6
City: SYRACUSE **Project Date:** 2021
School: SYRACUSE-DUNBAR-AV **TIF-ID#:** 66-0261
Project Years: **Project Type:** Standard

Location: Lot 4 Block 1 Syracuse Business Center Subdivision; PID 999555126
Description: TIF funds used for site preparation, electrical modifications, water, sanitary sewer and storm sewer extensions and state highway improvements, as required by the City of Syracuse and State of Nebraska associated with the construction of an eight lot business park for commercial and office buildings.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	89,890	30,760	1.984794	1,784.13	610.52
2022	89,890	30,760	2.0263	1,821.44	623.28
2023	89,890	30,760	1.80957	1,626.62	556.62
2024	89,890	30,760	1.649009	1,482.29	507.21
2025	89,890	30,760	1.553904	1,396.80	477.97
Total				8,111.28	2,775.60

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	89,890	30,760
Industrial	0	0
Other	0	0

Project Name: TIF RTR DEVL P - SYRACUSE BUSINESS CENTER #7
City: SYRACUSE **Project Date:** 2021
School: SYRACUSE-DUNBAR-AV **TIF-ID#:** 66-0262
Project Years: **Project Type:** Standard

Location: Lot 5 Block 1 Syracuse Business Center Subdivision; PID 999555127
Description: TIF funds used for site preparation, electrical modifications, water, sanitary sewer and storm sewer extensions and state highway improvements, as required by the City of Syracuse and State of Nebraska associated with the construction of an eight lot business park for commercial and office buildings.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	52,490	30,760	1.984794	1,041.82	610.52
2022	52,490	30,760	2.0263	1,063.60	623.28
2023	52,490	30,760	1.80957	949.84	556.62
2024	52,490	30,760	1.649009	865.56	507.21
2025	52,490	30,760	1.553904	815.64	477.97
Total				4,736.46	2,775.60

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	52,490	30,760
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 66 OTOE

Project Name: TIF RTR DEVL P - SYRACUSE BUSINESS CENTER #8

City: SYRACUSE

Project Date: 2021

School: SYRACUSE-DUNBAR-AV

TIF-ID#: 66-0263

Project Years:

Project Type: Standard

Location: Lot 6 Block 1 Syracuse Business Center Subdivision; PID 999555128

Description: TIF funds used for site preparation, electrical modifications, water, sanitary sewer and storm sewer extensions and state highway improvements, as required by the City of Syracuse and State of Nebraska associated with the construction of an eight lot business park for commercial and office buildings.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	52,490	579,420	1.984794	1,041.82	11,500.30
2022	52,490	579,420	2.0263	1,063.60	11,740.80
2023	52,490	692,788	1.80957	949.84	12,536.50
2024	52,490	692,788	1.649009	865.56	11,424.15
2025	52,490	692,788	1.553904	815.64	10,765.27
Total				4,736.46	57,967.02

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	52,490	692,788
Industrial	0	0
Other	0	0

2026 TOTALS FOR CITY : # SYRACUSE

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	0	0	0.00	0.00
Commercial	443,070	2,215,046	6,884.88	34,419.69
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	443,070	2,215,046	6,884.88	34,419.69

Project Count 8

2026 TOTALS FOR COUNTY : # 66 OTOE

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	0	0	0.00	0.00
Commercial	1,621,780	14,614,699	28,538.74	262,211.36
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	1,621,780	14,614,699	28,538.74	262,211.36

Project Count 14

Tax Increment Financing (TIF) Report 2025

COUNTY: 68 PERKINS

CITY: ELSIE

Project Name: TIF HI-LINE COOPERATIVE

City: ELSIE

Project Date: 2019

School: PERKINS COUNTY 20

TIF-ID#: 68-8614

Project Years:

Project Type:

Location: Tract of land lying south of the existing railroad right-of-way; and lying north of the currently existing right-of-way for Nebraska Highway 23; and lying west of Perkins Avenue, all located within the Village of Elsie. PID 680020012 Elsie

Description: TIF funds used for future redevelopment in the blighted area, to be determined by the Community Redevelopment Authority needed to construct a dry fertilization plant.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2019	60,035	1,197,700	1.478834	887.82	17,712.00
2020	60,035	1,197,700	1.503374	902.55	18,005.92
2021	60,035	1,197,700	1.533255	920.49	18,363.80
2022	60,035	1,197,700	1.517554	911.06	18,175.74
2023	60,035	1,197,700	1.400412	840.74	16,772.74
2024	60,035	1,197,700	1.881967	1,129.84	22,540.32
2025	60,035	1,197,700	1.813579	1,088.78	21,721.24
Total				6,681.28	133,291.76

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	60,035	1,197,700
Industrial	0	0
Other	0	0

2026 TOTALS FOR CITY : # ELSIE

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	0	0	0.00	0.00
Commercial	60,035	1,197,700	1,088.78	21,721.24
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	60,035	1,197,700	1,088.78	21,721.24

Project Count 1

CITY: GRANT

Project Name: TIF 204 HANCOCK AVENUE REDEV PROJECT

City: GRANT

Project Date: 2023

School: PERKINS COUNTY 20

TIF-ID#: 68-8615

Project Years: 15

Project Type: Standard

Location: Lot 6, Block 35, Original Town; PID 680003533

Description: TIF funds used for site acquisition for construction of workforce housing.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	6,650	0	1.398709	93.01	0.00
2024	6,650	242,826	1.270201	84.47	3,084.38
2025	6,650	242,826	1.217614	80.97	2,956.68
Total				258.45	6,041.06

Current Year	Base Value	Excess Value
Residential	6,650	242,826
Commercial	0	0
Industrial	0	0
Other	0	0

2026 TOTALS FOR CITY : # GRANT

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	6,650	242,826	80.97	2,956.68
Commercial	0	0	0.00	0.00
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	6,650	242,826	80.97	2,956.68

Project Count 1

CITY: VENANGO

Tax Increment Financing (TIF) Report 2025

COUNTY: 68 PERKINS

Project Name: TIF VENANGO PROJ 1

City: VENANGO

School: PERKINS COUNTY 20

Project Years:

Project Date: 2013

TIF-ID#: 68-8612

Project Type:

Location: Parcel 680105913, includes three Parcels in N 1/2 Section 7-9-41 (both sides of RR) 4.75 acres; Parcel 680025324 Part Lot 1 & all Lots 2-9 Block 7 No. 1037. Venango
Description: TIF funds used for demolition and clean-up, site development, electrical, paving, water and sewer, telecommunications, sidewalks, landscaping, and other public improvements.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2013	3,186,565	625,462	1.820165	58,000.74	11,384.44
2014	3,186,565	566,682	1.610464	51,318.48	9,126.20
2015	3,186,565	548,938	1.44382	46,008.26	7,925.68
2016	3,186,565	548,938	1.412846	45,021.26	7,755.64
2017	3,186,565	548,938	1.370769	43,680.45	7,524.68
2018	3,186,565	548,938	1.384733	44,125.42	7,601.34
2019	3,186,565	567,395	1.426754	45,464.44	8,095.34
2020	3,186,565	567,395	1.507191	48,027.62	8,551.74
2021	3,186,565	567,380	1.548665	49,349.22	8,786.82
2022	3,186,565	567,380	1.515591	48,295.29	8,599.16
2023	3,186,565	567,380	1.394597	44,439.74	7,912.66
2024	3,186,565	567,380	1.267695	40,395.93	7,192.66
2025	3,186,565	567,380	1.212708	38,643.73	6,880.66
Total				602,770.58	107,337.02

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	3,186,565	567,380
Industrial	0	0
Other	0	0

Project Name: TIF VENANGO PROJ 2

City: VENANGO

School: PERKINS COUNTY 20

Project Years:

Project Date: 2016

TIF-ID#: 68-8613

Project Type:

Location: Pt W 1/2 N of RR 7-9-14 PID 680061606 and Pt N of RR 12-9-42 PID 680061517
Description: TIF funds for public infrastructure improvements, upgrades and repairs to redevelopment area consisting of entire corporate limits of Venango, including demolition and clean-up, site development, electrical, paving, water, sewer, telecommunications, sidewalks, landscaping, and other public improvements.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2016	81,236	4,286,988	1.412846	1,147.74	60,568.54
2017	81,236	5,603,654	1.370769	1,113.56	76,813.16
2018	81,236	5,603,654	1.384733	1,124.90	77,595.66
2019	81,236	5,603,654	1.426754	1,159.04	79,950.36
2020	81,236	5,603,654	1.507191	1,224.38	84,457.78
2021	81,236	5,644,619	1.548665	1,258.07	87,416.24
2022	81,236	5,644,619	1.515591	1,231.21	85,549.34
2023	81,236	5,644,619	1.394597	1,132.91	78,719.70
2024	81,236	5,644,619	1.267695	1,029.82	71,556.56
2025	81,236	5,644,619	1.212708	985.16	68,452.76
Total				11,406.79	771,080.10

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	81,236	5,644,619
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 68 PERKINS

2026 TOTALS FOR CITY : # VENANGO

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	0	0	0.00	0.00
Commercial	3,267,801	6,211,999	39,628.88	75,333.41
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	3,267,801	6,211,999	39,628.88	75,333.41

Project Count 2

2026 TOTALS FOR COUNTY : # 68 PERKINS

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	6,650	242,826	80.97	2,956.68
Commercial	3,327,836	7,409,699	40,717.67	97,054.64
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	3,334,486	7,652,525	40,798.64	100,011.33

Project Count 4

Tax Increment Financing (TIF) Report 2025

COUNTY: 69 PHELPS

CITY: ATLANTA

Project Name: TIF CARGILL INC. GRAIN FACILIT

City: ATLANTA

School: HOLDREGE 44

Project Years:

Project Date: 2014

TIF-ID#: 69-9524

Project Type:

Location: Parcel #3284.10 Tract in W 1/2 and Tract in NE 1/4 13-5-19 and Parcel #3284.05 Tract in SE 1/4 and Tract in E1/2 SE 1/4 12-5-19; RF/IND Description: TIF funds used for site acquisition, preparation and infrastructure installation for shuttle loader grain storage and shipping facility.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2014	635,520	397,054	1.88272	11,965.06	7,475.42
2015	635,520	10,145,370	1.825542	11,601.68	185,208.00
2016	635,520	10,151,845	1.614793	10,262.33	163,931.30
2017	635,520	10,096,878	1.631757	10,370.14	164,756.52
2018	635,520	10,088,495	1.612894	10,250.26	162,716.74
2019	635,520	10,886,589	1.564879	9,945.12	170,361.96
2020	635,520	10,884,027	1.588878	10,097.64	172,933.92
2021	635,520	10,880,934	1.625301	10,329.11	176,847.94
2022	635,520	10,877,910	1.616301	10,271.92	175,819.78
2023	635,520	10,889,876	1.532975	9,742.36	166,939.08
2024	635,520	9,469,928	1.330875	8,457.98	126,032.92
2025	635,520	11,881,849	1.24475	7,910.64	147,899.32
Total				121,204.24	1,820,922.90

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	635,520	11,881,849
Industrial	0	0
Other	0	0

2026 TOTALS FOR CITY : # ATLANTA

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	0	0	0.00	0.00
Commercial	635,520	11,881,849	7,910.64	147,899.32
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	635,520	11,881,849	7,910.64	147,899.32

Project Count 1

CITY: HOLDREGE

Project Name: TIF CREW SUBDIVISON

City: HOLDREGE

School: HOLDREGE 44

Project Years: 15

Project Date: 2022

TIF-ID#: 69-9533

Project Type: Standard

Location: Lot 10 Block 4 Cew Subdivision; Address: 1620 10th Avenue; PID 0003065.70

Description: TIF funds used for site acquisition, site preparation, installation of utilities, streets, curb and gutter, engineering, and legal fees necessary for a low income and workforce housing subdivision and the construction of rental and owner occupied residences.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	10,112	0	1.798932	181.91	0.00
2023	10,112	0	1.690671	170.96	0.00
2024	10,112	2,528	1.494211	151.09	37.78
2025	10,112	2,528	1.40114	141.68	35.42
Total				645.64	73.20

Current Year	Base Value	Excess Value
Residential	10,112	2,528
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 69 PHELPS

Project Name: TIF GOLDEN HARVEST

City: HOLDREGE

School: HOLDREGE 44

Project Years: 15

Project Date: 2021

TIF-ID#: 69-9532

Project Type: Standard

Location: Lots 5 through 13 Block 3 Einsel and Bailey's Addition, including all vacated streets and alleys appurtenant to said lots; PID 2206.00
Description: TIF funds used for site acquisition, site preparation, utility extension, and enhancements to the structure exceeding minimum design standards associated with a new agricultural seed warehouse and retail sales.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	14,290	308,132	1.853585	264.88	5,711.50
2022	14,290	308,132	1.798932	257.07	5,543.10
2023	14,290	308,132	1.690671	241.60	5,209.50
2024	14,290	459,728	1.494211	213.52	6,869.32
2025	13,573	460,445	1.40114	190.18	6,451.48
Total				1,167.25	29,784.90

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	13,573	460,445
Industrial	0	0
Other	0	0

Project Name: TIF HERITAGE APT COMPLEX EXPANSION (CRA#26)

City: HOLDREGE

School: HOLDREGE 44

Project Years:

Project Date: 2019

TIF-ID#: 69-9530

Project Type:

Location: Lot 2 Block 1 Replat of Blocks D & E Burlington Addition PID2004.10 Holdrege

Description: TIF funds used for construction of infrastructure, site preparation, parking, sidewalks and lighting associated with the construction of a new four unit market rate apartment complex.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2019	37,160	2,482	1.819414	676.09	45.16
2020	37,160	315,842	1.856994	690.06	5,865.18
2021	37,160	315,842	1.853585	688.79	5,854.40
2022	37,160	315,842	1.798932	668.48	5,681.78
2023	37,160	315,842	1.690671	628.25	5,339.86
2024	37,160	319,840	1.494211	555.25	4,779.08
2025	37,160	338,017	1.40114	520.66	4,736.10
Total				4,427.58	32,301.56

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	37,160	338,017
Industrial	0	0
Other	0	0

Project Name: TIF HOLDREGE DAIRY QUEEN

City: HOLDREGE

School: HOLDREGE 44

Project Years: 15

Project Date: 2024

TIF-ID#: 69-9535

Project Type: Standard

Location: Lot 3, Tract 1 Washington Heights Addition PID 1991.20

Description: TIF funds used for site preparation necessary for development of a new Dairy Queen restaurant

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	8,739	58,624	1.494211	130.58	875.98
2025	8,739	586,349	1.40114	122.45	8,215.58
Total				253.03	9,091.56

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	8,739	586,349
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 69 PHELPS

Project Name: TIF HOLDREGE DAY CARE PROJECT

City: HOLDREGE

School: HOLDREGE 44

Project Years:

Project Date: 2011

TIF-ID#: 69-9522

Project Type:

Location: 523 Lincoln St., All of Lot 6 and part of Lots 3, 4, and 5 Block 6 Lincoln Addition, Holdrege NE
Description: TIF funds to be used to convert an abandoned trailer court into a new child daycare facility. Site clean up and addition to existing structure for new facility.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2011	24,030	0	1.996119	479.67	0.00
2012	24,030	221,100	2.040092	490.23	4,510.64
2013	24,030	211,600	2.11352	507.88	4,472.22
2014	24,030	213,335	2.021566	485.78	4,312.72
2015	24,030	243,855	1.964719	472.12	4,791.08
2016	24,030	243,855	1.927581	463.20	4,700.50
2017	24,030	242,260	1.933565	464.64	4,684.26
2018	24,030	262,980	1.899217	456.38	4,994.56
2019	24,030	279,873	1.819414	437.21	5,092.06
2020	24,030	263,453	1.856994	446.24	4,892.32
2021	24,030	263,453	1.853585	445.42	4,883.34
2022	24,030	259,297	1.798932	432.28	4,664.58
2023	24,030	259,297	1.690671	406.27	4,383.86
2024	24,030	305,963	1.494211	359.06	4,571.74
2025	24,030	305,963	1.40114	336.69	4,286.98
Total				6,683.07	65,240.86

Current Year	Base Value	Excess Value
Residential	24,030	0
Commercial	0	305,963
Industrial	0	0
Other	0	0

Project Name: TIF HOLDREGE WORKFORCE HOUSING 2019

City: HOLDREGE

School: HOLDREGE 44

Project Years:

Project Date: 2021

TIF-ID#: 69-9531

Project Type: Standard

Location: Lots 4 through 9 Block 1, Lots 1 through 5 Block 2, and Lots 1 through 5 Block 3 Crew Subdivision; PID 3064.45, 3064.50, 3064.55, 3064.60, 3064.65, 3064.15, 3064.20, 3064.25, 3064.30, 3064.35, 3064.40, 3064.70, 3064.75, 3064.80, 3064.85, 3064.90
Description: TIF funds used for site acquisition, site preparation, installation of utilities, streets, curb and gutter, engineering and legal fees associated with the construction of a low income and workforce housing subdivision both rented and owner occupied residences.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	13,216	780,500	1.853585	244.97	14,467.30
2022	13,216	1,634,545	1.798932	237.75	29,404.42
2023	13,216	2,131,180	1.690671	223.44	36,031.30
2024	13,216	2,393,333	1.494211	197.47	35,761.52
2025	13,216	2,701,798	1.40114	185.17	37,856.08
Total				1,088.80	153,520.62

Current Year	Base Value	Excess Value
Residential	13,216	2,701,798
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 69 PHELPS

Project Name: TIF OLD WASHINGTON SCHOOL HOTEL

City: HOLDREGE

School: HOLDREGE 44

Project Years:

Project Date: 2018

TIF-ID#: 69-9529

Project Type:

Location: Lot 2 of the Replat of Lots 2 and 3, Washington Heights Addition
Description: TIF Funds to be used for utilities and infrastructure, site preparation, parking, sidewalks to redevelop a site for construction of a new hotel.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2018	14,420	0	1.899217	273.87	0.00
2019	14,420	310	1.819414	262.36	5.64
2020	14,420	310	1.856994	267.78	5.76
2021	14,420	1,941,375	1.853585	267.29	35,985.04
2022	14,420	1,941,375	1.798932	259.41	34,924.02
2023	14,420	1,941,375	1.690671	243.79	32,822.26
2024	14,420	1,974,349	1.494211	215.47	29,500.94
2025	14,420	1,974,349	1.40114	202.04	27,663.40
Total				1,992.01	160,907.06

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	14,420	1,974,349
Industrial	0	0
Other	0	0

Project Name: TIF ORSCHELN'S TOWER PROJ 2

City: HOLDREGE

School: HOLDREGE 44

Project Years:

Project Date: 2015

TIF-ID#: 69-9527

Project Type:

Location: Lots 1 and 4, Blk 4, West Holdrege Addition

Description: Completion of renovation of Tower property, remove blighted buildings and debris, construction of new Orscheln's Farm and Home Store and parking lot with all required infrastructure. Install new lighting.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2015	65,095	22,340	1.964719	1,278.93	438.92
2016	65,095	2,036,520	1.927581	1,254.76	39,255.58
2017	65,095	2,036,520	1.933565	1,258.65	39,377.44
2018	65,095	2,326,865	1.899217	1,236.30	44,192.22
2019	65,095	2,569,744	1.819414	1,184.35	46,754.30
2020	65,095	2,569,744	1.856994	1,208.81	47,720.00
2021	65,095	2,569,744	1.853585	1,206.59	47,632.40
2022	65,095	2,569,744	1.798932	1,171.01	46,227.96
2023	65,095	2,569,744	1.690671	1,100.54	43,445.92
2024	65,095	2,439,650	1.494211	972.66	36,453.54
2025	65,095	2,289,869	1.40114	912.07	32,084.28
Total				12,784.67	423,582.56

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	65,095	2,289,869
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 69 PHELPS

Project Name: TIF PCDC RENOV. PROJ.

City: HOLDREGE

School: HOLDREGE 44

Project Years:

Project Date: 2015

TIF-ID#: 69-9526

Project Type:

Location: PID 002831 Lots 2 through 8, except portions of Lots 2, 3 & 5 conveyed to City, Gabus Subdivision

Description: General clean up of 5.5 acre site, grading installing paving, sewer, water and electricity. Assist landlord in building new Ford dealership with 17,000 sq ft building, 14 service bays, showroom, offices and restrooms for public use.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2015	13,045	0	1.964719	256.30	0.00
2016	13,045	0	1.927581	251.45	0.00
2017	13,045	1,496,410	1.933565	252.23	28,934.06
2018	13,045	1,619,500	1.899217	247.75	30,757.82
2019	13,045	1,648,825	1.819414	237.34	29,998.96
2020	13,045	1,625,240	1.856994	242.24	30,180.62
2021	13,045	1,625,240	1.853585	241.80	30,125.20
2022	13,045	1,625,240	1.798932	234.67	29,236.96
2023	13,045	1,625,240	1.690671	220.55	27,477.46
2024	13,045	1,669,319	1.494211	194.92	24,943.16
2025	13,045	1,669,319	1.40114	182.78	23,389.50
Total				2,562.03	255,043.74

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	13,045	1,669,319
Industrial	0	0
Other	0	0

Project Name: TIF PRAIRIE VIEW RENOVATION

City: HOLDREGE

School: HOLDREGE 44

Project Years:

Project Date: 2015

TIF-ID#: 69-9528

Project Type:

Location: Lots 1, 2, & 3 Blk1; Lots 1 through 6 Blk 2, Lots 1 through 6 Blk 3, Lots 1 through 7 & Lot 9 Blk 4, Prairie View Addition Replat.

Description: Redvelopment of track of land Northeast Holdgrege involving major infrastructure development , leveling, platting of land, and the eventual construction of 23 homes.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2015	532,271	43,830	1.964719	10,457.63	861.14
2016	532,271	43,830	1.927581	10,259.95	844.86
2017	532,271	1,430,004	1.933565	10,291.81	27,650.16
2018	532,271	2,315,834	1.899217	10,108.98	43,982.82
2019	532,271	2,855,571	1.819414	9,684.21	51,954.80
2020	532,271	3,253,611	1.856994	9,884.24	60,419.56
2021	532,271	3,191,601	1.853585	9,866.10	59,159.16
2022	532,271	3,843,451	1.798932	9,575.19	69,141.18
2023	532,271	4,604,201	1.690671	8,998.95	77,841.98
2024	532,271	6,386,826	1.494211	7,953.25	95,432.82
2025	532,271	6,986,583	1.40114	7,457.86	97,891.92
Total				104,538.17	585,180.40

Current Year	Base Value	Excess Value
Residential	532,271	6,986,583
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 69 PHELPS

Project Name: TIF REDEV PLAN HOLDREGE WORKFORCE HOUSING 201
City: HOLDREGE
School: HOLDREGE 44
Project Years: 15
Project Date: 2024
TIF-ID#: 69-9537
Project Type: Standard

Location: Lots 1 through 3, Block 4, and Lots 2 and 3 Block 1 Crew Subdivision PID 3065.25, 3065.30, 3065.35, 3064.05, 3064.10
Description: TIF funds used for site acquisition, preparation, installation of utilities, streets, curb and gutter, engineering, and legal for low income and workforce housing subdivision necessary for construction of rental and owner occupied residences.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	59,359	1,273,124	1.494211	886.95	19,023.18
2025	59,359	1,341,594	1.40114	831.70	18,797.64
Total				1,718.65	37,820.82

Current Year	Base Value	Excess Value
Residential	59,359	1,341,594
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF TOWER RENOVATION PROJ

City: HOLDREGE
School: HOLDREGE 44
Project Years:
Project Date: 2012
TIF-ID#: 69-9523
Project Type:

Location: All of Lots 4 & 5 and W 1/2 Lot 3 Block 4 West Holdrege Addition
Description: TIF funds used to finish the old Tower property which was demolished by City. Build new building and complete infrastructure and finish grading.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2012	12,400	800,000	2.040092	252.97	16,320.74
2013	12,400	800,000	2.11352	262.08	16,908.16
2014	12,400	965,570	2.021566	250.67	19,519.64
2015	12,400	1,114,900	1.964719	243.63	21,904.66
2016	12,400	1,114,900	1.927581	239.02	21,490.60
2017	12,400	1,114,900	1.933565	239.76	21,557.32
2018	12,400	1,220,230	1.899217	235.50	23,174.82
2019	12,400	1,331,506	1.819414	225.61	24,225.62
2020	12,400	1,331,506	1.856994	230.27	24,726.00
2021	12,400	1,331,506	1.853585	229.84	24,680.60
2022	12,400	1,331,506	1.798932	223.07	23,952.90
2023	12,400	1,331,506	1.690671	209.64	22,511.40
2024	12,400	1,380,247	1.494211	185.28	20,623.80
2025	12,400	1,380,247	1.40114	173.74	19,339.20
Total				3,201.08	300,935.46

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	12,400	1,380,247
Industrial	0	0
Other	0	0

Project Name: TIF WILLIAMS AG SERVICES PROFESSIONAL BLDG PROJ

City: HOLDREGE
School: HOLDREGE 44
Project Years: 15
Project Date: 2025
TIF-ID#: 69-9538
Project Type: Standard

Location: Lot Pt 1 Block 3, Harder Addition to the City of Holdrege, Phelps County, Nebraska
Description: TIF funds used for acquiring property, site preparation, utility extensions, installing public improvements and public parking

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	113,319	434,425	1.40114	1,587.76	6,086.90
Total				1,587.76	6,086.90

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	113,319	434,425
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 69 PHELPS

2026 TOTALS FOR CITY : # HOLDREGE

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	638,988	11,032,503	8,953.12	154,580.81
Commercial	277,751	9,438,983	3,891.68	132,253.37
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	916,739	20,471,486	12,844.80	286,834.18

Project Count 13

CITY: LOOMIS

Project Name: TIF SIM'S EZ SHOP REBAH PROJECT

Location: PID 0004977.50

City: LOOMIS

Project Date: 2024

Description: TIF funds used for site acquisition necessary for commercial real estate rehabilitation

School: LOOMIS 55

TIF-ID#: 69-9536

Project Years: 15

Project Type: Standard

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	97,287	597,084	1.274339	1,239.77	7,608.88
2025	97,287	597,084	1.200534	1,167.96	7,168.20
Total				2,407.73	14,777.08

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	97,287	597,084
Industrial	0	0
Other	0	0

2026 TOTALS FOR CITY : # LOOMIS

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	0	0	0.00	0.00
Commercial	97,287	597,084	1,167.96	7,168.20
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	97,287	597,084	1,167.96	7,168.20

Project Count 1

2026 TOTALS FOR COUNTY : # 69 PHELPS

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	638,988	11,032,503	8,953.12	154,580.81
Commercial	1,010,558	21,917,916	12,970.28	287,320.88
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	1,649,546	32,950,419	21,923.40	441,901.69

Project Count 15

Tax Increment Financing (TIF) Report 2025

COUNTY: 71 PLATTE

CITY: COLUMBUS

Project Name: TIF 23RD ST CORRIDOR AREA DISTRICT TIF PROJ

City: COLUMBUS

Project Date: 2021

School: COLUMBUS 1

TIF-ID#: 71-0124

Project Years: 15

Project Type: Standard

Location: Project location is along the 23rd Street corridor from East 11th Avenue to 33rd Avenue to the West.
Description: TIF funds will be allocated toward reimbursement for the 23rd Street/US Highway 30 public street improvements and related costs, as well as towards public improvements allowable under the Community Redevelopment Law, such as façade enhancements, streetscape, and other TIF eligible costs associated with the necessary street improvements in the redevelopment area in the creation of a neighborhood redevelopment grant to enhance and beautify the redevelopment area.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	109,964,960	1,898,400	1.884353	2,072,128.02	35,772.94
2022	109,640,345	3,717,435	1.889478	2,071,630.20	70,240.60
2023	110,052,040	24,588,750	1.8246	2,008,009.52	448,647.48
2024	110,043,615	25,468,265	1.67885	1,847,467.23	427,574.86
2025	110,043,615	33,686,590	1.630042	1,793,757.14	549,106.66
Total				9,792,992.11	1,531,342.54

Current Year	Base Value	Excess Value
Residential	11,205,990	5,430,805
Commercial	98,800,545	28,243,305
Industrial	37,080	12,480
Other	0	0

Project Name: TIF 4J CAPITAL REDEV PROJ

City: COLUMBUS

Project Date: 2021

School: COLUMBUS 1

TIF-ID#: 71-0123

Project Years: 15

Project Type: Standard

Location: Lot 1 The Flats Addition; PID 710163257
Description: TIF funds used for land acquisition, façade enhancements, site preparation, utilities, sidewalks, energy enhancements and other eligible expenses permitted associated in the construction of an apartment complex consisting of approximately 180 market rate residential units with 3,030 parking units and a 3,400 square foot clubhouse.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	561,815	11,876,885	1.884353	10,586.58	223,802.44
2022	561,815	18,670,985	1.889478	10,615.37	352,784.16
2023	561,815	18,670,985	1.8246	10,250.88	340,670.80
2024	561,815	18,670,985	1.67885	9,432.03	313,457.84
2025	561,815	18,670,985	1.630042	9,157.82	304,344.90
Total				50,042.68	1,535,060.14

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	561,815	18,670,985
Industrial	0	0
Other	0	0

Project Name: TIF ACE COMMERCIAL REDEVELOPMENT PROJECT

City: COLUMBUS

Project Date: 2024

School: COLUMBUS 1

TIF-ID#: 71-8726

Project Years: 15

Project Type: Standard

Location: Lot 1 Block B Peterson Addition PID 710169781
Description: TIF funds used for land acquisition, site preparation, utilities, engineering and legal costs necessary for development and redevelopment of the project site for a commercial project, including related public infrastructure improvements

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	59,230	505,560	1.67885	994.38	8,487.60
2025	59,230	656,170	1.630042	965.47	10,695.86
Total				1,959.85	19,183.46

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	59,230	656,170
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 71 PLATTE

Project Name: TIF ACE OVERSIZE STORAGE REDEV PROJECT
City: COLUMBUS **Project Date:** 2022
School: COLUMBUS 1 **TIF-ID#:** 71-8720
Project Years: 15 **Project Type:** Standard

Location: Lot 4 Block B (Tract 1) Lambert Industrial Addition; PID 710136188
Description: TIF funds used for the reimbursement of eligible costs pursuant to the Nebraska Community Development Law necessary in the construction of an oversized storage facility, consisting of two buildings with approximately 20,250 square foot of indoor space.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	61,625	536,880	1.889478	1,164.39	10,144.24
2023	61,625	572,400	1.8246	1,124.41	10,444.02
2024	61,625	572,400	1.67885	1,034.59	9,609.74
2025	61,625	572,400	1.630042	1,004.51	9,330.36
Total				4,327.90	39,528.36

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	61,625	572,400
Industrial	0	0
Other	0	0

Project Name: TIF CONVERGENCE LLC REDEVELOPMENT PROJECT
City: COLUMBUS **Project Date:** 2024
School: COLUMBUS 1 **TIF-ID#:** 71-8729
Project Years: 15 **Project Type:** Standard

Location: Outlot E and F, Improvements on Leased Land Parcel ("IOLL") to Outlot E and F PID 710168829, 710170950, 710168836, 710170908
Description: TIF funds used for land acquisition, site preparation, utilities, engineering and legal costs necessary for development and redevelopment of the project site for commercial entertainment improvements, including related public infrastructure improvements

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	2,193,000	51,439,300	1.67885	36,817.18	863,588.70
2025	2,193,000	76,558,000	1.630042	35,746.82	1,247,927.58
Total				72,564.00	2,111,516.28

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	2,193,000	76,558,000
Industrial	0	0
Other	0	0

Project Name: TIF EKEA REDEVELOPMENT PROJECT PHASE 2
City: COLUMBUS **Project Date:** 2024
School: COLUMBUS 1 **TIF-ID#:** 71-8727
Project Years: 15 **Project Type:** Standard

Location: Lot 5 and 6, Block B EKEA addition PID 710164951, 710164958
Description: TIF funds used for land acquisition, site preparation, utilities, engineering, and legal costs necessary for development and redevelopment of the project site, including related public infrastructure improvements

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	60,000	135,585	1.67885	1,007.31	2,276.28
2025	60,000	599,290	1.630042	978.03	9,768.68
Total				1,985.34	12,044.96

Current Year	Base Value	Excess Value
Residential	60,000	599,290
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF EKEA REDEVELOPMENT PROJECT PHASE 3
City: COLUMBUS **Project Date:** 2025
School: COLUMBUS 1 **TIF-ID#:** 71-8731
Project Years: 15 **Project Type:** Standard

Location: Lot 2, 3, 4 Block B, EKEA Addition, Columbus, Platte County, Nebraska
Description: TIF funds used for land acquisition, site preparation, utilities, engineering and legal costs

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	90,000	901,985	1.630042	1,467.04	14,702.74
Total				1,467.04	14,702.74

Current Year	Base Value	Excess Value
Residential	90,000	901,985
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 71 PLATTE

Project Name: TIF FARM VIEW REDEV AIRPORT REDEV AREA

City: COLUMBUS

Project Date: 2020

School: COLUMBUS 1

TIF-ID#: 71-0119

Project Years:

Project Type:

Location: Lot 1 Block A, W1/2 Lot 2 Block A, E1/2 Lot 2 Block A, W 47.795' Lot 3 Block A, E 47.795' Lot 3 Block A, Lot 4 Block A, Lot 1 Block C, Lot 2 Block C, Lot 1 Block D, and Lot 2 Block D all in Farm View Addition; PID 710162907, 710162914, 710164867, 710162921, 710164818, 710162928, 710162935, 710162970, 710162977, 710162984, 710162991

Description: TIF funds used for land acquisition, soil sampling and boring, demolition and grading, SWPP erosion control and seeding, water, sanitary sewer, storm sewer, electrical, streets and sidewalks, engineering and legal fees necessary for the first sub-phase of a redevelopment area consisting of approximately 26 single family residences, 62 townhomes, 24 multi-family apartment units and 9 row houses.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2020	31,675	374,325	1.916014	606.90	7,172.20
2021	31,675	5,168,905	1.884353	596.87	97,400.48
2022	31,670	5,222,365	1.889478	598.40	98,675.52
2023	31,670	5,935,910	1.8246	577.85	108,306.72
2024	31,670	6,015,970	1.67885	531.69	100,999.22
2025	31,670	6,881,140	1.630042	516.23	112,165.58
Total				3,427.94	524,719.72

Current Year	Base Value	Excess Value
Residential	31,670	6,881,140
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF FARM VIEW REDEV PROJ PH II

City: COLUMBUS

Project Date: 2022

School: COLUMBUS 1

TIF-ID#: 71-8717

Project Years: 15

Project Type: Standard

Location: W1/2 and the E1/2 Lot 2 Block B, W1/2 and the E1/2 Lot 3 Block D, Lot 10 Block D Farm View Addition: PID's 710162942, 710165644, 710162998, 710165651, 710163047

Description: TIF funds used for eligible costs including land acquisition, dirt work, demolition and grading, SWPP, utility infrastructure, streets and sidewalks, and professional fees necessary in the construction of the second subphase of a residential subdivision.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	196,190	2,554,385	1.889478	3,706.97	48,264.54
2023	196,190	2,910,550	1.8246	3,579.68	53,105.90
2024	196,190	2,851,315	1.67885	3,293.74	47,869.34
2025	196,190	3,051,860	1.630042	3,197.98	49,746.62
Total				13,778.37	198,986.40

Current Year	Base Value	Excess Value
Residential	158,000	1,364,025
Commercial	38,190	1,687,835
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 71 PLATTE

Project Name: TIF FARM VIEW REDEVELOPMENT PROJECT
City: COLUMBUS **Project Date:** 2023
School: COLUMBUS 1 **TIF-ID#:** 71-8725
Project Years: 15 **Project Type:** Standard

Location: West 1/2 Lot 1, East 1/2 of Lot 1, West 1/2 Lot 2, and the East 1/2 Lot 2, Block A, Farm View Addition, PID 710165658, 710163565, 7101656565, 710163572. City did not timely file the Notice to Divide Tax. Description: TIF funds used for site acquisition site preparation, utilities, engineering and legal costs necessary for the development and redevelopment project site, including the related public infrastructure improvements.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	78,000	1,355,120	1.67885	1,309.50	22,750.46
2024	77,435	1,269,515	1.67885	1,300.02	21,313.28
2025	77,435	2,189,480	1.630042	1,262.22	35,689.46
2025	78,000	1,532,390	1.630042	1,271.43	24,978.60
2025	18,960	637,460	1.630042	309.06	10,390.90
Total				5,452.23	115,122.70

Current Year	Base Value	Excess Value
Residential	78,000	1,532,390
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF FRC HOUSING LLC REDEV PROJ
City: COLUMBUS **Project Date:** 2021
School: COLUMBUS 1 **TIF-ID#:** 71-0120
Project Years: **Project Type:** Standard

Location: All Block 3, Evans Addition and vacated 31st Avenue from south ROW of 19th Street to the north ROW line of 18th Street. Parking Areas: All of lots 9 through 12, Block 2 Evans Addition, Lots 1 through 4 Block 4 Evans Addition, and Lot 7 and the West 25 feet lot 8 Block 11 Evan Lawn Addition; PID's 710089341, 710089320, 710089348, and 710089124 Description: TIF funds used in association with the assistance of rehabilitation of the former Columbus Hospital building into a first floor occupied non-profit organization operation of a Columbus Family Resource Center. The 2nd and 3rd floors will be transformed into 34 apartments for low income seniors. The City did not have to provide any additional infrastructure for this project.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	250,000	967,925	1.884353	4,710.88	18,239.12
2022	250,000	1,448,080	1.889478	4,723.70	27,361.16
2023	250,000	1,378,790	1.8246	4,561.50	25,157.40
2024	250,000	1,949,135	1.67885	4,197.12	32,723.06
2025	250,000	1,041,705	1.630042	4,075.10	16,980.24
Total				22,268.30	120,460.98

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	250,000	1,041,705
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 71 PLATTE

Project Name: TIF FRONTIER PARK REDEV PROJECT
City: COLUMBUS **Project Date:** 2022
School: COLUMBUS 1 **TIF-ID#:** 71-8718
Project Years: 15 **Project Type:** Standard

Location: Lots 1 and 2 New Frontier Subdivision and Lots 2 through 14 Block A Frontier Park Addition; PID's 710165917, 710165924, 710165812, 710165819, 710165826, 710165833, 71065840, 710165847, 710165854, 710165861, 710165868, 710165875, 710165882, 710165889, 710165896
Description: TIF funds used for the reimbursement of eligible costs includes site acquisition, dirt work, demolition and grading, SWPP, utility infrastructure, streets and sidewalks, and professional fees necessary in the construction of the first phase of a residential subdivision.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	70,765	3,523,130	1.889478	1,337.09	66,568.76
2023	70,765	4,552,110	1.8246	1,291.18	83,057.86
2024	70,765	5,145,605	1.67885	1,188.04	86,387.08
2025	70,765	5,120,420	1.630042	1,153.50	83,465.08
Total				4,969.81	319,478.78

Current Year	Base Value	Excess Value
Residential	70,765	5,120,420
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF FRONTIER PARK REDEV PROJECT PHASE 2
City: COLUMBUS **Project Date:** 2023
School: COLUMBUS 1 **TIF-ID#:** 71-8721
Project Years: 15 **Project Type:** Standard

Location: Lot 4, Block A, and Lot 11, Block B in Frontier Park 2nd Addition; PID's 710167611 and 710167702
Description: TIF funds used for land acquisition, dirt work, demolition and grading, SWPP, utility infrastructure, streets and sidewalks, and professional fees necessary in the construction of the second subphase of a new residential subdivision.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	7,000	545,355	1.8246	127.72	9,950.56
2024	7,000	618,155	1.67885	117.52	10,377.92
2025	7,000	695,700	1.630042	114.10	11,340.22
Total				359.34	31,668.70

Current Year	Base Value	Excess Value
Residential	7,000	695,700
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF FRONTIER PARK REDEVELOPMENT PROJECT
City: COLUMBUS **Project Date:** 2024
School: COLUMBUS 1 **TIF-ID#:** 71-8728
Project Years: 15 **Project Type:** Standard

Location: Lot 1, Block B Frontier Park Second Addition PID 710167632
Description: TIF funds used for land acquisition, site preparation, utilities, engineering and legal costs necessary for development and redevelopment of the project site, including related public infrastructure improvements

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	35,000	266,020	1.67885	587.60	4,466.08
2024	3,500	297,370	1.67885	58.76	4,992.40
2025	104,325	1,475,050	1.630042	1,700.54	24,043.96
2025	35,000	303,440	1.630042	570.51	4,946.20
2025	3,500	336,360	1.630042	57.05	5,482.82
Total				2,974.46	43,931.46

Current Year	Base Value	Excess Value
Residential	35,000	303,440
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 71 PLATTE

Project Name: TIF FRONTIER REDEV PRJ ARMORY NHBD REDEV AREA City: COLUMBUS School: COLUMBUS 1 Project Years:	Project Date: 2020 TIF-ID#: 71-0116 Project Type: Location: Lots 1 through 10 Block A Armory Subdivision; PID 710162165, 710162172, 710162179, 710162186, 710162193, 710162200, 710162207, 710162214, 710162221, and 710162228 Description: TIF funds used for land acquisition, sewer and water dewatering, grading and fill, paving, testing, storm sewer, SWPP Plan, seeding, erosion control (silt fence, inlets protection) SWPP Maintenance, regional stormwater contribution, electrical infrastructure, sidewalks, paving assessment East 14th Ave; contingencies, engineering, surveying and platting, legal fees and City legal fees necessary for the development of a new residential area consisting of approximately ten single family homes.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2020	300,000	1,837,405	1.916014	5,748.04	35,204.96
2021	300,000	2,113,085	1.884353	5,653.06	39,818.06
2022	300,000	2,125,990	1.889478	5,668.43	40,170.10
2023	300,000	2,781,450	1.8246	5,473.80	50,750.38
2024	300,000	2,781,450	1.67885	5,036.55	46,696.44
2025	300,000	2,883,010	1.630042	4,890.13	46,994.32
Total				32,470.01	259,634.26

Current Year	Base Value	Excess Value
Residential	300,000	2,883,010
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF HYWY 81&30 AREA/RAMADA INN City: COLUMBUS School: COLUMBUS 1 Project Years:	Project Date: 2014 TIF-ID#: 71-0110 Project Type: Location: Lot 2 Blk A, New World Inn Subdivision, a part of Blk 1 Pawnee Plaza Subdivision, Columbus Description: TIF funds used for right-of-way improvements and demolition and rehabilitation of motel and convention center.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2014	625,915	698,265	1.957574	12,252.75	13,669.06
2015	625,915	2,780,750	1.939517	12,139.73	53,933.12
2016	625,915	2,727,525	1.917907	12,004.47	52,311.40
2017	625,915	3,053,285	1.905293	11,925.51	58,174.04
2018	625,915	3,110,775	1.92369	12,040.66	59,841.68
2019	625,915	3,110,775	1.893994	11,854.79	58,917.90
2020	625,915	3,110,775	1.916014	11,992.62	59,602.88
2021	625,915	3,110,775	1.884353	11,794.45	58,617.98
2022	625,915	3,110,775	1.889478	11,826.53	58,777.42
2023	625,915	5,410,275	1.8246	11,420.45	98,715.88
2024	625,915	5,410,275	1.67885	10,508.17	90,830.42
2025	625,915	5,410,275	1.630042	10,202.68	88,189.76
Total				139,962.81	751,581.54

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	625,915	5,410,275
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 71 PLATTE

Project Name: TIF SEQUOIA REDEV PRJ DWNTWN REDEV AREA
City: COLUMBUS
School: COLUMBUS 1
Project Years:

Project Date: 2020
TIF-ID#: 71-0118
Project Type:

Location: S 77' of Lot 5 and W 22' of Lot 6 Block 53 Original Columbus; PID 710000896
Description: TIF funds used for land acquisition, old remediation, rehabilitation costs, demolition, landscaping, exterior facade, financing costs, and professional fees necessary for the rehabilitation of an existing building for office and commercial use.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2020	117,565	135,560	1.916014	2,252.56	2,597.36
2021	117,565	135,560	1.884353	2,215.34	2,554.44
2022	117,565	135,560	1.889478	2,221.36	2,561.38
2023	117,565	177,750	1.8246	2,145.09	3,243.24
2024	117,565	177,750	1.67885	1,973.74	2,984.16
2025	117,565	177,750	1.630042	1,916.36	2,897.40
Total				12,724.45	16,837.98

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	117,565	177,750
Industrial	0	0
Other	0	0

Project Name: TIF SERC LLC REDEV PROJECT
City: COLUMBUS
School: COLUMBUS 1
Project Years: 15

Project Date: 2022
TIF-ID#: 71-8719
Project Type: Standard

Location: Lots 1 through 8 Augustine 4th Subdivision; PID's 710168570, 710168577, 710168584, 710168591, 710168598, 710168605, 710168612, 710168619
Description: TIF funds use for site acquisition and preparation and all infrastructure necessary for the first phase of an affordable housing development.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	122,000	40,000	1.889478	2,305.16	755.84
2023	122,000	2,142,770	1.8246	2,226.01	39,097.02
2024	122,000	2,399,220	1.67885	2,048.20	40,279.34
2024	102,000	912,030	1.67885	1,712.43	15,311.64
2025	122,000	2,450,160	1.630042	1,988.65	39,938.70
2025	102,000	1,261,740	1.630042	1,662.64	20,566.92
Total				11,943.09	155,949.46

Current Year	Base Value	Excess Value
Residential	122,000	2,450,160
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF SERC LLC REDEV PROJECT PHASE 2
City: COLUMBUS
School: COLUMBUS 1
Project Years: 15

Project Date: 2023
TIF-ID#: 71-8722
Project Type: Standard

Location: Lots 1 through 6, Augustine 5th Addition, Lots 1 through 6, Augustine 6th Addition, and Lots 3 through 6, Augustine 7th Addition; PID's 710168626, 710168633, 710168640, 710168647, 710168654, 710168661, 710168668, 710168675, 710168682, 710168689, 710168696, 710168703, 710168724, 710168731, 710168738, and 710168745.
Description: TIF funds used for site acquisition, site preparation, and infrastructure for the construction of affordable housing development.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	269,000	2,234,250	1.8246	4,908.17	40,766.24
2024	269,000	3,619,830	1.67885	4,516.11	60,771.60
2025	269,000	3,937,010	1.630042	4,384.81	64,174.98
Total				13,809.09	165,712.82

Current Year	Base Value	Excess Value
Residential	269,000	3,937,010
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 71 PLATTE

Project Name: TIF THE B&R STORES REDEVELOPMENT PROJECT

City: COLUMBUS

School: COLUMBUS 1

Project Years: 15

Project Date: 2025

TIF-ID#: 71-8732

Project Type: Standard

Location: Lot 1 Replatted into Super Saver 2nd Subdivision City of Columbus, Platte County, Nebraska

Description: TIF funds used for redevelopment and rehabilitation to existing structures

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	2,645,060	4,871,280	1.630042	43,115.59	79,403.92
Total				43,115.59	79,403.92

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	2,645,060	4,871,280
Industrial	0	0
Other	0	0

Project Name: TIF THE EKEA LLC REDEV PROJ

City: COLUMBUS

School: COLUMBUS 1

Project Years: 15

Project Date: 2022

TIF-ID#: 71-8716

Project Type: Standard

Location: Lots 1 through 6 Block A Ekea Addition; PID's 710164881, 710164888, 710164895, 710164902, 710164909, 710164916

Description: TIF funds used for the reimbursement of eligible costs including land acquisition, utilities, paving, and professional fees necessary for the constuction of a residential subdivision.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	13,670	201,330	1.889478	258.29	3,804.12
2023	13,670	1,449,780	1.8246	249.42	26,452.72
2024	13,670	1,718,130	1.67885	229.50	28,844.90
2025	13,670	1,709,640	1.630042	222.83	27,867.84
Total				960.04	86,969.58

Current Year	Base Value	Excess Value
Residential	13,670	1,709,640
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF THE RBACK ENTERPRISES REDEVELOPMENT PROJE

City: COLUMBUS

School: COLUMBUS 1

Project Years: 15

Project Date: 2025

TIF-ID#: 71-8735

Project Type: Standard

Location: Lot 1, 2, 3, 4 Block F, Lot 1, 2, 3, 4, 5 Block G, Lot 1, 2, 3, 4 Block H Reader 2nd

Description: TIF funds used for land acquisition, site preparation, utilities, engineering and legal costs

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	197,640	3,467,240	1.630042	3,221.62	56,517.62
Total				3,221.62	56,517.62

Current Year	Base Value	Excess Value
Residential	95,835	1,323,115
Commercial	101,805	2,144,125
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 71 PLATTE

Project Name: TIF WEST ELKS REDEV PRJ WEST 23RD ST CRDR AREA		Location: Part of Lot 4 Bloc B Wilken Acres PID 710123634
City: COLUMBUS	Project Date: 2020	Description: TIF funds used for land acquisition, soil sampling and boring, demolition and grading, SQPP, erosion controls and seeding, water, sanitary and storm sewer, electrical, streets and sidewalks, engineering and legal fees necessary in the construction of a approximately 3,000 square foot office building and a 12,600 square foot commercial building.
School: COLUMBUS 1	TIF-ID#: 71-0117	
Project Years:	Project Type:	

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2020	146,650	527,750	1.916014	2,809.83	10,111.76
2021	146,650	527,750	1.884353	2,763.40	9,944.68
2022	146,650	767,400	1.889478	2,770.92	14,499.86
2023	146,650	767,400	1.8246	2,675.78	14,001.98
2024	146,650	767,400	1.67885	2,462.03	12,883.50
2025	146,650	767,400	1.630042	2,390.46	12,508.94
Total				15,872.42	73,950.72

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	146,650	767,400
Industrial	0	0
Other	0	0

Project Name: TIF WESTGATE CENTER HWY 81&30		Location: Parcel A, Part of Lot 15 Wagner's Addition and part of Bean & Levine Addition and part of 35th Ave. Parcel B, Tract of land located in part of Lot 15 Wagner's Addition Description: Rehabilitation, repair and improvements to former Menards building and parking lot.
City: COLUMBUS	Project Date: 2015	
School: COLUMBUS 1	TIF-ID#: 71-0111	
Project Years:	Project Type:	

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2015	1,089,785	1,627,965	1.939517	21,136.57	31,574.66
2016	1,089,785	1,627,965	1.917907	20,901.06	31,222.86
2017	1,089,785	1,627,965	1.905293	20,763.60	31,017.50
2018	1,089,785	1,627,965	1.92369	20,964.09	31,317.00
2019	1,089,785	1,627,965	1.893994	20,640.46	30,833.56
2020	1,089,785	1,627,965	1.916014	20,880.43	31,192.04
2021	1,089,785	1,627,965	1.884353	20,535.40	30,676.62
2022	1,089,785	1,627,965	1.889478	20,591.25	30,760.04
2023	1,089,785	1,838,380	1.8246	19,884.22	33,543.08
2024	1,089,785	1,838,380	1.67885	18,295.86	30,863.64
2025	1,089,785	1,838,380	1.630042	17,763.95	29,966.38
Total				222,356.89	342,967.38

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	1,089,785	1,838,380
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 71 PLATTE

Project Name: TIF WESTGATE CENTER REDEVL PRJ

City: COLUMBUS

Project Date: 2011

School: COLUMBUS 1

TIF-ID#: 71-0109

Project Years:

Project Type:

Location: Pt Lot 15 Wagner's Addition. Lot 2 Wagner's 2nd Subdivision, Columbus, NE Amended project 2013 removed Lot 1
Description: Westgate Center Redevelopment Project involves rehabilitation/repair of the parking lot and public drive lanes, landscaping, and irrigation within the adjacent public right-of-way, demolition/rehabilitation/repair of public utilities serving the former Hy-Vee building, construction of new building & associate costs.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2011	1,600,245	131,895	1.908209	30,536.02	2,516.84
2012	1,800,000	232,285	1.960491	35,288.84	4,553.94
2013	1,494,925	232,285	1.949903	29,149.59	4,529.34
2014	1,712,260	869,785	1.957574	33,518.76	17,026.70
2015	1,712,260	869,785	1.939517	33,209.57	16,869.64
2016	1,712,260	1,333,680	1.917907	32,839.55	25,578.76
2017	1,712,260	1,333,680	1.905293	32,623.57	25,410.52
2018	1,712,260	1,333,680	1.92369	32,938.57	25,655.88
2019	1,712,260	1,333,680	1.893994	32,430.10	25,259.84
2020	1,712,260	1,333,680	1.916014	32,807.14	25,553.50
2021	1,712,260	1,333,680	1.884353	32,265.02	25,131.26
2022	1,712,260	1,440,555	1.889478	32,352.78	27,218.98
2023	1,712,260	1,668,715	1.8246	31,241.90	30,447.38
2024	1,712,260	1,668,715	1.67885	28,746.28	28,015.22
2025	1,712,260	2,240,490	1.630042	27,910.56	36,520.94
Total				477,858.25	320,288.74

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	1,712,260	2,240,490
Industrial	0	0
Other	0	0

Project Name: TIF WHO DEVEL PROJ PHASE II FREDDY'S

City: COLUMBUS

Project Date: 2021

School: COLUMBUS 1

TIF-ID#: 71-0122

Project Years: 15

Project Type: Standard

Location: Lot 4 Legacy Square Subdivision; PID 710162095
Description: TIF funds used for public improvements including building and land acquisition, site grading and dirt work, driveway and parking, traffic engineering fees, utilities and detention and other eligible expenses associated in the construction 3,000 square foot restaurant occupied initially by Freddy's restaurant. Construction will include exterior improvements and finishes to the building, exterior signage, interior lighting, new flooring, new HVAC and plumbing, construction of public restrooms, and approximately 42 new parking stalls.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	137,175	931,575	1.884353	2,584.86	17,554.16
2022	137,175	931,575	1.889478	2,591.89	17,601.90
2023	137,175	931,575	1.8246	2,502.90	16,997.52
2024	137,175	931,575	1.67885	2,302.96	15,639.76
2025	137,175	931,575	1.630042	2,236.01	15,185.06
Total				12,218.62	82,978.40

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	137,175	931,575
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 71 PLATTE

Project Name: TIF WHO DEVEL PROJ PHASE III STARBUCKS
City: COLUMBUS **Project Date:** 2021
School: COLUMBUS 1 **TIF-ID#:** 71-0121
Project Years: 15 **Project Type:** Standard

Location: Lot 3 Legacy Square Subdivision; PID 710162088
Description: TIF funds used for land acquisition, site grading and dirt work, driveways and parking, traffic engineering fees, utilities and dention, and other eligible expenses permitted associated in the construction of a 2,400 square foot Starbucks Cofffee Shop. Construction will include exterior improvements and finishes to the building, exterior signage, interior lighting, new flooring, new HVAC and plumbing, construction of public restrooms and approximately 30 new parking stalls.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	89,985	202,680	1.884353	1,695.64	3,819.22
2022	89,985	444,390	1.889478	1,700.25	8,396.66
2023	89,985	444,390	1.8246	1,641.87	8,108.34
2024	89,985	444,390	1.67885	1,510.71	7,460.64
2025	89,985	444,390	1.630042	1,466.79	7,243.74
Total				8,015.26	35,028.60

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	89,985	444,390
Industrial	0	0
Other	0	0

Project Name: TIF WHO DEVL P PHASE I APARTMENT PROJECT
City: COLUMBUS **Project Date:** 2020
School: COLUMBUS 1 **TIF-ID#:** 71-0115
Project Years: **Project Type:**

Location: Lot 1 Legacy Square Addition; PID 710162074
Description: TIF funds used for land acquisition, site grading, drainage and detention, roads and parking lots, utilities and infrastructure, financing costs and professional fees necessary in the construction of a four-story interior corridor apartment complex on approximately two acres of the site previously occupied by Walmart.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2020	234,805	2,659,110	1.916014	4,498.90	50,948.92
2021	234,805	6,340,995	1.884353	4,424.56	119,486.74
2022	234,805	6,340,995	1.889478	4,436.59	119,811.72
2023	234,805	6,340,995	1.8246	4,284.25	115,697.80
2024	234,805	6,340,995	1.67885	3,942.02	106,455.80
2025	234,805	6,340,995	1.630042	3,827.42	103,360.88
Total				25,413.74	615,761.86

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	234,805	6,340,995
Industrial	0	0
Other	0	0

Project Name: TIF WHO DEVL P PHASE I HOTEL PROJ
City: COLUMBUS **Project Date:** 2019
School: COLUMBUS 1 **TIF-ID#:** 71-0113
Project Years: **Project Type:**

Location: Lot 2 Legacy Square Addition PID 710162081 Columbus
Description: TIF funds used for site acquisition, demolition and site preparation, utilities and detention improvements, landscape and façade enhancements, façade enhancements, public parking enhancements associated with the construction of a new hotel.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2019	167,315	0	1.893994	3,168.94	0.00
2020	167,315	2,736,700	1.916014	3,205.78	52,435.56
2021	167,315	3,446,185	1.884353	3,152.81	64,938.30
2022	181,815	3,431,685	1.889478	3,435.35	64,840.94
2023	181,815	3,431,685	1.8246	3,317.40	62,614.52
2024	181,815	3,431,685	1.67885	3,052.40	57,612.84
2025	181,815	3,431,685	1.630042	2,963.66	55,937.92
Total				22,296.34	358,380.08

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	181,815	3,431,685
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 71 PLATTE

Project Name: TIF WHO DEVLPHASE I RETAIL PROJ

City: COLUMBUS

School: COLUMBUS 1

Project Years:

Project Date: 2019

TIF-ID#: 71-0112

Project Type:

Location: Unit 1 Columbus Retail Condominium Regime; Lot 5 Legacy Square Addition PID710162137 Columbus

Description: TIF funds used for land acquisition, utilities and detention, demolition, landscape and exterior façade, public parking, architectural and engineering fees, legal fees, financing costs and capitalized interest needed for construction of new retail store.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2019	527,710	1,698,855	1.893994	9,994.80	32,176.22
2020	527,710	1,698,855	1.916014	10,111.00	32,550.30
2021	527,710	1,698,855	1.884353	9,943.92	32,012.44
2022	527,710	1,698,855	1.889478	9,970.96	32,099.50
2023	527,710	2,144,165	1.8246	9,628.60	39,122.44
2024	527,710	2,144,165	1.67885	8,859.46	35,997.32
2025	527,710	2,144,165	1.630042	8,601.89	34,950.80
Total				67,110.63	238,909.02

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	527,710	2,144,165
Industrial	0	0
Other	0	0

Project Name: TIF WHO DEVLPHASE II RETAIL PROJ

City: COLUMBUS

School: COLUMBUS 1

Project Years:

Project Date: 2019

TIF-ID#: 71-0114

Project Type:

Location: Unit 2 Columbus Retail Condominium Regime Lot 5 Legacy Square Addition PID 710162102 Columbus

Description: TIF funds shall be used for site acquisition, demolition, utilities and detention improvements, landscape & façade enhancements, public parking enhancements for new commercial retail project.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2019	370,285	726,590	1.893994	7,013.18	13,761.58
2020	370,285	726,590	1.916014	7,094.71	13,921.58
2021	370,285	726,590	1.884353	6,977.48	13,691.52
2022	370,285	1,819,715	1.889478	6,996.45	34,383.12
2023	370,285	1,819,715	1.8246	6,756.22	33,202.52
2024	370,285	2,586,215	1.67885	6,216.53	43,418.68
2025	370,285	2,586,215	1.630042	6,035.80	42,156.40
Total				47,090.37	194,535.40

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	370,285	2,586,215
Industrial	0	0
Other	0	0

2026 TOTALS FOR CITY : # COLUMBUS

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	12,843,150	41,032,220	209,348.74	668,842.42
Commercial	109,945,220	160,759,125	1,792,153.26	2,620,441.26
Industrial	37,080	12,480	604.42	203.43
other	0	0	0.00	0.00
Total	122,825,450	201,803,825	2,002,106.42	3,289,487.11

Project Count 36

CITY: NEWMAN GROVE

Tax Increment Financing (TIF) Report 2025

COUNTY: 71 PLATTE

Project Name: TIF FOWLKES 2ND ADDITION REDEV PROJ PHASE 1

City: NEWMAN GROVE

Project Date: 2025

School: NEWMAN GROVE 13

TIF-ID#: 71-8736

Project Years: 15

Project Type: Standard

Location: Lot 2 and 5 Block B, Fowlkes 2nd Addition, Newman Grove, Platte County, Nebraska

Description: TIF funds used for land acquisition, public infrastructure improvements, including without limitation street improvements, utility improvements, grading, site preparation, eligible engineering expenditures

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	7,115	389,005	1.197345	85.19	4,657.74
Total				85.19	4,657.74

Current Year	Base Value	Excess Value
Residential	7,115	389,005
Commercial	0	0
Industrial	0	0
Other	0	0

2026 TOTALS FOR CITY : # NEWMAN GROVE

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	7,115	389,005	85.19	4,657.73
Commercial	0	0	0.00	0.00
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	7,115	389,005	85.19	4,657.73

Project Count 1

2026 TOTALS FOR COUNTY : # 71 PLATTE

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	12,850,265	41,421,225	209,433.93	673,500.15
Commercial	109,945,220	160,759,125	1,792,153.26	2,620,441.26
Industrial	37,080	12,480	604.42	203.43
other	0	0	0.00	0.00
Total	122,832,565	202,192,830	2,002,191.61	3,294,144.84

Project Count 37

Tax Increment Financing (TIF) Report 2025

COUNTY: 72 POLK

CITY: OSCEOLA

Project Name: TIF OSCEOLA COOP

City: OSCEOLA

School: OSCEOLA 19

Project Years:

Project Date: 2015

TIF-ID#: 72-0331

Project Type:

Location: PID 720041265 Elevator on UPRR ROW SE1/4 SW1/4 16-14-22PID 720041266 Storage bins on UPRR ROW at Osceola Elevator Suburbs of Osceola 16-14-2PID 720041258 Buidling/Feed Mill on UPRR ROW SE1/4 SW1/4 PID 720031465 All located in Lots 1 and 2, Suburbs of Osceola
Description: Street paving to support expansion of Coop grain facility.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2015	487,950	1,696,880	1.684117	8,217.65	28,577.44
2016	487,950	2,310,635	1.736959	8,475.49	40,134.80
2017	481,355	2,282,635	1.793194	8,631.63	40,932.06
2018	481,355	2,282,635	1.843458	8,873.58	42,079.40
2019	481,355	2,297,930	1.929963	9,289.97	44,349.18
2020	481,355	2,484,119	2.006425	9,658.03	49,842.02
2021	481,355	2,508,981	2.029333	9,768.30	50,915.60
2022	481,355	2,431,790	1.877953	9,039.62	45,667.90
2023	481,355	2,431,790	1.850658	8,908.23	45,004.12
2024	481,355	1,819,415	1.634911	7,869.73	29,745.82
2025	481,355	1,485,145	1.457571	7,016.09	21,647.06
Total				95,748.32	438,895.40

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	481,355	1,485,145
Industrial	0	0
Other	0	0

2026 TOTALS FOR CITY : # OSCEOLA

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	0	0	0.00	0.00
Commercial	481,355	1,485,145	7,016.09	21,647.04
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	481,355	1,485,145	7,016.09	21,647.04

Project Count 1

CITY: STROMSBURG

Tax Increment Financing (TIF) Report 2025

COUNTY: 72 POLK

Project Name: TIF STROMSBURG CITY PROJ 2

City: STROMSBURG

School: CROSS COUNTY 15

Project Years:

Project Date: 2016

TIF-ID#: 72-0332

Project Type:

Location: Large areas of the City located in sections 5 , 6 and 7 in T13 R2.
Description: TIF funds to be used for public infrastructure improvements, replacement or repairs to watermain, sewer main, sidewalks, streets, stormwater drainage, electrical services, landscaping, telecommunications, updated signage, facades, increasing energy efficiency in buildings, demolish dilapidated structures and rehabilitation of aging buildings.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2016	13,549,155	227,670	1.32767	179,888.07	3,022.72
2017	13,507,325	1,880,895	1.33666	180,547.01	25,141.26
2018	13,501,435	1,942,125	1.487086	200,777.95	28,881.08
2019	13,452,432	2,680,688	1.47341	198,209.48	39,497.64
2020	13,865,401	3,701,406	1.483284	205,663.27	54,903.50
2021	13,669,558	5,202,637	1.552248	212,185.44	80,759.02
2022	13,669,558	6,901,883	1.541044	210,653.90	106,362.38
2023	12,778,254	15,010,274	1.431294	182,894.38	214,842.52
2024	12,794,203	17,489,020	1.265375	161,894.65	221,302.84
2025	12,752,648	17,303,867	1.142087	145,646.33	197,626.60
Total				1,878,360.48	972,339.56

Current Year	Base Value	Excess Value
Residential	8,689,610	10,810,355
Commercial	4,063,038	6,493,512
Industrial	0	0
Other	0	0

2026 TOTALS FOR CITY : # STROMSBURG

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	8,689,610	10,810,355	99,242.91	123,463.66
Commercial	4,063,038	6,493,512	46,403.43	74,161.56
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	12,752,648	17,303,867	145,646.33	197,625.22

Project Count 1

2026 TOTALS FOR COUNTY : # 72 POLK

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	8,689,610	10,810,355	99,242.91	123,463.66
Commercial	4,544,393	7,978,657	53,419.52	95,808.60
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	13,234,003	18,789,012	152,662.43	219,272.26

Project Count 2

Tax Increment Financing (TIF) Report 2025

COUNTY: 73 RED WILLOW

CITY: BARTLEY

Project Name: TIF AG VALLEY COOP

City: BARTLEY

School: SOUTHWEST 179

Project Years:

Project Date: 2012

TIF-ID#: 73-9709

Project Type:

Location: Pt. NE 1/4 Sect. 12-3-27 122.96 acres

Description: TIF funds used for demolition and clean-up, site development, electrical, paving, water, sewer, telecommunications, sidewalks, landscaping, and other public improvements

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2012	267,807	5,950,129	2.011328	5,386.48	119,676.62
2013	267,807	5,950,129	2.053595	5,499.67	122,191.56
2014	267,807	5,950,129	1.636443	4,382.51	97,370.46
2015	267,807	5,950,129	1.512574	4,050.78	90,000.10
2016	267,807	5,950,129	1.52046	4,071.90	90,469.34
2017	267,807	5,950,129	1.497151	4,009.48	89,082.42
2018	267,807	6,147,101	1.522269	4,076.74	93,575.42
2019	267,807	6,147,101	1.549164	4,148.77	95,228.68
2020	267,807	6,147,101	1.501499	4,021.12	92,298.66
2021	267,807	6,147,101	1.504295	4,028.61	92,470.54
2022	267,807	6,147,101	1.413819	3,786.31	86,908.88
2023	267,807	5,995,520	1.327376	3,554.81	79,583.10
2024	267,807	5,995,520	1.045114	2,798.89	62,660.02
2025	267,807	5,995,520	1.001442	2,681.93	60,041.66
Total				56,498.00	1,271,557.46

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	267,807	5,995,520
Industrial	0	0
Other	0	0

2026 TOTALS FOR CITY : # BARTLEY

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	0	0	0.00	0.00
Commercial	267,807	5,995,520	2,681.93	60,041.66
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	267,807	5,995,520	2,681.93	60,041.66

Project Count 1

CITY: MCCOOK

Project Name: TIF BLACKWOOD ENTERPRISESE REDEV PROJECT

City: MCCOOK

School: MCCOOK 17

Project Years: 15

Project Date: 2022

TIF-ID#: 73-9721

Project Type: Standard

Location: Lots 7 through 12 Block 9 Ninth Addition, except two tracts of land deeded to the State of Nebraska; PID 000882800

Description: TIF funds used for site acquisition, demolition, architectural fees, water main improvements, sanitary sewer improvements, electrical improvements, natural gas improvements, street improvements, landscaping, façade enhancements, cost of issuance, and administrative fees necessary for a new redevelopment area.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	135,000	179,937	1.854491	2,503.56	3,336.92
2023	135,000	610,147	1.75769	2,372.88	10,724.50
2024	135,000	1,106,563	1.678752	2,266.32	18,576.46
2025	135,000	1,235,915	1.625383	2,194.27	20,088.36
Total				9,337.03	52,726.24

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	135,000	1,235,915
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 73 RED WILLOW

Project Name: TIF CLARY VILLAGE LLC

City: MCCOOK

School: MCCOOK 17

Project Years:

Project Date: 2016

TIF-ID#: 73-9712

Project Type:

Location: Clary Subdivision Replat No 2, Lot 1, 2 and 3 Blk 1 and West 8 1/2 Street
Description: Land acquisition, site demolition and development, and sewer main extension.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2016	12,778	1,511,435	1.813734	231.76	27,413.42
2017	12,778	370,302	1.817252	232.21	6,729.34
2018	8,092	452,345	1.870361	151.35	8,460.48
2019	8,092	452,345	1.911555	154.68	8,646.82
2020	8,092	452,345	1.922795	155.59	8,697.68
2021	8,092	452,345	1.929606	156.14	8,728.48
2022	8,092	407,002	1.854491	150.07	7,547.82
2023	8,092	421,346	1.75769	142.23	7,405.96
2024	8,092	247,080	1.678752	135.84	4,147.86
2025	8,092	293,973	1.625383	131.53	4,778.20
Total				1,641.40	92,556.06

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	8,092	293,973
Industrial	0	0
Other	0	0

Project Name: TIF COBBLESTONE - MCCOOK HOTEL

City: MCCOOK

School: MCCOOK 17

Project Years:

Project Date: 2016

TIF-ID#: 73-9713

Project Type:

Location: Highway 83 and "N" Street Intersection Area
Description: Site acquisition, site preparation, installation of sanitary sewers, and engineering and legal costs.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2016	211,563	0	1.813734	3,837.19	0.00
2017	211,563	2,738,437	1.817252	3,844.63	49,764.30
2018	211,563	2,738,437	1.870361	3,956.99	51,218.66
2019	211,563	2,738,437	1.911555	4,044.14	52,346.74
2020	211,563	2,738,437	1.922795	4,067.92	52,654.54
2021	211,563	2,738,437	1.929606	4,082.33	52,841.04
2022	211,563	2,738,437	1.854491	3,923.42	50,784.08
2023	211,563	2,840,226	1.75769	3,718.62	49,922.38
2024	211,563	2,840,226	1.678752	3,551.62	47,680.36
2025	211,563	2,840,226	1.625383	3,438.71	46,164.56
Total				38,465.57	453,376.66

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	211,563	2,840,226
Industrial	0	0
Other	0	0

Project Name: TIF ELEVEATE WELLNESS REDEVELOPMENT PROJECT

City: MCCOOK

School: MCCOOK 17

Project Years: 15

Project Date: 2025

TIF-ID#: 73-9724

Project Type: Standard

Location: Lot 1 of Heritage Pointe Addition No. 2 to the City of McCook, Nebraska
Description: TIF funds used for grading, site preparation, public utilities, energy efficiency enhancements

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	37,237	333,912	1.625383	605.24	5,427.36
Total				605.24	5,427.36

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	37,237	333,912
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 73 RED WILLOW

Project Name: TIF ENGINEERING INTERNATIONAL REDEV PROJECT

City: MCCOOK

Project Date: 2023

School: MCCOOK 17

TIF-ID#: 73-9723

Project Years: 15

Project Type: Standard

Location: Lot 1 and the East 90 feet of Lots 2 and 3, except the 634.57 square feet to the Department of Roads, Block 26 First Addition to the City of McCook, PID 000766900. City did not timely file the Notice to Divide Tax. Description: TIF funds used for site acquisition, site preparation, energy efficiently enhance,ents, arhitectural and engineering fees, and other eligible expenses necessary in the renovation and rehabilitation of the commercial building to create professional office and retail space.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	109,600	145,817	1.678752	1,839.91	2,447.92
2025	109,600	224,164	1.625383	1,781.42	3,643.52
Total				3,621.33	6,091.44

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	109,600	224,164
Industrial	0	0
Other	0	0

Project Name: TIF MCCOOK BUSINESS PARK PHASE II REDEV PHASE 1

City: MCCOOK

Project Date: 2025

School: MCCOOK 17

TIF-ID#: 73-9725

Project Years: 15

Project Type: Standard

Location: Lot 1 McCook Business Park Phase II, an addition to the City of McCook, Red Willow County, Nebraska
Description: TIF funds used for site preparation, grading, site fill, construction of public streets and utilities, architectural, engineering, and legal fees

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	111,998	2,723,982	1.625383	1,820.40	44,275.14
Total				1,820.40	44,275.14

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	111,998	2,723,982
Industrial	0	0
Other	0	0

Project Name: TIF MCCOOK LODGING, LLC

City: MCCOOK

Project Date: 2019

School: MCCOOK 17

TIF-ID#: 73-9719

Project Years:

Project Type:

Location: Lot 1R Block 2 Patton-Boyd Addition Replat No. 1 PID 001540600 McCook
Description: TIF funds used for site acquisition, site preparation, legal, planning and architecture fees, right of way and utilities in association with the construction of new hotel.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2019	202,995	4,742,710	1.911555	3,880.36	90,659.52
2020	202,995	4,975,021	1.922795	3,903.18	95,659.46
2021	202,995	4,975,021	1.929606	3,917.00	95,998.30
2022	202,995	4,975,021	1.854491	3,764.52	92,261.32
2023	202,995	4,967,146	1.75769	3,568.02	87,307.04
2024	202,995	4,967,146	1.678752	3,407.78	83,386.06
2025	202,995	4,967,086	1.625383	3,299.45	80,734.18
Total				25,740.31	626,005.88

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	202,995	4,967,086
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 73 RED WILLOW

Project Name: TIF MEDC INFILL HOUSING PROJECT

City: MCCOOK

School: MCCOOK 17

Project Years: 15

Project Date: 2023

TIF-ID#: 73-9722

Project Type: Standard

Location: Lot 7R, Block 2, Clary Subdivision; PID 001002100.

Description: TIF funds used for site preparation, water infrastructure, sanitary sewer, electrical infrastructure, façade enhancements, administrative fees and the cost of issuance necessary in the construction of a single-family residential dwelling unit.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	11,762	259,046	1.75769	206.74	4,553.24
2024	11,762	288,414	1.678752	197.45	4,841.76
2025	11,762	300,850	1.625383	191.18	4,889.96
Total				595.37	14,284.96

Current Year	Base Value	Excess Value
Residential	11,762	300,850
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF NEXT GENERATION INC

City: MCCOOK

School: MCCOOK 17

Project Years:

Project Date: 2018

TIF-ID#: 73-9717

Project Type:

Location: Lot 4, McCook Business Park

Description: TIF Funds to be used for site acquisition, preparation and infrastructure installation for a fertilizer facility.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2018	51,475	5,692,760	1.870361	962.77	106,475.16
2019	51,475	5,692,760	1.911555	983.97	108,820.24
2020	51,475	10,859,266	1.922795	989.76	208,801.42
2021	51,475	11,261,851	1.929606	993.26	217,309.36
2022	51,475	11,261,851	1.854491	954.60	208,850.02
2023	51,475	13,480,206	1.75769	904.77	236,940.24
2024	51,475	13,480,194	1.678752	864.14	226,299.04
2025	51,475	13,480,194	1.625383	836.67	219,104.78
Total				7,489.94	1,532,600.26

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	51,475	13,480,194
Industrial	0	0
Other	0	0

Project Name: TIF NORTH POINTE PROJ 2

City: MCCOOK

School: MCCOOK 17

Project Years:

Project Date: 2017

TIF-ID#: 73-9716

Project Type:

Location: Clary Subdivision Replat #1 Blk 1 Lot 2 .63 acres and Blk 1 Lot 4 .63 acres, 19-3-29

Description: Phase 1 consists of installation of sanitary sewer mains and laterals, including manholes and engineering costs, inspection costs, installing electrical conduit cost, and cost for special counsel for the Agency.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2017	38,420	287,518	1.817252	698.19	5,224.94
2018	38,420	496,613	1.870361	718.59	9,288.44
2019	38,420	555,471	1.911555	734.42	10,618.16
2020	38,420	555,471	1.922795	738.74	10,680.58
2021	38,420	636,030	1.929606	741.35	12,272.88
2022	38,420	707,611	1.854491	712.50	13,122.58
2023	38,420	769,707	1.75769	675.30	13,529.08
2024	38,420	800,674	1.678752	644.98	13,441.34
2025	38,420	857,409	1.625383	624.47	13,936.20
Total				6,288.54	102,114.20

Current Year	Base Value	Excess Value
Residential	38,420	857,409
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 73 RED WILLOW

Project Name: TIF NORTH POINTE PROJ 3

City: MCCOOK

School: MCCOOK 17

Project Years:

Project Date: 2018

TIF-ID#: 73-9718

Project Type:

Location: Lots 5-6, Block 1, Clary Subdivision Replat #1

Description: TIF Funds to be used for installation of sanitary sewer mains and laterals, installation of electrical conduit, and special counsel costs.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2018	45,695	318,252	1.870361	854.66	5,952.46
2019	45,695	457,725	1.911555	873.49	8,749.68
2020	45,695	457,725	1.922795	878.62	8,801.14
2021	45,695	539,721	1.929606	881.73	10,414.50
2022	45,695	598,657	1.854491	847.41	11,102.04
2023	45,695	654,697	1.75769	803.18	11,507.56
2024	45,695	694,353	1.678752	767.11	11,656.48
2025	45,695	725,129	1.625383	742.72	11,786.12
Total				6,648.92	79,969.98

Current Year	Base Value	Excess Value
Residential	45,695	725,129
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF NORTH POINTE PROP. PROJ 1

City: MCCOOK

School: MCCOOK 17

Project Years:

Project Date: 2016

TIF-ID#: 73-9711

Project Type:

Location: Clary Subdivision Replat #1, Lot 1 Blk1 and Lot 3 Blk 1

Description: Phase 1 consists of the installation of sanitary sewer mains and laterals, including manholes and engineering costs and cost for inspection during construction, costs of installing electrical conduit, and costs for special counsel for Agency.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2016	27,268	162,506	1.813734	494.57	2,947.44
2017	27,268	458,113	1.817252	495.53	8,325.06
2018	27,268	487,961	1.870361	510.01	9,126.64
2019	27,268	543,590	1.911555	521.24	10,391.02
2020	27,268	543,590	1.922795	524.31	10,452.14
2021	27,268	602,023	1.929606	526.16	11,616.68
2022	27,268	670,532	1.854491	505.68	12,434.96
2023	27,268	728,253	1.75769	479.29	12,800.44
2024	27,268	740,949	1.678752	457.76	12,438.70
2025	27,268	799,383	1.625383	443.21	12,993.06
Total				4,957.76	103,526.14

Current Year	Base Value	Excess Value
Residential	27,268	799,383
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 73 RED WILLOW

Project Name: TIF N-STANT CONVENIENCE REDEV PROJ
City: MCCOOK **Project Date:** 2021
School: MCCOOK 17 **TIF-ID#:** 73-9720
Project Years: 15 **Project Type:** Standard

Location: A tract of land located In Part of Lot 1, Block 6, West McCook Addition in the Southwest Quarter of Section 30, Township 3 North, Range 29 West of the Sixth Principal Meridian; PIN# 001691901
 NOTE: City Amended TIF Notice to Divide to begin in tax year 2021. 2020 tax year did not include an excess value.
 Description: TIF funds used for administrative fees, cost of issuance, land acquisition, site preparation and stabilization, and sewer line relocation needed to construct an eight-fuel pumps or 4-island double-sided fuel canopy.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2020	71,874	0	1.922795	1,381.99	0.00
2021	71,874	0	1.929606	1,386.89	0.00
2022	71,874	255,754	1.854491	1,332.90	4,742.94
2023	71,874	264,672	1.75769	1,263.32	4,652.12
2024	71,874	264,672	1.678752	1,206.59	4,443.20
2025	71,874	264,672	1.625383	1,168.23	4,301.94
Total				7,739.92	18,140.20

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	71,874	264,672
Industrial	0	0
Other	0	0

Project Name: TIF QUILLAN COURTS LLC
City: MCCOOK **Project Date:** 2017
School: MCCOOK 17 **TIF-ID#:** 73-9714
Project Years: **Project Type:**

Location: Clary Subdivision Replat No. 3 - Lots 1 through 10 Blk 1 and Lots 1 through 7 Blk 2, and West 9th St.
 Description: Site demo and development, utility costs, legal and capitalized interest.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2017	85,074	126,156	1.817252	1,546.01	2,292.56
2018	85,074	343,989	1.870361	1,591.19	6,433.80
2019	85,074	343,989	1.911555	1,626.24	6,575.64
2020	85,074	343,989	1.922795	1,635.80	6,614.26
2021	85,074	427,610	1.929606	1,641.59	8,251.32
2022	74,097	427,166	1.854491	1,374.12	7,921.82
2023	74,097	427,166	1.75769	1,302.40	7,508.38
2024	74,097	301,072	1.678752	1,243.90	5,054.36
2025	74,097	319,065	1.625383	1,204.36	5,186.12
Total				13,165.61	55,838.26

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	74,097	319,065
Industrial	0	0
Other	0	0

Project Name: TIF R PERRY REDEV PROJECT
City: MCCOOK **Project Date:** 2025
School: MCCOOK 17 **TIF-ID#:** 73-9726
Project Years: 15 **Project Type:** Standard

Location: Lot 3, 4, 5 in the Villas at Heritage Hills in the City of McCook, Red Willow County, Nebraska
 Description: TIF funds used for construction of workforce housing of 3 single family dwellings

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	34,689	606,501	1.625383	563.83	9,858.00
Total				563.83	9,858.00

Current Year	Base Value	Excess Value
Residential	34,689	606,501
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 73 RED WILLOW

Project Name: TIF RNORTH POINTE REDEV PROJ PH II-PH I
City: MCCOOK
School: MCCOOK 17
Project Years: 15
Project Date: 2025
TIF-ID#: 73-9727
Project Type: Standard

Location: Lot 6, 7 Block 1, Lot 1, 2, 3 Block 2, North Pointe Addition, an addition to the City of McCook, Red Willow County, Nebraska
Description: TIF funds used for land acquisition, site preparation, street and sidewalk improvements, water and sanitary sewer improvements

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	15,422	1,909,038	1.625383	250.67	31,029.18
Total				250.67	31,029.18

Current Year	Base Value	Excess Value
Residential	15,422	1,909,038
Commercial	0	0
Industrial	0	0
Other	0	0

2026 TOTALS FOR CITY : # MCCOOK

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	173,256	5,198,310	2,816.07	84,492.45
Commercial	1,013,931	26,683,189	16,480.26	433,704.02
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	1,187,187	31,881,499	19,296.34	518,196.46

Project Count 16

2026 TOTALS FOR COUNTY : # 73 RED WILLOW

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	173,256	5,198,310	2,816.07	84,492.45
Commercial	1,281,738	32,678,709	19,162.19	493,745.67
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	1,454,994	37,877,019	21,978.27	578,238.12

Project Count 17

Tax Increment Financing (TIF) Report 2025

COUNTY: 74 RICHARDSON

CITY: FALLS CITY

Project Name: TIF ARMBRUSTER MOTORS PROJ

City: FALLS CITY

School: FALLS CITY 56

Project Years:

Project Date: 2018

TIF-ID#: 74-0850

Project Type:

Location: The East 1/2 of the South 1/2 of Block 73 Falls City Hutchings and Maust

Description: TIF Funds to be used for public improvements for the construction of an auto body retail, maintenance and repair facility.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2018	70,880	623,706	2.029248	1,438.33	12,656.54
2019	70,880	623,706	2.028071	1,437.50	12,649.20
2020	70,880	623,706	1.99613	1,414.86	12,449.98
2021	70,880	623,706	1.980864	1,404.04	12,354.78
2022	70,880	623,706	2.026695	1,436.52	12,640.62
2023	70,880	691,691	1.751759	1,241.65	12,116.76
2024	70,880	690,720	1.536314	1,088.94	10,611.64
2025	70,880	709,233	1.440644	1,021.13	10,217.52
Total				10,482.97	95,697.04

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	70,880	709,233
Industrial	0	0
Other	0	0

Project Name: TIF CONSOLIDATED GRAIN & BARGE

City: FALLS CITY

School: FALLS CITY 56

Project Years:

Project Date: 2013

TIF-ID#: 74-0840

Project Type:

Location: Tract of land in S 1/2 Section 15 and N 1/2 NE 1/4 22-1-16

Description: TIF funds used for site acquisition and preparation for development and construction of grain receiving and shipping facility.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2013	403,721	1,216,879	2.076994	8,385.26	25,274.50
2014	403,721	16,096,279	2.012206	8,123.70	323,890.30
2015	403,721	16,096,279	2.037413	8,225.46	327,947.68
2016	403,721	16,096,279	2.026116	8,179.86	326,129.28
2017	403,721	16,096,279	2.034007	8,211.71	327,399.44
2018	403,721	17,073,304	2.029248	8,192.50	346,459.66
2019	403,721	17,073,304	2.028071	8,187.75	346,258.74
2020	403,721	17,073,304	1.99613	8,058.80	340,805.36
2021	403,721	17,073,304	1.980864	7,997.16	338,198.96
2022	403,721	11,700,214	2.026695	8,182.19	237,127.68
2023	403,721	7,719,604	1.751759	7,072.22	135,228.86
2024	403,721	5,156,821	1.536314	6,202.42	79,224.98
2025	403,721	5,234,186	1.440644	5,816.18	75,406.00
Total				100,835.21	3,229,351.44

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	403,721	5,234,186
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 74 RICHARDSON

Project Name: TIF FALLS CITY FOODS REDEV PROJ

City: FALLS CITY

School: FALLS CITY 56

Project Years:

Project Date: 2021

TIF-ID#: 74-0870

Project Type: Standard

Location: Approximately 5.5 acres in NW1/4 SW1/4 14-1-16 in Falls City, PID 740049836

Description: TIF funds used for site preparation, grading, demolition, electrical infrastructure improvements and othe eligible expenses associated with the construction of an approximately 2,500 square foot addition the building for a new engine room and electrical room, and the construction of an approximately 2,100 square foot pallet storage building and all associated improvements.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	675,216	619	1.980864	13,375.11	12.26
2022	675,216	619	2.026695	13,684.57	12.56
2023	675,216	172,654	1.751759	11,828.16	3,024.48
2024	675,216	171,420	1.536314	10,373.44	2,633.56
2025	675,216	925,975	1.440644	9,727.46	13,340.00
Total				58,988.74	19,022.86

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	0	0
Industrial	675,216	925,975
Other	0	0

Project Name: TIF FALLS CITY MERCANTILE REDEV PROJ

City: FALLS CITY

School: FALLS CITY 56

Project Years:

Project Date: 2021

TIF-ID#: 74-0880

Project Type: Standard

Location: Lots 1 through 7, 16B, and 17 through 24 all in block 217 Original Town of Falls City; PID 740063278, 740063286, 740063308, 741000328, 740063332, 741000330, and 741000331

Description: TIF funds used for land acquisition, site preparation, demolition, public utility improvements, including water line, sanitary sewer, and electrical infrastructure improvements, sidewalks, public drives, public parking improvements, and other eligible public improvements associated with the construction of a new 44X85 building including a large freezer and cooler storage facilities, shipping dock and associated improvements.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	82,529	0	1.980864	1,634.79	0.00
2022	82,529	0	2.026695	1,672.61	0.00
2023	83,569	425,710	1.751759	1,463.93	7,457.42
2024	83,569	438,716	1.536314	1,283.88	6,740.10
2025	83,569	519,131	1.440644	1,203.93	7,478.86
Total				7,259.14	21,676.38

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	83,569	519,131
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 74 RICHARDSON

Project Name: TIF FALLS CITY PROJ 1

City: FALLS CITY

School: FALLS CITY 56

Project Years:

Project Date: 2010

TIF-ID#: 74-0810

Project Type:

Location: Block 230, N 10ft Lot 22 and all of 23 & 24; Block 38 W98ft of Lots 13 through 17, inclusive and S9ft of Lot 18; Block 71 N 19'10" Lot 4, all in Original Town Falls City
Description: TIF funds for street and other needed infrastructure.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2010	104,461	56,423	2.293745	2,396.07	1,294.20
2011	104,461	335,063	2.253933	2,354.48	7,552.10
2012	104,461	335,063	2.161757	2,258.19	7,243.24
2013	104,461	335,063	2.076994	2,169.65	6,959.24
2014	104,461	283,471	2.012206	2,101.97	5,704.00
2015	104,461	283,471	2.037413	2,128.30	5,775.48
2016	104,461	283,471	2.026116	2,116.50	5,743.46
2017	104,461	320,057	2.034007	2,124.74	6,509.98
2018	104,461	431,512	2.029248	2,119.77	8,756.46
2019	104,461	431,512	2.028071	2,118.54	8,751.38
2020	104,461	431,512	1.99613	2,085.18	8,613.56
2021	104,461	431,512	1.980864	2,069.23	8,547.70
2022	104,461	431,512	2.026695	2,117.11	8,745.46
2023	104,461	485,195	1.751759	1,829.90	8,499.46
2024	104,461	479,332	1.536314	1,604.85	7,364.06
2025	104,461	526,140	1.440644	1,504.91	7,579.82
Total				33,099.39	113,639.60

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	104,461	526,140
Industrial	0	0
Other	0	0

Project Name: TIF NORTH COMMERCIAL CORRID REDEV PROJ PHASE O

City: FALLS CITY

School: FALLS CITY 56

Project Years:

Project Date: 2020

TIF-ID#: 74-0860

Project Type:

Location: Lot 1A Morehead-Stebbins Addition; PID 740079875
Description: TIF funds used for eligible public improvements in the North Commercial Corridor Project Plat necessary in the construction and renovation of a commercial building on the Project Site.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	10,080	459,706	1.980864	199.67	9,106.16
2022	10,080	459,706	2.026695	204.29	9,316.84
2023	10,080	506,759	1.751759	176.58	8,877.20
2024	10,080	514,279	1.536314	154.86	7,900.94
2025	10,080	653,192	1.440644	145.22	9,410.18
Total				880.62	44,611.32

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	10,080	653,192
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 74 RICHARDSON

Project Name: TIF WILDERNESS FALLS

Location: Lots 1 & 7 Wilderness Falls Subdivision

City: FALLS CITY

Project Date: 2012

Description: TIF funds used for infrastructure for low income housing project

School: FALLS CITY 56

TIF-ID#: 74-0830

Project Years:

Project Type:

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2012	6,580	288,371	2.161757	142.24	6,233.88
2013	6,580	340,421	2.076994	136.67	7,070.54
2014	6,580	340,421	2.012206	132.40	6,849.98
2015	6,580	340,421	2.037413	134.06	6,935.78
2016	6,580	199,235	2.026116	133.32	4,036.72
2017	6,580	199,235	2.034007	133.84	4,052.44
2018	6,580	199,235	2.029248	133.52	4,042.96
2019	6,580	199,235	2.028071	133.45	4,040.62
2020	6,580	199,235	1.99613	131.35	3,977.00
2021	6,580	199,235	1.980864	130.34	3,946.58
2022	6,580	204,340	2.026695	133.36	4,141.36
2023	6,580	337,606	1.751759	115.27	5,914.06
2024	6,580	207,567	1.536314	101.09	3,188.88
2025	6,580	232,586	1.440644	94.79	3,350.76
Total				1,785.70	67,781.56

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	6,580	232,586
Industrial	0	0
Other	0	0

Project Name: TIF WILDERNESS FALLS III REDEV PROJ

Location: Lot 1 Falls City Champions Crossing 1st Addition

City: FALLS CITY

Project Date: 2025

Description: TIF funds used for construction of approximately eight duplexes, consisting of sixteen residential dwelling units and the associated improvements within the redevelopment area

School: FALLS CITY 56

TIF-ID#: 74-8619

Project Years: 15

Project Type: Standard

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	37,225	1,618,740	1.440644	536.28	23,320.28
Total				536.28	23,320.28

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	37,225	1,618,740
Industrial	0	0
Other	0	0

2026 TOTALS FOR CITY : # FALLS CITY

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	0	0	0.00	0.00
Commercial	716,516	9,493,208	10,322.44	136,763.33
Industrial	675,216	925,975	9,727.46	13,340.00
other	0	0	0.00	0.00
Total	1,391,732	10,419,183	20,049.90	150,103.33

Project Count 8

2026 TOTALS FOR COUNTY : # 74 RICHARDSON

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	0	0	0.00	0.00
Commercial	716,516	9,493,208	10,322.44	136,763.33
Industrial	675,216	925,975	9,727.46	13,340.00
other	0	0	0.00	0.00
Total	1,391,732	10,419,183	20,049.90	150,103.33

Project Count 8

Tax Increment Financing (TIF) Report 2025

COUNTY: 76 SALINE

CITY: CRETE

Project Name: TIF BELOHLAVY ESTATES REDEV PROJECT
City: CRETE
School: CRETE 2
Project Years: 15
Project Date: 2022
TIF-ID#: 76-9612
Project Type: Standard

Location: Lots 1 through 17 Belohlavy Estates First Subdivision; PID's 760148282, 760148286, 760148287, 760148288, 760148289, 760148290, 760148291, 8292, 760148296, 760148297, 76093, 760148294, 7604829, 76048298, 760148299, 760148300, 760147301
Description: TIF funds used for eligible public improvements consisting of site preparation and grading, installation of utilities, street and sidewalk improvements, and other eligible expenses permitted necessary in the construction of approximately 24 low-income tax credit duplex rental units, 5 single family homes, and associated improvements.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	18,755	450,970	2.083792	390.82	9,397.31
2023	18,755	872,580	1.894775	355.37	16,533.54
2024	18,755	946,170	1.74068	326.46	16,469.90
2025	18,755	1,023,395	1.773791	332.67	18,152.92

Current Year	Base Value	Excess Value
Residential	18,755	1,023,395
Commercial	0	0
Industrial	0	0
Other	0	0

Total 1,405.32 60,553.67

Project Name: TIF CARDINAL VENTRUES REDEV PROJECT -PHASE 1
City: CRETE
School: CRETE 2
Project Years: 15
Project Date: 2025
TIF-ID#: 76-8777
Project Type: Standard

Location: Lot 1, 2, 3, 4, 5, 6 Block 2, Burlington Estates, Crete, Saline County, Nebraska
Description: TIF funds used for site acquisition, site preparation, street improvements, utility infrastructure improvements, engineering fees, and other eligible expenses

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	12,000	1,111,225	1.773791	212.85	19,710.84

Current Year	Base Value	Excess Value
Residential	12,000	1,111,225
Commercial	0	0
Industrial	0	0
Other	0	0

Total 212.85 19,710.84

Project Name: TIF CRETE DAIRY QUEEN
City: CRETE
School: CRETE 2
Project Years:
Project Date: 2015
TIF-ID#: 76-9604
Project Type:

Location: Lots 1-2 Blk 92 Orig Town Crete and Pt NE1/4 SE1/4 27-8-4 ICL (Tract being RR ROW North of Blk 92, Orig Town CreteParcels #760147017 and 760004277
Description: Demolition of existing improvements and site improvements/public infrastructure associated with private construction of approx 2,000 sq ft fast food restaurant.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2015	263,040	154,410	2.248268	5,913.84	3,471.54
2016	263,040	182,295	2.214049	5,823.83	4,036.10
2017	263,040	182,295	2.186245	5,750.70	3,985.40
2018	263,040	182,295	2.192326	5,766.69	3,996.50
2019	263,040	189,050	2.190328	5,761.44	4,140.80
2020	263,040	192,885	2.155559	5,669.98	4,157.74
2021	263,040	192,885	2.099446	5,522.38	4,049.52
2022	263,040	192,885	2.083792	5,481.21	4,019.32
2023	263,040	192,885	1.894775	4,984.02	3,654.76
2024	263,040	192,885	1.74068	4,578.68	3,357.52
2025	263,040	192,885	1.773791	4,665.78	3,421.38

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	263,040	192,885
Industrial	0	0
Other	0	0

Total 59,918.55 42,290.58

Tax Increment Financing (TIF) Report 2025

COUNTY: 76 SALINE

Project Name: TIF CRETE SENIOR VILLAS REDEV

City: CRETE

School: CRETE 2

Project Years: 15

Project Date: 2024

TIF-ID#: 76-9615

Project Type: Standard

Location: Lot 1 Dittmer Estates PID 760148605

Description: TIF funds used for eligible public improvements including site acquisition, site preparation, grading, utility infrastructure improvements, sidewalk improvements, architectural fees, engineering fees, and other eligible public improvements necessary for construction of a 30-unit apartment building restricted to senior households and associated improvements on the project site.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	8,935	342,905	1.74068	155.53	5,968.88
2025	8,935	1,628,970	1.773791	158.49	28,894.52
Total				314.02	34,863.40

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	8,935	1,628,970
Industrial	0	0
Other	0	0

Project Name: TIF CRETE UNION BANK

City: CRETE

School: CRETE 2

Project Years:

Project Date: 2015

TIF-ID#: 76-9603

Project Type:

Location: Lots 14-19 Blk 80 Orig Town Crete Parcels#760003556, 760003548, 760003521.

Description: Construction of an approx 3,500 sq ft branch bank facility and associated improvements on the project site including demolition, asbestos abatement, environmental remediation, site preparation, improvements of streets, utilities and other infrastructure.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2015	70,250	390,270	2.248268	1,579.41	8,774.32
2016	70,250	679,500	2.214049	1,555.37	15,044.46
2017	70,250	679,500	2.186245	1,535.84	14,855.54
2018	70,250	679,500	2.192326	1,540.11	14,896.86
2019	70,250	691,285	2.190328	1,538.71	15,141.40
2020	70,250	687,405	2.155559	1,514.28	14,817.42
2021	70,250	687,405	2.099446	1,474.86	14,431.70
2022	70,250	687,405	2.083792	1,463.86	14,324.09
2023	70,250	687,405	1.894775	1,331.08	13,024.78
2024	70,250	687,405	1.74068	1,222.83	11,965.52
2025	70,250	687,405	1.773791	1,246.09	12,193.14
Total				16,002.44	149,469.23

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	70,250	687,405
Industrial	0	0
Other	0	0

Project Name: TIF HOTEL REDEV PROJECT

City: CRETE

School: CRETE 2

Project Years:

Project Date: 2020

TIF-ID#: 76-9605

Project Type:

Location: Lot two (2), Cardinal Lane Commercial 2nd Addition

PIN# 760147033

Description: TIF funds used for site acquisition, site grading, construction of a retaining wall and parking lot, landscaping, facade enhancements, and other eligible public improvements needed in the construction of a 75 room hotel including a parking lot.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2020	42,845	3,753,955	2.155559	923.55	80,918.72
2021	42,845	5,696,535	2.099446	899.51	119,595.68
2022	42,845	5,696,535	2.083792	892.80	118,703.94
2023	42,845	5,696,535	1.894775	811.82	107,936.52
2024	42,845	4,666,410	1.74068	745.79	81,227.28
2025	42,845	4,666,410	1.773791	759.98	82,772.36
Total				5,033.45	591,154.50

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	42,845	4,666,410
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 76 SALINE

Project Name: TIF ORSCHELN REDEV PROJECT

City: CRETE

School: CRETE 2

Project Years:

Project Date: 2020

TIF-ID#: 76-9606

Project Type:

Location: Lot 1, Cardinal Lane Commercial 3rd Addition

PIN# 760147028, 760147029, 760147030

Description: TIF funds used for site acquisition, site preparation and grading, site testing and surveying fees, construction of a retaining wall, engineering fees, sidewalk improvements, storm water drainage improvements, and other eligible public improvements needed in the construction of approximately 30,000 square foot Orscheln Farm & Home retail store.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2020	277,700	0	2.155559	5,985.99	0.00
2021	277,700	2,206,180	2.099446	5,830.16	46,317.56
2022	277,700	2,206,180	2.083792	5,786.69	45,972.20
2023	277,700	2,206,180	1.894775	5,261.79	41,802.16
2024	277,700	2,206,180	1.74068	4,833.87	38,402.54
2025	277,700	2,206,180	1.773791	4,925.82	39,133.04
Total				32,624.32	211,627.50

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	277,700	2,206,180
Industrial	0	0
Other	0	0

2026 TOTALS FOR CITY : # CRETE

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	30,755	2,134,620	545.53	37,863.70
Commercial	662,770	9,381,850	11,756.15	166,414.41
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	693,525	11,516,470	12,301.68	204,278.11

Project Count 7

CITY: DORCHESTER

Project Name: TIF BARLEY REDEVELOPMENT PROJ - PHASE 1

City: DORCHESTER

School: DORCHESTER 44

Project Years: 15

Project Date: 2024

TIF-ID#: 76-9616

Project Type: Standard

Location: Lot 818, except the East 30 feet thereof and all of Lot 817 PID 760039836

Description: TIF funds used for construction and installation of utility improvements including electrical improvements, public street improvements and paving, and other eligible public improvements necessary for construction of an approximately 5,325 square foot building that includes commercial spaces

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	19,895	218,705	1.618301	321.96	3,539.32
2025	19,895	328,620	1.609493	320.21	5,289.12
Total				642.17	8,828.44

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	19,895	328,620
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 76 SALINE

Project Name: TIF DORCHESTER EAST REDEV PROJ - PHASE 1
City: DORCHESTER
School: DORCHESTER 44
Project Years: 15
Project Date: 2023
TIF-ID#: 76-9614
Project Type: Standard

Location: Lot 8 Block 1, Second Addition to Village of Dorchester; PID 760148243.
Description: TIF funds used for construction and installation of utility improvements including sanitary sewer and water improvements, public street improvements and paving necessary in the construction of approximately 15 residential dwelling units to be built in up to 15 phases.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	3,865	230,775	1.729928	66.86	3,992.24
2024	3,865	242,315	1.618301	62.55	3,921.40
2025	3,865	290,780	1.609493	62.21	4,680.08
Total				191.62	12,593.72

Current Year	Base Value	Excess Value
Residential	3,865	290,780
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF NORTHVIEW ESTATES REDEV PROJ - PHASE 1
City: DORCHESTER
School: CRETE 2
Project Years:
Project Date: 2021
TIF-ID#: 76-9607
Project Type: Standard

Location: Lot 6 Northview Estates Addition; PID 760147824
Description: TIF funds used for land acquisition, public infrastructure improvements including street improvements, utility improvements, grading, site preparation, erosion control improvements, eligible engineering fees and other eligible expenses in association with approximately 10 single family homes, townhomes, and/or duplexes built in five phases. Phase One will include one new home.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	3,960	159,940	1.732278	68.60	2,770.60
2022	4,295	280,930	1.721946	73.96	4,837.46
2023	4,295	280,930	1.729928	74.30	4,859.90
2024	4,295	294,780	1.618301	69.51	4,770.44
2025	4,295	352,945	1.609493	69.13	5,680.64
Total				355.50	22,919.04

Current Year	Base Value	Excess Value
Residential	4,295	352,945
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF NORTHVIEW ESTATES REDEV PROJ - PHASE 2
City: DORCHESTER
School: DORCHESTER 44
Project Years: 15
Project Date: 2023
TIF-ID#: 76-9613
Project Type: Standard

Location: Lot 1 Northview Estates Addition; PID 760147819.
Description: TIF funds used for land acquisition, public infrastructure improvements, including street improvements, utility improvements, grading, site preparation, erosion control improvements, eligible engineering fees in the construction of approximately 10 separately platted single family homes, townhomes, and /or duplexes in Phase Two of the Project.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	3,750	129,600	1.729928	64.87	2,242.00
2024	3,750	271,305	1.618301	60.69	4,390.54
2025	3,750	324,405	1.609493	60.36	5,221.28
Total				185.92	11,853.82

Current Year	Base Value	Excess Value
Residential	3,750	324,405
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 76 SALINE

Project Name: TIF VILLAGE INFRASTRUCTURE REDEV PROJ PH-1
City: DORCHESTER **Project Date:** 2022
School: DORCHESTER 44 **TIF-ID#:** 76-9610
Project Years: 15 **Project Type:** Standard

Location: Lots 1105 through 1121, including all vacated alleys adjacent to said lots and vacated north Depot Road from west line of Lot 1117 to westline of Lot 1139; PID 760040478.
 Description: TIF funds used for eligible public improvements consisting of water main improvements, street improvements, and other eligible allowable public improvements necessary in the construction of a concrete bin and bulk weigh system to load rail cars.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	4,000,365	2,160,970	1.721946	68,884.13	37,210.74
2023	4,000,365	2,513,400	1.729928	69,203.43	43,480.02
2024	4,000,365	2,513,400	1.618301	64,737.95	40,674.38
2025	4,000,365	2,513,400	1.609493	64,385.59	40,453.00
Total				267,211.10	161,818.14

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	4,000,365	2,513,400
Industrial	0	0
Other	0	0

Project Name: TIF VILLAGE INFRASTRUCTURE REDEV PROJ PH-2
City: DORCHESTER **Project Date:** 2022
School: DORCHESTER 44 **TIF-ID#:** 76-9611
Project Years: 15 **Project Type:** Standard

Location: Lots 1134 through 1144, including all vacated alleys adjacent to said lots; PID 760040524
 Description: TIF funds used for eligible public improvements consisting of water main improvements, street improvements, and other eligible public improvements necessary in the construction of the first part of an addition to and remodeling of the existing office building.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	228,825	610,715	1.721946	3,940.24	10,516.18
2023	228,825	704,285	1.729928	3,958.51	12,183.62
2024	228,825	704,285	1.618301	3,703.08	11,397.46
2025	228,825	779,510	1.609493	3,682.92	12,546.16
Total				15,284.75	46,643.42

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	228,825	779,510
Industrial	0	0
Other	0	0

Project Name: TIF WHITMER STREET REDEV PROJECT PHASE 1
City: DORCHESTER **Project Date:** 2022
School: DORCHESTER 44 **TIF-ID#:** 76-9609
Project Years: 15 **Project Type:** Standard

Location: Lot 5 Kasl Addition, including one-half of the adjacent rights-of-way for Phase 1.
 Description: TIF funds used for eligible public improvements consisting of, but not limited to the construction and installation of public improvements including without limitation sewer, electrical infrastructure improvements, and other eligible public improvements under the Nebraska Community Development Law necessary for the construction of approximately four residential dwelling units, completed in multiple phases, and the associated improvements constructed on the Project Site in each Phase.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	9,900	212,140	1.721946	170.47	3,652.94
2023	9,900	212,140	1.729928	171.26	3,669.88
2024	9,900	222,745	1.618301	160.21	3,604.68
2025	9,900	267,295	1.609493	159.34	4,302.10
Total				661.28	15,229.60

Current Year	Base Value	Excess Value
Residential	9,900	267,295
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 76 SALINE

2026 TOTALS FOR CITY : # DORCHESTER

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	21,810	1,235,425	351.03	19,884.08
Commercial	4,249,085	3,621,530	68,388.73	58,288.27
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	4,270,895	4,856,955	68,739.76	78,172.35

Project Count 7

CITY: FRIEND

Project Name: TIF REDEVELOPMENT AREAS #2, 3, 4, and 5

City: FRIEND

Project Date: 2022

School: FRIEND 68

TIF-ID#: 76-9608

Project Years: 15

Project Type: Standard

Location: Area #2 Concrete Plant Pt NE 1/4 22-8-1 contains 11.17 acres, plus a Tract referred to as Friend Pt NE 1/4 22-8-1 contains 1.29 acres; Area #3 Old Lumber Yard Block which is on the edge of downtown and adjacent to Area 1 on two sides; Area #4 the 4-Plex Block sits adjacent to the Friend Community Health System and adjacent to Area 1 on two sides; and Area #5 Chesnut/Cherry Block is in the southern portion of Friend.

Description: TIF funds used for site acquisition and clearing of the property in the Redevelopment Areas, including installation and rehabilitation of public infrastructure to prepare sites for redevelopment, additional repairs, improvements, replacements, and construction necessary for these redevelopment areas.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	2,542,255	177,335	2.162544	54,977.38	3,834.95
2023	2,542,255	1,133,725	2.050601	52,131.51	23,248.32
2024	2,542,255	1,288,345	1.882588	47,860.19	24,254.46
2025	2,542,255	1,651,965	1.732304	44,039.59	28,617.32
Total				199,008.67	79,955.05

Current Year	Base Value	Excess Value
Residential	2,494,420	1,643,460
Commercial	47,835	8,505
Industrial	0	0
Other	0	0

2026 TOTALS FOR CITY : # FRIEND

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	2,494,420	1,643,460	43,210.94	28,469.72
Commercial	47,835	8,505	828.65	147.33
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	2,542,255	1,651,965	44,039.59	28,617.06

Project Count 1

2026 TOTALS FOR COUNTY : # 76 SALINE

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	2,546,985	5,013,505	44,107.50	86,217.50
Commercial	4,959,690	13,011,885	80,973.53	224,850.02
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	7,506,675	18,025,390	125,081.03	311,067.51

Project Count 15

Tax Increment Financing (TIF) Report 2025

COUNTY: 77 SARPY

CITY: BELLEVUE

Project Name: TIF 1110 FORT CROOK ROAD DEV PROJ
City: BELLEVUE
School: BELLEVUE 1
Project Years: 15
Project Date: 2025
TIF-ID#: 77-3037
Project Type: Standard

Location: Portion of Lot 1 in Twin Ridge II, an Addition to the City of Bellevue as surveyed, platted and recorded in Sarpy County, Nebraska
Description: TIF funds used for rehabilitation and redevelopment of the existing dilapidated Roadway Inn into an upgraded and modern extended stay hotel along with associated improvements

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	2,006,611	0	2.122212	42,584.54	0.00
Total				42,584.54	0.00

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	2,006,611	0
Industrial	0	0
Other	0	0

Project Name: TIF CARDINAL COMMONS - CARD COMM I LLC
City: BELLEVUE
School: BELLEVUE 1
Project Years: 15
Project Date: 2025
TIF-ID#: 77-3035
Project Type: Standard

Location: A parcel of land being all of Lots 1, 3, and 6 along with Outlot B and Outlot C, Cardinal Commons Additions, located in the SE 1/4 of Section 22, T14N, R13E of the 6th PM, City of Bellevue, Sarpy County, Nebraska
Description: TIF funds used for construction of 18 duplexes consisting of 36 units of affordable senior housing

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	255,057	313,635	2.122212	5,412.85	6,656.00
Total				5,412.85	6,656.00

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	255,057	313,635
Industrial	0	0
Other	0	0

Project Name: TIF ELEVATE LOFTS LLC - COLLEGE APARTMENTS
City: BELLEVUE
School: BELLEVUE 1
Project Years: 15
Project Date: 2023
TIF-ID#: 77-3032
Project Type: Standard

Location: Lot 1 College Apartments Addition; PID 011180900.
Description: TIF funds used for acquisition costs, architectural and engineering fees, demolition, site work, grading, and special foundation, site utilities and public infrastructure necessary in the construction of a 164 unit apartment community.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	354,578	0	2.222882	7,881.85	0.00
2024	354,578	443,223	2.133455	7,564.76	9,455.96
2025	668,800	129,001	2.122212	14,193.35	2,737.68
Total				29,639.96	12,193.64

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	668,800	129,001
Industrial	0	0
Other	0	0

Project Name: TIF FRANKLIN FLATS TX LT 2 BELLVUE REPLAT 3
City: BELLEVUE
School: BELLEVUE 1
Project Years: 15
Project Date: 2025
TIF-ID#: 77-3036
Project Type: Standard

Location: Lot 2, Bellevue Replat Three, as surveyed, platted, and recorded in Sarpy County, Nebraska
Description: TIF funds used for redevelopment of a vacant 9,200 square feet office building into 9 two-bedroom apartments and space for a daycare, along with infrastructure

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	191,111	0	2.122212	4,055.78	0.00
Total				4,055.78	0.00

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	191,111	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 77 SARPY

Project Name: TIF HEERE, THERE & EVERYWHERE LLD RED PROJ
City: BELLEVUE
School: BELLEVUE 1
Project Years: 15
Project Date: 2025
TIF-ID#: 77-3038
Project Type: Standard

Location: Lot 2, Heer and Theer Addition, an addition in the City of Bellevue, Sarpy County, Nebraska
Description: TIF funds used for construction of 9 duplex buildings consisting of 18 2-bedroom 2-bath units and 3 carriage house buildings consisting of 5 1-bedroom units

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	104,284	0	2.122212	2,213.13	0.00
Total				2,213.13	0.00

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	104,284	0
Industrial	0	0
Other	0	0

Project Name: TIF HILLCREST FREEDOM VILLAGE LLC
City: BELLEVUE
School: BELLEVUE 1
Project Years: 15
Project Date: 2022
TIF-ID#: 77-3029
Project Type: Standard

Location: Lot 7 Tiller's 4th Addition; PID 10449779
Description: TIF funds used for land acquisition, earthwork and erosion control, site paving, site improvements, landscaping, irrigation and sod, site utilities, architectural fees, TIF Application costs and legal fees, engineering fees, construction contingency necessary in the construction of the Active Adult Community Development.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	680,000	0	2.258605	15,358.51	0.00
2023	680,000	2,268,358	2.222882	15,115.60	50,422.92
2024	680,000	8,877,910	2.133455	14,507.49	189,406.22
2025	680,000	8,958,986	2.122212	14,431.04	190,128.68
Total				59,412.64	429,957.82

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	680,000	8,958,986
Industrial	0	0
Other	0	0

Project Name: TIF IVY PROPERTIES INC - 2009 FRANKLIN ST
City: BELLEVUE
School: BELLEVUE 1
Project Years: 15
Project Date: 2022
TIF-ID#: 77-3028
Project Type: Standard

Location: Lot 1, Bellevue Replat three; Address: 2009 Franklin; PID 11609713
Description: TIF funds used for eligible expenses and public infrastructure necessary in the redevelopment of property located on the SE corner of West 20th Ave and Franklin Street inclusive of public infrastructure and improvements necessary in the construction of 12 townhouse style apartment units in two phases.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	35,982	418,821	2.258605	812.69	9,459.52
2023	35,982	1,386,522	2.222882	799.84	30,820.74
2024	35,982	2,137,747	2.133455	767.66	45,607.88
2025	35,982	2,137,747	2.122212	763.61	45,367.52
Total				3,143.80	131,255.66

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	35,982	2,137,747
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 77 SARPY

Project Name: TIF MARATHON EQUITY LLC

City: BELLEVUE

School: BELLEVUE 1

Project Years:

Project Date: 2018

TIF-ID#: 77-3026

Project Type: Standard

Location: Lot 1 Southeast Plaza; PID 11073780

NOTE: Project to begin in 2018, however Notice to Divide Tax was not filed with the County Assessor was not filed April 19, 2021

Description: TIF funds used for landscaping, enclosed covered drive, paint, roof repair, as well as interior work consisting of demolition, conference room and bathroom, breakroom and kitchen, processing rooms, electrical, HVAC, fire and security improvements, engineering and architectural fees and contracting fees associated with the redevelopment of the site consisting of a 66,390 square foot building with parking and other improvements.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	1,300,000	0	2.282737	29,675.58	0.00
2022	1,300,000	0	2.258605	29,361.86	0.00
2023	1,300,000	1,392,953	2.222882	28,897.47	30,963.70
2024	1,300,000	1,392,953	2.133455	27,734.92	29,718.02
2025	1,300,000	1,392,953	2.122212	27,588.76	29,561.42
Total				143,258.59	90,243.14

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	0	0
Industrial	1,300,000	1,392,953
Other	0	0

Project Name: TIF MERCURY PROPERTY MGMT - JEFFERSON PLACE RE

City: BELLEVUE

School: BELLEVUE 1

Project Years: 15

Project Date: 2023

TIF-ID#: 77-3033

Project Type: Standard

Location: Lots 1 through 10 and Outlot A, Jefferson Place Addition; PID's 11612120 through 11612130

Description: TIF funds used for site acquisition, civil site work, professional fees consisting of architectural, engineering and surveying fees, electrical, water and gas services, and attorney fees necessary in the construction of approximately 10 residential dwelling units.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	53,870	672,629	2.222882	1,197.47	14,951.82
2024	53,870	2,729,508	2.133455	1,149.29	58,232.82
2025	53,870	3,140,841	2.122212	1,143.24	66,655.32
Total				3,490.00	139,839.96

Current Year	Base Value	Excess Value
Residential	53,870	3,140,841
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF MRES Ascend Holdings LLC (So Woods Replat 4)

City: BELLEVUE

School: BELLEVUE 1

Project Years: 15

Project Date: 2022

TIF-ID#: 77-3025

Project Type: Standard

Location: Lot 1 South Woods Replat 4 Lot 1; Address: 1336 Nebraska; PID 11608559

Description: TIF funds for the eligible expenses necessary in the construction of a new multi-family housing.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	345,496	2,549,598	2.289696	7,910.81	58,378.04
2023	345,496	10,261,975	2.269902	7,842.42	232,936.78
2024	345,496	10,261,975	2.083818	7,199.51	213,840.88
2025	345,496	10,261,975	2.106934	7,279.37	216,213.04
Total				30,232.11	721,368.74

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	345,496	10,261,975
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 77 SARP Y

Project Name: TIF ROYCE CORNHUSKER LLC (Lot1)

City: BELLEVUE

School: BELLEVUE 1

Project Years:

Project Date: 2019

TIF-ID#: 77-3020

Project Type:

Location: Lot 1 Cornhusker Pointe Replat Two Addition PiD 11603057 Bellevue

Description: TIF funds used for public infrastructure and community public services associated with the construction for a new commercial development.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2019	192,402	712,598	2.272703	4,372.73	16,195.24
2020	192,402	712,598	2.28431	4,395.06	16,277.94
2021	192,402	712,598	2.282737	4,392.03	16,266.74
2022	192,402	713,465	2.258605	4,345.60	16,114.36
2023	192,402	713,465	2.222882	4,276.87	15,859.48
2024	192,402	713,465	2.133455	4,104.81	15,221.46
2025	192,402	1,320,698	2.122212	4,083.18	28,028.02
Total				29,970.28	123,963.24

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	192,402	1,320,698
Industrial	0	0
Other	0	0

Project Name: TIF ROYCE CORNHUSKER LLC (Lot10)

City: BELLEVUE

School: BELLEVUE 1

Project Years:

Project Date: 2017

TIF-ID#: 77-3015

Project Type:

Location: Lot 10 Cornhusker Point Addition Parcel 011595554

Description: Construction of a free-standing commercial bank building within project area on Lot 10.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2017	49,880	890,120	2.214266	1,104.48	19,709.62
2018	49,880	890,120	2.198227	1,096.48	19,566.86
2019	49,880	890,120	2.272703	1,133.62	20,229.78
2020	49,880	890,120	2.28431	1,139.41	20,333.10
2021	49,880	890,120	2.282737	1,138.63	20,319.10
2022	49,880	891,987	2.258605	1,126.59	20,146.46
2023	49,880	891,987	2.222882	1,108.77	19,827.82
2024	49,880	891,987	2.133455	1,064.17	19,030.14
2025	49,880	899,840	2.122212	1,058.56	19,096.52
Total				9,970.71	178,259.40

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	49,880	899,840
Industrial	0	0
Other	0	0

Project Name: TIF ROYCE CORNHUSKER LLC REDEV PROJ PLAN (Lot2)

City: BELLEVUE

School: BELLEVUE 1

Project Years:

Project Date: 2020

TIF-ID#: 77-3021

Project Type:

Location: Lot 2, Cornhusker Pointe Replat Two

PIN# 11603058

Description: TIF funds used for the construction of a free-standing commercial bank building within the Redevelopment Area on Lot 2, Cornhusker Pointe Replat 2. This is an ongoing redevelopment area.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2020	1,268,756	601,244	2.28431	28,982.32	13,734.28
2021	1,268,756	601,244	2.282737	28,962.36	13,724.82
2022	1,268,756	784,688	2.258605	28,656.19	17,723.00
2023	1,268,756	887,360	2.222882	28,202.95	19,724.96
2024	1,268,756	1,078,410	2.133455	27,068.34	23,007.40
2025	1,268,756	1,078,410	2.122212	26,925.69	22,886.14
Total				168,797.85	110,800.60

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	1,268,756	1,078,410
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 77 SARPY

Project Name: TIF TKC CHANDLER LLC

City: BELLEVUE

School: BELLEVUE 1

Project Years: 15

Project Date: 2022

TIF-ID#: 77-3031

Project Type: Standard

Location: Lot 5 Edward Warren Addition and Tax Lot H2; PID's 11191295, 11181737

Description: TIF funds used for the rehabilitation and public infrastructure and improvements necessary in the development of 38 residential lots and one Outlot known as Chandler Creek Subdivision.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	291,551	11,395	2.289696	6,675.63	260.92
2023	291,551	298,856	2.269902	6,617.92	6,783.82
2024	291,551	2,041,173	2.083818	6,075.39	42,534.48
2025	291,551	3,018,209	2.106934	6,142.79	63,591.96
Total				25,511.73	113,171.18

Current Year	Base Value	Excess Value
Residential	291,551	3,018,209
Commercial	0	0
Industrial	0	0
Other	0	0

2026 TOTALS FOR CITY : # BELLEVUE

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	345,421	6,159,050	7,286.02	130,246.98
Commercial	5,798,379	25,100,292	123,001.11	531,113.58
Industrial	1,300,000	1,392,953	27,588.76	29,561.42
other	0	0	0.00	0.00
Total	7,443,800	32,652,295	157,875.89	690,921.98

Project Count 14

CITY: GRETNA

Project Name: TIF BDC COMMONS SUBDIVISION

City: GRETNA

School: GRETNA 37

Project Years: 15

Project Date: 2021

TIF-ID#: 77-3027

Project Type: Standard

Location: Lots 1 through 4 BDC Commons Subdivision; PID 011608197, 011608198, 0011608199, 0011608200, 011608201

Description: TIF funds used for demolition, site preparation, new utilities, new public sewers, a new public street intersection, traffic signal and associated intersection improvements, other new public improvements and new public infrastructure in association with the development of a new retail area with a convenience store on lot 1, a large grocery store on lot 2, with lots 3 and 4 undecided at this time.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	1,515,758	0	2.363977	35,832.17	0.00
2022	1,142,621	2,544,008	2.388549	27,292.06	60,764.86
2023	918,254	5,193,226	2.26068	20,758.78	117,402.22
2024	918,254	5,355,294	2.150361	19,745.78	115,158.18
2025	918,254	5,768,626	2.136053	19,614.39	123,220.92
Total				123,243.18	416,546.18

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	918,254	5,768,626
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 77 SARPY

Project Name: TIF GREтна SENIOR LIVING

City: GREтна

School: GREтна 37

Project Years: 15

Project Date: 2023

TIF-ID#: 77-3034

Project Type: Standard

Location: Lots 2, 3 and 5 Gretna Senior Living, and Lots 1 through 3 and Outlots A and B of Gretna Senior Living Replat; PID's 011598200, 011598201, 011598203, 011612018, 0161219, 011612020, 011612021, and 011612022.

Description: TIF funds will be used for qualified TIF eligible redevelopment project expenses necessary in the mixed-use redevelopment project for a senior living community building, independent living units, assisted living units, memory support units,

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	1,429,413	5,576,953	2.26068	32,314.45	126,077.06
2024	1,429,413	17,354,555	2.150361	30,737.54	373,185.58
2025	960,369	13,929,931	2.136053	20,513.99	297,550.72
Total				83,565.98	796,813.36

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	903,063	13,929,931
Industrial	0	0
Other	57,306	0

Project Name: TIF NE CROSSINGS OUTLET MALL

City: GREтна

School: GREтна 37

Project Years:

Project Date: 2013

TIF-ID#: 77-3013

Project Type:

Location: Lots 1, 2, and 3 and Outlot A, Nebraska Crossing Replat 3 Gretna

Description: TIF funds used for construction of a new outlet shopping center, including property purchase payment, demolition, site preparation, utilities, roadway, technology infrastructure, hardscape improvements, public signs, promotions, project improvements, capital improvements and other public improvements.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2013	3,169,974	0	2.283153	72,375.36	0.00
2014	3,169,974	57,521,944	2.261641	71,693.43	1,300,939.88
2015	3,169,974	64,641,414	2.30279	72,997.84	1,488,556.02
2016	3,169,974	64,641,414	2.317105	73,451.63	1,497,809.44
2017	3,169,974	68,940,609	2.321316	73,585.11	1,600,329.38
2018	3,169,974	72,060,026	2.317005	73,448.46	1,669,634.40
2019	3,169,973	72,060,027	2.344859	74,331.40	1,689,706.02
2020	3,169,973	78,286,872	2.345683	74,357.52	1,836,361.84
2021	3,169,973	78,286,872	2.363977	74,937.43	1,850,683.62
2022	3,169,973	79,481,393	2.388549	75,716.36	1,898,452.00
2023	3,169,973	84,510,899	2.26068	71,662.95	1,910,521.02
2024	3,169,973	84,510,899	2.150361	68,165.86	1,817,289.40
2025	3,169,973	84,510,899	2.136053	67,712.30	1,805,197.60
Total				944,435.65	20,365,480.62

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	3,169,973	84,510,899
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 77 SARPY

Project Name: TIF ROYAL VIEW COMM. REDV PROJ 1

City: GRETNA

Project Date: 2016

School: GRETNA 37

TIF-ID#: 77-3014

Project Years:

Project Type:

Location: Royal View Apartment Community Subdivision Lot 3, NE 1/4 SE 1/4 25-14-10, South 204th Avenue or Circle, PID 011597536
Description: Redevelopment of blighted property which includes 120 unit apartment complex with 100 parking garages, clubhouse & swimming pool, community area, and workout facility, plus 7 new commercial and flex-space lots for professional offices and commercial businesses, along with demolition, site preparation, new utilities, public infrastructure, streets, and associated intersection improvements and traffic signals.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2016	55,873	1,200,000	2.317105	1,294.64	27,805.26
2017	55,873	4,924,127	2.321316	1,296.99	114,304.54
2018	55,873	8,574,127	2.317005	1,294.58	198,662.96
2019	55,873	12,364,127	2.344859	1,310.14	289,921.34
2020	55,873	12,409,127	2.345683	1,310.60	291,078.78
2021	55,873	12,409,127	2.363977	1,320.82	293,348.90
2022	55,873	12,409,011	2.388549	1,334.55	296,395.30
2023	55,873	16,148,476	2.26068	1,263.11	365,065.36
2024	55,873	16,148,476	2.150361	1,201.47	347,250.52
2025	55,873	16,148,476	2.136053	1,193.48	344,940.00
Total				12,820.38	2,568,772.96

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	55,873	16,148,476
Industrial	0	0
Other	0	0

Project Name: TIF ROYAL VIEW COMM. REDV PROJ 2

City: GRETNA

Project Date: 2017

School: GRETNA 37

TIF-ID#: 77-3016

Project Years:

Project Type:

Location: Lot 4 Royal View Apartment Community Subdivision Parcel 011597537, 10819 South 204th Ave Circle
Description: Redevelopment of blighted property for a new 120 unit apartment complex with 100 parking garages and clubhouse facility with swimming pool, community area and workout facility, plus seven new commercial and flex-space lots for professional offices and commercial businesses, along with demolition, site preparation, new utilities, public infrastructure, public streets, and new street intersection traffic signal and associated intersection improvements.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2017	85,195	58,640	2.321316	1,977.65	1,361.22
2018	85,195	844,405	2.317005	1,973.97	19,564.90
2019	85,195	966,389	2.344859	1,997.70	22,660.46
2020	85,195	1,063,028	2.345683	1,998.40	24,935.26
2021	85,195	1,169,331	2.363977	2,013.99	27,642.72
2022	85,195	1,299,204	2.388549	2,034.92	31,032.12
2023	85,195	1,240,055	2.26068	1,925.99	28,033.68
2024	85,195	1,240,055	2.150361	1,832.00	26,665.66
2025	85,195	1,240,055	2.136053	1,819.81	26,488.24
Total				17,574.43	208,384.26

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	85,195	1,240,055
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 77 SARPY

Project Name: TIF ROYAL VIEW COMM. REDV PROJ 3

City: GRETNA

School: GRETNA 37

Project Years:

Project Date: 2018

TIF-ID#: 77-3018

Project Type:

Location: Royal View Apartment Community Subdivision, Lots 5-6, and Lot 1 Replat

Description: TIF Funds to be used for demolition, site preparation, new utilities, new public infrastructure, new public streets, and new intersection improvements for redevelopment of a blighted property with a new apartment complex with parking garages, clubhouse and swimming pool, community area, and workout facility, in addition to 7 new commercial and flex-space lots.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2018	742,806	462,500	2.317005	17,210.85	10,716.14
2019	742,806	1,802,685	2.344859	17,417.75	42,270.44
2020	742,806	3,345,391	2.345683	17,423.87	78,472.26
2021	742,806	3,108,194	2.363977	17,559.76	73,477.00
2022	742,806	3,905,778	2.388549	17,742.29	93,291.42
2023	742,806	4,367,874	2.26068	16,792.47	98,743.66
2024	742,806	4,367,874	2.150361	15,973.01	93,925.06
2025	742,806	4,367,874	2.136053	15,866.73	93,300.12
Total				135,986.73	584,196.10

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	742,806	4,367,874
Industrial	0	0
Other	0	0

2026 TOTALS FOR CITY : # GRETNA

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	0	0	0.00	0.00
Commercial	5,875,164	125,965,861	125,496.62	2,690,697.55
Industrial	0	0	0.00	0.00
other	57,306	0	1,224.09	0.00
Total	5,932,470	125,965,861	126,720.70	2,690,697.55

Project Count 6

CITY: LA VISTA

Project Name: TIF LA VISTA CENTRE PHASE 1

City: LA VISTA

School: PAPILLION-LAVISTA 27

Project Years:

Project Date: 2018

TIF-ID#: 77-3017

Project Type:

Location: La Vista City Centre, Lot 15 and La Vista City Centre Replat 1, Lot 2. 7885 S. 84th St.

Description: TIF Funds to be used for installation of sidewalks, street furniture, and sidewalk landscaping with the development of commercial space and multifamily units, as well as private, structured parking spaces.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2018	443,108	809,459	2.318485	10,273.39	18,767.20
2019	443,108	4,347,584	2.303726	10,207.99	100,156.42
2020	443,108	12,497,892	2.303035	10,204.93	287,830.82
2021	443,108	23,683,075	2.286428	10,131.35	541,496.46
2022	443,108	17,879,341	2.253267	9,984.41	402,869.28
2023	443,108	20,454,857	2.13282	9,450.70	436,265.28
2024	443,108	20,454,857	2.029539	8,993.05	415,139.30
2025	443,108	22,629,188	2.003359	8,877.04	453,343.86
Total				78,122.86	2,655,868.62

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	443,108	22,629,188
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 77 SARPY

Project Name: TIF LA VISTA CENTRE PHASE 1 PROJ 2
City: LA VISTA **Project Date:** 2019
School: PAPILLION-LAVISTA 27 **TIF-ID#:** 77-3019
Project Years: **Project Type:**

Location: Lot 14 LaVista City Centre PID 11599673 and 11599669 LaVista
Description: TIF funds used for demolition, clearance, removal and disposal of existing conditions, improvements, materials or debris, grading and site preparation, construction and installation of all improvements and facilities, installation, enhancements, removal, relocation or otherwise assisting with relocations of utilities or other improvements needed to construct new 95,500 square feet of commercial space and approximately 384 multifamily units as well as 154 private, constructed parking spaces.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2019	487,729	1,403,457	2.303726	11,235.94	32,331.80
2020	487,729	4,882,638	2.303035	11,232.57	112,448.86
2021	487,729	8,374,587	2.286428	11,151.57	191,478.90
2022	487,729	22,578,289	2.253267	10,989.84	508,749.12
2023	487,729	31,094,384	2.13282	10,402.38	663,187.24
2024	487,729	31,147,854	2.029539	9,898.65	632,157.86
2025	332,940	24,969,219	2.003359	6,669.98	500,223.10
Total				71,580.93	2,640,576.88

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	332,940	24,969,219
Industrial	0	0
Other	0	0

Project Name: TIF LA VISTA CITY CENTRE - PHASE 1 - PROJ 1
City: LA VISTA **Project Date:** 2021
School: PAPILLION-LAVISTA 27 **TIF-ID#:** 77-3022
Project Years: **Project Type:** Standard

Location: Lot 3 La Vista City Centre Replat 3; 7885 S 84th Street; PID 11607843
Description: TIF funds used in association with a new 2,516 square foot free-standing Starbucks Coffee shop including a drive-thru lane, outdoor seating area and related improvements developed by the Applicant.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	129,563	604,437	2.286428	2,962.36	13,820.02
2022	129,563	636,517	2.253267	2,919.40	14,342.42
2023	129,563	636,517	2.13282	2,763.35	13,575.76
2024	129,563	636,517	2.029539	2,629.53	12,918.36
2025	129,563	1,133,937	2.003359	2,595.61	22,716.82
Total				13,870.25	77,373.38

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	129,563	1,133,937
Industrial	0	0
Other	0	0

Project Name: TIF LA VISTA CITY CENTRE - PHASE 1 - PROJ 2
City: LA VISTA **Project Date:** 2021
School: PAPILLION-LAVISTA 27 **TIF-ID#:** 77-3023
Project Years: **Project Type:** Standard

Location: Lot 4 La Vista City Centre Replat 3; 7885 South 84st Street: PID 11607844
Description: TIF funds used in association with a 11,741 square foot multi-tenant building to include a Chili's Grill and Bar with outdoor seating and related improvements developed by the Applicant.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	590,930	76,474	2.286428	13,511.19	1,748.52
2022	590,930	76,701	2.253267	13,315.23	1,728.28
2023	590,930	76,701	2.13282	12,603.47	1,635.90
2024	590,930	76,701	2.029539	11,993.15	1,556.68
2025	590,930	76,701	2.003359	11,838.45	1,536.60
Total				63,261.49	8,205.98

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	590,930	76,701
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 77 SARPY

Project Name: TIF LA VISTA CITY CENTRE - PHASE 1 - PROJ 3
City: LA VISTA
School: PAPILLION-LAVISTA 27
Project Years:

Location: Lot 5 La Vista City Centre Replat 3; 7885 South 84th Street; PID 11607845
Description: TIF funds used in association with a new parking lot for the La Vista Centre area.

Project Date: 2021
TIF-ID#: 77-3024
Project Type: Standard

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	117,328	554,107	2.286428	2,682.62	12,669.26
2022	117,328	1,503,608	2.253267	2,643.71	33,880.30
2023	117,328	2,483,123	2.13282	2,502.40	52,960.54
2024	117,328	2,197,362	2.029539	2,381.22	44,596.32
2025	117,328	2,483,123	2.003359	2,350.50	49,745.86
Total				12,560.45	193,852.28

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	117,328	2,483,123
Industrial	0	0
Other	0	0

Project Name: TIF LA VISTA CITY CENTRE PH I EVENT VENUE
City: LA VISTA
School: PAPILLION-LAVISTA 27
Project Years:

Project Date: 2022
TIF-ID#: 77-3030
Project Type:

Location: Lot 3 LaVista City Centre Replat 4; PID 11610769
Description: TIF funds used for eligible costs and expenses for costs and expenses of public improvements, including site acquisition, construction of public sidewalks, streetscape improvements, landscaping along public right of ways or in public areas, façade or lighting enhancements, including without limitation, window enhancements, site preparation, demolition, clearing, grading, surcharging, special foundations, and architectural and engineering fees, utility extensions and hookups, traffic or market studies, appraisal associated with the project, TIF fees, public parking, public spaces and enhancements, street, utility or public spaces enhancements or other such public expenses necessary in a state of the art indoor/outdoor performance event venue consisting of 2,400 indoor seats and 5,000 outdoor seats and shall provided up to 150 various types of live entertainment events.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	532,920	994,616	2.253267	12,008.11	22,411.36
2023	532,920	4,385,032	2.13282	11,366.22	93,524.84
2024	532,920	12,765,634	2.029539	10,815.82	259,083.52
2025	532,920	12,765,634	2.003359	10,676.30	255,741.48
Total				44,866.45	630,761.20

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	532,920	12,765,634
Industrial	0	0
Other	0	0

2026 TOTALS FOR CITY : # LA VISTA

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	0	0	0.00	0.00
Commercial	2,146,789	64,057,802	43,007.89	1,283,307.74
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	2,146,789	64,057,802	43,007.89	1,283,307.74

Project Count 6

2026 TOTALS FOR COUNTY : # 77 SARPY

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	345,421	6,159,050	7,286.02	130,246.98
Commercial	13,820,332	215,123,955	291,505.62	4,505,118.88
Industrial	1,300,000	1,392,953	27,588.76	29,561.42
other	57,306	0	1,224.09	0.00
Total	15,523,059	222,675,958	327,604.48	4,664,927.27

Project Count 26

Tax Increment Financing (TIF) Report 2025

COUNTY: 78 SAUNDERS

CITY: ASHLAND

Project Name: TIF OXBOW CROSSING REDEV PROJECT
City: ASHLAND
School: ASHLAND 1
Project Years: 15
Project Date: 2024
TIF-ID#: 78-9919
Project Type: Standard

Location: Lot 1 through 3 Oxbow Crossing PID 3165503, 3166500, 3165505
Description: TIF funds used for City Administrative fee, Bond Counsel Insurance cost, property acquisition, demolition & site preparation, grading, public paving, public sanitary sewer, sidewalks, public water service, street trees, landscaping, retaining wall, and façade enhancements necessary for three commercial buildings, which may include restaurants, retail, medical and services

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	162,025	466,183	1.702291	2,758.14	7,935.80
2025	162,025	3,497,973	1.695535	2,747.19	59,309.38
Total				5,505.33	67,245.18

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	162,025	3,497,973
Industrial	0	0
Other	0	0

Project Name: TIF SALT CREEK STATION REDEV PROJECT - PHASE ON
City: ASHLAND
School: ASHLAND 1
Project Years: 15
Project Date: 2025
TIF-ID#: 78-9921
Project Type: Standard

Location: Lot 1, Salt Creek Station Administrative Plat, part of the Southwest Quarter of Section 1, Township 12, Range 9 East of 6th PM, Saunders County, Nebraska
Description: TIF funds used for site preparation, grading, site fill, street and turn lane construction, survey, permits, demolition, architectural and engineering fees, and other eligible expenses

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	73,100	2,426,470	1.695535	1,239.44	41,141.64
Total				1,239.44	41,141.64

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	73,100	2,426,470
Industrial	0	0
Other	0	0

2026 TOTALS FOR CITY : # ASHLAND

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	0	0	0.00	0.00
Commercial	235,125	5,924,443	3,986.63	100,451.00
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	235,125	5,924,443	3,986.63	100,451.00

Project Count 2

CITY: WAHOO

Tax Increment Financing (TIF) Report 2025

COUNTY: 78 SAUNDERS

Project Name: TIF BOMGAARS PROJECT

City: WAHOO

School: WAHOO 39

Project Years:

Project Date: 2017

TIF-ID#: 78-9915

Project Type:

Location: Lot 1 Airpark-Bomgaars Addition, Parcel 002063501

Description: Construction and installation of public infrastructure to service the needs of Bomgaars Project Area; additional improvements and construction necessary to the project.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2017	63,030	2,650	2.154208	1,357.80	57.10
2018	63,030	507,140	2.158998	1,360.82	10,949.24
2019	63,030	2,085,637	2.088968	1,316.68	43,568.34
2020	63,030	2,085,637	2.042792	1,287.57	42,605.22
2021	63,030	2,639,893	2.035561	1,283.01	53,736.62
2022	63,030	2,656,583	1.982257	1,249.42	52,660.30
2023	63,030	2,656,583	1.861365	1,173.22	49,448.70
2024	63,030	2,656,583	1.724617	1,087.03	45,815.90
2025	63,030	2,725,241	1.706088	1,075.35	46,495.02

Total 11,190.90 345,336.44

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	63,030	2,725,241
Industrial	0	0
Other	0	0

Project Name: TIF JEO BUILDING COMPANY PROJ

City: WAHOO

School: WAHOO 39

Project Years:

Project Date: 2020

TIF-ID#: 78-9917

Project Type:

Location: Lot 1 Sycamore Hills 2nd Addition PID 002151037 Wahoo

Description: ***Originally to begin in 2019-City Rescinded 2019 Notice to Divide Tax to begin in 2020-TIF funds used for land acquisition, engineering and architectural fees, utilities, streets and alleys, site work, façade, HVAC/energy improvements, public trail, legal and city TIF fees associated with a new commercial office building.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2020	8,758	2,051,599	2.042792	178.91	41,909.90
2021	8,758	2,585,682	2.035561	178.27	52,633.14
2022	8,758	2,553,890	1.982257	173.61	50,624.66
2023	8,758	2,553,890	1.861365	163.02	47,537.22
2024	8,758	2,553,890	1.724617	151.04	44,044.83
2025	8,758	2,569,727	1.706088	149.42	43,841.80

Total 994.27 280,591.55

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	8,758	2,569,727
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 78 SAUNDERS

Project Name: TIF OMAHA STEEL CASTINGS CO.

City: WAHOO

School: WAHOO 39

Project Years:

Project Date: 2013

TIF-ID#: 78-9908

Project Type:

Location: Parcel of land located in the S 1/2 NE 1/4 3-14-7

Description: TIF funds used for acquisition and clearing of property, installation of public infrastructure to prepare site for redevelopment for additional improvements.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2013	51,110	1,577,850	2.26182	1,156.02	35,688.14
2014	51,110	5,505,990	2.221118	1,135.21	122,294.54
2015	51,110	5,505,990	2.206338	1,127.66	121,480.76
2016	51,110	5,505,990	2.186498	1,117.52	120,388.36
2017	51,110	5,505,990	2.154208	1,101.02	118,610.48
2018	51,110	5,505,990	2.158998	1,103.46	118,874.24
2019	51,110	5,505,990	2.088968	1,067.67	115,018.42
2020	51,110	5,505,990	2.042792	1,044.07	112,475.96
2021	51,110	6,872,217	2.035561	1,040.38	139,888.18
2022	51,110	7,097,066	1.982257	1,013.13	140,682.08
2023	51,110	6,488,890	1.861365	951.34	120,781.92
2024	51,110	6,488,890	1.724617	881.45	111,908.50
2025	51,110	6,487,876	1.706088	871.98	110,688.87
Total				13,610.91	1,488,780.45

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	51,110	6,487,876
Industrial	0	0
Other	0	0

Project Name: TIF SID DILLION WAHOO INC.

City: WAHOO

School: WAHOO 39

Project Years:

Project Date: 2016

TIF-ID#: 78-9913

Project Type:

Location: Tract of Land E 1/2 SW 1/4 9-14-7 PID 001802004

Description: Construction and installation of public infrastructure to service needs of SID Dillion Wahoo Inc. project area; additional improvements and construction necessary to the foregoing.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2016	47,340	381,160	2.186498	1,035.09	8,334.06
2017	47,340	1,645,750	2.154208	1,019.80	35,452.88
2018	47,340	1,645,750	2.158998	1,022.07	35,531.72
2019	47,340	1,645,750	2.088968	988.92	34,379.26
2020	47,340	1,645,750	2.042792	967.06	33,619.24
2021	47,340	1,987,189	2.035561	963.63	40,450.48
2022	47,340	2,568,335	1.982257	938.40	50,911.00
2023	47,340	2,568,336	1.861365	881.17	47,806.12
2024	47,340	3,434,674	1.724617	816.43	59,234.99
2025	47,340	4,231,302	1.706088	807.66	72,189.73
Total				9,440.23	417,909.48

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	47,340	4,231,302
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 78 SAUNDERS

Project Name: TIF WAHOO STATE BANK

City: WAHOO

School: WAHOO 39

Project Years:

Project Date: 2019

TIF-ID#: 78-9916

Project Type:

Location: Lot 12 and E1/2 Lot 11 Block 149 County Addition PID

006283500 Wahoo

Description: TIF funds used for land acquisition, demolition, engineering and architectural fees, façade and legal fees for reconstruction of new bank.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2019	34,880	2,068,548	2.088968	728.63	43,211.34
2020	34,880	2,222,093	2.042792	712.53	45,392.74
2021	34,880	2,822,058	2.035561	710.00	57,444.70
2022	34,880	2,802,193	1.982257	691.41	55,546.68
2023	34,880	2,802,193	1.861365	649.24	52,159.08
2024	34,880	2,802,193	1.724617	601.55	48,327.10
2025	34,880	2,988,884	1.706088	595.08	50,993.00
Total				4,688.44	353,074.64

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	34,880	2,988,884
Industrial	0	0
Other	0	0

2026 TOTALS FOR CITY : # WAHOO

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	0	0	0.00	0.00
Commercial	205,118	19,003,030	3,499.49	324,208.41
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	205,118	19,003,030	3,499.49	324,208.41

Project Count 5

CITY: YUTAN

Project Name: TIF ITAN PARKVIEW FIRST PHASE

City: YUTAN

School: YUTAN 9

Project Years:

Project Date: 2014

TIF-ID#: 78-9910

Project Type:

Location: Lots 11, 18, 21, 22, 23, 24, 25, and 26 Itan Parkview Add, Lot 1 Replat 1, Lot 1 & 2 Replat 2, Lot 1 and 2 Replat 3 all Itan Parkview Replats Parcel#003865019,003865026,003865029,003865030,003865031,003865032,003865033,003865034,003865001,003865005,003865101,003865011,003865102

Description: TIF funds used for public improvements and street improvements Itan Park and Timber Crest Park associated with 13 new residential homes in Yutan. (Sudbeck Homes)

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2014	385,000	734,650	2.153583	8,291.29	15,821.30
2015	364,500	1,707,930	2.163033	7,884.26	36,943.10
2016	336,000	2,410,130	2.1174	7,114.46	51,032.10
2017	364,500	2,587,500	2.12189	7,734.29	54,903.90
2018	364,500	2,888,810	2.106977	7,679.93	60,866.96
2019	364,500	3,047,165	2.100814	7,657.47	64,015.82
2020	364,500	3,237,294	2.085733	7,602.50	67,521.42
2021	364,500	3,384,288	2.0772	7,571.39	70,298.60
2022	364,500	3,691,052	2.036868	7,424.38	75,181.96
2023	364,500	3,693,378	1.976638	7,204.85	73,004.90
2024	364,500	4,411,881	1.715568	6,253.25	75,688.99
2025	364,500	4,570,929	1.660143	6,051.22	75,883.99
Total				88,469.29	721,163.04

Current Year	Base Value	Excess Value
Residential	364,500	4,570,929
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 78 SAUNDERS

Project Name: TIF M.SUDBECK HOMES 1ST PHASE

City: YUTAN

School: YUTAN 9

Project Years:

Project Date: 2015

TIF-ID#: 78-9911

Project Type:

Location: Lots 27 through 46 and Lots 84 & 85 Itan Parkview Phase 2, Yutan

Description: Land acquisition and site preparation and public improvements associated with construction of approx 22 single family residences.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2015	33,000	150,510	2.163033	713.80	3,255.58
2016	33,000	2,200,290	2.1174	698.74	46,588.94
2017	33,000	3,355,140	2.12189	700.22	71,192.38
2018	33,000	4,019,890	2.106977	695.30	84,698.78
2019	33,000	4,993,151	2.100814	693.27	104,897.40
2020	33,000	6,488,669	2.085733	688.29	135,336.60
2021	33,000	6,807,172	2.0772	685.48	141,398.78
2022	33,000	7,337,624	2.036868	672.17	149,458.04
2023	33,000	7,455,094	1.976638	652.29	147,360.46
2024	33,000	8,478,093	1.715568	566.14	145,447.73
2025	33,000	8,671,948	1.660143	547.85	143,966.82
Total				7,313.55	1,173,601.51

Current Year	Base Value	Excess Value
Residential	33,000	8,671,948
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF M.SUDBECK HOMES 2ND PHASE

City: YUTAN

School: YUTAN 9

Project Years:

Project Date: 2017

TIF-ID#: 78-9914

Project Type:

Location: Lots 47 through 61 and 80 through 83, Itan Parkview Phase Two

Description: Construction of approx 59 single family homes in up to 3 phases. The First Phase consisted of construction of approx 22 single family homes. Second Phase consist of construction of 19 single family homes.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2017	28,500	597,420	2.12189	604.74	12,676.60
2018	28,500	1,968,250	2.106977	600.49	41,471.08
2019	28,500	3,831,696	2.100814	598.73	80,497.48
2020	28,500	5,260,765	2.085733	594.43	109,725.82
2021	28,500	5,717,541	2.0772	592.00	118,764.88
2022	28,500	6,090,928	2.036868	580.51	124,064.30
2023	28,500	6,122,167	1.976638	563.34	121,013.32
2024	28,500	6,969,072	1.715568	488.94	119,559.32
2025	28,500	7,242,880	1.660143	473.14	120,242.18
Total				5,096.32	848,014.98

Current Year	Base Value	Excess Value
Residential	28,500	7,242,880
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 78 SAUNDERS

Project Name: TIF M.SUDBECK HOMES PROJECT THIRD PHASE
City: YUTAN
School: YUTAN 9
Project Years:

Project Date: 2020
TIF-ID#: 78-9918
Project Type:

Location: Lots 62-79, inclusive, Itan Parkview Phase Two Subdivision
PIN# 003865071, 003865072, 003865073, 003865074, 003865075, 003865076, 003865077, 003865078, 003865079, 003865080, 003865081, 003865082, 003865083, 003865084, 003865085, 003865086, 003865087, and 003865088
Description: TIF funds used for land acquisition, engineering, grading, public utility improvements, erosion control, street and sidewalk improvements and other eligible improvements needed in the construction of 18 single-family homes.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2020	270,000	707,614	2.085733	5,631.48	14,759.40
2021	270,000	2,940,200	2.0772	5,608.44	61,073.88
2022	270,000	4,651,178	2.036868	5,499.54	94,738.48
2023	270,000	5,665,195	1.976638	5,336.92	111,980.62
2024	270,000	6,908,715	1.715568	4,632.03	118,523.85
2025	270,000	7,076,930	1.660143	4,482.39	117,487.19
Total				31,190.80	518,563.42

Current Year	Base Value	Excess Value
Residential	270,000	7,076,930
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF MASON CREEK APTS II PROJECT
City: YUTAN
School: YUTAN 9
Project Years: 15

Project Date: 2024
TIF-ID#: 78-9920
Project Type: Standard

Location: Lot 3, Gingers Run Addition, PID 007012503
Description: TIF funds used for site acquisition, demolition, grading, site preparation, public infrastructure improvements, façade enhancements, and other eligible expenses necessary for construction of an apartment building and associated improvements on the project site

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	15,060	876,621	1.715568	258.36	15,039.04
2025	15,060	1,343,991	1.660143	250.02	22,312.17
Total				508.38	37,351.21

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	15,060	1,343,991
Industrial	0	0
Other	0	0

Project Name: TIF THOMPSON REDV (Amnd YrBeg)
City: YUTAN
School: YUTAN 9
Project Years:

Project Date: 2016
TIF-ID#: 78-9912
Project Type:

Location: PID 006927500 N 59' Lots 6, 7, 8, and 9 Blk 26 Orig Town Yutan
Description: Construction of approx 5,100 sq ft retail and office building and associated improvements. During 2016, City Amended Beginning Year from 2015 to 2016, City Yutan Resolution 2016-2.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2016	18,120	386,050	2.1174	383.67	8,174.22
2017	18,120	386,050	2.12189	384.49	8,191.56
2018	18,120	386,050	2.106977	381.78	8,133.94
2019	18,120	386,050	2.100814	380.67	8,110.22
2020	18,120	386,050	2.085733	377.93	8,052.02
2021	18,120	490,284	2.0772	376.39	10,184.18
2022	18,120	460,054	2.036868	369.08	9,370.70
2023	18,120	460,054	1.976638	358.17	9,093.62
2024	18,120	460,054	1.715568	310.86	7,892.53
2025	18,120	509,362	1.660143	300.82	8,456.14
Total				3,623.86	85,659.13

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	18,120	509,362
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 78 SAUNDERS

2026 TOTALS FOR CITY : # YUTAN

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	696,000	27,562,687	11,554.60	457,580.02
Commercial	33,180	1,853,353	550.84	30,768.31
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	729,180	29,416,040	12,105.43	488,348.33

Project Count 6

2026 TOTALS FOR COUNTY : # 78 SAUNDERS

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	696,000	27,562,687	11,554.60	457,580.02
Commercial	473,423	26,780,826	8,036.96	455,427.73
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	1,169,423	54,343,513	19,591.55	913,007.75

Project Count 13

Tax Increment Financing (TIF) Report 2025

COUNTY: 79 SCOTTS BLUFF

CITY: GERING

Project Name: TIF B & C STEEL EXPANSION

City: GERING

School: GERING 16

Project Years: 15

Project Date: 2024

TIF-ID#: 79-8649

Project Type: Standard

Location: Lot 1 Block 1 Hergert-Reinhardt "Sale Only" Subdivision, PID 0010053662

Description: TIF funds used for site preparation, excavation, hydrant, survey and design, storm sewer, sidewalk, and plan preparation and legal costs necessary for development of building

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	1,422,358	113,787	2.122645	30,191.61	2,415.30
2025	1,422,358	765,927	2.103785	29,923.35	16,113.46
Total				60,114.96	18,528.76

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	0	0
Industrial	1,422,358	765,927
Other	0	0

Project Name: TIF BRIMARK MEDICAL OFFICE BLDG

City: GERING

School: GERING 16

Project Years: 15

Project Date: 2022

TIF-ID#: 79-0807

Project Type: Standard

Location: Lot 1 Swift Subdivision; PID 010001098

Description: TIF funds used for site acquisition, grading/general site preparation water, electrical, gas, sanitary sewer, storm water sewer and telecommunication utilities, underground storm water retention, paving in the City right of way, landscaping in City right of way, paving demolition, concrete and brick façade on retaining wall, site lighting, building facade, site engineering, plan preparation and legal expenses.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	65,829	1,005,540	2.249757	1,480.99	22,622.22
2023	65,829	1,530,245	2.215346	1,458.34	33,900.22
2024	65,829	1,657,931	2.122645	1,397.32	35,192.00
2025	65,829	1,657,931	2.103785	1,384.90	34,879.30
Total				5,721.55	126,593.74

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	65,829	1,657,931
Industrial	0	0
Other	0	0

Project Name: TIF COBBLESTON HOTEL

City: GERING

School: GERING 16

Project Years:

Project Date: 2018

TIF-ID#: 79-0797

Project Type:

Location: Lots 1A and 4A, Block 7, Original Town, Replat of Lots 1-15, Block 7, Original Town

Description: TIF Funds to be used for demolition of four structures, right-of-way improvements, curb & gutter, sidewalk, public meeting room, paved public parking lot, landscaping, and new and/or improved public utilities for the construction of a new 3-story hotel.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2018	34,300	4,140,162	2.22584	763.46	92,153.40
2019	34,300	4,140,162	2.23074	765.14	92,356.26
2020	34,300	4,139,624	2.281623	782.60	94,450.62
2021	34,300	4,139,624	2.27436	780.11	94,149.96
2022	34,300	4,139,624	2.249757	771.67	93,131.48
2023	34,300	4,149,021	2.215346	759.86	91,915.18
2024	34,300	5,073,203	2.122645	728.07	107,686.10
2025	34,300	5,311,470	2.103785	721.60	111,741.92
Total				6,072.51	777,584.92

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	34,300	5,311,470
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 79 SCOTTS BLUFF

Project Name: TIF CROSSROADS COOPERATIVE EXPANSION

City: GERING

School: GERING 16

Project Years: 15

Project Date: 2021

TIF-ID#: 79-0804

Project Type: Standard

Location: Lots 1 through 6 Block 1, Lots 1 through 6 Block 4, Lots 1 through 6 Block 5; and Lots 1 through 4 Block 7 First Addition to Gering ; PID 010054804, 010348255, 010247254
Description: TIF funds used for land acquisition, site preparation, sewer development, water development, site engineering and architectural fees, plan preparation and legal fees associated with the expansion of a grain handling and storage facility and extension of the rail spur.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	774,180	1,127,140	2.27436	17,607.64	25,635.22
2022	774,180	2,462,205	2.249757	17,417.17	55,393.64
2023	1,303,970	2,997,000	2.215346	28,887.45	66,393.94
2024	1,303,970	3,311,190	2.122645	27,678.65	70,284.82
2025	1,303,970	3,357,275	2.103785	27,432.73	70,629.86
Total				119,023.64	288,337.48

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	1,303,970	3,357,275
Industrial	0	0
Other	0	0

Project Name: TIF CS PRECISION EXPANSION

City: GERING

School: GERING 16

Project Years: 15

Project Date: 2022

TIF-ID#: 79-0806

Project Type: Standard

Location: Lot 3 Block 2 Gering Fourth Industrial Tracts and Lot 2 Block 3A Gering Fourth Industrial Tracts; PID's 010019766 and 010001129
Description: TIF funds used for site acquisition, site preparation, driveway/culvert from Lockwood Road, driveway from D Street, landscaping and drainage in public right of way, fire hydrant and water main, site engineering, and site preparation and legal fees necessary for the expansion of a current manufacturing building and acquisition of property for solar array to generate energy for expanded operations.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	2,477,848	1,308,857	2.249757	55,745.56	29,446.10
2023	2,477,848	1,676,147	2.215346	54,892.91	37,132.46
2024	2,477,848	2,455,912	2.122645	52,595.92	52,130.32
2025	2,477,848	2,455,912	2.103785	52,128.59	51,667.12
Total				215,362.98	170,376.00

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	2,477,848	2,455,912
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 79 SCOTTS BLUFF

Project Name: TIF DOCU-SHRED REDEV

City: GERING

School: GERING 16

Project Years:

Project Date: 2010

TIF-ID#: 79-0781

Project Type:

Location: Lot 1, Block 1, Pappas 3rd Addition, Gering NE

Description: TIF funds for public improvements or improvements within the public right of way and landscaping/sitework.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2010	40,233	0	1.99917	804.33	0.00
2011	47,892	76,579	2.1047	1,007.98	1,611.76
2012	47,892	76,579	2.09786	1,004.71	1,606.52
2013	47,892	76,579	2.09846	1,004.99	1,606.98
2014	47,892	76,579	2.0819	997.06	1,594.30
2015	47,892	80,791	2.07619	994.33	1,677.38
2016	47,892	80,791	2.07845	995.41	1,679.20
2017	47,892	84,843	2.2303	1,068.14	1,892.26
2018	47,892	84,843	2.22584	1,066.00	1,888.48
2019	47,892	84,843	2.23074	1,068.35	1,892.64
2020	47,892	84,843	2.281623	1,092.71	1,935.80
2021	47,892	84,843	2.27436	1,089.24	1,929.64
2022	47,892	84,843	2.249757	1,077.45	1,908.76
2023	47,892	114,738	2.215346	1,060.97	2,541.84
2024	47,892	127,748	2.122645	1,016.58	2,711.64
2025	47,892	140,043	2.103785	1,007.54	2,946.20
Total				16,355.79	29,423.40

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	47,892	140,043
Industrial	0	0
Other	0	0

Project Name: TIF G-TOWN DEVELOPMENT

City: GERING

School: GERING 16

Project Years:

Project Date: 2012

TIF-ID#: 79-0785

Project Type:

Location: Lot A, Replat of Lots A, B, & E Trails Edge Plaza, in Original Town Gering

Description: TIF funds used to develop grocery store

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2012	298,077	0	2.09786	6,253.24	0.00
2013	298,077	326,229	2.09846	6,255.03	6,845.80
2014	298,077	326,229	2.0819	6,205.67	6,791.76
2015	298,077	513,730	2.07619	6,188.64	10,666.02
2016	298,077	611,175	2.07845	6,195.38	12,702.98
2017	290,293	627,276	2.2303	6,474.40	13,990.14
2018	290,293	627,276	2.22584	6,461.46	13,962.16
2019	290,293	627,276	2.23074	6,475.68	13,992.90
2020	290,293	629,079	2.281623	6,623.39	14,353.22
2021	290,293	629,079	2.27436	6,602.31	14,307.52
2022	290,293	629,079	2.249757	6,530.89	14,152.76
2023	290,293	674,420	2.215346	6,430.99	14,940.74
2024	290,293	821,727	2.122645	6,161.89	17,442.36
2025	290,293	821,727	2.103785	6,107.14	17,287.38
Total				88,966.11	171,435.74

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	290,293	821,727
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 79 SCOTTS BLUFF

Project Name: TIF MID-TOWN AMEND REED&NELSON

City: GERING

School: GERING 16

Project Years:

Project Date: 2015

TIF-ID#: 79-0791

Project Type:

Location: TIF Area No. 22 - Reed & NelsonPID #010345302, 010352015, 010351922, 010345396Lt 4C-1, Rplt Lt4C, Rplt Lt4B, Rplt Lt 4 & 5 Blk 5 Midtown Development Add; Lt C, Rplt 18A-1 Blk 5 Midtown Development Second Add Replat; Lot B, Rplt Lt18A Blk 5 Midtown Development Add Replat; Lt A Rplt Lt 18A-1 Blk 5 Midtown Development Add Replat
Description: Right-of-way improvements consisting of street construction of North Twin Drive, alley construction, utility extensions, intersection improvements, paving and landscaping.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2015	408,010	239,362	2.07619	8,471.06	4,969.62
2016	408,010	318,242	2.07845	8,480.28	6,614.52
2017	408,010	394,016	2.2303	9,099.85	8,787.76
2018	408,010	425,646	2.22584	9,081.65	9,474.22
2019	408,010	538,866	2.23074	9,101.64	12,020.72
2020	408,010	538,868	2.281623	9,309.25	12,294.96
2021	408,010	538,868	2.27436	9,279.62	12,255.84
2022	408,010	546,133	2.249757	9,179.23	12,286.68
2023	408,010	698,328	2.215346	9,038.83	15,470.40
2024	408,010	786,835	2.122645	8,660.60	16,701.72
2025	408,010	816,350	2.103785	8,583.65	17,174.26
Total				98,285.66	128,050.70

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	408,010	816,350
Industrial	0	0
Other	0	0

Project Name: TIF MID-TOWN DEVELP. ADD.

City: GERING

School: GERING 16

Project Years:

Project Date: 2012

TIF-ID#: 79-0786

Project Type:

Location: Lots 19A and 20A, Block 5, being a replat of Midtown Development addition to City of Gering
Description: TIF funds used for construction of approximately 450 LF of Twin City Drive east of Lyman Drive. Reconstruction of the intersection of Twin City Drive & Lyman Drive. Installation of waterline and storm drainage lines.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2012	65,189	0	2.09786	1,367.57	0.00
2013	65,189	525,982	2.09846	1,367.97	11,037.52
2014	65,189	525,982	2.0819	1,357.17	10,950.42
2015	65,189	552,281	2.07619	1,353.45	11,466.40
2016	65,189	613,241	2.07845	1,354.92	12,745.90
2017	65,189	976,848	2.2303	1,453.91	21,786.66
2018	65,189	976,848	2.22584	1,451.00	21,743.10
2019	65,189	1,023,768	2.23074	1,454.20	22,837.62
2020	65,189	1,234,293	2.281623	1,487.37	28,161.94
2021	65,189	1,234,293	2.27436	1,482.63	28,072.28
2022	65,189	1,234,293	2.249757	1,466.59	27,768.62
2023	65,189	1,290,988	2.215346	1,444.16	28,599.86
2024	65,189	1,493,201	2.122645	1,383.73	31,695.36
2025	65,189	1,493,201	2.103785	1,371.44	31,413.76
Total				19,796.11	288,279.44

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	65,189	1,493,201
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 79 SCOTTS BLUFF

Project Name: TIF MIDWEST FARM SERVICE OFFICE BUILDING
City: GERIING
School: GERIING 16
Project Years: 15
Project Date: 2023
TIF-ID#: 79-8647
Project Type: Standard

Location: All of Site tract #1, except the West 7 feet, and except the South 75 feet; PID 010065210 and 010065229.
Description: TIF funds used for sale acquisition, SWMP, testing, civil engineering, surveying fees, demolition, import fill, storm water drainage and retention, water main, sanitary sewer, and plan preparation and legal fees necessary in the redevelopment of a farm equipment, services and office business.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	170,051	1,125,125	2.215346	3,767.22	24,925.42
2024	170,051	2,799,362	2.122645	3,609.58	59,420.54
2025	170,051	2,797,637	2.103785	3,577.51	58,856.28
Total				10,954.31	143,202.24

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	170,051	2,797,637
Industrial	0	0
Other	0	0

Project Name: TIF NEMNICH AUTOMOTIVE

City: GERIING
School: GERIING 16
Project Years:
Project Date: 2013
TIF-ID#: 79-0788
Project Type:

Location: Lot 5 Block 7 Midtown Development Addition Gering
Description: TIF funds used to construct utilities including extension of water main, sanitary sewer, storm drainage, right-of-way improvements including street surfacing, lot surfacing to ensure drainage away from the WEA Zone, and landscaping.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2013	57,400	0	2.09846	1,204.52	0.00
2014	57,400	919,905	2.0819	1,195.01	19,151.50
2015	57,400	965,901	2.07619	1,191.73	20,053.94
2016	57,400	965,901	2.07845	1,193.03	20,075.78
2017	57,400	910,958	2.2303	1,280.19	20,317.10
2018	57,400	910,958	2.22584	1,277.63	20,276.48
2019	57,400	910,958	2.23074	1,280.44	20,321.10
2020	57,400	910,958	2.281623	1,309.65	20,784.64
2021	57,400	914,198	2.27436	1,305.48	20,792.16
2022	57,400	1,074,508	2.249757	1,291.36	24,173.82
2023	57,400	1,201,138	2.215346	1,271.61	26,609.36
2024	57,400	1,301,820	2.122645	1,218.40	27,633.02
2025	57,400	1,274,635	2.103785	1,207.57	26,815.58
Total				16,226.62	267,004.48

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	57,400	1,274,635
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 79 SCOTTS BLUFF

Project Name: TIF WEBORG (WAREHOUSE) 21

City: GERING

School: GERING 16

Project Years:

Project Date: 2016

TIF-ID#: 79-0793

Project Type:

Location: PT TL 24 & TL 25 35-22-55 unplatted lands, TR 1 City-U P Add, and TR 3 City-U P Add 2625 N 10th St. PID 010053611, 010302255, 010302271
Description: Building rehabilitation with new/upgraded utilities (sewer/water), lot improvements including concrete surfacing, right-of-way improvements utilities, ADA design & construction, curb & gutter, sidewalk, and landscaping.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2016	338,941	1,392,955	2.07845	7,044.72	28,951.88
2017	338,941	1,518,496	2.2303	7,559.40	33,867.02
2018	338,941	1,536,133	2.22584	7,544.28	34,191.88
2019	338,941	1,536,133	2.23074	7,560.89	34,267.14
2020	338,941	1,537,393	2.281623	7,733.36	35,077.52
2021	313,907	1,501,848	2.27436	7,139.38	34,157.44
2022	313,907	1,501,848	2.249757	7,062.14	33,787.94
2023	313,907	1,732,678	2.215346	6,954.13	38,384.82
2024	313,907	1,896,403	2.122645	6,663.13	40,253.90
2025	313,907	1,896,403	2.103785	6,603.93	39,896.24
Total				71,865.36	352,835.78

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	313,907	1,896,403
Industrial	0	0
Other	0	0

Project Name: TIF WEBORG HOTEL

City: GERING

School: GERING 16

Project Years: 15

Project Date: 2021

TIF-ID#: 79-0805

Project Type: Standard

Location: Lot 2 Block 1 Weborg Subdivision; PID 010053638 and 010302271

Description: TIF funds used for demolition and building preparation, site preparation, lighting, civil engineering and geotech, façade, roof repair and rehabilitation, and plan preparation and legal expenses associated with the rehabilitation of removal of a building and development of hotel.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	237,119	4,085,075	2.27436	5,392.94	92,909.32
2022	237,119	5,819,385	2.249757	5,334.60	130,922.04
2023	237,119	6,886,015	2.215346	5,253.01	152,549.08
2024	237,119	7,455,866	2.122645	5,033.19	158,261.58
2025	237,119	7,455,866	2.103785	4,988.47	156,855.40
Total				26,002.21	691,497.42

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	237,119	7,455,866
Industrial	0	0
Other	0	0

2026 TOTALS FOR CITY : # GERING

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	0	0	0.00	0.00
Commercial	5,471,808	29,478,450	115,115.08	620,163.21
Industrial	1,422,358	765,927	29,923.35	16,113.46
other	0	0	0.00	0.00
Total	6,894,166	30,244,377	145,038.43	636,276.67

Project Count 13

CITY: SCOTTSBLUFF

Tax Increment Financing (TIF) Report 2025

COUNTY: 79 SCOTTS BLUFF

Project Name: TIF 26 GROUP FUEL STATION & CONVENIENCE STORE
City: SCOTTSBLUFF
School: SCOTTSBLUFF 32
Project Years:

Project Date: 2019
TIF-ID#: 79-0798
Project Type:

Location: Lot 1 Block 1 Western Addition PID 010000446 Scottsbluff
Description: TIF funds used for site acquisition, site preparation including compacted fill and gas line relocation, site utilities to include anitary and storm sewer and water, curb and gutter, barrier sidewalk, site lighting, civil engineering, and plan preparation and legal fees needed to construct new fuel station and convenience store.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2019	100,895	552,505	2.16929	2,188.71	11,985.44
2020	100,895	2,088,965	2.1702	2,189.62	45,334.72
2021	100,895	2,909,905	2.163019	2,182.38	62,941.80
2022	100,895	2,909,905	2.131691	2,150.77	62,030.18
2023	162,000	780,802	1.964763	3,182.92	15,340.92
2024	162,000	1,396,134	1.619016	2,622.81	22,603.64
2025	162,000	1,661,015	1.523573	2,468.19	25,306.78
Total				16,985.40	245,543.48

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	162,000	1,661,015
Industrial	0	0
Other	0	0

Project Name: TIF 26 GROUP FUEL STATION AND CONVENIENCE STORE
City: SCOTTSBLUFF
School: SCOTTSBLUFF 32
Project Years: 15

Project Date: 2023
TIF-ID#: 79-8697
Project Type: Standard

Location: Block 1 Group Addition, PID 010128573
Description: TIF funds used for site acquisition, site preparation and import fill, tank removal, storm water drainage, site demolition, site utilities, civil engineering, plan preparation and legal fees necessary in the redevelopment of a project site into a fuel station and convenience store with a restaurant.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	100,895	2,909,905	1.964763	1,982.35	57,172.74
2024	100,895	2,970,125	1.619016	1,633.51	48,086.80
2025	100,895	3,492,195	1.523573	1,537.21	53,206.14
Total				5,153.07	158,465.68

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	100,895	3,492,195
Industrial	0	0
Other	0	0

Project Name: TIF AULICK INDUSTRIES OFFICE AND TRUCK STOP
City: SCOTTSBLUFF
School: SCOTTSBLUFF 32
Project Years:

Project Date: 2022
TIF-ID#: 79-0800
Project Type:

Location: Block 3 Marvin Addition except that part deeded to the State of Nebraska; PID 010240489
Description: TIF funds used for site acquisition, site preparation, demolition of a building, site concrete, and storm drain, storm drain construction, sanitary and water lines, lighting, landscaping in highway ROW, geotech and civil engineering, and plan preparation and legal expenses necessary in the redevelopment of the project site into an office and truck shop.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	210,784	2,344,800	2.163019	4,559.30	50,718.48
2022	210,784	2,344,800	2.131691	4,493.26	49,983.90
2023	210,784	2,344,800	1.964763	4,141.41	46,069.76
2024	210,784	2,395,916	1.619016	3,412.63	38,790.26
2025	210,784	2,778,056	1.523573	3,211.45	42,325.72
Total				19,818.05	227,888.12

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	210,784	2,778,056
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 79 SCOTTS BLUFF

Project Name: TIF ELITE HEALTH

City: SCOTTSBLUFF

School: SCOTTSBLUFF 32

Project Years:

Project Date: 2017

TIF-ID#: 79-0796

Project Type:

Location: Lot 1 of Final Plat of Lots 1, 2, Tract A and 40th St ROW, Blk 9
Fiv Oaks Subdivision Parcel 010000071
Description: Site acquisition, preparation and infrastructure installation and planning for health care office building.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2017	53,255	8,613,484	2.17293	1,157.19	187,164.98
2018	53,255	8,613,484	2.16437	1,152.64	186,427.66
2019	53,255	9,259,429	2.16929	1,155.26	200,863.88
2020	53,255	8,929,792	2.1702	1,155.74	193,794.36
2021	53,255	8,929,792	2.163019	1,151.92	193,153.10
2022	53,255	8,929,792	2.131691	1,135.23	190,355.58
2023	53,255	8,929,792	1.964763	1,046.33	175,449.26
2024	53,255	9,109,455	1.619016	862.21	147,483.54
2025	53,255	10,667,115	1.523573	811.38	162,521.28

Total 9,627.90 1,637,213.64

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	53,255	10,667,115
Industrial	0	0
Other	0	0

Project Name: TIF FAIRFIELD INN

City: SCOTTSBLUFF

School: SCOTTSBLUFF 32

Project Years:

Project Date: 2015

TIF-ID#: 79-0790

Project Type:

Location: Block 2, Reganis Subdivision
Description: Site acquisition and site preparation for hotel facility.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2015	217,277	0	2.16598	4,706.18	0.00
2016	217,277	4,086,955	2.17686	4,729.82	88,967.30
2017	217,277	5,624,998	2.17293	4,721.28	122,227.28
2018	217,277	5,624,998	2.16437	4,702.68	121,745.78
2019	217,277	5,624,998	2.16929	4,713.37	122,022.52
2020	217,277	5,624,998	2.1702	4,715.35	122,073.72
2021	217,277	5,624,998	2.163019	4,699.74	121,669.78
2022	217,277	5,624,998	2.131691	4,631.67	119,907.58
2023	217,277	5,624,998	1.964763	4,268.98	110,517.88
2024	217,277	5,741,843	1.619016	3,517.75	92,961.36
2025	217,277	6,754,893	1.523573	3,310.37	102,915.74

Total 48,717.19 1,125,008.94

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	217,277	6,754,893
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 79 SCOTTS BLUFF

Project Name: TIF HPB EXPANSION

City: SCOTTSBLUFF

School: SCOTTSBLUFF 32

Project Years:

Project Date: 2020

TIF-ID#: 79-0801

Project Type:

Location: Lob 3B, Block 2, Amended Plat of Lots 3A and 5, Block 2 Case Subdivision; PID 010246223
Description: TIF funds used for site preparation, demolition and reconstruction of storm drain, civil engineering/site design, plan preparation/legal expenses, demolition and relocation of abandoned electrical and refrigeration, storm water retention, and alley improvements necessary in the expansion of the building.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	1,951,616	642,800	2.163019	42,213.82	13,903.90
2022	1,951,616	642,800	2.131691	41,602.42	13,702.52
2023	1,951,616	642,800	1.964763	38,344.63	12,629.50
2024	1,951,616	694,689	1.619016	31,596.98	11,247.14
2025	1,951,616	1,144,559	1.523573	29,734.29	17,438.20
Total				183,492.14	68,921.26

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	1,951,616	1,144,559
Industrial	0	0
Other	0	0

Project Name: TIF KERSCH POWERHOUSE RENOVATION

City: SCOTTSBLUFF

School: SCOTTSBLUFF 32

Project Years: 15

Project Date: 2023

TIF-ID#: 79-8646

Project Type: Standard

Location: Lots 17 and 19 Block 2, Original Town Addition Scottsbluff; PID 010305203
Description: TIF funds used for land acquisition, sitework, fire suppression, plan preparation and legal fees necessary in the rehabilitation and renovation of building into a new restaurant, office space and apartments.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	274,294	558,640	2.135195	5,856.71	11,928.06
2024	274,294	575,296	1.783193	4,891.19	10,258.64
2025	274,294	699,846	1.66043	4,554.46	11,620.46
Total				15,302.36	33,807.16

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	274,294	699,846
Industrial	0	0
Other	0	0

Project Name: TIF MONUMENT MALL REDEVP PROJ

City: SCOTTSBLUFF

School: SCOTTSBLUFF 32

Project Years:

Project Date: 2017

TIF-ID#: 79-0795

Project Type:

Location: Lot 3, Blk 3, Third Replat of Lots 3 and 4 Blk 3, Northeast Second Add Replat No 2 and Lot 2, Blk 3, Northeast Second Add Replat No 2.
Description: Rehabilitation of commercial mall.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2017	6,000,000	4,516,293	2.17293	130,375.80	98,135.90
2018	6,000,000	700,000	2.16437	129,862.20	15,150.60
2019	6,000,000	0	2.16929	130,157.40	0.00
2020	6,000,000	0	2.1702	130,212.00	0.00
2021	6,000,000	0	2.163019	129,781.14	0.00
2022	6,000,000	0	2.131691	127,901.46	0.00
2023	6,000,000	0	1.964763	117,885.78	0.00
2024	6,000,000	120,005	1.619016	97,140.96	1,942.92
2025	6,000,000	712,885	1.523573	91,414.38	10,861.32
Total				1,084,731.12	126,090.74

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	6,000,000	712,885
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 79 SCOTTS BLUFF

Project Name: TIF MTL COMMODITY LAUNDROMAT

City: SCOTTSBLUFF

School: SCOTTSBLUFF 32

Project Years: 15

Project Date: 2021

TIF-ID#: 79-0803

Project Type: Standard

Location: Lot 2B Kelley Subdivision; PID 01034727

Description: TIF funds used for site acquisition, site preparation, water utilities, and plan preparation and legal expenses associated with redevelopment of a project site into a laundromat.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	116,012	63,090	2.163019	2,509.36	1,364.66
2022	116,012	379,575	2.131691	2,473.02	8,091.38
2023	116,012	379,575	1.964763	2,279.36	7,457.76
2024	116,012	389,483	1.619016	1,878.25	6,305.80
2025	116,012	475,413	1.523573	1,767.53	7,243.26
Total				10,907.52	30,462.86

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	116,012	475,413
Industrial	0	0
Other	0	0

Project Name: TIF NORTHFIELD RETIREMENT COMMUNITIES GARDEN H

City: SCOTTSBLUFF

School: SCOTTSBLUFF 32

Project Years: 15

Project Date: 2025

TIF-ID#: 79-8651

Project Type: Standard

Location: Lots 1 and 2, Block 1, Garden Homes Development to the City of Scottsbluff, Scotts Bluff County, Nebraska

Description: TIF funds used for site preparation and dirtwork, water and sewer utilities, street and sidewalks, electrical infrastructure, landscaping and sprinklers in city right of way, site lighting, façade and exterior enhancements, site engineering, and plan preparation and legal expenses

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	128,445	900,655	1.523573	1,956.95	13,722.14
Total				1,956.95	13,722.14

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	128,445	900,655
Industrial	0	0
Other	0	0

Project Name: TIF OWEN ORAL SURGERY CENTER

City: SCOTTSBLUFF

School: SCOTTSBLUFF 32

Project Years:

Project Date: 2017

TIF-ID#: 79-0794

Project Type:

Location: Lot 1 Blk 10 Five Oaks Subdivision, Parcel 010000169

Description: Construction of Oral Surgery Center. TIF funds will be used for site acquisition and preparation, water and sewer improvements, site improvements including sidewalk and landscaping, adjacent street improvements, plan preparation and site design.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2017	24,647	236,199	2.17293	535.56	5,132.44
2018	24,647	692,529	2.16437	533.45	14,988.90
2019	24,647	692,529	2.16929	534.66	15,022.96
2020	24,647	692,529	2.1702	534.89	15,029.26
2021	24,647	692,529	2.163019	533.12	14,979.54
2022	24,647	692,529	2.131691	525.40	14,762.58
2023	24,647	692,529	1.964763	484.26	13,606.56
2024	24,647	706,873	1.619016	399.04	11,444.40
2025	24,647	831,228	1.523573	375.52	12,664.38
Total				4,455.90	117,631.02

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	24,647	831,228
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 79 SCOTTS BLUFF

Project Name: TIF PLATTE VALLEY ADDITION IMPROVEMENTS
City: SCOTTSBLUFF
School: SCOTTSBLUFF 32
Project Years:

Project Date: 2019
TIF-ID#: 79-0799
Project Type:

Location: Lots 1, 2 and 4 Block 1 Platte Valley Addition and Lots A and B, subdivision of Lot 3, Block 1 Platte Valley Addition PID 010333525
 Scottsbluff
Description: TIF funds used for site demolition and preparation, drainage improvements, sidewalk, curb and gutter, handicap ramps, raised crosswalk along Platte Valley Drive, lighting, engineering, and plan preparation and legal fees associated with the construction of a new Community Center as part of the Platte Valley Financial Service Companies Inc.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2019	7,135,402	730,011	2.16929	154,787.56	15,836.06
2020	7,135,402	1,171,566	2.1702	154,852.49	25,425.34
2021	7,135,402	1,171,566	2.163019	154,340.10	25,341.20
2022	7,135,402	1,171,566	2.131691	152,104.72	24,974.18
2023	7,135,402	1,171,566	1.964763	140,193.74	23,018.50
2024	7,135,402	1,389,768	1.619016	115,523.30	22,500.58
2025	7,135,402	2,639,558	1.523573	108,713.06	40,215.60
Total				980,514.97	177,311.46

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	7,135,402	2,639,558
Industrial	0	0
Other	0	0

Project Name: TIF PRIME FIFTEEN PROFESSIONAL STUDIO SUITES
City: SCOTTSBLUFF
School: SCOTTSBLUFF 32
Project Years: 15

Project Date: 2025
TIF-ID#: 79-8652
Project Type: Expedited

Location: West 50 feet of the East 100 feet (except the N 16') of Lots 5 and 6, Block 10, Original Town of Scottsbluff, Scotts Bluff County, Nebraska
Description: TIF funds used for rehabilitation of vacant downtown building into professional studio suites

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	67,890	2,805	1.66043	1,127.27	46.58
Total				1,127.27	46.58

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	67,890	2,805
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 79 SCOTTS BLUFF

Project Name: TIF REGANIS, LLC

City: SCOTTSBLUFF

School: SCOTTSBLUFF 32

Project Years:

Project Date: 2015

TIF-ID#: 79-0789

Project Type:

Location: PID 010346562 Blk 9 Reganis Subdiv Scottsbluff, also an area within the easement of Winters Creek Irrigation comencing at northwest corner Blk 9 to a length of approx 460 ft to northwest along the centerline of existing irrigation lateral
Description: Site preparation and infrastructure associated with installation of commercial facility.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2015	276,423	705,250	2.16598	5,987.27	15,275.58
2016	276,423	2,630,625	2.17686	6,017.34	57,265.02
2017	276,423	2,941,482	2.17293	6,006.48	63,916.34
2018	276,423	2,646,577	2.16437	5,982.82	57,281.72
2019	276,423	2,646,577	2.16929	5,996.42	57,411.94
2020	276,423	2,021,741	2.1702	5,998.93	43,875.82
2021	276,423	2,021,741	2.163019	5,979.08	43,730.64
2022	276,423	2,021,741	2.131691	5,892.48	43,097.28
2023	276,423	2,021,741	1.964763	5,431.06	39,722.42
2024	276,423	2,034,782	1.619016	4,475.33	32,943.46
2025	276,423	2,834,782	1.523573	4,211.51	43,189.98
Total				61,978.72	497,710.20

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	276,423	2,834,782
Industrial	0	0
Other	0	0

Project Name: TIF SCOOTER'S DRIVE THRU KIOSK

City: SCOTTSBLUFF

School: SCOTTSBLUFF 32

Project Years:

Project Date: 2020

TIF-ID#: 79-0802

Project Type:

Location: Tracts 3 and 4, Graves Tracts, except the west 17' of Tract 4; PID 0100331239
Description: TIF funds used for site acquisition, site preparation and drainage, civil engineering, and pla preparation and legal expenses necessary for the redevelopment o fthe project site into a Scooter's Coffee Kiosk.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	30,518	122,375	2.163019	660.11	2,647.00
2022	30,518	122,375	2.131691	650.55	2,608.66
2023	30,518	122,375	1.964763	599.61	2,404.38
2024	30,518	125,437	1.619016	494.09	2,030.86
2025	30,518	151,947	1.523573	464.96	2,315.02
Total				2,869.32	12,005.92

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	30,518	151,947
Industrial	0	0
Other	0	0

Project Name: TIF THE DUGOUT

City: SCOTTSBLUFF

School: SCOTTSBLUFF 32

Project Years: 15

Project Date: 2025

TIF-ID#: 79-8650

Project Type: Expedited

Location: Lots 3 and 4 except the east 6 inches, Block 7, Subdivision of Lots 5 and 6, Block 7, Original Town Addition to the City of Scottsbluff, Scotts Bluff County, Nebraska
Description: TIF funds used for rehabilitation of vacant downtown building into indoor recreational area featuring batting cages and gathering area

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	103,000	4,255	1.66043	1,710.24	70.66
Total				1,710.24	70.66

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	103,000	4,255
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 79 SCOTTS BLUFF

Project Name: TIF YOLO PROPERTIES CARWASH

City: SCOTTSBLUFF

School: SCOTTSBLUFF 32

Project Years: 15

Project Date: 2022

TIF-ID#: 79-0808

Project Type: Standard

Location: Lot 1 Block 1 Frank Properties; PID 010001094

Description: TIF funds used for site acquisition, site preparation, sidewalk/drive access, site engineering, plan preparation and legal expenses necessary in the development of the site into a high performance tunnel carwash.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	2,568	222,857	2.131691	54.74	4,750.62
2023	2,568	1,339,962	1.964763	50.46	26,327.08
2024	2,568	1,366,812	1.619016	41.58	22,128.90
2025	2,568	1,599,607	1.523573	39.13	24,371.18
Total				185.91	77,577.78

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	2,568	1,599,607
Industrial	0	0
Other	0	0

2026 TOTALS FOR CITY : # SCOTTSBLUFF

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	0	0	0.00	0.00
Commercial	16,855,026	37,350,814	257,407.89	570,034.37
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	16,855,026	37,350,814	257,407.89	570,034.37

Project Count 17

2026 TOTALS FOR COUNTY : # 79 SCOTTS BLUFF

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	0	0	0.00	0.00
Commercial	22,326,834	66,829,264	372,522.97	1,190,197.58
Industrial	1,422,358	765,927	29,923.35	16,113.46
other	0	0	0.00	0.00
Total	23,749,192	67,595,191	402,446.32	1,206,311.03

Project Count 30

Tax Increment Financing (TIF) Report 2025

COUNTY: 80 SEWARD

CITY: GOEHNER

Project Name: TIF BECK'S HYBRIDS REDEVELOPMENT PROJECT

City: GOEHNER

School: MILFORD 5

Project Years: 15

Project Date: 2023

TIF-ID#: 80-9738

Project Type: Standard

Location: Southwest Quarter 21-10-2, PID 800007204. City did not timely the Notice to Divide Tax.

Description: TIF funds used for site acquisition, site preparation, grading, façade enhancements, architectural and engineering fees and other eligible public improvements necessary in the construction of an agricultural processing facility which includes the construction of a more than 96,000 square foot of distribution and sales office and the associated improvements.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	1,421,999	8,642,875	1.399668	19,903.26	120,971.58
2025	1,421,999	9,689,313	1.338897	19,039.10	129,729.93
Total				38,942.36	250,701.51

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	1,421,999	9,689,313
Industrial	0	0
Other	0	0

2026 TOTALS FOR CITY : # GOEHNER

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	0	0	0.00	0.00
Commercial	1,421,999	9,689,313	19,039.10	129,729.92
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	1,421,999	9,689,313	19,039.10	129,729.92

Project Count 1

CITY: MILFORD

Project Name: TIF ANA PATRICIA BOUTIQUE

City: MILFORD

School: MILFORD 5

Project Years: 15

Project Date: 2023

TIF-ID#: 80-9736

Project Type: Standard

Location: West 22.4 feet of Lot 2 and Tax Lot 28, Block 2 Milford Original Town; PID 800060059

Description: TIF funds used for site acquisition, site demolition, facia restoration, building rehabilitation, and other related public improvements necessary in the expansion of its commerical establishment that sells young contemporary fashions and small gift items. City filed an Amended Notice to Divide Tax for tax year 2024.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	63,410	0	1.865487	1,182.91	0.00
2024	48,538	14,872	1.750749	849.78	260.36
2025	48,538	90,657	1.60777	780.38	1,457.55
Total				2,813.07	1,717.91

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	48,538	90,657
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 80 SEWARD

Project Name: TIF HOPPE OMEGA REDEVELOPMENT

City: MILFORD

School: MILFORD 5

Project Years: 15

Project Date: 2023

TIF-ID#: 80-9737

Project Type: Standard

Location: A tract of land in Milford City with an address of 1100 1st Street; PID 800067398.

Description: TIF funds used for site acquisition, site preparation, site demolition, architectural, engineering and legal fees necessary in the renovation and rehabilitation of a vacant nursing home into a 21 unit rental housing development.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	158,210	380,035	1.865487	2,951.39	7,089.50
2024	158,210	1,096,214	1.750749	2,769.86	19,191.96
2025	158,210	1,403,735	1.60777	2,543.65	22,568.83
Total				8,264.90	48,850.29

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	158,210	1,403,735
Industrial	0	0
Other	0	0

Project Name: TIF MOONSHADOW PROPERTIES, LLC - MAIN ST MARKET

City: MILFORD

School: MILFORD 5

Project Years: 15

Project Date: 2025

TIF-ID#: 80-9743

Project Type: Standard

Location: Lot 1, Main Street Market Addition, City of Milford, Seward County, Nebraska

Description: TIF funds used for site acquisition, demolition of an existing dilapidated building to clear the site for new building constructions, site development, and architectural and engineering fees related to the same, as deemed feasible and necessary in support of the public health, safety, and welfare of the city and its residents

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	31,034	453,029	1.60777	498.96	7,283.66
Total				498.96	7,283.66

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	31,034	453,029
Industrial	0	0
Other	0	0

Project Name: TIF RENT WORKS 503 1ST & 505 1ST STREETS

City: MILFORD

School: MILFORD 5

Project Years: 15

Project Date: 2021

TIF-ID#: 80-9722

Project Type: Standard

Location: W1/2 Lot One, Block Two Original Town of Milford; PID 800060040 and 800060032

Description: TIF funds used for site acquisition and demolition, HVAC efficiency systems, and façade improvements associated the redevelopment of two blighted buildings in the downtown area and converting them into commercial/professional buildings including the "Runza Project", which consists of a 1,280 square foot commercial building for operation as a quick serve restaurant.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	14,387	0	1.871024	269.18	0.00
2022	13,387	154,450	1.900149	254.37	2,934.80
2023	13,387	231,925	1.865487	249.73	4,326.54
2024	13,387	375,931	1.750749	234.37	6,581.61
2025	13,387	447,249	1.60777	215.23	7,190.74
Total				1,222.88	21,033.69

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	13,387	447,249
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 80 SEWARD

Project Name: TIF RUNZA PROJECT

City: MILFORD

School: MILFORD 5

Project Years:

Project Date: 2020

TIF-ID#: 80-9719

Project Type:

Location: Lot 3, Block 1, Milford Sample and Culvers Addition

PIN# 800065387

Description: TIF funds used for site acquisition needed in the construction of a Runza restaurant.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2020	41,634	187,694	1.883668	784.25	3,535.54
2021	41,634	187,694	1.871024	778.98	3,511.80
2022	41,634	187,694	1.900149	791.11	3,566.46
2023	41,634	187,694	1.865487	776.68	3,501.40
2024	41,634	187,694	1.750749	728.91	3,286.03
2025	41,634	265,187	1.60777	669.38	4,263.62
Total				4,529.31	21,664.85

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	41,634	265,187
Industrial	0	0
Other	0	0

2026 TOTALS FOR CITY : # MILFORD

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	0	0	0.00	0.00
Commercial	292,803	2,659,857	4,707.60	42,764.38
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	292,803	2,659,857	4,707.60	42,764.38

Project Count 5

CITY: SEWARD

Project Name: TIF 139 N 6TH DEVEL PROJECT

City: SEWARD

School: SEWARD 9

Project Years: 15

Project Date: 2022

TIF-ID#: 80-9733

Project Type: Standard

Location: Lots 1 and 4 Block 7 Original Town; PID 800072928

Description: TIF funds used for the renovation, rehabilitation, and exterior enhancements of the building on the Project Site and other associated improvements on the Project Site.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	538,520	0	1.716009	9,241.05	0.00
2023	538,520	0	1.565626	8,431.21	0.00
2024	538,520	0	1.443097	7,771.37	0.00
2025	538,520	432,540	1.381128	7,437.65	5,973.94
Total				32,881.28	5,973.94

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	538,520	432,540
Industrial	0	0
Other	0	0

Project Name: TIF 14TH REDEVELOPMENT PROJECT

City: SEWARD

School: SEWARD 9

Project Years: 15

Project Date: 2024

TIF-ID#: 80-9739

Project Type: Standard

Location: North half of Lot 5 in Block 10, except the South 6 1/2 inches thereof, PID 800073320

Description: TIF funds used for a portion of the demolition and façade enhancement costs necessary for renovation and redevelopment of a commercial building for use as commercial retail space

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	84,979	42,755	1.443097	1,226.33	617.00
2025	84,979	52,513	1.381128	1,173.67	725.27
Total				2,400.00	1,342.27

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	84,979	52,513
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 80 SEWARD

Project Name: TIF 360 PROPERTIES REDEVELOPMENT PROJECT

City: SEWARD

School: SEWARD 9

Project Years: 15

Project Date: 2025

TIF-ID#: 80-9746

Project Type: Standard

Location: Lot B, Replat of Lots 5 & 8, Twin Oaks Development, Seward, Seward County, Nebraska

Description: TIF funds used for grading, site preparation, public parking improvements, energy efficiency enhancements, and other eligible expenses

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	86,155	458,311	1.381128	1,189.91	6,329.86
Total				1,189.91	6,329.86

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	86,155	458,311
Industrial	0	0
Other	0	0

Project Name: TIF 640/644 SEWARD STREET REDEV PROJ

City: SEWARD

School: SEWARD 9

Project Years: 15

Project Date: 2021

TIF-ID#: 80-9728

Project Type: Standard

Location: Tax Lot 14 in E1/2 W1/3 Lots 7, 10, and 11 Block 7, Original Town, Tax Lot 15 in E1/3 of W1/2 Lots 7, 10 and 11 Block 7 Original Town, and Tax Lot 32, being the South 34 feet of Lot 6 Block 7; PID 800072995, 800073002, 800072987

Description: TIF funds used for eligible public improvements including demolition, façade enhancements, architectural and engineering fees associated with the renovation, rehabilitation and exterior enhancement of existing buildings, included renovation and improvement of the 1st floor commercial space and renovation of the three one-bedroom residential apartments on the second floor.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	217,116	48,892	1.734152	3,765.12	847.84
2022	217,116	50,094	1.716009	3,725.73	859.60
2023	217,116	95,152	1.565626	3,399.22	1,489.76
2024	217,116	277,838	1.443097	3,133.19	4,009.44
2025	217,116	316,034	1.381128	2,998.65	4,364.80
Total				17,021.91	11,571.44

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	217,116	316,034
Industrial	0	0
Other	0	0

Project Name: TIF 647 SEWARD STREET REDEV PROJ

City: SEWARD

School: SEWARD 9

Project Years: 15

Project Date: 2021

TIF-ID#: 80-9723

Project Type: Standard

Location: Part of Block 10 Original Town; PID 800073347

Description: TIF funds used for eligible public improvements, including demolition, façade and energy efficiency enhancements, architectural and engineering fees, and other eligible public improvements associated with the renovation, rehabilitation and exterior enhancement of the existing building on the project site for first floor commercial use, as well as first and second floor residential use, and other associated improvements.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	102,317	22,803	1.734152	1,774.33	395.44
2022	102,317	99,071	1.716009	1,755.77	1,700.08
2023	102,317	99,071	1.565626	1,601.90	1,551.10
2024	102,317	99,071	1.443097	1,476.53	1,429.70
2025	102,317	99,071	1.381128	1,413.13	1,368.30
Total				8,021.66	6,444.62

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	102,317	99,071
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 80 SEWARD

Project Name: TIF B & M SEED PROJ

City: SEWARD

School: SEWARD 9

Project Years:

Project Date: 2013

TIF-ID#: 80-9703

Project Type:

Location: Lot 2A Plaza South Subdivision Seward

Description: TIF funds used for construction of approx 9,600 sq. ft. facility consisting of commercial office space and general warehouse space, and public improvements including site preparation, grading, and the construction/extension of public utility improvements.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2013	22,754	229,545	1.919464	436.75	4,406.04
2014	22,754	229,545	1.735917	394.99	3,984.64
2015	22,754	229,545	1.742962	396.59	4,000.96
2016	22,754	229,545	1.713073	389.79	3,932.32
2017	22,754	242,160	1.720352	391.45	4,165.96
2018	22,754	372,527	1.698954	386.58	6,329.12
2019	22,754	411,111	1.733791	394.51	7,127.80
2020	22,754	430,104	1.749781	398.15	7,525.90
2021	22,754	449,098	1.734152	394.59	7,788.06
2022	22,754	449,098	1.716009	390.46	7,706.56
2023	22,754	449,098	1.565626	356.24	7,031.20
2024	22,754	449,098	1.443097	328.36	6,480.93
2025	22,754	449,098	1.381128	314.26	6,202.61
Total				4,972.72	76,682.10

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	22,754	449,098
Industrial	0	0
Other	0	0

Project Name: TIF BOTTLE ROCKET BREWING PROJ

City: SEWARD

School: SEWARD 9

Project Years:

Project Date: 2016

TIF-ID#: 80-9713

Project Type:

Location: Lot 7 Blk 20 Original Town

Description: Construction of approx. 6,680 sq ft craft brewery and tap room and associated improvements.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2016	64,970	0	1.713073	1,112.98	0.00
2017	64,970	231,918	1.720352	1,117.71	3,989.84
2018	64,970	235,975	1.698954	1,103.81	4,009.10
2019	64,970	263,074	1.733791	1,126.44	4,561.16
2020	64,970	276,961	1.749781	1,136.83	4,846.24
2021	64,970	290,847	1.734152	1,126.68	5,043.74
2022	64,970	290,847	1.716009	1,114.89	4,990.98
2023	64,970	290,847	1.565626	1,017.19	4,553.58
2024	64,970	290,847	1.443097	937.58	4,197.20
2025	64,970	290,847	1.381128	897.32	4,016.98
Total				10,691.43	40,208.82

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	64,970	290,847
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 80 SEWARD

Project Name: TIF BRADFORD CENTER

City: SEWARD

School: SEWARD 9

Project Years:

Project Date: 2017

TIF-ID#: 80-9715

Project Type:

Location: Lots 5-6, Blk 42 Seward Cloyd's Addition

Description: Renovation, remodeling, and upgrading of a commercial office building including façade enhancements and landscaping improvements and related eligible public improvements.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2017	293,658	73,999	1.720352	5,051.95	1,273.08
2018	293,658	82,306	1.698954	4,989.11	1,398.38
2019	293,658	218,485	1.733791	5,091.42	3,788.08
2020	293,658	239,425	1.749781	5,138.37	4,189.40
2021	293,658	260,364	1.734152	5,092.48	4,515.12
2022	293,658	260,364	1.716009	5,039.20	4,467.88
2023	293,658	260,364	1.565626	4,597.59	4,076.32
2024	293,658	260,364	1.443097	4,237.77	3,757.30
2025	293,658	260,364	1.381128	4,055.79	3,595.94

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	293,658	260,364
Industrial	0	0
Other	0	0

Total 43,293.68 31,061.50

Project Name: TIF CNG PROJECT

City: SEWARD

School: SEWARD 9

Project Years:

Project Date: 2015

TIF-ID#: 80-9709

Project Type:

Location: Lots 1, 3, and 4 CNG Addition; Lot 4 shall be replatted as Lots 1-18, CNG 1st Addition

Description: TIF funds used for demolition, site preparation, asbestos abatement, construction and extension of public utility infrastructure, public parking improvements and other improvements associated with the construction of approx 20,000 sq ft commercial buildings, 15,000 sq ft of residential units.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2015	48,412	455,530	1.742962	843.80	7,940.16
2016	43,926	1,609,496	1.713073	752.48	27,572.34
2017	43,926	3,407,604	1.720352	755.68	58,623.18
2018	43,926	4,334,240	1.698954	746.28	73,637.24
2019	43,926	4,750,833	1.733791	761.59	82,369.82
2020	43,926	4,831,845	1.749781	768.61	84,546.88
2021	43,926	4,964,753	1.734152	761.74	86,096.64
2022	43,926	5,084,054	1.716009	753.77	87,242.96
2023	43,926	7,057,881	1.565626	687.72	110,500.20
2024	43,926	7,104,291	1.443097	633.89	102,521.98
2025	43,926	7,108,954	1.381128	606.67	98,183.68

Current Year	Base Value	Excess Value
Residential	17,203	3,438,153
Commercial	26,723	3,670,801
Industrial	0	0
Other	0	0

Total 8,072.23 819,235.08

Tax Increment Financing (TIF) Report 2025

COUNTY: 80 SEWARD

Project Name: TIF COBBLESTONE INN PROJ

City: SEWARD

School: SEWARD 9

Project Years:

Project Date: 2013

TIF-ID#: 80-9701

Project Type:

Location: Lot 1A, Plaza South Subdivision First Addition Seward

Description: TIF funds used for construction of approximately 36-room hotel and associated improvements including a conference room and common areas for the motel patrons, and related public improvements.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2013	56,492	1,637,661	1.919464	1,084.34	31,434.32
2014	56,492	1,637,661	1.735917	980.65	28,428.42
2015	56,492	1,637,661	1.742962	984.63	28,543.82
2016	56,492	1,637,661	1.713073	967.75	28,054.38
2017	56,492	1,722,369	1.720352	971.86	29,630.82
2018	56,492	1,722,369	1.698954	959.77	29,262.26
2019	56,492	1,723,014	1.733791	979.45	29,873.48
2020	56,492	1,803,390	1.749781	988.49	31,555.38
2021	56,492	1,883,763	1.734152	979.66	32,667.32
2022	56,492	1,883,763	1.716009	969.41	32,325.54
2023	56,492	1,883,763	1.565626	884.45	29,492.70
2024	56,492	1,883,763	1.443097	815.23	27,184.52
2025	56,492	1,883,763	1.381128	780.23	26,017.18
Total				12,345.92	384,470.14

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	56,492	1,883,763
Industrial	0	0
Other	0	0

Project Name: TIF DAIRY QUEEN REDEV PROJ

City: SEWARD

School: SEWARD 9

Project Years: 15

Project Date: 2021

TIF-ID#: 80-9726

Project Type: Standard

Location: Lot 1 and the N 24 feet Lot 2, Block 42 Seward Cloyd's Addition and Lots 7 and 8 Block 42 Seward Cloyd's Addition; PID 800078446 & 800078489.

Description: TIF funds used for eligible public improvements, including site preparation, demolition, grading, architectural and engineering fees, landscaping, public and paving improvements in the public ROW associated with the construction of an approximately 3,500 square foot Dairy Queen restaurant building, parking lot improvements, and drive-through lane improvements.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	139,231	589,125	1.734152	2,414.48	10,216.32
2022	139,231	626,025	1.716009	2,389.22	10,742.66
2023	139,231	626,025	1.565626	2,179.84	9,801.22
2024	139,231	626,025	1.443097	2,009.24	9,034.18
2025	139,231	626,025	1.381128	1,922.96	8,646.20
Total				10,915.74	48,440.58

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	139,231	626,025
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 80 SEWARD

Project Name: TIF ELSE & BURGER REDEV PROJ

City: SEWARD

School: SEWARD 9

Project Years: 15

Project Date: 2021

TIF-ID#: 80-9724

Project Type: Standard

Location: Tax Lots 16 and 17 Block 5 Original Town; PID 800072715
Description: TIF funds used for eligible public improvements, including land acquisition, site preparation, demolition associated with the renovation, remodeling and upgrading of a commercial building and associated improvements.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	144,019	314,315	1.734152	2,497.51	5,450.70
2022	144,019	314,315	1.716009	2,471.38	5,393.68
2023	144,019	314,315	1.565626	2,254.80	4,921.02
2024	144,019	314,315	1.443097	2,078.33	4,535.88
2025	144,019	314,315	1.381128	1,989.09	4,341.09
Total				11,291.11	24,642.37

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	144,019	314,315
Industrial	0	0
Other	0	0

Project Name: TIF FAST MART PROJ

City: SEWARD

School: SEWARD 9

Project Years:

Project Date: 2018

TIF-ID#: 80-9716

Project Type:

Location: Lot A, Administrative Replat of Lots 7-14, Block 38, Cloyds Addition, and Lots 15-19 and 1/2 of the adjacent vacated alley, Block 38, Cloyd's Addition
Description: TIF Funds to be used for public improvements for the construction of a convenience store, including car wash, and gas pumps and canopy.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2018	552,967	524,466	1.698954	9,394.65	8,910.48
2019	552,967	671,609	1.733791	9,587.29	11,644.38
2020	552,967	696,561	1.749781	9,675.71	12,188.30
2021	552,967	744,665	1.734152	9,589.29	12,913.64
2022	552,967	744,665	1.716009	9,488.96	12,778.52
2023	552,967	744,665	1.565626	8,657.40	11,658.68
2024	552,967	744,665	1.443097	7,979.85	10,746.24
2025	552,967	744,665	1.381128	7,637.18	10,284.79
Total				72,010.33	91,125.03

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	552,967	744,665
Industrial	0	0
Other	0	0

Project Name: TIF FOCUS PROPERTIES REDEVELOPMENT PROJECT

City: SEWARD

School: SEWARD 9

Project Years: 15

Project Date: 2025

TIF-ID#: 80-9744

Project Type: Standard

Location: All of Block 30 and the vacated alley therein except that part conveyed to the City of Seward in Book 45, Page 321, and except those portions conveyed to the State of Nebraska for highway purposes, and all of Lots 1-6 Block 19, all of vacated Ash Street between Block 19 and 30, all of the N 1/2 of the vacated alley in Block 19
Description: TIF funds used for site acquisition, demolition, grading, site preparation, and other eligible expenses

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	208,710	3,795,520	1.381128	2,882.55	52,420.98
Total				2,882.55	52,420.98

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	208,710	3,795,520
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 80 SEWARD

Project Name: TIF GH COFFEE REDEV PROJ

City: SEWARD

School: SEWARD 9

Project Years: 15

Project Date: 2021

TIF-ID#: 80-9725

Project Type: Standard

Location: Lot A, Administrative Replat of Lot 5, 6, and the North 1/2 of vacated East-West alley adjacent to Lot 6, Block 37 Seward Cloyd's Addition; PID 8000231000
Description: TIF funds used for eligible public improvements, including site acquisition, site preparation in associated with the construction of a commercial building used as a drive-through coffee shop.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	46,481	261,369	1.734152	806.05	4,532.56
2022	46,481	261,369	1.716009	797.62	4,485.12
2023	46,481	261,369	1.565626	727.72	4,092.08
2024	46,481	261,369	1.443097	670.77	3,771.81
2025	46,481	261,369	1.381128	641.96	3,609.85
Total				3,644.12	20,491.42

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	46,481	261,369
Industrial	0	0
Other	0	0

Project Name: TIF GREEN FUTURES REDEVELOPMENT PROJECT

City: SEWARD

School: SEWARD 9

Project Years:

Project Date: 2020

TIF-ID#: 80-9721

Project Type:

Location: The South 1/2 of Lot 7 and the North 1/2 of Lot 10, Block 11 , Original Town of Seward
PIN# 800073584
Description: TIF funds used for cost of issuance, site preparation, facade enhancements, and energy enhancements needed in the renovation and rehabilitation of the I.H. Feary Building.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2020	50,230	513,130	1.749781	878.91	8,978.66
2021	50,320	566,672	1.734152	872.63	9,826.98
2022	50,320	566,672	1.716009	863.50	9,724.14
2023	50,320	737,832	1.565626	787.82	11,551.70
2024	50,320	737,832	1.443097	726.17	10,647.63
2025	50,320	737,832	1.381128	694.98	10,190.40
Total				4,824.01	60,919.51

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	50,320	737,832
Industrial	0	0
Other	0	0

Project Name: TIF IHC PROPERTIES REDEV PROJ

City: SEWARD

School: SEWARD 9

Project Years: 15

Project Date: 2022

TIF-ID#: 80-9729

Project Type: Standard

Location: Lot 1 Block B Replat of Blocks 2 and 3, Seward Rail Campus PUD Original Addition Final Plat; PID 800229470
Description: TIF funds used for eligible expenses including site acquisition, site preparation and grading, architectural fees, and other eligible fees necessary in the construction of two 6,000 square foot commercial buildings and other associated improvements.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	50,000	405,643	1.716009	858.00	6,960.88
2023	50,000	772,713	1.565626	782.81	12,097.80
2024	50,000	772,713	1.443097	721.55	11,151.00
2025	50,000	772,713	1.381128	690.56	10,672.16
Total				3,052.92	40,881.84

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	50,000	772,713
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 80 SEWARD

Project Name: TIF IHC PROPERTIES REDEV PROJ 2

City: SEWARD

School: SEWARD 9

Project Years: 15

Project Date: 2024

TIF-ID#: 80-9741

Project Type: Standard

Location: Lot 2, Block A Replat of Blocks 2 and 3 Seward Rail Campus, PID 800229450. City did not timely file the Notice to Divide Tax.

Description: TIF funds used for site acquisition, site preparation, grading, architectural, engineering and legal fees, and other eligible expenses necessary in the construction of a 35,000 square foot commercial building and associated improvements.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	93,800	1,737,091	1.443097	1,353.62	25,067.91
2025	93,800	1,910,800	1.381128	1,295.50	26,390.59
Total				2,649.12	51,458.50

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	0	0
Industrial	93,800	1,910,800
Other	0	0

Project Name: TIF JONES BANK PROJ

City: SEWARD

School: SEWARD 9

Project Years:

Project Date: 2014

TIF-ID#: 80-9707

Project Type:

Location: 6th and Main Street, Seward; 4 parcels Tax Lots 13, 14, 16, and 17 Blk 23, Orig Town, and 6 parcels various Lots & Tax Lots Blk 22

Original Town Seward

Description: TIF funds used for construction, remodel, renovation, expansion, and redevelopment of approx. 13,600 sq ft bank facility and the associated improvements.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2014	1,349,605	128,193	1.735917	23,428.02	2,225.34
2015	1,349,605	677,414	1.742962	23,523.10	11,807.18
2016	1,349,605	677,414	1.713073	23,119.72	11,604.70
2017	1,349,605	778,765	1.720352	23,217.96	13,397.56
2018	1,349,605	806,953	1.698954	22,929.17	13,709.76
2019	1,349,605	853,136	1.733791	23,399.33	14,791.60
2020	1,349,605	944,365	1.749781	23,615.13	16,524.32
2021	1,349,605	1,035,594	1.734152	23,404.20	17,958.80
2022	1,349,605	1,035,594	1.716009	23,159.34	17,770.90
2023	1,349,605	1,035,594	1.565626	21,129.77	16,213.54
2024	1,349,605	1,035,594	1.443097	19,476.11	14,944.62
2025	1,349,605	1,035,594	1.381128	18,639.77	14,302.88
Total				269,041.62	165,251.20

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	1,349,605	1,035,594
Industrial	0	0
Other	0	0

Project Name: TIF LEVANDER'S BODY SHOP REDEV PROJ

City: SEWARD

School: SEWARD 9

Project Years: 15

Project Date: 2021

TIF-ID#: 80-9727

Project Type: Standard

Location: Lot 3 Block A, Replat of Blocks 2 and 3 Seward Rail Campus PUD Original Addition Final Plat and a Portion of the SE 1/4; PID 8000229460

Description: TIF funds used for eligible public improvements, including site acquisition, site preparation, grading, architectural and engineering fees associated with the construction of a commercial building on the project site used as an auto body repair shop and service center.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	50,000	207,116	1.734152	867.08	3,591.70
2022	50,000	508,655	1.716009	858.00	8,728.58
2023	50,000	508,655	1.565626	782.81	7,963.66
2024	50,000	508,655	1.443097	721.55	7,340.41
2025	50,000	850,200	1.381128	690.56	11,742.35
Total				3,920.00	39,366.70

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	50,000	850,200
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 80 SEWARD

Project Name: TIF LINDER PROJ

City: SEWARD

School: SEWARD 9

Project Years:

Project Date: 2015

TIF-ID#: 80-9711

Project Type:

Location: Lots 1-5 and Lots 7-13, Twin Oaks Development Fifth Addition
Description: Preparation and development of 13 lots for light industrial use and associated public improvements for construction and extension of public sewer and road improvements. Legal description corrected 2016, excludes Lot 6.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2015	357,933	349,609	1.742962	6,238.64	6,094.08
2016	29,714	348,626	1.713073	509.02	5,972.46
2017	26,225	289,390	1.720352	451.16	4,978.64
2018	26,225	289,390	1.698954	445.55	4,916.94
2019	26,225	329,391	1.733791	454.69	5,711.08
2020	26,225	330,927	1.749781	458.88	5,790.52
2021	26,225	332,463	1.734152	454.78	5,765.58
2022	26,225	332,463	1.716009	450.02	5,705.20
2023	26,225	332,463	1.565626	410.59	5,205.24
2024	26,225	332,463	1.443097	378.45	4,797.87
2025	25,378	333,310	1.381128	350.50	4,603.54
Total				10,602.28	59,541.15

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	25,378	333,310
Industrial	0	0
Other	0	0

Project Name: TIF MEYCO HOLDINGS REDEVELOPMENT PROJECT

City: SEWARD

School: SEWARD 9

Project Years: 15

Project Date: 2025

TIF-ID#: 80-9745

Project Type: Standard

Location: Lot 13, Seward Rail Campus PUD Second Addition, located in the Southeast Quarter of Section 29, Township 11 North, Range 3 East of the 6th PM, City of Seward, Seward County, Nebraska
Description: TIF funds used for site acquisition, site preparation, façade enhancements, architectural, engineering and legal fees, and other eligible expenses

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	182,000	357,374	1.381128	2,513.65	4,935.79
Total				2,513.65	4,935.79

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	182,000	357,374
Industrial	0	0
Other	0	0

Project Name: TIF OLD TOWN SQUARE REDEV PROJ

City: SEWARD

School: SEWARD 9

Project Years: 15

Project Date: 2022

TIF-ID#: 80-9732

Project Type: Standard

Location: West 40' of Lots 8, 9 and 12, Block 7 and E 40' of the West 80' of Lots 8, 9 and 12 Block 7 all in Original Town; PID's 800073045 and 800073053.

Description: TIF funds used for eligible public improvements including a portion of the site acquisition costs, and other eligible expenses permitted necessary for the renovation and redevelopment of two commercial buildings on the Project Site for use as commercial office space and a restaurant/bakery, and other associated improvements.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	428,886	194,900	1.716009	7,359.72	3,344.54
2023	428,886	194,900	1.565626	6,714.75	3,051.42
2024	428,886	194,900	1.443097	6,189.24	2,812.66
2025	428,886	194,900	1.381128	5,923.46	2,691.83
Total				26,187.17	11,900.45

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	428,886	194,900
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 80 SEWARD

Project Name: TIF PLEX HOMES REDEV PROJ PHASE 2
City: SEWARD **Project Date:** 2022
School: SEWARD 9 **TIF-ID#:** 80-9731
Project Years: 15 **Project Type:** Standard

Location: Lot B Plex Subdivision PUD; PID 800093682
Description: TIF funds used for eligible public improvements including site acquisition, demolition, grading, site preparation, architectural and engineering fees, and other eligible expenses necessary in the construction and development of a six to twelve unit, approximately 10,800 square foot apartment building and other associated improvements.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	35,250	473,552	1.716009	604.89	8,126.20
2023	35,250	968,580	1.565626	551.88	15,164.36
2024	35,250	1,386,104	1.443097	508.69	20,002.81
2025	35,250	1,528,693	1.381128	486.85	21,113.19
Total				2,152.31	64,406.56

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	35,250	1,528,693
Industrial	0	0
Other	0	0

Project Name: TIF PLEX HOMES REDEV PROJ PHASE ONE
City: SEWARD **Project Date:** 2020
School: SEWARD 9 **TIF-ID#:** 80-9720
Project Years: **Project Type:**

Location: Lot A, Plex Subdivision PUD, a Replat of Lots 1-4, Duerr Subdivision
PIN# 800209257
Description: TIF funds used for site acquisition, architect and engineering fees, and demolition of current structures needed in the construction of a 9-unit, 13,500 square foot apartment building.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2020	34,299	432,934	1.749781	600.16	7,575.40
2021	34,299	1,153,345	1.734152	594.80	20,000.78
2022	34,299	1,153,345	1.716009	588.57	19,791.50
2023	34,299	1,165,281	1.565626	536.99	18,243.96
2024	34,299	1,566,727	1.443097	494.97	22,609.40
2025	34,299	1,570,190	1.381128	473.71	21,686.33
Total				3,289.20	109,907.37

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	34,299	1,570,190
Industrial	0	0
Other	0	0

Project Name: TIF PLEX HOMES REDEVELOPMENT PROJ - PHASE 3
City: SEWARD **Project Date:** 2023
School: SEWARD 9 **TIF-ID#:** 80-9734
Project Years: 15 **Project Type:** Standard

Location: Lot C, Plex Subdivision PUD; PID 800093674.
Description: TIF funds used for eligible public improvements including site acquisition, demolition, grading, site preparation, architectural and engineering fees necessary in the construction and development of a six to twelve unit, approximately 10,800 square foot apartment building and other associated improvements.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	39,871	473,687	1.565626	624.23	7,416.16
2024	39,871	1,360,763	1.443097	575.38	19,637.11
2025	39,871	1,501,409	1.381128	550.67	20,736.39
Total				1,750.28	47,789.66

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	39,871	1,501,409
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 80 SEWARD

Project Name: TIF PLEX HOMES REDEVELOPMENT PROJ - PHASE 4

City: SEWARD

School: SEWARD 9

Project Years: 15

Project Date: 2023

TIF-ID#: 80-9735

Project Type: Standard

Location: Lot D, Plex Subdivision PUD, PID 800093690.

Description: TIF funds used for eligible improvements including site acquisition, demolition, grading, site preparation, architectural and engineering fees necessary in the construction and development of a six to twelve unit, approximately 10,800 square foot apartment building.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	30,217	574,057	1.565626	473.09	8,987.60
2024	30,217	1,623,672	1.443097	436.06	23,431.19
2025	30,217	1,793,678	1.381128	417.34	24,773.00
Total				1,326.49	57,191.79

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	30,217	1,793,678
Industrial	0	0
Other	0	0

Project Name: TIF PROGRESSIVE SHEET METAL

City: SEWARD

School: SEWARD 9

Project Years:

Project Date: 2013

TIF-ID#: 80-9704

Project Type:

Location: Lot 12 and E 1/2 of Lot 11, Block 40 Harris, Moffitt & Roberts Addition Seward

Description: TIF funds used for construction of approx 3,000 sq. ft. facility that includes general office and warehouse space, and related public improvements.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2013	32,666	99,024	1.919464	627.01	1,900.74
2014	32,666	99,024	1.735917	567.05	1,718.98
2015	32,666	99,024	1.742962	569.36	1,725.98
2016	32,666	99,024	1.713073	559.59	1,696.40
2017	32,666	105,608	1.720352	561.97	1,816.80
2018	32,666	107,875	1.698954	554.98	1,832.82
2019	32,666	166,338	1.733791	566.36	2,883.98
2020	32,666	174,967	1.749781	571.58	3,061.54
2021	32,666	183,594	1.734152	566.48	3,183.82
2022	32,666	183,594	1.716009	560.55	3,150.52
2023	32,666	183,594	1.565626	511.43	2,874.40
2024	32,666	183,594	1.443097	471.40	2,649.46
2025	32,666	183,594	1.381128	451.16	2,535.67
Total				7,138.92	31,031.11

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	32,666	183,594
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 80 SEWARD

Project Name: TIF PROJECT SUPERIOR REDEV PROJ

City: SEWARD

School: SEWARD 9

Project Years:

Project Date: 2020

TIF-ID#: 80-9718

Project Type:

Location: Lot 1, Seward Rail Campus Addition

PIN# 800229440

Description: TIF funds will be used for site acquisition, site preparation, mass grading, utility extensions and fire loop infrastructure improvements, construction of public access ways and public sidewalk improvements, construction of wastewater pre-treatment facilities, and other eligible costs needed in the construction and development of an approximately 105,000 square foot industrial building.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2020	481,400	2,532,465	1.749781	8,423.45	44,312.58
2021	481,400	15,102,134	1.734152	8,348.21	261,893.98
2022	481,400	15,102,134	1.716009	8,260.87	259,154.00
2023	481,400	22,014,154	1.565626	7,536.92	344,659.32
2024	481,400	24,305,229	1.443097	6,947.07	350,748.07
2025	481,400	24,305,229	1.381128	6,648.75	335,686.32

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	0	0
Industrial	481,400	24,305,229
Other	0	0

Total 46,165.27 1,596,454.27

Project Name: TIF RETAIL & RESEARCH FACIL.

City: SEWARD

School: SEWARD 9

Project Years:

Project Date: 2015

TIF-ID#: 80-9708

Project Type:

Location: Lot A and strip of land 40ft wide designated as private drive located adjacent to South boundary Lot A and North boundary of Lot B in replat of Lots 5 & 8, Twin Oaks Development
Description: Renovation and remodeling of approx 7,438 sq ft of commercial building space, the construction of a retail and research facility and associated improvements withing the Redevelopment Area.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2015	202,494	0	1.742962	3,529.39	0.00
2016	202,494	0	1.713073	3,468.87	0.00
2017	202,494	10,124	1.720352	3,483.61	174.22
2018	202,494	10,124	1.698954	3,440.28	172.04
2019	202,494	78,090	1.733791	3,510.82	1,353.94
2020	202,494	86,577	1.749781	3,543.20	1,514.94
2021	202,494	95,061	1.734152	3,511.55	1,648.50
2022	202,494	95,061	1.716009	3,474.82	1,631.26
2023	202,494	95,061	1.565626	3,170.30	1,488.32
2024	202,494	95,061	1.443097	2,922.18	1,371.82
2025	202,494	95,061	1.381128	2,796.70	1,312.93

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	202,494	95,061
Industrial	0	0
Other	0	0

Total 36,851.72 10,667.97

Tax Increment Financing (TIF) Report 2025

COUNTY: 80 SEWARD

Project Name: TIF SCCDP REDEVELOPMENT PROJECT
City: SEWARD **Project Date:** 2024
School: SEWARD 9 **TIF-ID#:** 80-9740
Project Years: 15 **Project Type:** Standard

Location: Lot C, Administrative replat of South Crest 4th Addition PID 800105028
Description: TIF funds used for demolition, grading, site preparation, construction of an additional ingress and egress from the public street and expansion of the existing parking lot necessary for renovation of a portion of a commercial building to support the operation of a daycare as well as the construction of an outdoor play area

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	777,483	197,226	1.443097	11,219.83	2,846.18
2025	777,483	283,546	1.381128	10,738.04	3,916.12
Total				21,957.87	6,762.30

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	777,483	283,546
Industrial	0	0
Other	0	0

Project Name: TIF SPORTS EXPRESS PROJ
City: SEWARD **Project Date:** 2013
School: SEWARD 9 **TIF-ID#:** 80-9702
Project Years: **Project Type:**

Location: Lot 13 Bock 36 Cloyd's Addition Seward
Description: TIF funds used in construction of approximately 2,400 sq. ft. facility that includes the screen-printing and light manufacturing facilities and general office space, and related public improvements.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2013	27,496	142,290	1.919464	527.78	2,731.20
2014	27,496	142,290	1.735917	477.31	2,470.02
2015	27,496	147,690	1.742962	479.24	2,574.24
2016	27,496	158,018	1.713073	471.03	2,707.00
2017	27,496	167,294	1.720352	473.03	2,878.08
2018	27,496	170,043	1.698954	467.14	2,888.92
2019	27,496	164,003	1.733791	476.72	2,843.48
2020	27,496	171,953	1.749781	481.12	3,008.80
2021	27,496	179,903	1.734152	476.82	3,119.80
2022	27,496	179,903	1.716009	471.83	3,087.16
2023	27,496	179,903	1.565626	430.48	2,816.62
2024	27,496	179,903	1.443097	396.79	2,596.20
2025	27,496	179,903	1.381128	379.75	2,484.69
Total				6,009.04	36,206.21

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	27,496	179,903
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 80 SEWARD

Project Name: TIF STORAGE & WAREHOUSE PROJ

City: SEWARD

School: SEWARD 9

Project Years:

Project Date: 2019

TIF-ID#: 80-9717

Project Type:

Location: Lot B Administrative Replat of Lot 1, 2 and 3 Block 45 Harris, Moffitt and Roberts Addition. PID 800221656

Description: TIF funds used for eligible public expenditures including site preparation and stabilization including retaining wall, utility infrastructure extension and connection, public parking improvements, and other eligible public improvements.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2019	26,659	122,405	1.733791	462.21	2,122.24
2020	26,659	122,405	1.749781	466.47	2,141.82
2021	26,659	134,362	1.734152	462.31	2,330.06
2022	26,659	134,362	1.716009	457.47	2,305.66
2023	26,659	134,362	1.565626	417.38	2,103.60
2024	26,659	134,362	1.443097	384.72	1,938.96
2025	26,659	134,362	1.381128	368.19	1,855.71
Total				3,018.75	14,798.05

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	26,659	134,362
Industrial	0	0
Other	0	0

Project Name: TIF THE ALPS REDEV PROJ

City: SEWARD

School: SEWARD 9

Project Years: 15

Project Date: 2022

TIF-ID#: 80-9730

Project Type: Standard

Location: Lot 3 and all of vacated alley adjoining said lot to the west and including the north half of the vacated alley adjacent thereto on South side; Lots 14 through 18, together with the South Half of the vacated alley Norht of lots 14 through 18 Block 37 Cloyd's Addition; PID 800078098

Description: TIF funds used fo eligible public improvements including demolition and environmental remediation, façade and energy efficiency enhancements, architectural and engineering fees, and other eligible expenses permitted in the renovation and rehabilitation of the existing building for use as a commercial dog service business and other associated improvements.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	410,503	249,640	1.716009	7,044.27	4,283.88
2023	410,503	249,640	1.565626	6,426.94	3,908.46
2024	410,502	294,814	1.443097	5,923.94	4,254.48
2025	410,502	294,814	1.381128	5,669.56	4,071.76
Total				25,064.71	16,518.58

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	410,502	294,814
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 80 SEWARD

Project Name: TIF TWO CREEKS HOLDINGS PROJ

City: SEWARD

School: SEWARD 9

Project Years:

Project Date: 2016

TIF-ID#: 80-9712

Project Type:

Location: Lots 10-12, Blk 45, Harris, Moffitt & Robert's Addition and W 35' of adjacent vacated 12th Street and adjacent vacated South Street
Description: Construction of approx. 4,675 sq ft autobody retail and warehouse facility, and the associated improvements.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2016	13,871	213,777	1.713073	237.62	3,662.16
2017	13,871	311,665	1.720352	238.63	5,361.78
2018	13,871	331,914	1.698954	235.66	5,639.14
2019	13,871	342,256	1.733791	240.49	5,934.06
2020	13,871	356,434	1.749781	242.71	6,236.84
2021	13,871	370,616	1.734152	240.54	6,427.06
2022	13,871	370,616	1.716009	238.03	6,359.80
2023	13,871	370,616	1.565626	217.17	5,802.46
2024	13,871	370,616	1.443097	200.17	5,348.36
2025	13,871	370,616	1.381128	191.58	5,118.68
Total				2,282.60	55,890.34

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	13,871	370,616
Industrial	0	0
Other	0	0

2026 TOTALS FOR CITY : # SEWARD

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	17,203	3,438,153	237.60	47,485.29
Commercial	6,352,089	25,873,025	87,730.48	357,339.59
Industrial	575,200	26,216,029	7,944.25	362,076.92
other	0	0	0.00	0.00
Total	6,944,492	55,527,207	95,912.32	766,901.80

Project Count 35

CITY: UTICA

Project Name: TIF BREEZE FANS PROJECT

City: UTICA

School: CENTENNIAL 67R

Project Years:

Project Date: 2016

TIF-ID#: 80-9714

Project Type:

Location: E 1/2 Lot 9 and Lots 10-12 Blk 14 Wrights First Addition, Utica
Description: Construction of approx. 5,916 sq ft manufacturing and metal fabrication facility and the associated improvements in redevelopment area.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2016	35,156	184,031	1.251269	439.90	2,302.72
2017	34,536	184,272	1.284949	443.77	2,367.84
2018	34,536	184,272	1.338866	462.39	2,467.16
2019	34,536	184,272	1.370205	473.21	2,524.88
2020	34,536	184,272	1.396681	482.36	2,573.70
2021	34,536	184,272	1.419494	490.24	2,615.72
2022	34,536	184,272	1.454661	502.38	2,680.54
2023	32,681	279,957	1.3953	456.00	3,906.24
2024	32,681	279,957	1.272747	415.95	3,563.11
2025	32,681	279,957	1.171825	382.96	3,280.60
Total				4,549.16	28,282.51

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	32,681	279,957
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 80 SEWARD

Project Name: TIF BRONCO HEIGHTS SUBDIV REDEV PROJ - PHASE 1
City: UTICA
School: CENTENNIAL 67R
Project Years: 15

Project Date: 2025
TIF-ID#: 80-9742
Project Type: Standard

Location: Lot 4 and 5, Bronco Heights Subdivision, Utica, Seward County, Nebraska
Description: TIF funds used for land acquisition, public infrastructure improvements, street improvements, utility improvements, grading, site preparation, eligible engineering expenditures

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	4,400	332,378	1.171825	51.56	3,894.90
Total				51.56	3,894.90

Current Year	Base Value	Excess Value
Residential	4,400	332,378
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF GROCERY STORE PROJECT

City: UTICA

School: CENTENNIAL 67R

Project Years:

Project Date: 2013
TIF-ID#: 80-9705
Project Type:

Location: W 22 ft. Lot 5 and all Lot 6 Block 13 Wright's 1st Addition Utica
Description: TIF funds used in the infrastructure development and payment of eligible public improvements for the Grocery Store Project located at 620 "D" St.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2013	6,097	176,251	1.406279	85.74	2,478.58
2014	6,097	237,720	1.246304	75.99	2,962.76
2015	6,097	237,720	1.264194	77.08	3,005.26
2016	6,097	237,720	1.251269	76.29	2,974.56
2017	6,097	244,440	1.284949	78.34	3,140.98
2018	6,097	244,440	1.338866	81.63	3,272.78
2019	6,097	226,416	1.370205	83.54	3,102.40
2020	6,097	226,416	1.396681	85.16	3,162.32
2021	6,097	226,416	1.419494	86.55	3,213.98
2022	6,097	226,416	1.454661	88.69	3,293.60
2023	6,097	233,830	1.3953	85.07	3,262.64
2024	6,097	233,830	1.272747	77.60	2,976.08
2025	6,097	233,830	1.171825	71.45	2,740.06
Total				1,053.13	39,586.00

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	6,097	233,830
Industrial	0	0
Other	0	0

2026 TOTALS FOR CITY : # UTICA

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	4,400	332,378	51.56	3,894.89
Commercial	38,778	513,787	454.41	6,020.68
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	43,178	846,165	505.97	9,915.57

Project Count 3

2026 TOTALS FOR COUNTY : # 80 SEWARD

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	21,603	3,770,531	289.16	51,380.18
Commercial	8,105,669	38,735,982	111,931.59	535,854.58
Industrial	575,200	26,216,029	7,944.25	362,076.92
other	0	0	0.00	0.00
Total	8,702,472	68,722,542	120,164.99	949,311.68

Project Count 44

Tax Increment Financing (TIF) Report 2025

COUNTY: 82 SHERMAN

CITY: LITCHFIELD

Project Name: TIF TROTTER DRY TERMINAL INC

City: LITCHFIELD

School: LITCHFIELD 15

Project Years:

Project Date: 2015

TIF-ID#: 82-8507

Project Type:

Location: Tract of Land in N1/2 SE1/4 28-14-16

Description: Site acquisition, preparation and installation of fertilizer receiving, storage and shipping facility, includes rail infrastructure and required buildings.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2015	372,730	1,007,210	1.709325	6,371.17	17,216.50
2016	372,730	5,788,070	1.64017	6,113.41	94,934.20
2017	372,730	5,788,070	1.638614	6,107.61	94,844.14
2018	372,730	5,786,820	1.679355	6,259.46	97,181.26
2019	372,730	5,786,820	1.723711	6,424.79	99,748.06
2020	372,730	5,786,820	1.859047	6,929.23	107,579.70
2021	372,730	5,786,820	1.838844	6,853.92	106,410.60
2022	372,730	5,884,620	1.768952	6,593.41	104,096.10
2023	372,730	5,884,620	1.821439	6,789.05	107,184.76
2024	372,730	6,151,360	1.616399	6,024.80	99,430.52
2025	372,730	6,151,360	1.490036	5,553.81	91,657.48
Total				70,020.66	1,020,283.32

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	372,730	6,151,360
Industrial	0	0
Other	0	0

2026 TOTALS FOR CITY : # LITCHFIELD

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	0	0	0.00	0.00
Commercial	372,730	6,151,360	5,553.81	91,657.48
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	372,730	6,151,360	5,553.81	91,657.48

Project Count 1

2026 TOTALS FOR COUNTY : # 82 SHERMAN

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	0	0	0.00	0.00
Commercial	372,730	6,151,360	5,553.81	91,657.48
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	372,730	6,151,360	5,553.81	91,657.48

Project Count 1

Tax Increment Financing (TIF) Report 2025

COUNTY: 85 THAYER

CITY: CARLETON

Project Name: TIF CARGILL, INC. (Sch75)

City: CARLETON

School: THAYER CENTRAL COM

Project Years:

Project Date: 2011

TIF-ID#: 85-0307

Project Type:

Location: Parcel #859024390 SchDist 75, Part Lot 1, All of Lots 2, & 3 of

Lautenschlager Addition, Carlton

Description: TIF funds to be used for site acquisition, demolition of old ethanol site, and redevelopment of area for a grain receiving, storage and shipping facility.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2011	604,758	550,699	1.895633	11,463.99	10,439.23
2012	604,758	645,271	1.923462	11,632.29	12,411.54
2013	604,758	719,894	1.722792	10,418.72	12,402.28
2014	604,758	841,363	1.59501	9,645.95	13,419.82
2015	604,758	619,160	1.562533	9,449.54	9,674.58
2016	604,758	645,161	1.475806	8,925.05	9,521.32
2017	604,758	690,509	1.490389	9,013.25	10,291.28
2018	604,758	683,693	1.519876	9,191.57	10,391.30
2019	604,758	643,687	1.612728	9,753.10	10,380.92
2020	604,758	748,450	1.556253	9,411.56	11,647.78
2021	604,758	712,546	1.51956	9,189.66	10,827.56
2022	604,758	693,715	1.386389	8,384.30	9,617.60
2023	604,758	723,241	1.300951	7,867.61	9,409.00
2024	604,758	723,241	1.094071	6,616.48	7,912.78
2025	604,758	797,691	1.158016	7,003.19	9,237.38
Total				137,966.26	157,584.37

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	604,758	797,691
Industrial	0	0
Other	0	0

Project Name: TIF CARGILL, INC. (Sch94)

City: CARLETON

School: BRUNNING 94 (Brun-Dav.

Project Years:

Project Date: 2011

TIF-ID#: 85-0308

Project Type:

Location: Parcel #859024404 SchDist 94, Part Lot 1 Lautenschlager Addition, Carlton

Description: TIF funds to be used for site acquisition, demolition of old ethanol site, and redevelopment of area for a grain receiving, storage and shipping facility.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2011	1,144,061	855,972	1.606281	18,376.83	13,749.32
2012	1,144,061	4,987,234	1.633838	18,692.10	81,483.34
2013	1,144,061	6,030,544	1.368866	15,660.66	82,550.06
2014	1,144,061	7,752,199	1.215377	13,904.65	94,218.46
2015	1,144,061	7,415,694	1.176088	13,455.16	87,215.10
2016	1,144,061	7,417,866	1.087379	12,440.28	80,660.32
2017	1,144,061	7,551,939	1.121648	12,832.34	84,706.18
2018	1,144,061	7,515,533	1.177022	13,465.85	88,459.48
2019	1,144,061	7,515,533	1.26038	14,419.52	94,724.28
2020	1,144,061	7,686,128	1.352253	15,470.60	103,935.90
2021	1,144,061	7,770,686	1.26756	14,501.66	98,498.12
2022	1,144,061	7,756,554	1.146864	13,120.82	88,957.14
2023	1,144,061	7,762,054	1.099286	12,576.50	85,327.18
2024	1,144,061	7,762,054	0.935391	10,701.44	72,605.56
2025	1,144,061	7,772,054	1.013617	11,596.40	78,778.86
Total				211,214.81	1,235,869.30

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	1,144,061	7,772,054
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 85 THAYER

2026 TOTALS FOR CITY : # CARLETON

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	0	0	0.00	0.00
Commercial	1,748,819	8,569,745	18,599.59	88,016.25
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	1,748,819	8,569,745	18,599.59	88,016.25

Project Count 2

CITY: HEBRON

Project Name: TIF LANDMARK IMPLEMENT LLC PROJ

City: HEBRON

Project Date: 2020

School: THAYER CENTRAL COM TIF-ID#: 85-0334

Project Years:

Project Type:

Location: A tract of land, being the remaining portions of Tax Lots 46 and 83, lying East of the State of Nebraska Highway 81 Right of Way, and being located on a part of the Northwest Quarter of Section 5, Township 2 North, Range 2 West, of the 6th Principal Meridian.
Description: TIF funds used for electrical line work and sewer work needed to construct a 50,000 square foot John Deere Dealership building.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2020	61,110	154,770	1.483694	906.69	2,296.32
2021	61,110	2,702,040	1.626591	994.01	43,951.14
2022	61,110	5,127,539	1.544048	943.57	79,171.66
2023	61,110	5,127,539	1.481727	905.48	75,976.16
2024	61,110	5,000,612	1.297193	792.71	64,867.61
2025	61,110	5,323,666	1.326452	810.59	70,615.87
Total				5,353.05	336,878.76

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	61,110	5,323,666
Industrial	0	0
Other	0	0

2026 TOTALS FOR CITY : # HEBRON

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	0	0	0.00	0.00
Commercial	61,110	5,323,666	810.59	70,615.87
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	61,110	5,323,666	810.59	70,615.87

Project Count 1

2026 TOTALS FOR COUNTY : # 85 THAYER

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	0	0	0.00	0.00
Commercial	1,809,929	13,893,411	19,410.19	158,632.12
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	1,809,929	13,893,411	19,410.19	158,632.12

Project Count 3

Tax Increment Financing (TIF) Report 2025

COUNTY: 87 THURSTON

CITY: PENDER

Project Name: TIF PCDI RESIDENTIAL REDEV PROJ - PHASE 1
City: PENDER
School: PENDER 1
Project Years: 15
Project Date: 2024
TIF-ID#: 87-8674
Project Type: Standard

Location: Lot 24 through 27 Roberts Addition PID 003301219, 003301224, 003301220, 003301225
Description: TIF funds used for street improvements, utility improvements, grading, site preparation, eligible engineering expenditures necessary for construction of approximately 30 residential dwelling units and the associated improvements in multiple phases

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	24,080	540,700	1.923769	463.24	10,401.84
2025	24,080	622,770	1.828709	440.35	11,388.68
Total				903.59	21,790.52

Current Year	Base Value	Excess Value
Residential	24,080	622,770
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF PENDER GRAIN

City: PENDER
School: PENDER 1
Project Years:
Project Date: 2016
TIF-ID#: 87-0313
Project Type:

Location: Lots 7, 8, 9, 10, 11 & 12 Blk 10 Pender Original Plat
Description: Construction of new building for expansion of existing business.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2016	13,455	695,760	1.698825	228.58	11,819.74
2017	13,455	1,157,940	1.75306	235.87	20,299.38
2018	13,455	1,157,940	1.827456	245.88	21,160.84
2019	13,455	1,157,940	1.979664	266.36	22,923.32
2020	13,455	1,157,940	2.045169	275.18	23,681.84
2021	13,455	1,157,940	2.080579	279.94	24,091.86
2022	13,455	1,177,960	2.192104	294.95	25,822.12
2023	13,455	1,177,960	2.091258	281.38	24,634.18
2024	13,455	1,177,960	1.923769	258.84	22,661.24
2025	13,455	1,177,960	1.828709	246.05	21,541.46
Total				2,613.03	218,635.98

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	13,455	1,177,960
Industrial	0	0
Other	0	0

Project Name: TIF PENDER HOTEL & 1ST CRTHSE

City: PENDER
School: PENDER 1
Project Years:
Project Date: 2017
TIF-ID#: 87-0315
Project Type:

Location: Lots 1 through 5 Blk 16 Pender Original Plat
Description: Renovation and rehabilitation of the historic Palace Hotel and First Thurston County Courthouse buildings into a mixed use of commercial, office and 16 apartments.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2017	56,120	232,955	1.75306	983.82	4,083.86
2018	56,120	746,975	1.827456	1,025.57	13,650.66
2019	56,120	746,975	1.979664	1,110.99	14,787.60
2020	56,120	746,975	2.045169	1,147.75	15,276.92
2021	56,120	746,975	2.080579	1,167.62	15,541.42
2022	56,120	777,210	2.192104	1,230.21	17,037.26
2023	56,120	777,210	2.091258	1,173.61	16,253.48
2024	56,120	777,210	1.923769	1,079.62	14,951.74
2025	56,120	777,210	1.828709	1,026.27	14,212.92
Total				9,945.46	125,795.86

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	56,120	777,210
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 87 THURSTON

Project Name: TIF PENDER REDVL PROJ 1

City: PENDER

School: PENDER 1

Project Years:

Project Date: 2013

TIF-ID#: 87-0312

Project Type:

Location: Pt Lot 3 all Lot 4 Block 4, Pt Lots 5 & 4 Block 3; Lots 4, 5 and Pt Lot 6 Block 6 all Osgood's Add; Lot 10 Country Side Add; Lots 11, 12, and Pt Lots 9 & 10 Block 9 Peebles Main St Add; Lots 3 & 4 Block 1 West View Add; S 1/2 Lot 11 and all Lot 12 Block 13 Original Plat; and Parcel of Land in part of Block 23 Hill Addition Pender
Description: TIF funds used for site acquisition, infrastructure installation, rehabilitation and housing.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2013	688,345	678,705	2.115163	14,559.62	14,355.71
2014	479,615	1,158,395	1.812028	8,690.76	20,990.50
2015	479,615	1,162,455	1.71943	8,246.64	19,987.66
2016	479,615	1,244,020	1.698825	8,147.82	21,133.78
2017	479,615	1,325,615	1.75306	8,407.94	23,238.88
2018	479,615	1,338,510	1.827456	8,764.75	24,460.72
2019	479,615	1,347,105	1.979664	9,494.77	26,668.22
2020	479,615	1,373,920	2.045169	9,808.94	28,099.02
2021	479,615	1,373,920	2.080579	9,978.77	28,585.52
2022	479,615	1,560,510	2.192104	10,513.66	34,208.04
2023	479,615	1,717,120	2.091258	10,029.99	35,909.44
2024	479,615	1,762,130	1.923769	9,226.68	33,899.36
2025	479,615	1,893,520	1.828709	8,770.76	34,627.00
Total				124,641.10	346,163.85

Current Year	Base Value	Excess Value
Residential	208,580	1,428,345
Commercial	271,035	465,175
Industrial	0	0
Other	0	0

2026 TOTALS FOR CITY : # PENDER

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	232,660	2,051,115	4,254.67	37,508.92
Commercial	340,610	2,420,345	6,228.77	44,261.07
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	573,270	4,471,460	10,483.44	81,769.99

Project Count 4

2026 TOTALS FOR COUNTY : # 87 THURSTON

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	232,660	2,051,115	4,254.67	37,508.92
Commercial	340,610	2,420,345	6,228.77	44,261.07
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	573,270	4,471,460	10,483.44	81,769.99

Project Count 4

Tax Increment Financing (TIF) Report 2025

COUNTY: 88 VALLEY

CITY: NORTH LOUP

Project Name: TIF 2019 FLOOD INFRASTRUCTURE REPAIR
City: NORTH LOUP
School: CENTRAL VALLEY 60
Project Years:

Project Date: 2021
TIF-ID#: 88-1312
Project Type:

Location: The prjoect area includes a large part of North Loup affected by the 2019 flood and includes 106 parcels.
Description: TIF funds used for repair and replacement of streets, culverts, drain ways, sewer, water and sidewalks as a result of the 2019 floods impacting 62 blocks.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	5,260,690	118,215	2.350004	123,626.43	2,778.12
2022	5,224,735	3,835,575	2.349815	122,771.61	90,129.40
2023	5,219,885	6,814,200	2.322901	121,252.76	158,287.64
2024	5,324,905	7,148,820	2.16071	115,055.75	154,465.76
2025	5,330,150	7,610,320	2.058716	109,732.65	156,675.40
Total				592,439.20	562,336.32

Current Year	Base Value	Excess Value
Residential	2,391,235	1,528,845
Commercial	2,938,915	6,081,475
Industrial	0	0
Other	0	0

Project Name: TIF POPCORN COUNTY USA REHAB PROJECT
City: NORTH LOUP
School: CENTRAL VALLEY 60
Project Years: 15

Project Date: 2025
TIF-ID#: 88-1313
Project Type: Standard

Location: PID 880031661, 880031654, 880031640, 880031689
Description: TIF funds used for site preparation, utility extensions, roadways, and sidewalks, improvements in excess of local design standards necessary for demolition of the existing Popcorn County USA production facility and construction of a new 150 foot by 80 foot processing storage and warehouse building. City filed Amended Notice to Divide for 2024

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	163,640	0	2.16071	3,535.79	0.00
2025	160,940	1,269,000	2.058716	3,313.30	26,125.12
Total				6,849.09	26,125.12

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	0	0
Industrial	160,940	1,269,000
Other	0	0

Project Name: TIF SPALDING COOP NORTH LOUP

City: NORTH LOUP
School: CENTRAL VALLEY 60
Project Years:

Project Date: 2015
TIF-ID#: 88-1306
Project Type:

Location: PID 880037012 An irregular tract of land in SW1/4 NW1/4 and W1/2 SW1/4 25-18-13 (28.771 Ac)
Description: Street paving/resurfacing and general update of street infrastructure to support expansion of Coop grain receiving and shipping facility.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2015	136,200	1,889,725	2.114434	2,879.86	39,956.98
2016	136,200	4,705,610	2.173707	2,960.59	102,286.18
2017	136,200	4,705,610	2.245683	3,058.62	105,673.08
2018	136,200	5,319,450	2.225419	3,031.02	118,380.06
2019	136,200	5,319,450	2.242411	3,054.16	119,283.94
2020	136,200	5,319,450	2.327246	3,169.71	123,796.70
2021	136,200	5,319,450	2.350004	3,200.71	125,007.30
2022	136,200	5,319,450	2.349815	3,200.45	124,997.24
2023	136,200	5,319,450	2.322901	3,163.79	123,565.56
2024	136,200	6,579,435	2.16071	2,942.89	142,162.52
2025	136,200	6,579,435	2.058716	2,803.97	135,451.88
Total				33,465.77	1,260,561.44

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	0	0
Industrial	136,200	6,579,435
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 88 VALLEY

2026 TOTALS FOR CITY : # NORTH LOUP

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	2,391,235	1,528,845	49,228.74	31,474.58
Commercial	2,938,915	6,081,475	60,503.91	125,200.30
Industrial	297,140	7,848,435	6,117.27	161,576.99
other	0	0	0.00	0.00
Total	5,627,290	15,458,755	115,849.92	318,251.86

Project Count 3

CITY: ORD

Project Name: TIF COBBLESTONE HOTEL - ORD

City: ORD

School: ORD 5

Project Years:

Project Date: 2016

TIF-ID#: 88-1308

Project Type:

Location: Lot 2 Blk 1 JAT Subdivision, Replat of Lots 1 & 2 Valley 2nd Addition

Description: Site acquisition, site preparation, planning and utility extension for hotel and conference center.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2016	27,175	3,460	2.194668	596.40	75.94
2017	27,175	3,526,055	2.076652	564.33	73,223.90
2018	27,175	2,803,460	2.062182	560.40	57,812.44
2019	27,175	2,803,460	2.204579	599.09	61,804.50
2020	27,175	2,803,460	2.320736	630.66	65,060.92
2021	27,175	2,803,460	2.239253	608.52	62,776.56
2022	27,175	2,803,460	1.91963	521.66	53,816.06
2023	27,175	2,803,460	1.872828	508.94	52,503.98
2024	27,175	2,911,170	1.717265	466.67	49,992.50
2025	27,175	2,911,170	1.604422	436.00	46,707.46
Total				5,492.67	523,774.26

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	0	0
Industrial	27,175	2,911,170
Other	0	0

Project Name: TIF KTJ 264 - SHOPKO

City: ORD

School: ORD 5

Project Years:

Project Date: 2016

TIF-ID#: 88-1307

Project Type:

Location: Lot 1 Blk 1 JAT Subdivision, Replat of Lots 1 & 2 Valley 2nd Addition

Description: Site acquisition, site preparation, and utility extension for commercial structure development.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2016	31,160	0	2.194668	683.86	0.00
2017	31,160	2,326,090	2.076652	647.08	48,304.80
2018	31,160	2,327,840	2.062182	642.58	48,004.30
2019	31,160	2,327,840	2.204579	686.95	51,319.08
2020	31,160	1,530,550	2.320736	723.14	35,520.02
2021	31,160	1,530,550	2.239253	697.75	34,272.90
2022	31,160	1,530,550	1.91963	598.16	29,380.90
2023	31,160	1,530,550	1.872828	583.57	28,664.58
2024	31,160	1,568,790	1.717265	535.10	26,940.28
2025	31,160	1,568,790	1.604422	499.94	25,170.02
Total				6,298.13	327,576.88

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	0	0
Industrial	31,160	1,568,790
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 88 VALLEY

2026 TOTALS FOR CITY : # ORD

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	0	0	0.00	0.00
Commercial	0	0	0.00	0.00
Industrial	58,335	4,479,960	935.94	71,877.46
other	0	0	0.00	0.00
Total	58,335	4,479,960	935.94	71,877.46

Project Count 2

2026 TOTALS FOR COUNTY : # 88 VALLEY

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	2,391,235	1,528,845	49,228.74	31,474.58
Commercial	2,938,915	6,081,475	60,503.91	125,200.30
Industrial	355,475	12,328,395	7,053.21	233,454.45
other	0	0	0.00	0.00
Total	5,685,625	19,938,715	116,785.86	390,129.33

Project Count 5

Tax Increment Financing (TIF) Report 2025

COUNTY: 89 WASHINGTON

CITY: BLAIR

Project Name: TIF JENNINGS PROPERTIES LLC

City: BLAIR

School: BLAIR 1

Project Years: 15

Project Date: 2024

TIF-ID#: 89-8632

Project Type: Standard

Location: Lot 3 South 10th Addition, PID 890089037.

Description: TIF funds used for site acquisition, grading and site preparation, building costs, paved parking, energy efficiency, utilities and infrastructure improvements, landscaping, architectural, engineering and legal fees necessary in the construction of an industrial building to house an industrial plant service business, including equipment repair, pump repair, certified rigging and certified welding services and other related services.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	57,715	416,050	1.455377	839.97	6,055.10
2025	57,715	797,325	1.433586	827.39	11,430.34
Total				1,667.36	17,485.44

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	57,715	797,325
Industrial	0	0
Other	0	0

Project Name: TIF THE GRANT ST INDUSTRIAL PARK REDEV PHASE I

City: BLAIR

School: BLAIR 1

Project Years: 15

Project Date: 2023

TIF-ID#: 89-8631

Project Type: Standard

Location: Lots 1, 3, 4, 5, and 6 Grant Street Industrial Park; PID's 890022092, 890088945, 890088946, 890088947, 890088948.

Description: TIF funds for Phase I will be used for site acquisition, site remediation, site preparation and grading, surveying, testing, and permitting, drainage and detention, street improvements, utility and infrastructure improvements, site beautification and landscaping, and consultant and professional fees necessary in the construction of a commercial and industrial development.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	179,870	0	1.668726	3,001.54	0.00
2024	179,870	939,165	1.455377	2,617.79	13,668.42
2025	179,870	943,675	1.433586	2,578.59	13,528.42
Total				8,197.92	27,196.84

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	0	0
Industrial	179,870	943,675
Other	0	0

Project Name: TIF THE GRANT ST INDUSTRIAL PARK REDEV PHASE II

City: BLAIR

School: BLAIR 1

Project Years: 15

Project Date: 2023

TIF-ID#: 89-8630

Project Type: Standard

Location: Lot 2 Grant Street Industrial Park; PID 890088944

Description: TIF funds for Phase II used for site acquisition, site beautification and landscaping necessary in the construction of an approximately 30,000 square foot building for industrial and warehouse uses.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	33,770	165,060	1.668726	563.53	2,754.40
2024	33,770	2,125,620	1.455377	491.48	30,935.78
2025	33,770	2,153,360	1.433586	484.12	30,870.28
Total				1,539.13	64,560.46

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	33,770	0
Industrial	0	2,153,360
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 89 WASHINGTON

Project Name: TIF THE HAYDEN PLACE REDEV PROJ PHASE 1
City: BLAIR
School: BLAIR 1
Project Years: 15
Project Date: 2022
TIF-ID#: 89-8628
Project Type: Standard

Location: Lots 16, 79, and Lots 28 through 39, and Lots 41 and 42, Lots 44 through 48, and Lots 52 through 57 all in Transformation Hill; PID's 890088541, 890088550, 890088552, 890088553, 890088554, 890088555, 890088556, 890088557, 890088558, 890088559, 890088560, 890088561, 890088562, 890088563, 890088565, 890088566, 890088567, 890088569, 890088570, 890088571, 890088572, 890088576, 890088577, 890088578, 890088579, 890088580, 890088581
Description: TIF funds used for eligible costs including demolition, asbestos abatement, site preparation, paving, utility installation and extension, and city costs necessary in the phased development of single-family residences, in addition to all public infrastructure and improvements related to the project.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	545,530	2,003,885	1.950857	10,642.51	39,093.16
2023	173,150	4,207,381	1.668726	2,889.40	70,209.66
2024	173,150	4,207,380	1.455377	2,519.99	61,233.24
2025	173,150	4,207,380	1.433586	2,482.25	60,316.42
Total				18,534.15	230,852.48

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	173,150	4,207,380
Industrial	0	0
Other	0	0

Project Name: TIF TRANSFORMATION HILL REDEV PROJ
City: BLAIR
School: BLAIR 1
Project Years:
Project Date: 2020
TIF-ID#: 89-8625
Project Type:

Location: Lots 15, 73, 74, 75, 76, 77, 58, 59, 40 in Transformation Hill Addition; PID 890088540, 890088544, 890088545, 890088546, 890088547, 890088548, 890038626, 890088652, 890088564
Description: TIF funds used for eligible costs including without limitation; demolition, asbestos abatement, site preparation, paving, utility installation and extension, and city costs necessary in the phased development of single-family and multi-family residences, in addition to all public infracture and related improvements.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	168,275	1,556,515	1.98926	3,347.43	30,963.18
2022	168,275	1,688,110	1.950857	3,282.80	32,932.62
2023	168,275	1,933,195	1.668726	2,808.05	32,259.76
2024	168,275	2,123,175	1.455377	2,449.04	30,900.26
2025	168,275	2,257,510	1.433586	2,412.37	32,363.40
Total				14,299.69	159,419.22

Current Year	Base Value	Excess Value
Residential	168,275	2,257,510
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 89 WASHINGTON

Project Name: TIF TRANSFORMATION HILL REDEV PROJ 2021
City: BLAIR **Project Date:** 2021
School: BLAIR 1 **TIF-ID#:** 89-8626
Project Years: **Project Type:** Standard

Location: Lots 14, 43, 49, 50, 51, 72, and 78 Transformation Hill; PID's 890088539, 890088567, 890088573, 890088574, 890088575, 890088543, 890088549
Description: TIF funds used for demolition, asbestos abatement, site preparation, paving, utility installation and extension, and city costs associated with the phased development of single family and multi-family residence, in addition to all public infrastructure and improvements related to this development.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	166,885	676,995	1.98926	3,319.78	13,467.24
2022	166,885	1,616,310	1.950857	3,255.69	31,531.92
2023	166,885	1,805,940	1.668726	2,784.85	30,136.24
2024	166,885	2,005,255	1.455377	2,428.81	29,184.02
2025	166,885	2,113,605	1.433586	2,392.44	30,300.38
Total				14,181.57	134,619.80

Current Year	Base Value	Excess Value
Residential	166,885	2,113,605
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF TRANSFORMATION HILL REDEV PROJ 2024
City: BLAIR **Project Date:** 2024
School: BLAIR 1 **TIF-ID#:** 89-8633
Project Years: 15 **Project Type:** Standard

Location: Lot 60 and 61 Transformation Hill Addition, PID 890088653 and 890088654.
Description: TIF funds used for land acquisition, site preparation, utilities, engineering and legal costs necessary for development of single-family and multi-family residences.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	128,285	439,750	1.455377	1,867.03	6,400.04
2025	128,285	487,720	1.433586	1,839.08	6,991.90
Total				3,706.11	13,391.94

Current Year	Base Value	Excess Value
Residential	128,285	487,720
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF TRANSFORMATION HILL REDEVELOPMENT PROJECT
City: BLAIR **Project Date:** 2022
School: BLAIR 1 **TIF-ID#:** 89-8629
Project Years: 15 **Project Type:** Standard

Location: Lot 2 Hayden Place First Addition Replat One.
Description: TIF funds used for eligible costs related to the project, such as site acquisition, grading, site preparation, surveys and testing, drainage, drives and sidewalks, utilities, landscaping, energy efficiency enhancements, façade enhancements, and architecture, engineering and legal fees necessary for the first phase of the project consisting of the construction of a hotel and related improvements.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	173,150	2,688,010	1.950857	3,377.91	52,439.24
2023	29,060	10,745	1.668726	484.93	179.32
2024	29,060	622,300	1.455377	422.93	9,056.82
2025	29,060	651,730	1.433586	416.60	9,343.12
Total				4,702.37	71,018.50

Current Year	Base Value	Excess Value
Residential	29,060	651,730
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 89 WASHINGTON

Project Name: TIF WOODHOUSE BODY SHOP

City: BLAIR

School: BLAIR 1

Project Years:

Project Date: 2016

TIF-ID#: 89-8903

Project Type:

Location: Lot 7 and 8 Pleasant Valley II, PID 890040698, 890040782
Description: Redevelopment of Lots 7 & 8 into a body shop consisting of approx. 31,000 sq ft located on Lot 7 and surface parking on Lot 8. Work includes stabilization of existing, partially-completed retaining wall.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2016	441,595	0	2.041173	9,013.72	0.00
2017	441,595	1,467,190	2.04563	9,033.40	30,013.28
2018	441,595	1,833,990	2.112607	9,329.17	38,745.00
2019	441,595	1,833,990	2.122854	9,374.42	38,932.94
2020	441,595	2,029,370	2.038414	9,001.53	41,366.96
2021	441,595	2,435,245	1.98926	8,784.47	48,443.36
2022	441,595	2,435,245	1.950857	8,614.89	47,508.16
2023	441,595	2,543,910	1.668726	7,369.01	42,450.90
2024	441,595	2,543,910	1.455377	6,426.87	37,023.48
2025	441,595	2,895,135	1.433586	6,330.64	41,504.26
Total				83,278.12	365,988.34

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	441,595	2,895,135
Industrial	0	0
Other	0	0

2026 TOTALS FOR CITY : # BLAIR

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	492,505	5,510,565	7,060.48	78,998.69
Commercial	706,230	7,899,840	10,124.41	113,251.00
Industrial	179,870	3,097,035	2,578.59	44,398.66
other	0	0	0.00	0.00
Total	1,378,605	16,507,440	19,763.49	236,648.35

Project Count 9

CITY: FORT CALHOUN

Project Name: TIF NORTHERN HILLS VENTURES LLC REDEV PROJ

City: FORT CALHOUN

School: FORT CALHOUN 3

Project Years: 15

Project Date: 2023

TIF-ID#: 89-8640

Project Type: Standard

Location: Lot 1 Northern Lights Addition; PID 890061005.

Description: TIF funds used for land acquisition, site work including demolition, grading, site preparation, architectural, engineering and legal fees, public infrastructure including water, sanitary sewer, storm sewer, electrical extensions and hook-ups and parking necessary

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	51,975	883,790	2.301432	1,196.17	20,339.84
2024	51,975	1,016,970	2.084992	1,083.67	21,203.74
2025	51,975	1,059,565	2.048043	1,064.47	21,700.36
Total				3,344.31	63,243.94

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	51,975	1,059,565
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 89 WASHINGTON

Project Name: TIF TRANSFORMATION HILL REDEV PROJ 2022

City: FORT CALHOUN

School: FORT CALHOUN 3

Project Years: 15

Project Date: 2022

TIF-ID#: 89-8627

Project Type: Standard

Location: Lot 1 Northern Lights Addition; PID 890061005

Description: TIF funds used for eligible public improvements including site acquisition, site preparation, public infrastructure, and other eligible public improvements necessary for the construction of an approximately 7,000 square foot event space within the project area.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	51,975	883,790	2.360508	1,226.87	20,861.94
2023	545,530	5,275,310	1.668726	9,103.40	88,030.58
2024	545,530	6,801,615	1.455377	7,939.52	98,989.32
2025	545,530	7,595,255	1.433586	7,820.64	108,884.66
Total				26,090.43	316,766.50

Current Year	Base Value	Excess Value
Residential	545,530	7,595,255
Commercial	0	0
Industrial	0	0
Other	0	0

2026 TOTALS FOR CITY : # FORT CALHOUN

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	545,530	7,595,255	7,820.64	108,884.51
Commercial	51,975	1,059,565	1,064.47	21,700.35
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	597,505	8,654,820	8,885.11	130,584.86

Project Count 2

2026 TOTALS FOR COUNTY : # 89 WASHINGTON

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	1,038,035	13,105,820	14,881.12	187,883.20
Commercial	758,205	8,959,405	11,188.88	134,951.35
Industrial	179,870	3,097,035	2,578.59	44,398.66
other	0	0	0.00	0.00
Total	1,976,110	25,162,260	28,648.60	367,233.21

Project Count 11

Tax Increment Financing (TIF) Report 2025

COUNTY: 90 WAYNE

CITY: WAKEFIELD

Project Name: TIF FUNERAL HOME REDEVELOPMENT PROJECT 41
City: WAKEFIELD
School: WAKEFIELD 60r
Project Years: 15

Project Date: 2024
TIF-ID#: 90-8758
Project Type: Standard

Location: Lot 4 Block 1 Industrial Park Addition, PID 0005491.53
Description: TIF funds used for site acquisition, site preparation, grading, architectural fees, necessary for construction of a 6,790 square foot commercial building.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	20,475	101,390	1.556821	318.76	1,578.46
2025	20,475	583,655	1.539383	315.19	8,984.70
Total				633.95	10,563.16

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	20,475	583,655
Industrial	0	0
Other	0	0

Project Name: TIF NICK'S WOOD SHOP REDEVELOPMENT PROJECT
City: WAKEFIELD
School: WAKEFIELD 60r
Project Years: 15

Project Date: 2023
TIF-ID#: 90-8755
Project Type: Standard

Location: Lot 4 Block 3, Industrial Park Addition; PID 0005491.60
Description: TIF funds used for eligible public improvements, including site acquisition, grading, site utilities, street assessments for 9th Street, façade enhancements, professional fees necessary in the construction of a warehouse, with a carpenter shop, and office.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	22,550	334,940	1.577108	355.64	5,282.38
2024	21,275	473,555	1.556821	331.21	7,372.42
2025	21,275	533,740	1.539383	327.50	8,216.32
Total				1,014.35	20,871.12

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	21,275	533,740
Industrial	0	0
Other	0	0

Project Name: TIF PICK AND PERRY DEVELOPMENT 42
City: WAKEFIELD
School: WAKEFIELD 60r
Project Years: 15

Project Date: 2024
TIF-ID#: 90-8759
Project Type: Standard

Location: Lots 1 and 2 Block 4, PID 0005491.63
Description: TIF funds used for site acquisition, site preparation, grading, utility infrastructure improvements, street improvements to East 9th Street, landscaping, architectural and engineering fees necessary for construction of three, 30-unit apartment buildings and associated improvements on the project site.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	430,725	4,418,460	1.556821	6,705.62	68,787.52
2025	430,725	4,809,350	1.539383	6,630.51	74,034.32
Total				13,336.13	142,821.84

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	430,725	4,809,350
Industrial	0	0
Other	0	0

2026 TOTALS FOR CITY : # WAKEFIELD

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	0	0	0.00	0.00
Commercial	472,475	5,926,745	7,273.20	91,235.30
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	472,475	5,926,745	7,273.20	91,235.30

Project Count 3

CITY: WAYNE

Tax Increment Financing (TIF) Report 2025

COUNTY: 90 WAYNE

Project Name: TIF ANGEL ACRES 44

Location: Lots 16 and 26 Angel Acres Addition, PID's 2893.35 and 2893.45.

City: WAYNE

Project Date: 2024

Description: TIF funds used for new infrastructure for the development of Angel Acres Addition.

School: WAYNE 17

TIF-ID#: 90-8761

Project Years: 15

Project Type: Standard

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	48,375	37,850	1.603075	775.49	606.78
2025	48,375	585,005	1.566918	758.00	9,166.56
Total				1,533.49	9,773.34

Current Year	Base Value	Excess Value
Residential	48,375	585,005
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF ANGEL ACRES PROJ 34

Location: Lots 8, 9, and 10 Angel Acres Addition

City: WAYNE

Project Date: 2021

Description: TIF funds used for infrastructure and installation of utilities for new housing development.

School: WAYNE 17

TIF-ID#: 90-8751

Project Years: 15

Project Type: Standard

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	405,675	293,640	1.931	7,833.58	5,670.22
2022	406,830	776,295	1.851146	7,531.02	14,370.36
2023	406,830	830,385	1.812175	7,372.47	15,048.06
2024	406,830	963,060	1.603075	6,521.79	15,438.60
2025	406,830	1,082,930	1.566918	6,374.69	16,968.66
Total				35,633.55	67,495.90

Current Year	Base Value	Excess Value
Residential	406,830	1,082,930
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF ANGEL ACRES PROJ 39

Location: Lot 13 Angel Acres Addition, PID 2893.32.

City: WAYNE

Project Date: 2024

Description: TIF funds used for new infrastructure necessary in the development of a new addition to the city.

School: WAYNE 17

TIF-ID#: 90-8756

Project Years: 15

Project Type: Standard

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	24,155	6,730	1.603075	387.22	107.90
2025	24,155	6,730	1.566918	378.49	105.46
Total				765.71	213.36

Current Year	Base Value	Excess Value
Residential	24,155	6,730
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 90 WAYNE

Project Name: TIF ANGEL ACRES SUB PROJ 30

Location: Lots 17 & 24 Angel Acres Addition

City: WAYNE

Project Date: 2018

Description: TIF Funds to be used for infrastructure of the Angel Acres addition.

School: WAYNE 17

TIF-ID#: 90-8745

Project Years:

Project Type:

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2018	46,860	50,000	1.87923	880.61	939.62
2019	46,860	334,890	1.868355	875.51	6,256.94
2020	46,860	334,890	1.890997	886.12	6,332.76
2021	46,860	369,365	1.931	904.87	7,132.44
2022	46,860	393,790	1.851146	867.45	7,289.64
2023	46,860	414,515	1.812175	849.19	7,511.74
2024	46,860	469,360	1.603075	751.20	7,524.20
2025	46,860	514,645	1.566918	734.26	8,064.08
Total				6,749.21	51,051.42

Current Year	Base Value	Excess Value
Residential	46,860	514,645
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF ANGEL ACRES SUBDIV 26

Location: Lots 18 & 23 Angel Acres Addition

City: WAYNE

Project Date: 2015

Description: TIF funds used for infrastructure of Angel Acres Subdivision.

School: WAYNE 17

TIF-ID#: 90-8740

Project Years:

Project Type:

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2015	46,860	227,065	1.925865	902.46	4,372.98
2016	46,860	376,850	1.964042	920.35	7,401.50
2017	46,860	379,240	1.860536	871.85	7,055.90
2018	46,860	379,240	1.87923	880.61	7,126.80
2019	46,860	368,940	1.868355	875.51	6,893.12
2020	46,860	368,940	1.890997	886.12	6,976.66
2021	46,860	420,330	1.931	904.87	8,116.58
2022	46,860	417,450	1.851146	867.45	7,727.62
2023	46,860	439,420	1.812175	849.19	7,963.08
2024	46,860	494,075	1.603075	751.20	7,920.40
2025	46,860	579,945	1.566918	734.26	9,087.28
Total				9,443.87	80,641.92

Current Year	Base Value	Excess Value
Residential	46,860	579,945
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 90 WAYNE

Project Name: TIF ANGEL ACRES SUBDIV 28

Location: Lot 6 Angel Acres Addition

City: WAYNE

Project Date: 2017

Description: Angel Acres Subdivision Infrastructure

School: WAYNE 17

TIF-ID#: 90-8743

Project Years:

Project Type:

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2017	23,980	20,000	1.860536	446.16	372.12
2018	23,980	137,020	1.87923	450.64	2,574.92
2019	23,980	137,020	1.868355	448.03	2,560.02
2020	23,980	137,020	1.890997	453.46	2,591.04
2021	23,980	159,865	1.931	463.05	3,087.00
2022	23,980	172,480	1.851146	443.90	3,192.86
2023	23,980	181,560	1.812175	434.56	3,290.18
2024	23,980	203,090	1.603075	384.42	3,255.70
2025	23,980	222,150	1.566918	375.75	3,480.92

Current Year	Base Value	Excess Value
Residential	23,980	222,150
Commercial	0	0
Industrial	0	0
Other	0	0

Total 3,899.97 24,404.76

Project Name: TIF ANGEL ACRES SUBDIV PROJ 19

Location: Lots 1, 2, & 3 Angel Acres Addition, Wayne

City: WAYNE

Project Date: 2014

Description: TIF funds used for Angel Acres Sudivision infrastructure

School: WAYNE 17

TIF-ID#: 90-8733

Project Years:

Project Type:

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2014	6,510	249,730	1.873155	121.94	4,677.84
2015	6,510	522,030	1.925865	125.37	10,053.62
2016	6,510	525,710	1.964042	127.86	10,325.18
2017	6,510	527,060	1.860536	121.12	9,806.16
2018	6,510	527,060	1.87923	122.34	9,904.68
2019	6,510	557,345	1.868355	121.63	10,413.20
2020	6,510	557,345	1.890997	123.10	10,539.40
2021	6,510	585,425	1.931	125.71	11,304.56
2022	6,510	607,915	1.851146	120.51	11,253.42
2023	6,510	669,710	1.812175	117.97	12,136.32
2024	6,510	719,885	1.603075	104.36	11,540.32
2025	6,510	782,495	1.566918	102.01	12,261.08

Current Year	Base Value	Excess Value
Residential	6,510	782,495
Commercial	0	0
Industrial	0	0
Other	0	0

Total 1,433.92 124,215.78

Tax Increment Financing (TIF) Report 2025

COUNTY: 90 WAYNE

Project Name: TIF BENSCOTER DEVELP PROJ 12

City: WAYNE

School: WAYNE 17

Project Years:

Project Date: 2013

TIF-ID#: 90-8725

Project Type:

Location: Lots 12, 14, 15, 16 and 18 Bencoter Addition, Wayne

Description: TIF funds used for site acquisition and installation of utilities and infrastructure for housing subdivision.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2013	1,740	202,850	2.097068	36.49	4,253.92
2014	1,740	382,390	1.873155	32.59	7,162.80
2015	1,740	387,230	1.925865	33.51	7,457.56
2016	1,740	423,575	1.964042	34.17	8,319.20
2017	1,740	423,575	1.860536	32.37	7,880.82
2018	1,740	480,695	1.87923	32.70	9,033.40
2019	1,740	493,210	1.868355	32.51	9,214.96
2020	1,740	497,875	1.890997	32.90	9,414.84
2021	1,740	496,195	1.931	33.60	9,581.56
2022	1,740	517,395	1.851146	32.21	9,577.74
2023	1,740	582,540	1.812175	31.53	10,556.68
2024	1,740	628,080	1.603075	27.89	10,068.62
2025	1,740	702,760	1.566918	27.26	11,011.72
Total				419.73	113,533.82

Current Year	Base Value	Excess Value
Residential	1,740	702,760
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF BENSCOTER DEVELP PROJ 14

City: WAYNE

School: WAYNE 17

Project Years:

Project Date: 2013

TIF-ID#: 90-8727

Project Type:

Location: Lot 3 Bencoter Addition Planned Unit Development Replat 2

Description: TIF funds used for site acquisition and installation of utilities and infrastructure for housing subdivision.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2013	1,065	133,390	2.097068	22.33	2,797.28
2014	1,065	149,735	1.873155	19.95	2,804.78
2015	1,065	149,735	1.925865	20.51	2,883.70
2016	1,065	188,835	1.964042	20.92	3,708.80
2017	1,065	178,010	1.860536	19.81	3,311.94
2018	1,065	178,010	1.87923	20.01	3,345.22
2019	1,065	178,010	1.868355	19.90	3,325.86
2020	1,065	178,010	1.890997	20.14	3,366.16
2021	1,065	178,010	1.931	20.57	3,437.38
2022	1,065	178,010	1.851146	19.71	3,295.22
2023	1,065	197,080	1.812175	19.30	3,571.44
2024	1,065	205,575	1.603075	17.07	3,295.52
2025	1,065	217,815	1.566918	16.69	3,412.98
Total				256.91	42,556.28

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	1,065	217,815
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 90 WAYNE

Project Name: TIF BENSCOTER HSNB PRJ 23

City: WAYNE

School: WAYNE 17

Project Years:

Project Date: 2014

TIF-ID#: 90-8737

Project Type:

Location: Lots 1 and 19 Benscoter Addition Planned Unit Development Replat 2, Wayne
Description: TIF funds used for acquisition of utilities and infrastructure on housing subdivision

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2014	30,225	147,195	1.873155	566.16	2,757.20
2015	30,225	117,195	1.925865	582.09	2,257.04
2016	30,225	211,990	1.964042	593.63	4,163.58
2017	30,225	213,615	1.860536	562.35	3,974.40
2018	30,225	216,030	1.87923	568.00	4,059.72
2019	30,225	243,840	1.868355	564.71	4,555.82
2020	30,225	243,840	1.890997	571.55	4,611.02
2021	30,225	251,705	1.931	583.64	4,860.44
2022	30,225	258,265	1.851146	559.51	4,780.88
2023	30,225	275,680	1.812175	547.73	4,995.82
2024	30,225	296,945	1.603075	484.53	4,760.26
2025	30,225	332,490	1.566918	473.60	5,209.86
Total				6,657.50	50,986.04

Current Year	Base Value	Excess Value
Residential	14,150	182,610
Commercial	16,075	149,880
Industrial	0	0
Other	0	0

Project Name: TIF BENSCOTER HSNB PRJ 31

City: WAYNE

School: WAYNE 17

Project Years:

Project Date: 2018

TIF-ID#: 90-8746

Project Type:

Location: Lot 17, Benscoter Additional Planned Unit Development Replat 2
Description: TIF Funds to be used for acquisition and installation of utilities and infrastructure on a housing subdivision.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2018	61,950	71,635	1.87923	1,164.18	1,346.20
2019	61,950	71,635	1.868355	1,157.45	1,338.40
2020	61,950	71,635	1.890997	1,171.47	1,354.62
2021	61,950	78,945	1.931	1,196.25	1,524.44
2022	61,950	87,780	1.851146	1,146.78	1,624.94
2023	61,950	95,030	1.812175	1,122.64	1,722.12
2024	61,950	109,535	1.603075	993.10	1,755.94
2025	61,950	125,185	1.566918	970.71	1,961.56
Total				8,922.58	12,628.22

Current Year	Base Value	Excess Value
Residential	61,950	125,185
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 90 WAYNE

Project Name: TIF GRAINLAND ESTATES RESID PRJ 32

City: WAYNE

School: WAYNE 17

Project Years:

Project Date: 2018

TIF-ID#: 90-8747

Project Type:

Location: Lots 4-15 of the Southview II Addition, and Lot 2, Lot 3, Lot 16, of the Replat of Lots 1, 2, 3, 16, 17, 18 and part of S Sherman St., Southview II Addition

Description: TIF Funds to be used for site acquisition, development, and infrastructure of housing for market and limited income.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2018	98,445	469,035	1.87923	1,850.01	8,814.38
2019	98,445	1,415,825	1.868355	1,839.30	26,452.74
2020	98,445	1,435,550	1.890997	1,861.59	27,146.26
2021	98,445	1,501,210	1.931	1,900.97	28,988.44
2022	127,025	1,774,385	1.851146	2,351.42	32,846.60
2023	127,025	1,721,195	1.812175	2,301.92	31,191.10
2024	127,025	1,815,155	1.603075	2,036.31	29,098.34
2025	127,025	2,040,025	1.566918	1,990.38	31,965.66
Total				16,131.90	216,503.52

Current Year	Base Value	Excess Value
Residential	28,580	2,040,025
Commercial	98,445	0
Industrial	0	0
Other	0	0

Project Name: TIF MID PLAINS GRAIN, LLC 24

City: WAYNE

School: WAYNE 17

Project Years:

Project Date: 2015

TIF-ID#: 90-8738

Project Type:

Location: Tract of land in NW1/4 18-26-4 replated as Lot 1 Giese Second Addition and Block 2 Fletcher and Feeder's Subdivision

Description: Site acquisition, demolition, site preparation, engineering and infrastructure for grain storage facility.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2015	293,210	686,875	1.925865	5,646.83	13,228.30
2016	293,210	686,875	1.964042	5,758.77	13,490.52
2017	293,210	693,360	1.860536	5,455.28	12,900.22
2018	293,210	693,360	1.87923	5,510.09	13,029.84
2019	293,210	693,360	1.868355	5,478.20	12,954.44
2020	293,210	693,360	1.890997	5,544.59	13,111.44
2021	293,210	693,360	1.931	5,661.89	13,388.78
2022	293,210	693,360	1.851146	5,427.75	12,835.12
2023	293,210	798,110	1.812175	5,313.48	14,463.16
2024	293,210	752,265	1.603075	4,700.38	12,059.38
2025	293,210	933,655	1.566918	4,594.36	14,629.62
Total				59,091.62	146,090.82

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	293,210	933,655
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 90 WAYNE

Project Name: TIF MZRB PROPERTIES PROJ 15

City: WAYNE

School: WAYNE 17

Project Years:

Project Date: 2014

TIF-ID#: 90-8728

Project Type:

Location: E 1/2 Lots 10, 11, and 12 and 8 ft vacated alley, Blk 2 Original Town Wayne

Description: TIF funds used for site acquisition and preparation for 6 plex apartment building.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2014	8,685	311,040	1.873155	162.68	5,826.26
2015	8,685	311,040	1.925865	167.26	5,990.22
2016	8,685	311,040	1.964042	170.58	6,108.96
2017	8,685	311,040	1.860536	161.59	5,787.02
2018	8,685	311,040	1.87923	163.21	5,845.16
2019	8,685	351,005	1.868355	162.27	6,558.02
2020	8,685	351,005	1.890997	164.23	6,637.50
2021	8,685	370,330	1.931	167.71	7,151.08
2022	8,685	382,180	1.851146	160.77	7,074.72
2023	8,685	406,515	1.812175	157.39	7,366.76
2024	8,685	406,515	1.603075	139.23	6,516.74
2025	8,685	459,350	1.566918	136.09	7,197.64
Total				1,913.01	78,060.08

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	8,685	459,350
Industrial	0	0
Other	0	0

Project Name: TIF NE ST PROGRESSV.PROP 16

City: WAYNE

School: WAYNE 17

Project Years:

Project Date: 2014

TIF-ID#: 90-8729

Project Type:

Location: Lot 4 and 8 ft vacated alley, Blk 7 and Lot 12, Blk 6 North Addition Wayne

Description: TIF funds used for site acquisition and site preparation for apartments.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2014	22,490	268,360	1.873155	421.27	5,026.80
2015	22,490	402,950	1.925865	433.13	7,760.28
2016	22,490	402,950	1.964042	441.71	7,914.12
2017	22,490	423,835	1.860536	418.43	7,885.62
2018	22,490	426,045	1.87923	422.64	8,006.38
2019	22,490	479,640	1.868355	420.19	8,961.40
2020	22,490	479,640	1.890997	425.29	9,070.00
2021	22,490	505,340	1.931	434.28	9,758.14
2022	22,490	505,340	1.851146	416.32	9,354.60
2023	22,490	538,415	1.812175	407.56	9,757.04
2024	22,490	538,415	1.603075	360.53	8,631.20
2025	22,490	608,945	1.566918	352.40	9,541.68
Total				4,953.75	101,667.26

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	22,490	608,945
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 90 WAYNE

Project Name: TIF NORTHEAST NEBR INV PROJ 10

City: WAYNE

School: WAYNE 17

Project Years:

Project Date: 2012

TIF-ID#: 90-8722

Project Type:

Location: Lot 1 Benscoter Addition, Planned Unit Development, City of Wayne

Description: TIF funds used for site acquisition and preparation and infrastructure for new motel

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2012	8,970	31,230	2.117471	189.94	661.29
2013	8,970	2,158,530	2.097068	188.11	45,265.84
2014	8,970	2,158,530	1.873155	168.02	40,432.62
2015	8,970	2,158,530	1.925865	172.75	41,570.38
2016	8,970	2,158,530	1.964042	176.17	42,394.44
2017	8,970	2,179,230	1.860536	166.89	40,545.36
2018	8,970	2,179,230	1.87923	168.57	40,952.74
2019	8,970	2,179,230	1.868355	167.59	40,715.76
2020	8,970	2,179,230	1.890997	169.62	41,209.18
2021	8,970	2,179,230	1.931	173.21	42,080.94
2022	8,970	2,179,230	1.851146	166.05	40,340.74
2023	8,970	2,252,535	1.812175	162.55	40,819.88
2024	8,970	2,314,780	1.603075	143.80	37,107.66
2025	8,970	2,386,095	1.566918	140.55	37,388.16
Total				2,353.82	531,484.99

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	8,970	2,386,095
Industrial	0	0
Other	0	0

Project Name: TIF PROGRESSIVE PROP. PRJ 13

City: WAYNE

School: WAYNE 17

Project Years:

Project Date: 2013

TIF-ID#: 90-8726

Project Type:

Location: East 48 ft. of West 100 ft. of Lots 4, 5, and 6 Block 24 Original Town, Wayne

Description: TIF funds used for site acquisition and development of multi-family residence.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2013	6,200	48,200	2.097068	130.02	1,010.80
2014	6,200	133,620	1.873155	116.14	2,502.92
2015	6,200	133,620	1.925865	119.40	2,573.34
2016	6,200	133,620	1.964042	121.77	2,624.36
2017	6,200	133,620	1.860536	115.35	2,486.06
2018	6,200	133,620	1.87923	116.51	2,511.04
2019	6,200	149,700	1.868355	115.84	2,796.94
2020	6,200	149,700	1.890997	117.24	2,830.82
2021	6,200	157,465	1.931	119.72	3,040.66
2022	6,200	157,465	1.851146	114.77	2,914.92
2023	6,200	166,795	1.812175	112.35	3,022.62
2024	6,200	166,795	1.603075	99.39	2,673.86
2025	6,200	188,350	1.566918	97.15	2,951.30
Total				1,495.65	33,939.64

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	6,200	188,350
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 90 WAYNE

Project Name: TIF PROGRSV.PROP INSP10PLEX 17

Location: Lots 11 and 12 Blk 7 North Addition, Wayne

City: WAYNE

Project Date: 2014

Description: TIF funds used for site acquisition and preparation for 10 plex apartment building

School: WAYNE 17

TIF-ID#: 90-8731

Project Years:

Project Type:

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2014	27,035	0	1.873155	506.41	0.00
2015	35,145	11,890	1.925865	676.85	229.00
2016	35,145	371,560	1.964042	690.26	7,297.60
2017	35,145	370,005	1.860536	653.89	6,884.08
2018	35,145	370,005	1.87923	660.46	6,953.24
2019	35,145	415,715	1.868355	656.63	7,767.04
2020	35,145	415,715	1.890997	664.59	7,861.16
2021	35,145	438,570	1.931	678.65	8,468.80
2022	35,145	442,935	1.851146	650.59	8,199.38
2023	35,145	471,810	1.812175	636.89	8,550.02
2024	35,145	473,540	1.603075	563.40	7,591.20
2025	35,145	541,165	1.566918	550.69	8,479.62
Total				7,589.31	78,281.14

Current Year	Base Value	Excess Value
Residential	12,035	13,295
Commercial	23,110	527,870
Industrial	0	0
Other	0	0

Project Name: TIF SANCTUARY APARTMENTS

Location: Lots 1 and 2 Administrative Replat of Lots 7, 8, 9, abd 10 Block 8 Crawford and Browns' Addition

City: WAYNE

Project Date: 2023

Description: TIF funds used for site acquisition and renovation expenditures necessary in the redevelopment and rehabilitation of a former church into six apartments.

School: WAYNE 17

TIF-ID#: 90-8753

Project Years: 15

Project Type: Standard

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2023	124,280	13,675	1.812175	2,252.17	247.82
2024	124,280	761,855	1.603075	1,992.30	12,213.12
2025	124,280	831,075	1.566918	1,947.37	13,022.28
Total				6,191.84	25,483.22

Current Year	Base Value	Excess Value
Residential	54,230	51,165
Commercial	70,050	779,910
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 90 WAYNE

Project Name: TIF SEBADE APARTMENT 18

City: WAYNE

School: WAYNE 17

Project Years:

Project Date: 2014

TIF-ID#: 90-8732

Project Type:

Location: E 1/2 Lot 7 and So 40 ft of E 1/2 Lot 8, Blk 11 North Addition, Wayne

Description: TIF funds used for site acquisition, demolition, and public right-of-way improvements for apartment building.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2014	17,590	5,910	1.873155	329.49	110.70
2015	17,590	188,595	1.925865	338.76	3,632.10
2016	17,590	209,150	1.964042	345.47	4,107.80
2017	17,590	208,450	1.860536	327.27	3,878.30
2018	17,590	208,450	1.87923	330.56	3,917.26
2019	17,590	226,035	1.868355	328.64	4,223.14
2020	17,590	226,035	1.890997	332.63	4,274.32
2021	17,590	238,820	1.931	339.66	4,611.62
2022	17,590	238,820	1.851146	325.62	4,420.92
2023	17,590	258,005	1.812175	318.76	4,675.50
2024	17,590	258,005	1.603075	281.98	4,136.02
2025	17,590	294,115	1.566918	275.62	4,608.54
Total				3,874.46	46,596.22

Current Year	Base Value	Excess Value
Residential	17,590	0
Commercial	0	294,115
Industrial	0	0
Other	0	0

Project Name: TIF SEBADE HOUSING LLC 29

City: WAYNE

School: WAYNE 17

Project Years:

Project Date: 2017

TIF-ID#: 90-8744

Project Type:

Location: Lot 5 Block 3 Cecil Wriedt 2 Addition

Description: Development of undeveloped real estate and construction of up to three 3-unit townhomes and two 2-unit townhomes over time.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2017	32,675	5,615	1.860536	607.93	104.48
2018	32,675	455,070	1.87923	614.04	8,551.82
2019	32,675	813,535	1.868355	610.48	15,199.72
2020	32,675	813,535	1.890997	617.88	15,383.92
2021	32,675	813,535	1.931	630.95	15,709.36
2022	32,675	941,185	1.851146	604.86	17,422.72
2023	32,675	1,000,215	1.812175	592.13	18,125.66
2024	32,675	1,059,245	1.603075	523.80	16,980.50
2025	32,675	1,199,235	1.566918	511.99	18,791.04
Total				5,314.06	126,269.22

Current Year	Base Value	Excess Value
Residential	0	1,199,235
Commercial	32,675	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 90 WAYNE

Project Name: TIF SEBADE HOUSING LLC APARTMENT BLDG
City: WAYNE
School: WAYNE 17
Project Years:

Project Date: 2021
TIF-ID#: 90-8749
Project Type: Standard

Location: Lots 1 and 2 Block 7 John Lake's Addition; PID 4427.00
Description: TIF funds used for site acquisition, demolition, site preparation, paving in public ROW, sidewalks, exterior lighting, planning, legal costs and utility extension for a new apartment building.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	10,870	0	1.931	209.90	0.00
2022	28,350	522,010	1.851146	524.80	9,663.18
2023	28,350	563,710	1.812175	513.75	10,215.42
2024	28,350	563,710	1.603075	454.47	9,036.70
2025	28,350	650,655	1.566918	444.22	10,195.24
Total				2,147.14	39,110.54

Current Year	Base Value	Excess Value
Residential	28,350	0
Commercial	0	650,655
Industrial	0	0
Other	0	0

Project Name: TIF THE JUG STORE LLC 25

City: WAYNE
School: WAYNE 17
Project Years:

Project Date: 2015
TIF-ID#: 90-8739
Project Type:

Location: Lot 1 Jorgensen Subdivision
Description: Site acquisition and site preparation for commercial development.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2015	203,050	0	1.925865	3,910.47	0.00
2016	203,050	689,490	1.964042	3,987.99	13,541.88
2017	203,050	1,341,860	1.860536	3,777.82	24,965.80
2018	203,050	1,341,860	1.87923	3,815.78	25,216.64
2019	203,050	1,380,465	1.868355	3,793.69	25,792.00
2020	203,050	1,380,465	1.890997	3,839.67	26,104.56
2021	203,050	1,380,465	1.931	3,920.90	26,656.78
2022	203,050	1,380,465	1.851146	3,758.75	25,554.42
2023	203,050	1,450,155	1.812175	3,679.62	26,279.36
2024	203,050	1,450,155	1.603075	3,255.04	23,247.08
2025	203,050	1,502,145	1.566918	3,181.63	23,537.38
Total				40,921.36	240,895.90

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	203,050	1,502,145
Industrial	0	0
Other	0	0

Project Name: TIF WAYNE CROWN

City: WAYNE
School: WAYNE 17
Project Years: 15

Project Date: 2024
TIF-ID#: 90-8757
Project Type: Standard

Location: Lots 9 and 10 Benscoter Additon PUD Replat 3, PID's 2895.88 and 2895.89.
Description: TIF funds used for new infrastructure necessary in the development of a new addition to the city.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	220,860	182,040	1.603075	3,540.55	2,918.24
2025	220,860	237,005	1.566918	3,460.70	3,713.70
Total				7,001.25	6,631.94

Current Year	Base Value	Excess Value
Residential	220,860	237,005
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 90 WAYNE

Project Name: TIF WAYNE CROWN 2022

City: WAYNE

School: WAYNE 17

Project Years: 15

Project Date: 2022

TIF-ID#: 90-8754

Project Type: Standard

Location: Lot 11 Benscoter Addition PUD Replat 3 and Lot 21 Benscoter Addition PUD Replat 2.

Description: TIF funds used for the infrastructure for the Wayne Crown 2022 Project.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	165,045	57,375	1.851146	3,055.22	1,062.10
2023	165,045	158,555	1.812175	2,990.90	2,873.30
2024	165,045	189,385	1.603075	2,645.80	3,035.98
2025	165,045	221,500	1.566918	2,586.12	3,470.72
Total				11,278.04	10,442.10

Current Year	Base Value	Excess Value
Residential	165,045	221,500
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF WAYNE CROWN 2021

City: WAYNE

School: WAYNE 17

Project Years: 15

Project Date: 2021

TIF-ID#: 90-8752

Project Type: Standard

Location: Lot 12 Benscoter Addition Replat 3 and Lot 20 Benscoter Addition Replat 2

Description: TIF funds used for the installation of utilities and infrastructure associated with a new housing subdivision.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2021	29,625	159,310	1.931	572.06	3,076.30
2022	29,625	293,745	1.851146	548.40	5,437.66
2023	29,625	309,205	1.812175	536.86	5,603.34
2024	29,625	340,130	1.603075	474.91	5,452.54
2025	29,625	413,215	1.566918	464.20	6,474.74
Total				2,596.43	26,044.58

Current Year	Base Value	Excess Value
Residential	29,625	413,215
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF WAYNE CROWN 45

City: WAYNE

School: WAYNE 17

Project Years: 15

Project Date: 2024

TIF-ID#: 90-8762

Project Type: Standard

Location: Lot 23 Benscoter Addition PUD Replat 2, PID 2895.72.

Description: TIF funds used for new infrastructure necessary for the development of a new addition.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	10,655	0	1.603075	170.81	0.00
2025	10,655	124,085	1.566918	166.96	1,944.32
Total				337.77	1,944.32

Current Year	Base Value	Excess Value
Residential	10,655	124,085
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF WAYNE CROWN 46

City: WAYNE

School: WAYNE 17

Project Years: 15

Project Date: 2025

TIF-ID#: 90-8763

Project Type: Standard

Location: Lot 22 and 25 Benscoter Addition Planned Unit Development Replat 2

Description: TIF funds used for Wayne Crown Infrastructure

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	39,175	298,575	1.566918	613.84	4,678.44
Total				613.84	4,678.44

Current Year	Base Value	Excess Value
Residential	11,845	0
Commercial	27,330	298,575
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 90 WAYNE

Project Name: TIF WAYNE CROWNPERY APARTMENT DEV PROJ
City: WAYNE
School: WAYNE 17
Project Years: 15
Project Date: 2024
TIF-ID#: 90-8760
Project Type: Standard

Location: Lot 3 Southeast Addition, PID 0004695.12.
Description: TIF funds used for the cost to construct the public lake, acquisition site, site preparation, and infrastructure necessary in the construction of a new apartment complex and the adjacent lake.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	112,960	805,000	1.603075	1,810.83	12,904.76
2025	112,960	14,804,425	1.566918	1,769.99	231,973.20
Total				3,580.82	244,877.96

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	112,960	14,804,425
Industrial	0	0
Other	0	0

Project Name: TIF WAYNE RENTALS INC 21

City: WAYNE
School: WAYNE 17
Project Years:
Project Date: 2014
TIF-ID#: 90-8735
Project Type:

Location: E 60ft and West 90ft Lots 1, 2, 3, 4, 5, and 6 Blk 5 College Hill Addition and vacated portion North Pearl St. North of West 13th St. and abutting Blks 5 and 6, College Hill Addition
Description: TIF funds used for site acquisition, demolition, public parking for apartment complex

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2014	61,930	41,580	1.873155	1,160.04	778.86
2015	61,930	353,710	1.925865	1,192.69	6,811.98
2016	61,930	661,290	1.964042	1,216.33	12,988.02
2017	42,180	888,430	1.860536	784.77	16,529.56
2018	42,180	1,156,340	1.87923	792.66	21,730.30
2019	42,180	1,264,400	1.868355	788.07	23,623.48
2020	42,180	1,264,400	1.890997	797.62	23,909.78
2021	61,930	1,311,140	1.931	1,195.87	25,318.12
2022	61,930	1,311,140	1.851146	1,146.41	24,271.12
2023	61,930	1,341,675	1.812175	1,122.28	24,313.50
2024	61,930	1,341,675	1.603075	992.78	21,508.08
2025	61,930	1,498,525	1.566918	970.39	23,480.68
Total				12,159.91	225,263.48

Current Year	Base Value	Excess Value
Residential	42,310	0
Commercial	19,620	1,498,525
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 90 WAYNE

Project Name: TIF WINDOM RIDGE PROJ 8

City: WAYNE

School: WAYNE 17

Project Years:

Project Date: 2011

TIF-ID#: 90-8714

Project Type:

Location: Lots 10 & 11 Block 2 John Lake's Addition, Wayne

Description: TIF funds to be used for site acquisition, clearance, and site preparation and construct two building apartment complexes.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2011	10,860	0	2.130544	231.38	0.00
2012	10,860	180,000	2.117471	229.96	3,811.45
2013	10,860	561,740	2.097068	227.74	11,780.08
2014	10,860	524,680	1.873155	203.42	9,828.08
2015	10,860	524,680	1.925865	209.15	10,104.64
2016	10,860	524,680	1.964042	213.29	10,304.96
2017	10,860	524,680	1.860536	202.05	9,761.88
2018	10,860	524,680	1.87923	204.08	9,859.96
2019	10,860	556,490	1.868355	202.90	10,397.20
2020	10,860	556,490	1.890997	205.36	10,523.20
2021	10,860	586,350	1.931	209.71	11,322.44
2022	10,860	586,350	1.851146	201.03	10,854.20
2023	10,860	615,270	1.812175	196.80	11,149.76
2024	10,860	615,270	1.603075	174.09	9,863.24
2025	10,860	696,120	1.566918	170.17	10,907.64
Total				3,081.13	140,468.73

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	10,860	696,120
Industrial	0	0
Other	0	0

2026 TOTALS FOR CITY : # WAYNE

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	1,302,535	9,083,980	20,409.66	142,338.52
Commercial	954,795	25,996,430	14,960.85	407,342.74
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	2,257,330	35,080,410	35,370.51	549,681.26

Project Count 31

2026 TOTALS FOR COUNTY : # 90 WAYNE

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	1,302,535	9,083,980	20,409.66	142,338.52
Commercial	1,427,270	31,923,175	22,234.05	498,578.05
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	2,729,805	41,007,155	42,643.71	640,916.56

Project Count 34

Tax Increment Financing (TIF) Report 2025

COUNTY: 91 WEBSTER

CITY: BLUE HILL

Project Name: TIF INFILL HOUSING PROJECT

City: BLUE HILL

School: BLUE HILL 74

Project Years: 15

Project Date: 2022

TIF-ID#: 91-8615

Project Type: Standard

Location: Lots 1 and 4 Block 12 Original Town; PID 000304700

Description: TIF funds used for eligible public improvements including site acquisition, site preparation, and other eligible public improvements necessary for the construction of a single family dwelling unit and associated improvements.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	5,240	26,000	2.219934	116.32	577.18
2023	5,240	194,520	1.937939	101.55	3,769.68
2024	5,240	250,380	1.680601	88.06	4,207.90
2025	5,240	227,105	1.682979	88.19	3,822.14
Total				394.12	12,376.90

Current Year	Base Value	Excess Value
Residential	5,240	227,105
Commercial	0	0
Industrial	0	0
Other	0	0

2026 TOTALS FOR CITY : # BLUE HILL

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	5,240	227,105	88.19	3,822.13
Commercial	0	0	0.00	0.00
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	5,240	227,105	88.19	3,822.13

Project Count 1

2026 TOTALS FOR COUNTY : # 91 WEBSTER

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	5,240	227,105	88.19	3,822.13
Commercial	0	0	0.00	0.00
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	5,240	227,105	88.19	3,822.13

Project Count 1

Tax Increment Financing (TIF) Report 2025

COUNTY: 93 YORK

CITY: BRADSHAW

Project Name: TIF BRADSHW ELECTRICAL INFRASTRUCTURE PROJECT
City: BRADSHAW
School: HEARTLAND 96
Project Years: 15

Project Date: 2024
TIF-ID#: 93-0564
Project Type: Standard

Location: Irregular Tracts in NW 1/2 Bradshaw Village 35-11-4, PID's 930071638 and 930071522.
Description: TIF funds used for the extension of electrical lines through the village to serve the grain handling project.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	2,653,615	11,436,195	1.322382	35,090.93	151,230.20
2025	2,653,615	10,050,531	1.199559	31,831.68	120,562.05
Total				66,922.61	271,792.25

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	2,653,615	10,050,531
Industrial	0	0
Other	0	0

2026 TOTALS FOR CITY : # BRADSHAW

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	0	0	0.00	0.00
Commercial	2,653,615	10,050,531	31,831.68	120,562.05
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	2,653,615	10,050,531	31,831.68	120,562.05

Project Count 1

CITY: HENDERSON

Project Name: TIF HENDERSN UTILITY RELC PRJ1
City: HENDERSON
School: HEARTLAND 96
Project Years:

Project Date: 2013
TIF-ID#: 93-0542
Project Type:

Location: Lot 1 Eastland 3rd Addition, Henderson
Description: TIF funds used for single family residential construction on project site and relocation of public utilities and public improvements.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2013	6,770	109,477	2.05199	138.92	2,246.46
2014	6,770	254,269	1.771119	119.90	4,503.40
2015	6,770	254,269	1.724408	116.74	4,384.72
2016	6,770	278,748	1.663016	112.59	4,635.68
2017	6,770	279,607	1.622343	109.83	4,536.16
2018	6,770	266,721	1.618765	109.59	4,317.60
2019	6,770	267,357	1.768171	119.71	4,727.32
2020	6,770	270,825	1.773876	120.09	4,804.10
2021	6,770	298,775	1.779264	120.46	5,316.00
2022	6,770	315,116	1.798312	121.75	5,666.76
2023	6,770	309,256	1.747709	118.32	5,404.90
2024	6,770	309,256	1.667081	112.86	5,155.59
2025	6,770	347,096	1.423347	96.36	4,940.37
Total				1,517.12	60,639.06

Current Year	Base Value	Excess Value
Residential	6,770	347,096
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 93 YORK

Project Name: TIF HENDRS PROVIDENCE SUB LOT 11

City: HENDERSON

School: HEARTLAND 96

Project Years:

Project Date: 2017

TIF-ID#: 93-0551

Project Type:

Location: Lot 11 Providence Subdivision Parcel 930199632

Description: Construction of single family dwelling unit and associated improvements. Note: Project approved to begin 2016 but city did not file Notice to Divide Tax timely with county assessor, so division of incremental value and tax began 2017 and will be for a 14 year period.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2017	59,791	190,576	1.622343	970.02	3,091.84
2018	59,791	190,576	1.618765	967.88	3,085.06
2019	59,791	179,566	1.768171	1,057.21	3,175.06
2020	59,791	179,566	1.773876	1,060.62	3,185.28
2021	59,791	219,964	1.779264	1,063.84	3,913.76
2022	59,791	254,415	1.798312	1,075.23	4,575.20
2023	59,791	248,623	1.747709	1,044.97	4,345.20
2024	59,791	248,623	1.667081	996.76	4,144.72
2025	59,791	244,153	1.423347	851.03	3,475.14
Total				9,087.56	32,991.26

Current Year	Base Value	Excess Value
Residential	59,791	244,153
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF HENDRS PROVIDENCE SUB LOT 12

City: HENDERSON

School: HEARTLAND 96

Project Years:

Project Date: 2017

TIF-ID#: 93-0552

Project Type:

Location: Lot 12 Providence Subdivision Parcel 930199640

Description: Construction of single family dwelling unit and associated improvements. Note: Project approved to begin 2016 but city did not file Notice to Divide Tax timely with county assessor, so division of incremental value and tax began 2017 and will be for a 14 year period.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2017	159,777	84,267	1.622343	2,592.13	1,367.14
2018	159,777	84,267	1.618765	2,586.41	1,364.10
2019	159,777	67,351	1.768171	2,825.13	1,190.92
2020	159,777	70,216	1.773876	2,834.25	1,245.56
2021	159,777	137,981	1.779264	2,842.85	2,455.04
2022	159,777	140,390	1.798312	2,873.29	2,524.68
2023	159,777	140,390	1.747709	2,792.44	2,453.62
2024	159,777	140,390	1.667081	2,663.61	2,340.43
2025	159,777	196,716	1.423347	2,274.18	2,799.97
Total				24,284.29	17,741.46

Current Year	Base Value	Excess Value
Residential	159,777	196,716
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 93 YORK

Project Name: TIF HENDRS PROVIDENCE SUB LOT 13

City: HENDERSON

School: HEARTLAND 96

Project Years:

Project Date: 2017

TIF-ID#: 93-0553

Project Type:

Location: Lot 13 Providence Subdivision Parcel 930199648

Description: Construction of single family dwelling unit and associated improvements. Note: Project approved to begin 2016 but city did not file Notice to Divide Tax timely with county assessor, so division of incremental value and tax began 2017 and will be for a 14 year period.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2017	224,777	58,803	1.622343	3,646.65	954.00
2018	224,777	58,803	1.618765	3,638.61	951.94
2019	224,777	63,122	1.768171	3,974.44	1,116.12
2020	224,777	33,953	1.773876	3,987.27	602.28
2021	224,777	77,485	1.779264	3,999.38	1,378.68
2022	224,777	93,773	1.798312	4,042.19	1,686.34
2023	224,777	87,904	1.747709	3,928.45	1,536.32
2024	224,777	87,904	1.667081	3,747.21	1,465.45
2025	224,777	157,895	1.423347	3,199.36	2,247.38
Total				34,163.56	11,938.51

Current Year	Base Value	Excess Value
Residential	224,777	157,895
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF HENDRS PROVIDENCE SUB LOT 5

City: HENDERSON

School: HEARTLAND 96

Project Years:

Project Date: 2018

TIF-ID#: 93-0555

Project Type:

Location: Lot 5, Providence Subdivision

Description: TIF Funds to be used for the construction of a single family residential dwelling unit and associated improvements.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2018	8,678	189,403	1.618765	140.48	3,065.98
2019	8,678	200,848	1.768171	153.44	3,551.32
2020	8,678	203,471	1.773876	153.94	3,609.32
2021	8,678	214,138	1.779264	154.40	3,810.10
2022	8,678	260,227	1.798312	156.06	4,679.70
2023	8,678	255,282	1.747709	151.67	4,461.60
2024	8,678	255,282	1.667081	144.67	4,255.76
2025	8,678	243,021	1.423347	123.52	3,459.03
Total				1,178.18	30,892.81

Current Year	Base Value	Excess Value
Residential	8,678	243,021
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 93 YORK

Project Name: TIF HENDRS PROVIDENCE SUB LOT 7

Location: Lot 7, Providence Subdivision

City: HENDERSON

Project Date: 2018

Description: TIF Funds to be used for construction of a single family residential dwelling unit and associated improvements.

School: HEARTLAND 96

TIF-ID#: 93-0556

Project Years:

Project Type:

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2018	8,467	125,450	1.618765	137.06	2,030.82
2019	8,467	237,583	1.768171	149.71	4,200.92
2020	8,467	234,495	1.773876	150.19	4,159.66
2021	8,467	234,495	1.779264	150.65	4,172.28
2022	8,467	234,495	1.798312	152.26	4,216.96
2023	8,467	234,495	1.747709	147.98	4,098.28
2024	8,467	234,495	1.667081	141.15	3,909.21
2025	8,467	286,515	1.423347	120.51	4,078.09
Total				1,149.51	30,866.22

Current Year	Base Value	Excess Value
Residential	8,467	286,515
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF HENDRS PROVIDENCE SUB LOT 8

Location: Lot 8, Providence Subdivision

City: HENDERSON

Project Date: 2018

Description: TIF Funds to be used for construction of a single family residential dwelling unit and associated improvements.

School: HEARTLAND 96

TIF-ID#: 93-0557

Project Years:

Project Type:

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2018	8,474	107,822	1.618765	137.17	1,745.38
2019	8,474	255,564	1.768171	149.83	4,518.86
2020	8,474	258,725	1.773876	150.32	4,589.48
2021	8,474	279,318	1.779264	150.77	4,969.80
2022	8,474	292,961	1.798312	152.39	5,268.36
2023	8,474	287,370	1.747709	148.10	5,022.40
2024	8,474	287,370	1.667081	141.27	4,790.70
2025	8,474	332,323	1.423347	120.61	4,730.12
Total				1,150.46	35,635.10

Current Year	Base Value	Excess Value
Residential	8,474	332,323
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 93 YORK

Project Name: TIF HENDRS PROVIDENCE SUB LOT 9

City: HENDERSON

School: HEARTLAND 96

Project Years:

Project Date: 2017

TIF-ID#: 93-0550

Project Type:

Location: Lot 9 Providence Subdivision Parcel 930199616

Description: Construction of single family dwelling unit and associated improvements. Note: Project approved to begin 2016 but city did not file Notice to Divide Tax timely with county assessor, so division of incremental value and tax will be over a 14 year period.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2017	255,469	0	1.622343	4,144.58	0.00
2018	255,469	0	1.618765	4,135.44	0.00
2019	257,548	26,398	1.768171	4,553.89	466.74
2020	257,548	57,211	1.773876	4,568.58	1,014.88
2021	257,548	60,588	1.779264	4,582.46	1,078.04
2022	257,548	108,604	1.798312	4,631.52	1,953.04
2023	257,548	101,744	1.747709	4,501.19	1,778.20
2024	257,548	101,744	1.667081	4,293.53	1,696.18
2025	257,548	131,159	1.423347	3,665.80	1,866.84
Total				39,076.99	9,853.92

Current Year	Base Value	Excess Value
Residential	257,548	131,159
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF HENDRS PROVIDENCE SUB PHS1

City: HENDERSON

School: HEARTLAND 96

Project Years:

Project Date: 2015

TIF-ID#: 93-0546

Project Type:

Location: Lot 3, Providence Subdivision

Description: Phase one of a multi-phase development project to construct public improvements and single-family dwelling units for a subdivision designed to remove blight and substandard conditions and provide additional housing opportunities in Henderson.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2015	3,814	85,311	1.724408	65.77	1,471.14
2016	3,814	269,887	1.663016	63.43	4,488.26
2017	3,814	305,568	1.622343	61.88	4,957.38
2018	3,814	279,920	1.618765	61.74	4,531.30
2019	3,814	259,174	1.768171	67.44	4,582.72
2020	3,814	262,656	1.773876	67.66	4,659.20
2021	3,814	262,656	1.779264	67.86	4,673.36
2022	3,814	308,418	1.798312	68.59	5,546.34
2023	3,814	302,830	1.747709	66.66	5,292.60
2024	3,814	302,830	1.667081	63.58	5,048.40
2025	3,814	351,422	1.423347	54.29	5,001.95
Total				708.90	50,252.65

Current Year	Base Value	Excess Value
Residential	3,814	351,422
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF PROVIDENCE SUBDIV PROJ LOT 10

City: HENDERSON

School: HEARTLAND 96

Project Years: 15

Project Date: 2025

TIF-ID#: 93-0571

Project Type: Standard

Location: Lot 10, Providence Subdivision, Henderson, York County, Nebraska

Description: TIF funds used for construction of public streets, construction and extension of public utilities, and construction of a single family residential dwelling and associated improvements

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	15,603	402,954	1.423347	222.08	5,735.44
Total				222.08	5,735.44

Current Year	Base Value	Excess Value
Residential	15,603	402,954
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 93 YORK

Project Name: TIF PROVIDENCE SUBDIV PROJ LOT 4

Location: Lot 4 Providence Subdivision; PID 930199576

City: HENDERSON

Project Date: 2022

Description: TIF funds used for the construction of public utilities, public infrastructure, and other public improvements and the construction of approximately 13 single family dwelling units and associated improvements in up to 13 phases in a new residential subdivision.

School: HEARTLAND 96

TIF-ID#: 93-0563

Project Years: 15

Project Type: Standard

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	14,438	326,111	1.798312	259.64	5,864.48
2023	14,438	326,111	1.747709	252.33	5,699.48
2024	14,438	326,111	1.667081	240.69	5,436.56
2025	14,438	354,664	1.423347	205.50	5,048.10
Total				958.16	22,048.62

Current Year	Base Value	Excess Value
Residential	14,438	354,664
Commercial	0	0
Industrial	0	0
Other	0	0

2026 TOTALS FOR CITY : # HENDERSON

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	768,137	3,047,918	10,933.25	43,382.45
Commercial	0	0	0.00	0.00
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	768,137	3,047,918	10,933.25	43,382.45

Project Count 11

CITY: MCCOOL JUNCTION

Project Name: TIF MCCL JCT EAST K, 6TH & 8TH

Location: A tract of land located in the SW1/4 18-9-2 in Blk 43 Orig Town McCool Junction, Farmer's COOP Office/Scale and Liquid Bulk Tank Storage facility

City: MCCOOL JUNCTION

Project Date: 2015

School: MCCOOL JUNCTION 83

TIF-ID#: 93-0544

Description: TIF funds for infrastructure improvements, pave/resurface East K St from 1st Ave, east to 8th St, pave/resurface 6th St north from L St to K St, and pave/resurface 8th St north from M St to K St. Paving will include the installation of curb/gutter and storm sewer as needed, installation of missing sidewalks and replacement of sidewalks.

Project Years:

Project Type:

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2015	213,194	33,731	1.841036	3,924.98	621.08
2016	213,194	251,570	1.960228	4,179.09	4,931.36
2017	213,194	251,570	1.896047	4,042.26	4,769.92
2018	213,194	644,813	1.993852	4,250.77	12,856.64
2019	213,194	635,470	1.979206	4,219.55	12,577.32
2020	213,194	635,470	1.701087	3,626.62	10,809.90
2021	213,194	635,470	1.595907	3,402.38	10,141.52
2022	213,194	635,470	1.726394	3,680.57	10,970.72
2023	213,194	610,218	1.469999	3,133.95	8,970.20
2024	213,194	610,218	1.363613	2,907.14	8,321.03
2025	213,194	610,218	1.074168	2,290.06	6,554.77
Total				39,657.37	91,524.46

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	213,194	610,218
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 93 YORK

Project Name: TIF MCCL JCT WEISS 3RD&4TH SUB

City: MCCOOL JUNCTION

Project Date: 2015

School: MCCOOL JUNCTION 83

TIF-ID#: 93-0545

Project Years:

Project Type:

Location: A tract of land in SW1/4 SE1/4 13-9-3, comprising Blk 1 Lot 1 Orvil Weiss 4th Subdivision

Description: Concrete street paving; Water main extension and sewer main extension. Pave N 5th Ave from intersection of K St and 4th Ave. Install water main from intersection of M St and 5th Ave to the water tower at K St and 4th Ave. Install sewer main from intersection of M St and 5th Ave to Lot 5 Blk 1, Orvil Weiss 4th Subdiv.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2015	30,935	119,926	1.841036	569.52	2,207.92
2016	312,425	119,926	1.960228	6,124.24	2,350.88
2017	23,969	119,926	1.896047	454.46	2,273.92
2018	30,935	111,221	1.993852	616.80	2,217.62
2019	30,935	130,762	1.979206	612.27	2,588.06
2020	30,935	130,762	1.701087	526.23	2,224.38
2021	30,935	130,762	1.595907	493.69	2,086.82
2022	30,935	133,402	1.726394	534.06	2,303.06
2023	30,935	156,851	1.469999	454.74	2,305.70
2024	30,935	149,106	1.363613	421.83	2,033.22
2025	30,935	149,106	1.074168	332.29	1,601.65
Total				11,140.13	24,193.23

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	30,935	149,106
Industrial	0	0
Other	0	0

Project Name: TIF MCCOOLJCT FARMERS COOP

City: MCCOOL JUNCTION

Project Date: 2012

School: MCCOOL JUNCTION 83

TIF-ID#: 93-0541

Project Years:

Project Type:

Location: Tract of land in SW 1/4 Sect. 18-9-2

Description: TIF funds used for general infrastructure improvements

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2012	71,329	0	1.938792	1,382.92	0.00
2013	71,329	1,261,254	1.855428	1,323.46	23,401.66
2014	71,329	1,300,247	1.742334	1,242.79	22,654.64
2015	71,329	1,300,247	1.841036	1,313.19	23,938.04
2016	71,329	1,300,247	1.960228	1,398.21	25,487.78
2017	71,329	1,300,247	1.896047	1,352.43	24,653.36
2018	71,329	1,300,106	1.993852	1,422.19	25,922.26
2019	71,329	1,300,106	1.979206	1,411.75	25,731.80
2020	71,329	1,300,106	1.701087	1,213.37	22,115.94
2021	71,329	1,300,106	1.595907	1,138.34	20,748.50
2022	71,329	1,327,272	1.726394	1,231.42	22,913.96
2023	71,329	1,285,708	1.469999	1,048.54	18,899.90
2024	71,329	1,285,708	1.363613	972.65	17,532.07
2025	71,329	1,285,708	1.074168	766.19	13,810.64
Total				17,217.45	287,810.55

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	71,329	1,285,708
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 93 YORK

Project Name: TIF MCJT DONRICH MODIF WEISS 3RD&4TH beg2018

City: MCCOOL JUNCTION

Project Date: 2019

School: MCCOOL JUNCTION 83

TIF-ID#: 93-0554

Project Years:

Project Type:

Location: Lot 5 Block 1 Orvil Weiss 4th Subdivision PID 930199832 York
Description: TIF funds used for site acquisition, site preparation, water, sewer and electrical to building, concrete approach and legal fees needed in the construction of a new commercial building.
*TIF project began in 2018 County did not file until 2019.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2019	36,483	366,561	1.979206	722.07	7,254.98
2020	36,483	366,561	1.701087	620.61	6,235.54
2021	36,483	366,561	1.595907	582.23	5,850.00
2022	36,483	373,892	1.726394	629.84	6,454.86
2023	36,483	362,675	1.469999	536.30	5,331.32
2024	36,483	365,635	1.363613	497.49	4,985.86
2025	36,483	365,635	1.074168	391.89	3,927.54
Total				3,980.43	40,040.10

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	36,483	365,635
Industrial	0	0
Other	0	0

Project Name: TIF MCJT WEISS 3RD&4THSUB PRJ2

City: MCCOOL JUNCTION

Project Date: 2016

School: MCCOOL JUNCTION 83

TIF-ID#: 93-0547

Project Years:

Project Type:

Location: Lot 3 Blk 1 Orvil Weiss 3rd Subdivision and Lots 2 & 3 Blk 1 Orvil Weiss 4th Subdivision
Description: TIF funds for redevelopment area infrastructure, street paving, water & sewer main extension. Pave North 5th Ave from intersection of M St and 5th Ave to intersection of K St and 4th Ave. Install water main from intersection of M St and 5th Ave to water tower at K St and 4th Ave. Install sewer main from intersection M St and 5th Ave to Lot 5 Blk 1 Orvil Weiss 4th Subdivision.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2016	288,456	0	1.960228	5,654.40	0.00
2017	284,148	122,227	1.896047	5,387.58	2,317.58
2018	288,456	122,262	1.993852	5,751.39	2,437.68
2019	288,456	126,554	1.979206	5,709.14	2,504.74
2020	288,456	127,916	1.701087	4,906.89	2,176.00
2021	288,456	155,432	1.595907	4,603.49	2,480.58
2022	288,456	275,773	1.726394	4,979.89	4,760.94
2023	288,456	390,943	1.469999	4,240.30	5,746.88
2024	288,456	395,808	1.363613	3,933.42	5,397.37
2025	288,456	417,885	1.074168	3,098.50	4,488.78
Total				48,265.00	32,310.55

Current Year	Base Value	Excess Value
Residential	241,913	61,812
Commercial	46,543	356,073
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 93 YORK

Project Name: TIF MCJT WEISS 3RD&4THSUB PRJ3

Location: Lot 2 Block 2 Orvil Weiss 4th Subdivision PID 930199848 York

City: MCCOOL JUNCTION

Project Date: 2019

Description: TIF funds used for concrete street paving, water main extension and sewer main extension, install water and sewer main.

School: MCCOOL JUNCTION 83

TIF-ID#: 93-0559

Project Years:

Project Type:

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2019	1	33,673	1.938858	0.02	652.88
2020	23,674	286,636	1.701087	402.72	4,875.96
2021	23,674	286,636	1.595907	377.82	4,574.46
2022	23,674	277,977	1.726394	408.71	4,799.00
2023	23,674	272,526	1.469999	348.01	4,006.14
2024	23,674	272,526	1.363613	322.82	3,716.20
2025	23,674	270,697	1.074168	254.30	2,907.74
Total				2,114.40	25,532.38

Current Year	Base Value	Excess Value
Residential	23,674	270,697
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF REDEV PLAN WEISS 3RD & 4TH SUB INFRASTRUCTU

Location: Lots 3 through 5 Block 2 Orvil Weiss 4th Subdivision; PID's 930199856, 930199864, 930199872

City: MCCOOL JUNCTION

Project Date: 2022

Description: TIF funds used for concrete street paving, water and sewer main extensions, install new water and sewer mains necessary for the development of a new subdivision in phases.

School: MCCOOL JUNCTION 83

TIF-ID#: 93-0562

Project Years:

Project Type:

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2022	71,359	602,428	1.726394	1,231.94	10,400.32
2023	71,359	757,452	1.469999	1,048.98	11,134.54
2024	71,359	757,452	1.363613	973.06	10,328.74
2025	71,234	749,020	1.074168	765.17	8,045.73
Total				4,019.15	39,909.33

Current Year	Base Value	Excess Value
Residential	71,234	749,020
Commercial	0	0
Industrial	0	0
Other	0	0

2026 TOTALS FOR CITY : # MCCOOL JUNCTION

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	336,821	1,081,529	3,618.02	11,617.44
Commercial	398,484	2,766,740	4,280.39	29,719.44
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	735,305	3,848,269	7,898.41	41,336.87

Project Count 7

CITY: YORK

Tax Increment Financing (TIF) Report 2025

COUNTY: 93 YORK

Project Name: TIF BEAVER CREEK PRODUCTS LLC

City: YORK

School: YORK 12

Project Years:

Project Date: 2017

TIF-ID#: 93-0548

Project Type:

Location: E 200 ft of W 456 ft of S 1/2 Lot 8 in Division "A" of Malster Park Parcel 930048547, 308 Marquis Avenue

Description: Beaver Creek Products, LLC used TIF for expansion of business that manufactures beef hides for dog treats. TIF funds used for site preparation and development, along with the construction of a raw product processing facility consisting of approx 11,850 sq ft facility which is an addition to the redeveloper's existing 17,000 sq ft facility.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2017	210,738	0	1.68919	3,559.77	0.00
2018	210,738	460,638	1.774677	3,739.92	8,174.88
2019	210,738	460,638	1.845892	3,890.00	8,502.90
2020	210,738	472,198	1.845681	3,889.55	8,715.28
2021	210,738	472,198	1.891888	3,986.93	8,933.48
2022	210,738	485,399	1.865605	3,931.54	9,055.64
2023	210,738	511,725	1.791948	3,776.32	9,169.86
2024	210,738	511,725	1.660036	3,498.33	8,494.83
2025	210,738	761,970	1.475747	3,109.96	11,244.75
Total				33,382.32	72,291.62

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	210,738	761,970
Industrial	0	0
Other	0	0

Project Name: TIF BOSSELMAN REDEV PROJ

City: YORK

School: YORK 12

Project Years: 15

Project Date: 2025

TIF-ID#: 93-0570

Project Type: Standard

Location: Lot 2 Bosselman Subdivision to the City of York, York County, Nebraska

Description: TIF funds used for site demolition of structure and preparation for rehabilitation

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2025	843,314	24,226	1.475747	12,445.18	357.51
Total				12,445.18	357.51

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	843,314	24,226
Industrial	0	0
Other	0	0

Project Name: TIF BRANDON SKELTON-1619 N. LINCOLN AVE(930057678

City: YORK

School: YORK 12

Project Years: 15

Project Date: 2024

TIF-ID#: 93-0569

Project Type: Standard

Location: Lots 6 and 7 and the North 15' Lot 8, Block 24 New York Addition, 1619 Lincoln Avenue, PID 930057678.

Description: TIF funds used for restoring a vacant and dilapidated property to a livable condition property to be used as a rental.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	94,220	187,637	1.660036	1,564.09	3,114.88
2025	94,220	213,551	1.475747	1,390.45	3,151.46
Total				2,954.54	6,266.34

Current Year	Base Value	Excess Value
Residential	94,220	213,551
Commercial	0	0
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 93 YORK

Project Name: TIF BRANDON SKELTON-1627 N. LINCOLN AVE(930057589 Location: Lots 4 and 5 Block 24 New York Addition, 930057589, PID 930057589.
City: YORK **Project Date:** 2024
School: YORK 12 **TIF-ID#:** 93-0568 Description: TIF funds used for restoring a vacant and delapidated property into a livable condition rental property.
Project Years: 15 **Project Type:** Expedited

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	40,545	633	1.660036	673.06	10.50
2025	40,545	54,740	1.475747	598.34	807.83
Total				1,271.40	818.33

Current Year	Base Value	Excess Value
Residential	40,545	54,740
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF BRANDON SKELTON-1631 N. LINCOLN AVE(930058186 Location: Lots 103 Block 24 New York Addition, 1631 N Lincoln Avenue, PID 930058186.
City: YORK **Project Date:** 2024
School: YORK 12 **TIF-ID#:** 93-0567 Description: TIF funds used for the restoring a vacant and dilapidated property to a liveable condition to be used as a rental property.
Project Years: 15 **Project Type:** Expedited

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	47,507	684	1.660036	788.63	11.36
2025	47,507	74,152	1.475747	701.08	1,094.29
Total				1,489.71	1,105.65

Current Year	Base Value	Excess Value
Residential	47,507	74,152
Commercial	0	0
Industrial	0	0
Other	0	0

Project Name: TIF BUKASKE BUILDERS Location: Lot 2 , York Industrial Park 2nd Platting (3rd Replat) of Lots 1, 2, 3 and 4, being a replat of Lots 10, 11 and 12, Block 1 York Industrial Park 2nd Platting
City: YORK **Project Date:** 2020 PIN# 930199664
School: YORK 12 **TIF-ID#:** 93-0560 Description: TIF funds used for site acquisition, site preparation and utility installation needed in the construction of a 1,728 square foot commercial office, warehouse and manufacturing facility.
Project Years: **Project Type:**

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2020	46,270	369,464	1.845681	854.00	6,819.12
2021	46,270	369,464	1.891888	875.38	6,989.86
2022	46,270	376,853	1.865605	863.22	7,030.58
2023	46,270	375,747	1.791948	829.13	6,733.20
2024	46,270	375,747	1.660036	768.10	6,237.55
2025	46,270	375,747	1.475747	682.83	5,545.07
Total				4,872.66	39,355.38

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	46,270	375,747
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 93 YORK

Project Name: TIF CENTRAL (EPWORKS LLC -2119 N. DIVISION AVE.)

City: YORK

School: YORK 12

Project Years: 15

Project Date: 2024

TIF-ID#: 93-0565

Project Type: Expedited

Location: Irregular Tract #24 36-11-3, 2119 N Division Avenue, PID 930166558.

Description: TIF funds used for the redevelopment of an existing office space to convert to workforce housing.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2024	584,706	79,101	1.660036	9,706.33	1,313.12
2025	584,706	292,980	1.475747	8,628.78	4,323.65
Total				18,335.11	5,636.77

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	584,706	292,980
Industrial	0	0
Other	0	0

Project Name: TIF YORK CREEKSIDE APT (East Nabes Rd Apt)

City: YORK

School: YORK 12

Project Years:

Project Date: 2020

TIF-ID#: 93-0561

Project Type:

Location: Lot 2, York Creekside Subdivision

PIN# 930116305

Description: TIF funds used for site acquisition, site preparation, utility installation, city legal fees, and capitalized interest needed in the new construction of a 48-unit apartment complex.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2020	81,225	1,608,682	1.845681	1,499.15	29,691.12
2021	81,225	4,008,337	1.891888	1,536.69	75,833.26
2022	81,225	4,085,664	1.865605	1,515.34	76,222.34
2023	81,225	4,351,574	1.791948	1,455.51	77,977.96
2024	81,225	4,351,574	1.660036	1,348.36	72,237.72
2025	81,225	4,351,574	1.475747	1,198.68	64,218.21
Total				8,553.73	396,180.61

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	81,225	4,351,574
Industrial	0	0
Other	0	0

Project Name: TIF YORK NUTRITIONAL SERVICES

City: YORK

School: YORK 12

Project Years:

Project Date: 2019

TIF-ID#: 93-0558

Project Type:

Location: Lot 2 Palmer Addition PID 930102940 York

Description: TIF funds used for property acquisition and site preparation needed for construction of new commercial warehouse.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2019	187,687	2,142,680	1.845892	3,464.50	39,551.58
2020	187,687	2,142,680	1.845681	3,464.10	39,547.06
2021	187,687	2,142,680	1.891888	3,550.83	40,537.12
2022	187,687	2,184,282	1.865605	3,501.50	40,750.10
2023	187,687	2,142,031	1.791948	3,363.25	38,384.08
2024	187,687	2,142,031	1.660036	3,115.67	35,558.51
2025	187,687	2,142,031	1.475747	2,769.79	31,610.95
Total				23,229.64	265,939.40

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	187,687	2,142,031
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2025

COUNTY: 93 YORK

Project Name: TIF YORK REDEVL P AREA 3/LEVANDER

City: YORK

School: YORK 12

Project Years:

Project Date: 2017

TIF-ID#: 93-0549

Project Type:

Location: Lot 1 York Industrial Park 2nd Platting (3rd Replat)

Description: Site preparation and development, along with the construction of an automotive body shop consisting of an approx 6,300 sq ft facility on a 1.328 acre parcel within Area 3.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2017	49,210	100,051	1.68919	831.25	1,690.02
2018	49,210	337,164	1.774677	873.32	5,983.56
2019	49,210	337,164	1.845892	908.36	6,223.74
2020	49,210	389,769	1.845681	908.26	7,193.92
2021	24,605	438,524	1.891888	465.50	8,296.38
2022	24,605	447,294	1.865605	459.03	8,344.72
2023	24,605	381,302	1.791948	440.91	6,832.74
2024	24,605	428,232	1.660036	408.45	7,108.80
2025	24,605	428,232	1.475747	363.11	6,319.62

Current Year	Base Value	Excess Value	Total	TIF Base Tax	TIF Excess Tax
Residential	0	0			
Commercial	24,605	428,232			
Industrial	0	0			
Other	0	0			

2026 TOTALS FOR CITY : # YORK

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	182,272	342,443	2,689.87	5,053.59
Commercial	1,978,545	8,376,760	29,198.32	123,619.78
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	2,160,817	8,719,203	31,888.19	128,673.38

Project Count 10

2026 TOTALS FOR COUNTY : # 93 YORK

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	1,287,230	4,471,890	17,241.15	60,053.48
Commercial	5,030,644	21,194,031	65,310.38	273,901.27
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	6,317,874	25,665,921	82,551.54	333,954.75

Project Count 29

State Total of 2025 Data

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	657,724,656	1,409,961,600	12,317,171.29	23,983,368.89
Commercial	1,234,846,486	5,571,110,894	21,923,476.48	101,774,133.85
Industrial	139,158,054	584,853,403	2,362,056.34	9,634,968.71
other	1,077,078	176,403	16,497.01	2,534.66
Total	2,032,806,274	7,566,102,300	36,619,201.12	135,395,006.11

Project Count 1,545