

CITY OF WAHOO, NEBRASKA - ANNUAL TIF SUMMARY REPORT

Dated May 1, 2024

Percentage of City designated as blighted = 35%

PAID IN FULL IN 2023

Project (Year approved - #)	Project Title	Estimated Project Costs (Developer)	Pmts to Developer to date	Balance (unpaid to developer)	Est Project Costs - City	Pmts to City	Balance (unpaid to City)	Base Valuation	Estimated Project Valuation (from redev contract)	Assessed value as of Jan 1, 2023	End of TIF - either \$ or yrs - whichever comes first	Estimated Completion Date	Status	Notes
2014-01	Wahoo Locker, 205 W 5th	\$ 63,929	\$ (63,929)	\$ -	\$ 3,500	\$ (3,500)	\$ -	\$ 302,210	\$ 450,000	\$ 916,081	\$63,929 or 15 yrs	PAID IN FULL	Completed 2022 Taxes	Final payment was made to develop in 2023 with the surplus collections returned to the County for re-distribution.
TOTAL TAX VALUE ADDED DUE TO REDEVELOPMENT PROJECTS										\$ 916,081				

ACTIVE TIF PROJECTS - balances as of March 31, 2024

Project (Year approved - #)	Project Title	Estimated Project Costs (Developer)	Pmts to Developer to date	Balance (unpaid to developer)	Est Project Costs - City	Pmts to City	Balance (unpaid to City)	Base Valuation	Estimated Project Valuation (from redev contract)	Assessed value as of Jan 1, 2023	End of TIF - either \$ or yrs - whichever comes first	Estimated Completion Date	Status	Notes
2013-01	Omaha Steel Castings, 921 E 12th	\$ 2,500,000	\$ (566,914)	\$ 1,933,086	\$ 650,000	\$ (566,914)	\$ 83,086	\$ 51,110	\$ 3,500,000	\$ 7,097,066	\$3,150,000 or 15 yrs	12/31/2028	Active	
2016-01	Sid Dillons, 1750 County Road J	\$ 744,228	\$ (84,112)	\$ 660,116	\$ 304,772	\$ (102,803)	\$ 201,969	\$ 47,340	\$ 1,607,000	\$ 2,568,335	\$1,049,000 or 15 yrs	12/31/2031	Active	
2017-01	Bomgaars, 1310 34th Street	\$ 600,000	\$ (189,541)	\$ 410,459	\$ 12,000	\$ (12,000)	\$ -	\$ 63,030	\$ 2,400,000	\$ 2,623,747	\$612,000 or 15 yrs	12/31/2030	Active	Estimate early satisfaction of TIF obligation
2019-01	Wahoo State Bank, 164 E 5th	\$ 1,015,000	\$ (240,129)	\$ 774,871	\$ 8,000	\$ (8,000)	\$ -	\$ 34,880	\$ 5,679,000	\$ 2,802,193	\$1,031,000 or 15 yrs	12/31/2033	Active	
2019-02	JEO, 1937 N Chestnut	\$ 748,000	\$ (129,716)	\$ 618,284	\$ 14,000	\$ (14,000)	\$ -	\$ 8,758	\$ 2,500,000	\$ 2,553,890	\$764,000 or 15 yrs	12/31/2034	Active	
2023-01	South Hall Apartments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			Active	
2023-02	Wahoo Super Project	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			Active	
TOTAL ACTIVE TIF PROJECTS		\$ 5,607,228	\$ (1,210,412)	\$ 4,396,816	\$ 988,772	\$ (703,717)	\$ 285,055	\$ 205,118	\$ 15,686,000	\$ 17,645,231				