

## COMMUNITY DEVELOPMENT AGENCY PROCEEDINGS

July 27, 2022

The Community Development Agency of the City of David City, Nebraska, reconvened from the recess in open public session at 8:34 p.m. in the meeting room of the City Office at 490 "E" Street, David City, Nebraska. The Public had been advised of the meeting by publication of notice in The Banner Press on July 21, 2022, and an affidavit of the publisher is on file in the office of the CDA Secretary. The Community Development Agency members acknowledged advance notice of the meeting. The advance notice to the Public, and Community Development Agency members conveyed the availability of the agenda, which was kept continuously current in the office of the Secretary and was available for public inspection on the City's website. No new items were added to the agenda during the twenty-four hours immediately prior to the opening of the meeting.

Present for the meeting were: Community Development Agency Members—Alan Zavodny, Tom Kobus, Bruce Meysenburg, Kevin Woita, Pat Meysenburg, Jessica Miller, John Vandenberg, Community Development Agency Secretary Tami Comte and City Attorney David Levy. Also present were Special Projects Coordinator Dana Trowbridge, Special TIF attorney Michael Sands of Baird Holm and Joe Johnson with Olsson were also present.

Chairman Alan Zavodny informed the public of the "Open Meetings Act" posted on the west wall of the meeting room and asked those present to please silence their cell phones. He also asked that anyone addressing the Agency to introduce themselves.

CDA member Pat Meysenburg made a motion to approve the minutes of the July 13, 2022 CDA meeting as presented. CDA Member Bruce Meysenburg seconded the motion. The motion carried.

Tom Kobus: Yea, Bruce Meysenburg: Yea, Pat Meysenburg: Yea, Jessica Miller: Yea, John Vandenberg: Yea, Kevin Woita: Yea, Alan Zavodny: Yea  
Yea: 7, Nay: 0

Special Projects Coordinator Dana Trowbridge stated that he spoke with Bob and Laura Kobza about what the price of the lots should be in the Northland subdivision. They told Trowbridge that lots have been averaging from \$3.18 - \$3.50 per square foot. There are twenty-two lots that he has discussed with a few CDA members, and they feel that \$3.00 per square foot is a reasonable price. The ten smaller lots would be sold for \$29,000 per lot.

CDA member Kevin Woita asked when the lots would become available.

Special Projects Coordinator Dana Trowbridge said, "As soon as the final plat is accepted on the first meeting in August. Someone asked me if there were any assessments with these lots and the answer is no. You buy a lot, the street will be installed, the sewer, the water and the storm water will be handled, and a sidewalk will be constructed."

Chairman Alan Zavodny said, "We are the developer. That will be our thing and as a City we do that anyway."

Special Projects Coordinator Dana Trowbridge said, "No additional charges."

CDA member Kevin Woita made a motion to approve pricing the lots for Northland lots at \$29,000 for the ten smaller lots and \$3.00 per square foot for twenty-two lots. CDA Member Pat Meysenburg seconded the motion. The motion carried.

Tom Kobus: Yea, Bruce Meysenburg: Yea, Pat Meysenburg: Yea, Jessica Miller: Yea, John Vandenberg: Yea, Kevin Woita: Yea, Alan Zavodny: Yea Yea: 7, Nay: 0

Chairman Zavodny stated that the next item on the agenda was discussion/consideration of sales process for lots in Northland, agreement with purchaser to complete construction within a certain timeframe; who will be our agent in charge of all sales and how do we compensate them?

Special Projects Coordinator Dana Trowbridge said, "Again, this is with Bob and Laura Kobza as to the proper process for getting this right. As our legal friends in the room will understand, clearly lots of errors can be made in the transaction of real property. None of us in this room, that I'm know of, except for Laura and Bob, are good at selling real estate and crossing all the t's and dotting all the l's that need to be done to get it handled. There may be some slight negotiation in the process, I don't know. I would prefer to have a professional group handle this process for us if it doesn't cost us significant revenue from the sales. It is my understanding that the proposal was going to come in the form of a suggested compensation amount of five percent of the transaction price on each lot. So, if you have a thirty-thousand-dollar lot you've got a fifteen-hundred-dollar real estate sales commission fee. For fifteen-hundred-dollars, I would like to have them doing this. They'll get it right and they'll get it right every time and we're not going to have problems with it moving forward."

Chairman Alan Zavodny said, "As far as process, do we need to take any additional steps, like an RFP or anything? CDA is a little different than City Council. I just want to make sure that we don't have a realtor that we don't know about."

Special Projects Coordinator Dana Trowbridge said, "The reason that I take that leap of faith is because of some conversations that I've had with the Baird Holm people that as we look at the Statutes of the State of Nebraska, that overwrite what a CDA is able to do versus what a municipality is able to do because there are some significant differences and Mr. Johnson tells me that those differences were intentionally created by the legislature to allow a CDA to transact business as a business and not be handcuffed and encumbered by some of the things that municipalities have to deal with, the public notices and biddings and things such as that. I can see from where we're headed that it saves an abundance of time."

Chairman Alan Zavodny said, "It also expedites the process."

Special Projects Coordinator Dana Trowbridge said, "It does, and time is not our friend in growing housing for people that are driving in for an hour every morning to work here."

Special TIF attorney Michael Sands of Baird Holm said, "I can speak to that. The Statues are explicit. The CDA when they are acting as developers can almost act as a private entity in the sense that they do not need to follow the normal RFP or bid processes that a municipality would have to follow."

City Attorney David Levy said, "So, you sell a lot to somebody, are you anticipating that the eventual homeowner will build or are you going to have a builder?"

Special Projects Coordinator Dana Trowbridge said, "I think that we're going to see a mix. We're probably going to see a true developer, a Mesner from Central City, will show some interest and we'll at least have one local builder who does some spec building take an interest and we're going to have mom and pop and the local people take an interest on their own. I think we're going to see all types of buyers."

City Attorney David Levy said, "This is a future conversation, but I think we need to develop some kind of a standard builder agreement, as well."

Special Projects Coordinator Dana Trowbridge said, "The builder agreement that I have in mind is that we give people is that we limit the number of lots that they can buy and that needs to be discussed by this group. Then we have two timelines, one timeline is the starting of construction, whether it is one hundred eighty days, and then the substantial completion of the project, and the suggestion that I have is eighteen months."

Chairman Alan Zavodny said, "I think that is a really important piece because without that, someone is sitting on five lots and you're never going to get to your million fifty-five, if they are not forced to act."

City Attorney David Levy said, "So, with your realtor, you want to work that into the purchase agreement of the lots? If you are buying the lots, here are the rules for buying them. I don't want to get too deep in this but there will be covenants for all of that."

Chairman Alan Zavodny said, "But, my question is, if they don't comply, is it all civil? Do we sue them?"

City Attorney David Levy said, "Either that or they have to convey the lot back to the CDA."

Special Projects Coordinator Dana Trowbridge said, "One community that I visited with takes a little different approach, they price the lot and if you agree to the time constraints, they will discount the lot to you and if you don't make either of the time constraints, you lose the discount, and they want it back in cash."

City Attorney David Levy said, "A liquidated damages sort of thing."

Special Projects Coordinator Dana Trowbridge said, "How we do that is up to the group to decide what they like best. I believe that we need a stipulation of some sort in the sales agreement."

City Attorney David Levy said, "Agreed."

Council member Kevin Woita made a motion to approve hiring Kobza Ag and Home to be the agent in charge of all sales with a compensation of 5% per lot sale. Council Member Tom Kobus seconded the motion. The motion carried.

Tom Kobus: Yea, Bruce Meysenburg: Yea, Pat Meysenburg: Yea, Jessica Miller: Yea, John Vandenberg: Yea, Kevin Woita: Yea, Alan Zavodny (Mayor): Yea  
Yea: 7, Nay: 0

Chairman Zavodny stated that the next item on the agenda was consideration/discussion of deed restrictions concerning "owner occupied" with regard to Single Family homes and townhomes and restrictions on camper/trailer/boat/race car, etc. on the property.

Chairman Alan Zavodny said, "Can we author a pretty iron clad covenant that says nobody gets to put a big mobile home in front of their place twenty-four hours a day? Where this gets hard for me to conceptualize is that I think it's really easy on the initial owners and they buy the lots and build out there an owner-occupied house but what happens when the occupant dies, does the lot carry on to the next purchaser?"

City Attorney David Levy said, "The covenants would be recorded against the lot, and they would run with the land. It's like anything, you're going to have enforcement needs at some point."

Chairman Alan Zavodny said, "The agreement is not with the person, it's for the land. The definition of owner-occupied, let's say a dad bought it and his daughter is living in it, a grown daughter, what do those definitions look like?"

City Attorney David Levy said, "You can write them how you want."

Chairman Alan Zavodny said, "Have you seen what other towns have done? Like say, you have an adult grown daughter, and the dad owns it, but the daughter is living there. Is that considered owner-occupied?"

Special Projects Coordinator Dana Trowbridge said, "In my mind, I don't think so."

Chairman Alan Zavodny said, "I think you can make an argument that it's not."

City Attorney David Levy said, "Before you sell the first lot, we need to write those rules. The CDA needs to adopt those rules. The CDA needs to record covenants against those lots so that the very first buyer takes that lot subject to those covenants."

Chairman Alan Zavodny said, "So, whoever's name the title is in needs to be living at that address."

City Attorney David Levy said, "If that's what the CDA decides, then that's what the covenants should say."

Special Projects Coordinator Dana Trowbridge said, "I think you've got two issues here. One is with this row of townhouses that is slightly different. The single-family residences I see absolutely no problem with."

Chairman Alan Zavodny said, "That's simple. Tell me about the townhouse piece."

Special Projects Coordinator Dana Trowbridge said, "The townhouse piece, I can see it is rural America that we have the retiring people from the farm and the kids want them to move to town and live in a zero-entry property with no stairs. They want it to be new and they want it to be nice and they come from their previous occupation with some asset value that they can come up with five or six hundred thousand dollars to build a townhouse pair. Mom and dad will live in one half of the townhouse and they're going to rent the other half of the townhouse. I really struggle finding people who are going to rent to bums when you are talking about that amount of investment, let's say the people who would not be wanted in the neighborhood or who would allow it to go downhill quickly and not take care of it. That's something, again, that your group needs to discuss."

Chairman Alan Zavodny said, "That one is not as clean for me because sometimes you can have mom and dad who are obsessive compulsive, and they have things manicured perfectly and a daughter and her loser husband move in, and he never mows the lawn and hasn't left the couch in a month and a half. It's a risk."

Special Projects Coordinator Dana Trowbridge said, "I talked to Byron in Schuyler, and he said in Schuyler on the townhouses it's individual owner-occupied on both pieces."

Discussion followed on what would and would not be allowed on the lots.

Chairman Zavodny stated that the next item on the agenda was consideration of the cost estimate for the water and sewer extension to the campground improvements.

CDA member Tom Kobus stated that he wanted to see how much of the work that the City crew could do and he thought he had someone that could do the dirt work a lot more inexpensively.

It was determined that CDA member Kobus would discuss the project with the City crew and get some prices on moving the dirt.

Chairman Zavodny stated that the next item on the agenda was discussion concerning the timeline for TIF on the Akrs/Timpte/AGP projects.

Chairman Alan Zavodny said, "As I start thinking about timing and revenue versus our expenditures, I really start to get nervous. Tell me that I shouldn't be. Let's combine items seven and eight – Presentation of TIF 101 by Joe Johnson and Michael Sands."

Joe Johnson with Olsson introduced himself and said, "So, regarding the whole process, the blight and substandard study, Keith is currently working on, that is roughly August through November of this year. Annexation needs to occur so that goes through November, as well. The redevelopment agreement will start at the tail end of the blight and substandard study November through January and then the redevelopment agreement, bond anticipation notes and financing and development will occur December on. So, roughly it would get our horses kind of plowing in the same direction probably January of 2023, we should have everything put in place."

Chairman Alan Zavodny said, "Again, we don't need to reinvent this wheel, but do we have a realistic expectation of what would be first? We need streets and then maybe the timing

of when other projects come along but a lot of these all go at the same time. You need water, sewer, electrical and is it all kind of at once so that you can manage the expense side?"

Joe Johnson with Olsson said, "So, really, we need to be having a discussion with all of the development going on in the area. The first priority is drainage. If we are not working in a cohesive manner, you're going to have drainage problems out there. So, drainage is going to be a big issue."

Chairman Alan Zavodny said, "We've mentioned that once or twice."

Joe Johnson with Olsson said, "Infrastructure to be planned and really, infrastructure is what the TIF is used for and is a discussion with the developers out there and the CDA of what we're going to use those funds for. That's something that we'll bring back to the CDA and to the City Council and see what works for everybody. There's quite a bit of expense out there."

Chairman Alan Zavodny said, "The timing. I struggle with that, and I get really nervous when I think about that."

Joe Johnson with Olsson said, "No. We're good. We should be concerned about it but not nervous. I think we're in the planning phases and when I say that I mean the City, AGP and others, we're still in the planning phases. Things aren't locked in stone at this point. We had the water conversation earlier and it all ties into it."

Chairman Alan Zavodny said, "Okay, so you do this all the time, does this make sense?"

Special TIF attorney Michael Sands said, "Yes, I concur with what Joe said. Have they gotten a TIF application yet?"

Chairman Alan Zavodny said, "I think the first question is who is the developer?"

Special Projects Coordinator Dana Trowbridge said, "Akrs is really their own developer. We believe that they will hand off the TIF responsibility to the City as Timpte once upon a time, did."

Chairman Alan Zavodny said, "What I'm saying is that we don't know who the other players along that corridor are going to be right now."

Special Projects Coordinator Dana Trowbridge said, "We don't. The question that I have is can we do multiple bond anticipation notes at different timelines to meet the needs of cash flow?"

Chairman Alan Zavodny said, "Not start them any earlier than we need them so that we're not paying interest for nothing."

Special Projects Coordinator Dana Trowbridge said, "Because, as I shared with you this morning, I got a really good message from a local contractor that does roads and he said if you can get the group on the same page that we need to move forward with Industrial Parkway, which is the street south of Akrs, and what I've always called the Timpte Road, the north route to Road 37, and they intersect at the corner of Akrs. If you can get those rolling, the dirt mover

is in town working on "O" Street for the City right now. He would just as soon move his equipment back to the Akrs site and work on earth moving over there in preparation for streets."

Chairman Alan Zavodny said, "What kind of timeline are you talking about because the only thing that I thought of is I went and looked at that today with a crop and are we starting before he harvests, or can we go right after? Do you know what I'm saying? We're going to be tearing up a lot of beans."

Special Projects Coordinator Dana Trowbridge said, "There are no crops planted on land that Hein still owns. So, I don't think that crops are going to be an issue. R.J. told me that if there is some crop damage out there at the end of harvest season, we can measure it and figure out what type of damages there are. It's not going to be significant. We own the road. Timpte is allowing him to farm their fifteen acres and they gave him fair warning that in that northeast corner he needs to not plant because there is going to be activity and utilities in that area. So, I think we're fairly well covered on that."

Chairman Alan Zavodny said, "Would you work with David and get it in writing any incidental damage that we do to crops and have R.J. sign off on it?"

City Attorney David Levy said, "You're not going to have the TIF bond until January or February. Are you going to start grading before you have the TIF bond?"

Joe Johnson with Olsson said, "What I would recommend, and Michael and I have had a conversation, is that the CDA is the developer for all of it and that allows the CDA to control the expenditures. Meaning that we put into the redevelopment agreement some key milestones that have to be reached so when AGP pulls a permit then we'll start activating on the roads and like that. Because by the time they pull a permit, it's eighteen months to building something anyway and we can get roads and things like that put in and when they are developed to thirty percent design, we can get them in in eighteen months and then we work with their contractors as well."

Chairman Alan Zavodny said, "The AGP part is easy. What's not quite as easy is anything that is developed along that road that we're building from Timpte to the county road because we've been in some discussions about purchasing more ground and so I don't know how we're the developer currently on land that we don't own, but maybe we would hope to if we had enough money to do it."

Joe Johnson with Olsson said, "It's all going to be blighted and substandard and it will all be under one redevelopment agreement."

Chairman Alan Zavodny said, "It doesn't matter who owns it?"

Joe Johnson with Olsson said, "No. We just did the same thing on the one that we did today. We captured the TIF on property that we don't own."

Special Projects Coordinator Dana Trowbridge said, "The timing is what bothers me. It's my understanding that we can't use TIF funds to pay for something that we started before the redevelopment plan was done?"

Special TIF attorney Michael Sands said, "Certain items you can."

Special Projects Coordinator Dana Trowbridge said, "I'm thinking of dirt work and starting the streets because they tell me that they can pour concrete before winter."

Special TIF attorney Michael Sands said, "Concrete is right on the line, but dirt work certainly."

Joe Johnson with Olsson said, "We wouldn't want to pour concrete and take on those expenses without knowing that the revenue is there to pay for those."

Chairman Alan Zavodny said, "I agree with Joe."

Special Projects Coordinator Dana Trowbridge said, "I do too, but we have money coming in, I believe that it is \$739,000, from a TIF bond for the Timpte project that are going for the streets out there."

Chairman Alan Zavodny said, "I don't know what those streets are going to come in at but if "O" Street is one point eight million and for the length of that and we're going to have to go thicker on that because of the weight of the Timpte trailers and farm equipment."

Joe Johnson with Olsson said, "Those extra funds coming in from Timpte, you can put those all under the CDA's umbrella, which it will be all under this redevelopment agreement. They are there to pay your BANS. Once you start your project, your bond anticipation notes and things like that, that will pay the interest so you don't have to increase taxes to pay that and then that will cover you; it will be the bridge to get you to when AGP is fully taxed, and that money is coming in to pay the bonds. I would leave those funds there and not put them into physical projects and put those projects under BANS, so the water loop, the grading, the streets, all under a BANS note and use those funds to pay the BANS note until you put that into permanent financing and you do that when AGP is ninety percent built because the next year those funds are going to start rolling in."

Special TIF attorney Michael Sands said, "Use that as your gap financing?"

Joe Johnson from Olsson said, "Yes. So, that's how I would play that."

Chairman Alan Zavodny said, "That makes sense to me. What I'm worried about is that bridge between because if it's a three-million-dollar street pour and we have even eight hundred thousand coming in, we're at twenty-five percent of what we need to do it."

Joe Johnson from Olsson said, "We'll do a bond anticipation note, so that is pulling funds from the market to fund those projects and you're going to pay interest only on those BANS until you put it into permanent financing."

Chairman Alan Zavodny said, "I'm just wondering how much is going to be available to us on the bonding part because you get to a point."

Joe Johnson from Olsson said, "That's why I recommend that this all be put under the CDA because in the CDA we'll get all of those projections, and we'll build out a TIF number so



then we'll say this is what is going to be built out here. Here's our public infrastructure costs so drainage, streets and whatever else will have that public infrastructure cost out there and that's what we'll take to them."

Chairman Alan Zavodny said, "So, Cody's going to come in and tell us where we're going to be from our difference of seven hundred thousand dollars today until fifteen years from now."

Joe Johnson from Olsson said, "Again, I would caution, I know it's attractive to have seven hundred and some thousand dollars sitting there but I wouldn't go out and buy a shiny new car with it. We need that gap. We'll get there."

Special TIF attorney Michael Sands said, "It's like the million for the lots sales, that's barely enough to get by through that interest only phase."

Special Projects Coordinator Dana Trowbridge said, "Like you said earlier, we need to get these parties together sooner rather than later."

Chairman Alan Zavodny said, "I've been thinking about this too, but I haven't had a chance to say anything, we better get a more solid plan that doesn't include tractor trailers backed up to the Bruno spur on a gravel road. We know we're going to pave that road, but a half mile of tractor trailers fills up pretty quick and with traffic flow, we need a plan, but I don't know what it is right now."

Joe Johnson with Olsson said, "We're working on it."

CDA member Bruce Meysenburg said, "According to AGP they will be in and out."

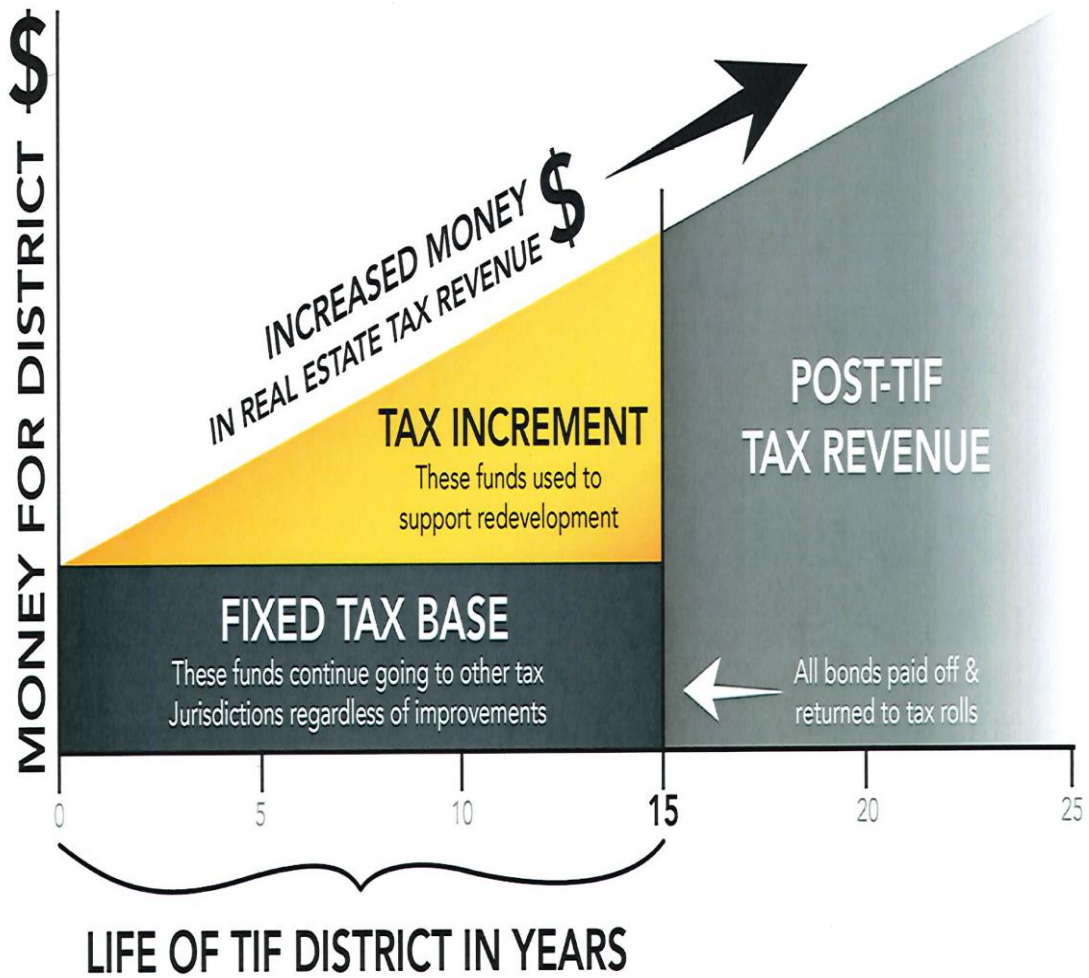
Chairman Alan Zavodny said, "Then why do they want the viaduct? They sound like they were going to be backed up to the Bruno spur."

CDA Secretary Tami Comte said, "They are afraid that a train will be stopped and that will back up the trucks."

Special TIF attorney Michael Sands and Joe Johnson of Olsson gave the Community Development Agency members a short presentation on what TIF is and what it is used for.

## Tax Increment Financing (TIF)

- *TIF is a method to capture and use a portion of the new property tax revenues generated from new development in a blighted and substandard area.*
- *TIF is an incentive for the rehabilitation of substandard and blighted areas.*
- *TIF is not an exemption from paying property taxes, rather redirection of property taxes generated by new development.*



## TIF Example

Base Value = \$40,920

Base Tax = \$11,794 (YTD)

Base Value = \$40,920

Base Tax = \$925.81

Excess Value = \$445,530

TIF Excess Tax = \$120,632 (YTD)



**Project Name:** TIF MAN ON A BIKE PROJECT

**Location:** Lots 1-2, Block 102, Nebraska City Proper

**City:** NEBRASKA CITY

**Project Date:** 2008

**Description:** TIF funds used for the acquisition of site, site preparation and paving improvements for parking and sidewalks for the redevelopment of a vacant retail facility and construct a new retail facility to be used for sales of bicycles, exercise equipment and related consumer items.

**School:** NEBRASKA CITY 111

**TIF-ID#:** 66-0251

**Project Years:**

**Project Type:**

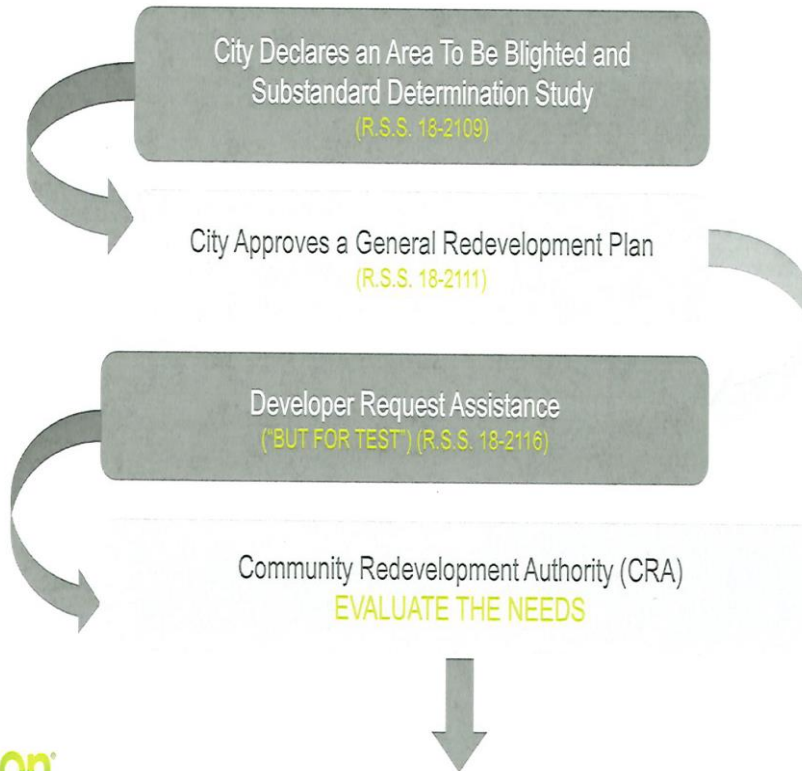
Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2009	40,940	65,980	2.274201	931.06	1,500.52
2010	40,940	449,280	2.290678	937.80	10,291.56
2011	40,940	449,280	2.274867	931.33	10,220.52
2012	40,940	449,280	2.267879	928.47	10,189.12
2013	40,940	449,280	2.19023	896.68	9,840.26
2014	40,940	449,280	2.09678	858.42	9,420.42
2015	40,940	449,280	2.153006	881.44	9,673.02
2016	40,940	449,280	2.120104	867.97	9,525.20
2017	40,940	449,280	2.189319	896.31	9,836.18
2018	40,940	449,280	2.170964	888.79	9,753.70
2019	40,940	449,280	2.261384	925.81	10,159.94
2020	40,940	449,280	2.285161	935.54	10,266.78
2021	40,940	445,530	2.234418	914.77	9,955.00
<b>Total</b>				<b>11,794.39</b>	<b>120,632.22</b>

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	40,940	445,530
Industrial	0	0
Other	0	0

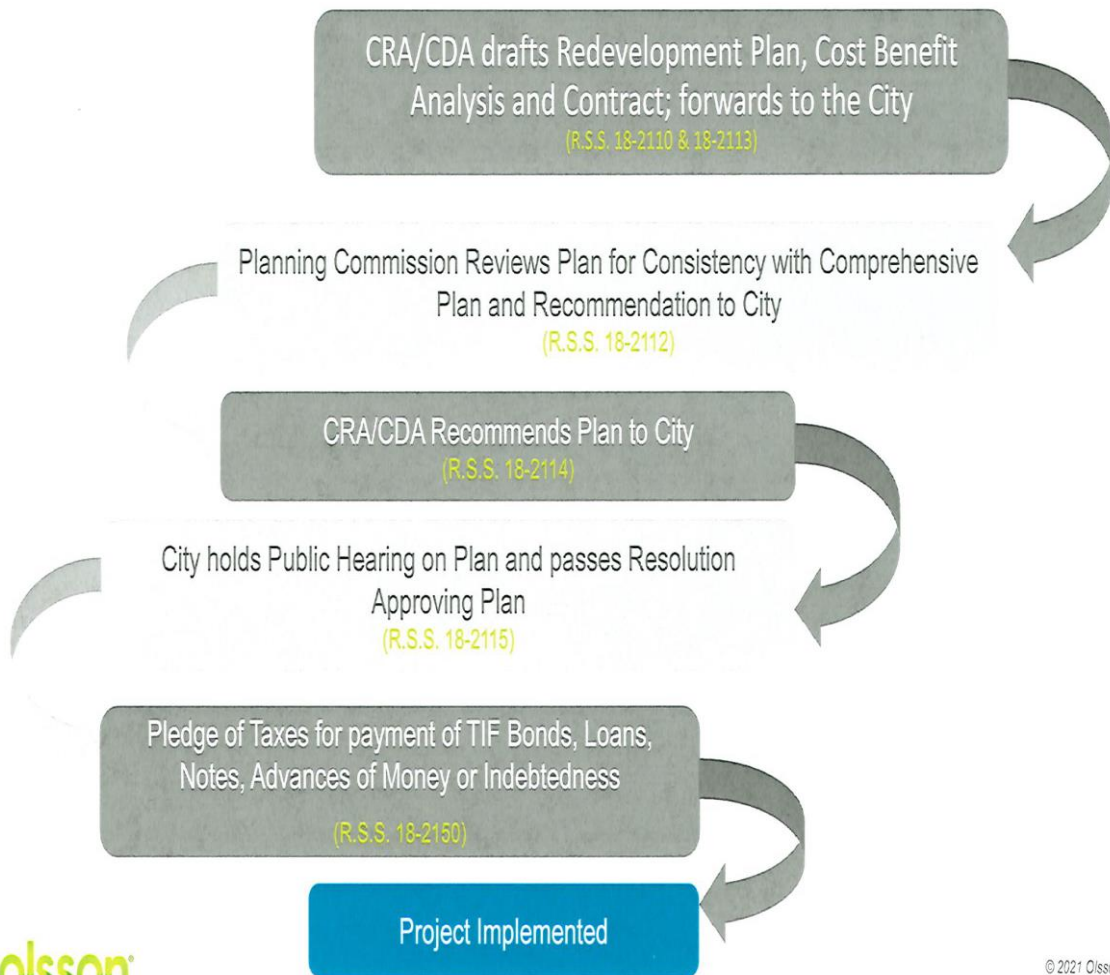
[https://revenue.nebraska.gov/sites/revenue.nebraska.gov/files/doc/pad/research/TIF\\_Reports/TIF\\_REPORT\\_2021.pdf](https://revenue.nebraska.gov/sites/revenue.nebraska.gov/files/doc/pad/research/TIF_Reports/TIF_REPORT_2021.pdf)



## How does TIF work?







## **What can TIF be used for?**

- Buy real property
- Demolition and site preparation
- Install streets, utilities, parks, and public spaces
- Public parking facilities and convention centers, lighting, shelters and park amenities
- Costs for planning, design and engineering
- Costs incurred by city
- Rehabilitation of existing structures
- (LB-496) "Workforce Housing"



## TIF Benefits

TIF's create short and long term benefits for communities, which include:

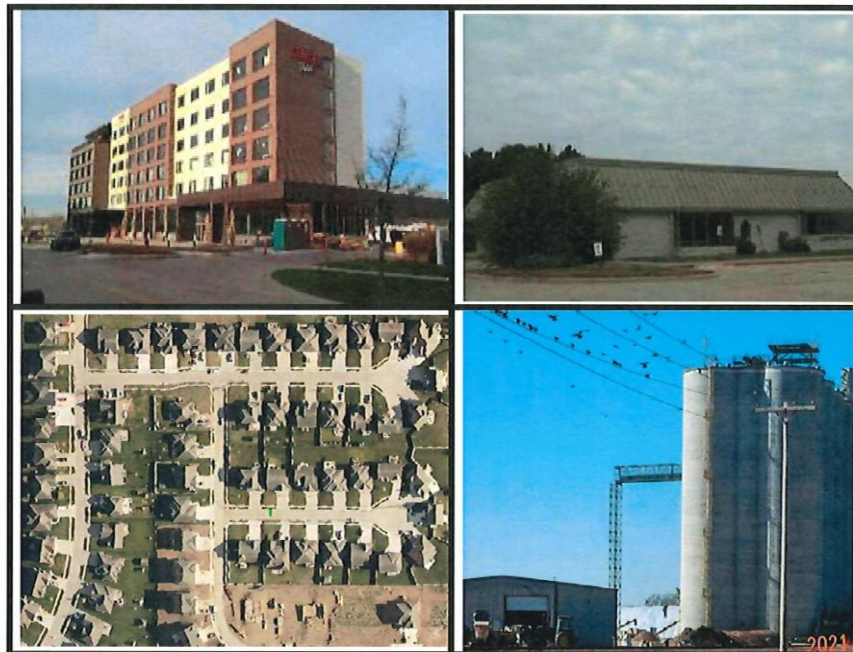
1. **Provides incentives for redevelopment of blight and substandard areas.** Property tax revenues are distributed differently with the incremental increase in tax revenue going to the village to finance redevelopment expenditures within the redevelopment area.
2. **Requires no Tax Increase.** Properties are assessed and taxed the same way as in non redevelopment areas.
3. **Increases property values.** TIF redevelopment projects are an investment that causes property values to increase thus broadening the tax base and benefitting everyone who pays taxes.
4. **Creates a stronger, broader tax base.** Infrastructure improvements, demolition or redevelopment of blighted and substandard areas attract private developers to invest in the community. As a result, the overall equalized assessment value increases, lessening the property tax burden.
5. **Locally controlled.** Municipal officials are responsible for determining the best utilization of TIF funds, not the state or federal government.
6. **Incremental revenue is reinvested in the TIF district.** TIF funds are only utilized within the TIF district as a means to encourage the redevelopment of the area.
7. **Benefits other taxing bodies.** At the end of the TIF the entire property tax generated by the newly revitalized property goes to the local taxing authorities providing a revenue increase for schools, NRD's, counties, community colleges without raising taxes.



Joe J. Johnson

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## Community Redevelopment Tax Increment Financing Projects Tax Year 2021



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

**March 1, 2022**

**Ruth A. Sorensen, Property Tax Administrator**

Cities - Taxable Value and TIF Excess Value for 2021						
Co#	County Name	City Name	City Taxable Value	TIF Excess Value	City Total Value	%TIF of Total City
1	ADAMS	HASTINGS	1,598,834,368	41,851,322	1,640,685,690	2.62%
1	ADAMS	JUNIATA	40,340,555	2,650,549	42,991,104	6.57%
1	ADAMS	KENESAW	50,912,407	121,645	51,034,052	0.24%
2	ANTELOPE	NELIGH	81,847,518	3,514,565	85,362,083	4.29%
2	ANTELOPE	TILDEN	14,322,623	1,676,440	15,999,063	11.70%
6	BOONE	CEDAR RAPIDS	17,071,871	2,791,455	19,863,326	16.35%
6	BOONE	PETERSBURG	23,767,420	2,767,810	26,535,230	11.65%
6	BOONE	ST EDWARD	27,676,433	3,617,465	31,293,898	13.07%
7	BOX BUTTE	ALLIANCE	546,041,020	7,613,475	553,654,495	1.39%
7	BOX BUTTE	HEMINGFORD	53,023,022	91,588	53,114,610	0.17%
10	BUFFALO	BLM CREEK	60,903,549	652,080	61,555,629	1.07%
10	BUFFALO	GIBBON	108,625,130	855,685	109,480,815	0.79%
10	BUFFALO	KEARNEY	2,945,459,934	86,358,629	3,031,818,563	2.93%
10	BUFFALO	RAVENNA	144,232,307	38,262,120	182,494,427	26.53%
11	BURT	TEKAMAH	90,144,688	784,571	90,929,259	0.87%
12	BUTLER	DAVID CITY	174,891,906	8,595,595	183,487,501	4.91%
13	CASS	EAGLE	73,022,263	963,204	73,985,467	1.32%
13	CASS	ELMWOOD	42,284,486	4,737,830	47,022,316	11.20%
13	CASS	GREENWOOD	26,135,770	16,218,754	42,354,524	62.06%
13	CASS	LOUISVILLE	79,132,314	12,514,259	91,646,573	15.81%
13	CASS	PLATTSMOUTH	342,455,025	15,487,400	357,942,425	4.52%
14	CEDAR	HARTINGTON	93,031,443	5,661,755	98,693,198	6.09%
14	CEDAR	LAUREL	48,164,104	9,572,505	57,736,609	19.87%
14	CEDAR	RANDOLPH	38,459,052	191,130	38,650,182	0.50%
15	CHASE	IMPERIAL	184,750,921	7,221,404	191,972,325	3.91%
16	CHERRY	VALENTINE	189,798,109	3,849,903	193,648,012	2.03%
17	CHEYENNE	POTTER	22,214,674	11,355,576	33,570,250	51.12%
17	CHEYENNE	SIDNEY	436,660,691	31,019,559	467,680,250	7.10%
19	COLFAX	SCHUYLER	231,480,687	4,132,685	235,613,372	1.79%
20	CUMING	WEST POINT	256,669,658	8,517,820	265,187,478	3.32%
21	CUSTER	ANSELMO	6,791,086	8,673,645	15,464,731	127.72%
21	CUSTER	ARNOLD	28,522,231	591,794	29,114,025	2.07%
21	CUSTER	BROKEN BOW	216,187,347	10,947,361	227,134,708	5.06%
22	DAKOTA	JACKSON	47,571,403	22,578,215	70,149,618	47.46%
22	DAKOTA	SO SIOUX CITY	775,897,111	78,276,836	854,173,947	10.09%
23	DAWES	CHADRON	274,632,972	5,012,085	279,645,057	1.83%
24	DAWSON	COZAD	192,630,651	5,201,985	197,832,636	2.70%
24	DAWSON	FARNAM	6,250,799	1,729,595	7,980,394	27.67%
24	DAWSON	GOTHENBURG	247,698,449	10,997,827	258,696,276	4.44%
24	DAWSON	LEXINGTON	411,126,357	31,283,806	442,410,163	7.61%
26	DIXON	PONCA	43,140,393	863,100	44,003,493	2.00%
26	DIXON	WAKEFIELD	61,980,362	14,061,245	76,041,607	22.69%
27	DODGE	FREMONT	1,946,758,097	174,120,307	2,120,878,404	8.94%

Cities - Taxable Value and TIF Excess Value for 2021

Co#	County Name	City Name	City Taxable Value	TIF Excess Value	City Total Value	%TIF of Total City
27	DODGE	HOOPER	53,906,397	2,353,134	56,259,531	4.37%
27	DODGE	SCRIBNER	47,025,928	847,347	47,873,275	1.80%
27	DODGE	SNYDER	17,549,465	2,375,945	19,925,410	13.54%
28	DOUGLAS	BENNINGTON	171,182,540	16,650,600	187,833,140	9.73%
28	DOUGLAS	OMAHA	42,234,214,115	2,024,320,565	44,258,534,680	4.79%
28	DOUGLAS	RALSTON	465,853,985	28,571,900	494,425,885	6.13%
28	DOUGLAS	VALLEY	522,452,195	154,181,900	676,634,095	29.51%
28	DOUGLAS	WATERLOO	103,802,450	22,297,900	126,100,350	21.48%
29	DUNDY	BENKELMAN	36,622,545	15,688,679	52,311,224	42.84%
30	FILLMORE	FAIRMONT	94,010,903	14,345,425	108,356,328	15.26%
30	FILLMORE	GENEVA	132,091,574	13,288,820	145,380,394	10.06%
32	FRONTIER	CURTIS	32,257,877	374,285	32,632,162	1.16%
33	FURNAS	ARAPAHOE	42,215,181	1,914,670	44,129,851	4.54%
33	FURNAS	CAMBRIDGE	56,716,547	17,437,345	74,153,892	30.74%
33	FURNAS	WILSONVILLE	2,711,806	1,573,870	4,285,676	58.04%
34	GAGE	ADAMS	77,356,630	32,244,145	109,600,775	41.68%
34	GAGE	BEATRICE	740,014,682	26,048,445	766,063,127	3.52%
34	GAGE	WYMORE	33,887,063	84,660	33,971,723	0.25%
36	GARFIELD	BURWELL	64,692,649	693,481	65,386,130	1.07%
37	GOSPER	ELWOOD	40,514,444	1,353,998	41,868,442	3.34%
39	GREELEY	SPALDING	20,325,420	1,838,060	22,163,480	9.04%
40	HALL	CAIRO	56,169,318	188,749	56,358,067	0.34%
40	HALL	GRAND ISLAND	3,629,367,218	222,966,240	3,852,333,458	6.14%
41	HAMILTON	AURORA	440,090,261	14,537,255	454,627,516	3.30%
41	HAMILTON	PHILLIPS	16,793,567	618,600	17,412,167	3.68%
42	HARLAN	ALMA	66,386,858	3,897,990	70,284,848	5.87%
45	HOLT	ATKINSON	75,898,043	21,635,109	97,533,152	28.51%
45	HOLT	O'NEILL	180,824,860	4,963,708	185,788,568	2.75%
47	HOWARD	ST PAUL	143,460,058	3,953,979	147,414,037	2.76%
48	JEFFERSON	FAIRBURY	146,040,988	4,488,206	150,529,194	3.07%
49	JOHNSON	TECUMSEH	76,004,168	1,010,983	77,015,151	1.33%
50	KEARNEY	AXTELL	51,777,598	3,063,845	54,841,443	5.92%
50	KEARNEY	MINDEN	218,894,853	2,233,215	221,128,068	1.02%
51	KEITH	OGALLALA	334,277,702	34,716,430	368,994,132	10.39%
54	KNOX	CREIGHTON	44,161,035	535,210	44,696,245	1.21%
54	KNOX	CROFTON	37,821,932	254,770	38,076,702	0.67%
54	KNOX	VERDIGRE	18,942,054	534,445	19,476,499	2.82%
55	LANCASTER	FIRTH	40,033,984	4,610,300	44,644,284	11.52%
55	LANCASTER	HALLAM	26,381,228	582,300	26,963,528	2.21%
55	LANCASTER	HICKMAN	237,325,494	786,900	238,112,394	0.33%
55	LANCASTER	LINCOLN	26,783,097,663	814,692,404	27,597,790,067	3.04%
55	LANCASTER	MALCOLM	32,297,064	96,900	32,393,964	0.30%
55	LANCASTER	WAVERLY	397,485,268	27,479,100	424,964,368	6.91%

Cities - Taxable Value and TIF Excess Value for 2021

Co#	County Name	City Name	City Taxable Value	TIF Excess Value	City Total Value	%TIF of Total City
56	LINCOLN	NORTH PLATTE	1,621,031,916	14,935,143	1,635,967,059	0.92%
56	LINCOLN	SUTHERLAND	82,544,684	101,145	82,645,829	0.12%
59	MADISON	MADISON	72,579,707	478,279	73,057,986	0.66%
59	MADISON	NEWMAN GROVE	30,470,129	7,159,171	37,629,300	23.50%
59	MADISON	NORFOLK	1,907,799,358	59,856,543	1,967,655,901	3.14%
61	MERRICK	CENTRAL CITY	211,754,237	9,847,825	221,602,062	4.65%
61	MERRICK	PALMER	20,776,607	213,505	20,990,112	1.03%
62	MORRILL	BAYARD	36,090,832	364,100	36,454,932	1.01%
62	MORRILL	BRIDGEPORT	90,316,088	20,325,125	110,641,213	22.50%
63	NANCE	FULLERTON	62,109,721	5,246,110	67,355,831	8.45%
63	NANCE	GENOA	40,424,257	704,090	41,128,347	1.74%
64	NEMAHA	AUBURN	157,781,752	14,324,062	172,105,814	9.08%
65	NUCKOLLS	SUPERIOR	77,763,741	14,042,500	91,806,241	18.06%
66	OTOE	NEBRASKA CITY	387,150,743	6,466,330	393,617,073	1.67%
66	OTOE	SYRACUSE	119,982,359	1,910,980	121,893,339	1.59%
68	PERKINS	ELSIE	7,531,297	1,197,700	8,728,997	15.90%
68	PERKINS	VENANGO	11,309,559	6,211,999	17,521,558	54.93%
69	PHELPS	ATLANTA	6,975,986	10,880,934	17,856,920	155.98%
69	PHELPS	HOLDREGE	348,254,091	19,474,075	367,728,166	5.59%
70	PIERCE	OSMOND	48,776,620	2,249,145	51,025,765	4.61%
71	PLATTE	COLUMBUS	1,896,786,219	42,107,810	1,938,894,029	2.22%
72	POLK	OSCEOLA	38,931,605	2,508,981	41,440,586	6.44%
72	POLK	STROMSBURG	58,565,030	5,202,637	63,767,667	8.88%
73	RED WILLOW	BARTLEY	14,890,523	6,147,101	21,037,624	41.28%
73	RED WILLOW	MCCOOK	456,907,615	23,129,538	480,037,153	5.06%
74	RICHARDSON	FALLS CITY	167,031,832	19,233,158	186,264,990	11.51%
76	SALINE	CRETE	328,706,630	8,783,005	337,489,635	2.67%
76	SALINE	DORCHESTER	38,892,476	159,940	39,052,416	0.41%
76	SALINE	FRIEND	62,843,778	8,685,945	71,529,723	13.82%
77	SARPY	BELLEVUE	4,570,680,150	19,750,808	4,590,430,958	0.43%
77	SARPY	GRETN	466,962,454	94,973,524	561,935,978	20.34%
77	SARPY	LA VISTA	1,998,920,791	33,292,680	2,032,213,471	1.67%
78	SAUNDERS	MEAD	35,566,568	2,733,594	38,300,162	7.69%
78	SAUNDERS	WAHOO	325,095,423	18,828,107	343,923,530	5.79%
78	SAUNDERS	YUTAN	75,157,447	19,339,485	94,496,932	25.73%
79	SCOTTS BLUFF	GERING	515,524,427	23,415,067	538,939,494	4.54%
79	SCOTTS BLUFF	SCOTTSBLUFF	959,084,093	25,278,903	984,362,996	2.64%
80	SEWARD	MILFORD	117,398,618	187,694	117,586,312	0.16%
80	SEWARD	SEWARD	576,562,373	30,144,369	606,706,742	5.23%
80	SEWARD	UTICA	50,424,681	410,688	50,835,369	0.81%
82	SHERMAN	LITCHFIELD	14,275,472	5,786,820	20,062,292	40.54%
82	SHERMAN	LOUP CITY	49,184,571	363,445	49,548,016	0.74%
85	THAYER	CARLETON	9,169,425	8,483,232	17,652,657	92.52%
85	THAYER	HEBRON	82,103,203	2,812,190	84,915,393	3.43%
87	THURSTON	PENDER	65,689,679	3,726,825	69,416,504	5.67%
88	VALLEY	NORTH LOUP	11,886,649	5,437,665	17,324,314	45.75%
88	VALLEY	ORD	126,758,218	31,741,645	158,499,863	25.04%
89	WASHINGTON	BLAIR	674,503,411	21,241,460	695,744,871	3.15%
90	WAYNE	WAYNE	263,004,487	16,066,535	279,071,022	6.11%
91	WEBSTER	RED CLOUD	34,227,148	0	34,227,148	0.00%
93	YORK	HENDERSON	64,072,622	1,785,400	65,858,022	2.79%

Community Development Agency Proceedings

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93	YORK	MCCOOL JUNCTION	24,381,107	2,874,967	27,256,074	11.79%
93	YORK	YORK	603,717,947	9,191,937	612,909,884	1.52%
<b>Totals for Cities with TIF</b>			<b>110,463,807,172</b>	<b>4,934,132,307</b>	<b>115,397,939,479</b>	<b>4.28%</b>

\* Note: Tilden includes value for portions located in both Antelope and Madison Counties, Wakefield includes value for portions located in both Dixon and Wayne Counties, Newman Grove includes value for portions located in both Madison and Platte Counties, Randolph includes value for portions located in both Cedar and Pierce Counties.

**Tax Increment Financing (TIF) Report 2021**

COUNTY: 12 BUTLER

CITY: DAVID CITY

**Project Name:** TIF DANA POINT DVLP HOUSING 2017  
**City:** DAVID CITY  
**School:** DAVID CITY 56  
**Project Years:**

**Project Date:** 2018  
**TIF-ID#:** 12-5004  
**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
<b>Total</b>				<b>3,964.15</b>	<b>20,932.92</b>

Current Year	Base Value	Excess Value
Residential	60,000	396,790
Commercial	0	0
Industrial	0	0
Other	0	0

**Project Name:** TIF DANA POINT DVLP HOUSING Phase 2  
**City:** DAVID CITY  
**School:** DAVID CITY 56  
**Project Years:**

**Project Date:** 2019  
**TIF-ID#:** 12-5007  
**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
<b>Total</b>				<b>4,983.16</b>	<b>86,388.26</b>

Current Year	Base Value	Excess Value
Residential	100,000	1,934,075
Commercial	0	0
Industrial	0	0
Other	0	0

**Project Name:** TIF DANA POINT REDEV HOUSING PHASE 3  
**City:** DAVID CITY  
**School:** DAVID CITY 56  
**Project Years:** 15

**Project Date:** 2021  
**TIF-ID#:** 12-5009  
**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
<b>Total</b>				<b>164.73</b>	<b>0.00</b>

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



**Tax Increment Financing (TIF) Report 2021**

COUNTY: 12 BUTLER

**Project Name:** TIF EATING ESTAB. LLC

**City:** DAVID CITY

**School:** DAVID CITY 56

**Project Years:**

**Project Date:** 2007

**TIF-ID#:** 12-5001

**Project Type:**

**Location:** Lots 5 & 6, Block 33, Original Town of David City

**Description:** TIF funds used for the rehabilitation of commercial building for restaurant.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2008	38,760	141,735	2.02084	783.28	2,864.24
2009	38,760	141,735	1.949138	755.49	2,762.62
2010	38,760	141,735	2.067884	801.51	2,930.92
2011	38,760	141,735	2.066978	801.16	2,929.64
2012	38,760	141,735	1.928159	747.35	2,732.88
2013	38,760	141,735	1.845117	715.17	2,615.18
2014	38,760	143,735	1.738422	673.81	2,498.72
2015	38,760	147,680	1.703878	660.42	2,516.28
2016	38,760	147,680	1.596457	618.79	2,357.64
2017	38,760	147,680	1.623229	629.16	2,397.18
2018	38,760	147,680	1.623745	629.36	2,397.94
2019	38,760	147,680	1.666354	645.88	2,460.88
2020	38,760	140,395	1.669509	647.10	2,343.92
2021	38,760	142,535	1.647305	638.50	2,348.00
<b>Total</b>				<b>9,746.98</b>	<b>36,156.04</b>

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	38,760	142,535
Industrial	0	0
Other	0	0

**Project Name:** TIF GDC PROPERTIES, LLC

**City:** DAVID CITY

**School:** DAVID CITY 56

**Project Years:**

**Project Date:** 2019

**TIF-ID#:** 12-5006

**Project Type:**

**Location:** Lots 1-16 Zegers 1st Addition David City PID 120008742

**Description:** TIF funds used for site acquisition, site preparation and storm sewer, lift station and sanitary sewer, street paving and curb and gutter, electric lines and lighting, right of way landscaping, engineering, architecture and legal fees associated with a new commercial development.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2019	137,240	0	1.666354	2,286.90	0.00
2020	132,690	0	1.669509	2,215.27	0.00
2021	126,055	0	1.647305	2,076.51	0.00
<b>Total</b>				<b>6,578.68</b>	<b>0.00</b>

Current Year	Base Value	Excess Value
Residential	126,055	0
Commercial	0	0
Industrial	0	0
Other	0	0

**Project Name:** TIF INDUSTRIAL PARK EXPANSION & INFRASTRUCTURE

**City:** DAVID CITY

**School:** DAVID CITY 56

**Project Years:**

**Project Date:** 2020

**TIF-ID#:** 12-5008

**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 Tempto 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
<b>Total</b>				<b>234,453.97</b>	<b>202,524.16</b>

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	0	0
Industrial	7,068,650	6,122,195
Other	0	0

**Tax Increment Financing (TIF) Report 2021**  
 COUNTY: 12 BUTLER

**2021 TOTALS FOR CITY : # DAVID CITY**

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	296,055	2,330,865	4,876.93	38,396.46
Commercial	38,760	142,535	638.50	2,347.99
Industrial	7,068,650	6,122,195	116,442.22	100,851.22
other	0	0	0.00	0.00
<b>Total</b>	<b>7,403,465</b>	<b>8,595,595</b>	<b>121,957.65</b>	<b>141,595.67</b>

Project Count 6

**2021 TOTALS FOR COUNTY : # 12 BUTLER**

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	296,055	2,330,865	4,876.93	38,396.46
Commercial	38,760	142,535	638.50	2,347.99
Industrial	7,068,650	6,122,195	116,442.22	100,851.22
other	0	0	0.00	0.00
<b>Total</b>	<b>7,403,465</b>	<b>8,595,595</b>	<b>121,957.65</b>	<b>141,595.67</b>

Project Count 6

CDA member Bruce Meysenburg made a motion to adjourn. CDA Member Pat Meysenburg seconded the motion. The motion carried and Chairman Zavodny declared the meeting adjourned at 9:33 p.m.

Tom Kobus: Yea, Bruce Meysenburg: Yea, Pat Meysenburg: Yea, Jessica Miller: Yea, John Vandenberg: Yea, Kevin Woita: Yea, Alan Zavodny: Yea

Yea: 7, Nay: 0

Minutes by Tami Comte, CDA Secretary