

**CITY OF WAHOO, NEBRASKA - ANNUAL TIF SUMMARY REPORT**

Dated May 1, 2026

Percentage of City designated as blighted = 33.8% (4/14/26)

**Projects Completed in 2025**

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
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				

**TOTAL TAX VALUE ADDED DUE TO REDEVELOPMENT PROJECTS**

\$ -

**ACTIVE TIF PROJECTS - balances as of January 1, 2026**

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, 2025	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	\$ (714,358)	\$ 1,785,642	\$ 650,000	\$ (650,000)	\$ -	\$ 51,110	\$ 3,500,000	\$ 6,487,876	\$3,150,000 or 15 yrs	12/31/2028	Active	
2016-01	Sid Dillons, 1750 County Road J	\$ 744,228	\$ (154,512)	\$ 589,716	\$ 304,772	\$ (188,848)	\$ 115,924	\$ 47,340	\$ 1,607,000	\$ 4,231,302	\$1,049,000 or 15 yrs	12/31/2031	Active	
2017-01	Bomgaars, 1310 34th Street	\$ 600,000	\$ (283,921)	\$ 316,079	\$ 12,000	\$ (12,000)	\$ -	\$ 63,030	\$ 2,400,000	\$ 2,725,241	\$612,000 or 15 yrs	12/31/2030	Active	
2019-01	Wahoo State Bank, 164 E 5th	\$ 1,015,000	\$ (291,133)	\$ 723,867	\$ 8,000	\$ (8,000)	\$ -	\$ 34,880	\$ 5,679,000	\$ 2,988,884	\$1,031,000 or 15 yrs	12/31/2033	Active	
2019-02	JEO, 1937 N Chestnut	\$ 748,000	\$ (220,448)	\$ 527,552	\$ 14,000	\$ (14,000)	\$ -	\$ 8,758	\$ 2,500,000	\$ 2,569,729	\$762,000 or 15 yrs	12/31/2034	Active	
2023-01	South Hall Apartments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			Active	Redevelopment Agreement Approved. Once expenses are certified, payments will begin.
2023-02	Wahoo Super Project	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			Active	Redevelopment Agreement Approved. Once expenses are certified, payments will begin.
2024-01	Wilmer Heights Daycare Project	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			Active	Redevelopment Agreement Approved. Once expenses are certified, payments will begin.

**TOTAL ACTIVE TIF PROJECTS**

**\$ 5,607,228   \$ (1,664,371)   \$ 3,942,857   \$ 988,772   \$ (872,848)   \$ 115,924   \$ 205,118   \$ 15,686,000   \$ 19,003,032**