

CITY OF WAHOO, NEBRASKA - ANNUAL TIF SUMMARY REPORT

Dated May 1, 2023

Percentage of City designated as blighted = 35%

PAID IN FULL IN 2022

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, 2022	Status	Notes
2006-01	Chestnut Townhome, 20th & Maple	\$ 333,000	\$ (239,921)	\$ 93,079	\$ -	\$ -	\$ -	\$ 27,900	\$ 3,105,000	\$ 847,810	Completed - 2021 Taxes	2022 taxes will be disbursed to all taxing entities. Any surplus collections were returned to the County for re-distribution.
2008-01	Rock Creek Fur, 3214 Ponderosa	\$ 32,776	\$ (32,776)	\$ -	\$ -	\$ -	\$ -	\$ 32,000	\$ 170,680	\$ 289,885	Completed - 2021 Taxes	2022 taxes will be disbursed to all taxing entities. Any surplus collections were returned to the County for re-distribution.
TOTAL TAX VALUE ADDED DUE TO REDEVELOPMENT PROJECTS										\$ 1,137,695		

ACTIVE TIF PROJECTS

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, 2022	Status	Notes
2013-01	Omaha Steel Castings, 921 E 12th	\$ 2,500,000	\$ (497,277)	\$ 2,002,723	\$ 650,000	\$ (497,277)	\$ 152,723	\$ 51,110	\$ 3,500,000	\$ 7,097,066	Active	
2014-01	Wahoo Locker, 205 W 5th	\$ 63,929	\$ (59,015)	\$ 4,914	\$ 3,500	\$ (3,500)	\$ -	\$ 302,210	\$ 450,000	\$ 916,081	Active	Final TIF payment will be made to the developer in 2023 and property will return to tax rolls.
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	Active	Estimate that project will not be fully funded for the developer.
2017-01	Bomgaars, 1310 34th Street	\$ 600,000	\$ (137,407)	\$ 462,593	\$ 12,000	\$ (12,000)	\$ -	\$ 63,030	\$ 2,400,000	\$ 2,623,747	Active	Estimate that project will be fully funded within 14 years of project start.
2019-01	Wahoo State Bank, 164 E 5th	\$ 1,015,000	\$ (188,623)	\$ 826,378	\$ 8,000	\$ (8,000)	\$ -	\$ 34,880	\$ 5,679,000	\$ 2,802,193	Active	
2019-02	JEO, 1937 N Chestnut	\$ 748,000	\$ (79,598)	\$ 668,402	\$ 14,000	\$ (14,000)	\$ -	\$ 8,758	\$ 2,500,000	\$ 2,553,890	Active	
TOTAL ACTIVE TIF PROJECTS		\$ 5,671,157	\$ (1,046,030)	\$ 4,625,127	\$ 992,272	\$ (637,580)	\$ 354,692	\$ 507,328	\$ 16,136,000	\$ 18,561,312		