City of Omaha
Jim Suttle, Mayor

RECEIVED
11 JUL 11 PM 1:33
CITY CLERK
OMAHA, NEBRASKA

**Planning Department**
Omaha/Douglas Civic Center
1819 Farnam Street, Suite 1100
Omaha, Nebraska 68183
(402) 444-5150
Telefax (402) 444-6140
**R. E. Cunningham, RA, F.SAME**
Director

July 19, 2011

Honorable President

and Members of the City Council,

The attached Resolution approves a blighted and substandard designation of a study area that is approximately 754 acres called the Crossroads District Community Redevelopment Area. The boundaries are generally described as Western Avenue, Cass Street and Dodge Street to the north, 84th Street, 78th Street and 72nd Street to the west, Pacific Street to the south, and 67th Street, 72nd Street, 69th Street, Hackberry Road and 66th Street to the east. More specifically, the study area has boundaries which include census tract block groups: 4600-3, 6400-4, and 6701-1 pursuant to the Nebraska Community Development Law. This means that the area meets the standard established by Nebraska's Community Development Law as being blighted and substandard.

This designation area will allow the City to stimulate additional economic development activity within the core of the Crossroads District study area and allow for the preparation of redevelopment plans within the study area. Once redevelopment plans are approved, TIF may be used to cover some of the TIF-eligible costs associated with public improvements, acquisition, demolition, site preparation, environmental remediation, grading, and architectural and engineering.

The designation is intended to supplement and not supplant previous determinations that some areas within the study area have previously been declared blighted and substandard. The designation is a prerequisite to utilizing the tools available under the Nebraska Community Development Statutes, including Tax Increment Financing, to offset some of the development/redevelopment and public infrastructure costs associated with future redevelopment plans for the revitalization of the study area.

The Planning Board approved this designation of the Crossroads District study area as a community redevelopment area meeting the standards established by the Nebraska Community Development Law at the July 6, 2011 Planning Board meeting.

Your favorable consideration of this Resolution will be appreciated.

Respectfully submitted,

8July2011

R. E. Cunningham, RA, F. SAME — Date
Planning Director

Referred to City Council for Consideration:

7/8/2011

Mayor's Office — Date

Approved:

7-11-11

Pam Spaccarotella — Date
Finance Director

7-11-11

Robert G. Stubbe, P.E. — Date
Public Works Director

Notice of Publication Dates: July 21, 2011 and July 28, 2011

Public Hearing Date: August 9, 2011

*Plnlsf1550-cover letter*

C-25A

# CITY OF OMAHA

LEGISLATIVE CHAMBER

Omaha, Nebraska

RESOLVED BY THE CITY COUNCIL OF THE CITY OF OMAHA:

WHEREAS, the primary objectives of the City of Omaha's Master Plan and Community Development Program are to encourage additional private investment and infill development within inner city neighborhoods; and to eliminate the conditions which are detrimental to the public health, safety and welfare by developing vacant, underutilized property within these neighborhoods; and,

WHEREAS, State Statute 18-2109 requires that before any redevelopment plan be prepared, the City Council must declare that the proposed redevelopment area, hereinafter called a community development area, meets the standards established by Nebraska's Community Development Law as being a substandard and blighted area in need of redevelopment; and,

WHEREAS, a study was conducted in an area of approximately 754 acres called the "Crossroads District" with boundaries generally described as Western Avenue, Cass Street and Dodge Street to the north, 84th Street, 78th Street and 72nd Street to the west, Pacific Street to the south, and 67th Street, 72nd Street, 69th Street, Hackberry Road and 66th Street to the east; more specifically, the study area has boundaries which include census tract block groups: 4600-3, 6400-4, and 6701-1; and,

WHEREAS, the Crossroads District study area meets the conditions of both a blighted and substandard as defined by State Statute 18-2103 pursuant to the analysis described in Exhibit "A" attached hereto and made a part hereof; and,

WHERAS, this analysis and designation shall supplement and not supplant the areas already declared blighted and substandard within the study area; and,

WHEREAS, the City of Omaha Planning Board recommended the approval of the Crossroads District to be declared a community redevelopment area at their public hearing on July 6, 2011.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF OMAHA:

THAT, the Crossroads District study area with boundaries generally described as Western Avenue, Cass Street and Dodge Street to the north, 84th Street, 78th Street and 72nd Street to the west, Pacific Street to the south, and 67th Street, 72nd Street, 69th Street, Hackberry Road and 66th Street to the east is hereby declared to be a substandard and blighted area in need of redevelopment as contemplated by the requirements of Nebraska Community Development Law.

APPROVED AS TO FORM:

Asst CITY ATTORNEY 7/11/11 DATE

By Thomas Mulligan
Councilmember

Adopted AUG - 9 2011 7-0

City Clerk 8/11/11

Approved

Mayor

NO. 886

Resolution by .....

Res. the Crossroads District study area with boundaries generally described as Western Avenue, Cass Street and Dodge Street to the north, 84th Street, 78th Street and 72nd Street to the west, Pacific Street to the south, and 67th Street, 72nd Street, 69th Street, Hackberry Road and 66th Street to the east is hereby declared to be a substandard and blighted area in need of redevelopment as contemplated by the requirements of Nebraska Community Development Law.

*Plnlsf1550-backing*

44 ✓

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Presented to City Council

JUL 19 2011

Over 3 weeks to 8-9-11 for publication and public hearing pursuant to City Council Rule VIII F.

AUG - 9 2011 – Adopted 7-0

Buster Brown

.....

City Clerk

**EXHIBIT "A"**

# THE CROSSROADS DISTRICT

# COMMUNITY REDEVELOPMENT AREA DESIGNATION F/K/A SUBSTANDARD & BLIGHT DESIGNATION

## CENSUS TRACT BLOCK GROUPS:

4600-3, 6400-4, and 6701-1

Boundaries follow the census tract block group boundaries and are Western Avenue, Cass Street and Dodge Street to the north, 84th Street, 78th Street and 72nd Street to the west, Pacific Street to the south, and 67th Street, 72nd Street, 69th Street, Hackberry Rd and 66th Street to the east. More specifically, the study area has boundaries which only include census tract block groups: 4600-3, 6400-4, and 6701-1

## JULY 2011


Jim Suttle, Mayor City of Omaha

R. E. Cunningham, RA, F. SAME
Director, Planning Department
Omaha/Douglas Civic Center
1819 Farnam Street, Ste. 1111
Omaha, Nebraska 68183

## Substandard and Blight Designation hereinafter called a Community Redevelopment Area Designation

Census Tract Block Groups: 4600-3, 6400-4, and 6701-1

# The Crossroads District

The study area is comprised of approximately 754 acres. The study area contains a prime intersection which has historically been the crossroads of Omaha; a prime, central, historic landmark, and cross-section in Omaha, Nebraska.

The study area is located within several census tracts and block groups as noted above. The general boundaries follow the census tract block group boundaries and are as follows:

> Western Avenue, Cass Street and Dodge Street to the north, 84th Street, 78th Street and 72nd Street to the west, Pacific Street to the south, and 67th Street, 72nd Street, 69th Street, Hackberry Rd and 66th Street to the east.

More specifically, the study area has boundaries which only include census tract block groups: 4600-3, 6400-4, and 6701-1 pursuant to the Nebraska Community Development Law.

According to traffic counts conducted since 2009, the Crossroads intersection remains one of the busiest, highly traveled areas by vehicle count in Omaha. The EADT conducted July of 2010 resulted in 89,388 cars which travelled through this intersection daily. This intersection represents the fourth highest traffic count area behind the following intersections:

- 90th & West Dodge Road
- 93rd & West Dodge Road (north leg)
- 72nd & Pacific Streets

The substandard and blight designation allows for the preparation of redevelopment plans within the study area. The redevelopment plans will authorize the utilization of Tax Increment Financing (TIF) within the study area. It is contemplated that a series of redevelopment projects would come forth to help transform and the Crossroads District as described above into a mixed-use, transit-oriented district comprised of high-density residential, commercial, retail and entertainment venues. If approved, TIF may be used to cover some of the TIF eligible costs associated with acquisition, demolition, site preparation, environmental remediation, grading and public improvements.

Crossroads Mall

The mall is an enclosed shopping mall located in Omaha, Nebraska at the intersection of 72nd and Dodge Streets. It was originally opened in September 1960 as the "Crossroads Shopping Center" by Omaha's Brandeis department store. The mall has been home to several major national chains, including Sears, Dillard's, Younkers and Target.

Crossroads Mall underwent a $35 million renovation project which began in 1986 and was completed in 1988. The renovation created a new wing, which runs perpendicular to the original corridor to the north by adding two floors of retail space. Dillard's was the new anchor at that north end. Also, a 6-story parking structure was added on the northeast corner of the Dillard's store during the renovations.

In early 2005, Younkers department store closed, and the building was completely demolished in preparation for a new Target store which opened in July, 2006. By observing the rent rolls for the Mall between 2006 – 2008 revenues declined. The most recent rent rolls of 2010 indicate a continual decrease in the revenues since 2008. The two anchors continue to do relatively well, however. The Dillard's department store was closed in August 2008 and by the spring of 2009, the entire second level, including the food court, was vacant. The mall's distress was not only demonstrated by a decline in revenues, but also a change in its tenant mix: from national and regional retailers to local retailing tenants. Also, lease terms and structures weakened from strong long-term market rates to month-to-month lease structures.

In mid-June 2009, Simon Malls announced that Crossroads was for sale. After changing hands a couple of times in the past two years, Century Development is the current owner. Century has displayed a strong concern for moving the mall in the best direction for Omaha.

Architectural Design of the Crossroads Mall

The design of the mall is obsolete in comparison to changing market conditions. When Crossroads Mall was originally constructed in 1960, it was built as a single-story straight shot connector between the two anchor stores: Sears at the west and Brandeis at the east. Both Sears and Brandeis were 3-story buildings. The first floor of each building is actually the basement level of the mall, but had exterior access for the anchors. The second floor (originally called the "Arcade Level") opens into the mall; however, there was no mall or exterior access to the third floor of either anchor store.

Today, Crossroads Mall's design is as an enclosed mall with two levels of retail space. A third level (basement) houses the mall management office and remains under-utilized. The mall features a 2nd level food court that overlooks the center court and is housed under a unique large white membrane "tent" with two peaks. The north wing has large skylights which run the entire length of the mall corridor, while the east, west, and south wings are absent from natural lighting. Unlike the original anchors, the first and second floors of Dillard's store match up with the first and second floors of the mall.

The new Target has one level of retail space with entrances to the south providing access from the surface parking lot and into the mall. Unlike the former Younkers department store, the Target store does not connect to the parking garage. Instead, the skywalk that opened into the former Younkers store now leads to a new stairway down to the mall entrance into an expanded entrance north of Target's mall entrance.

Crossroads Vicinity

The significance of the Crossroads Mall can be summarized by the following:

- It is a sizeable, historic, central landmark to the City of Omaha, Nebraska, and
- It is a sizeable asset that is not realizing is highest and best use as a distressed mall, thereby reducing the attractiveness of quality retailing in the vicinity.

Malls had become supersized over the years. Some have become behemoths that served entire regions, such as the King of Prussia Mall in Pennsylvania and the Mall of America in Minnesota. While some traditional malls have done well by attracting and targeting key anchors and complementary retailers and restaurants to surround the malls, Crossroads became a struggling asset.

Malls have transformed from traditional enclosed areas, some to mega retailing destinations, to shopping destinations that incorporate open spaces that pedestrian friendly with public spaces. In fact, the emergence of these lifestyle centers across the country has demonstrated their success in the metropolitan area – Village Pointe and Shadow Lake Shopping Centers. Crossroad's survival as a retail destination will require re-purposing this asset to compete with other retail centers in the metropolitan area.

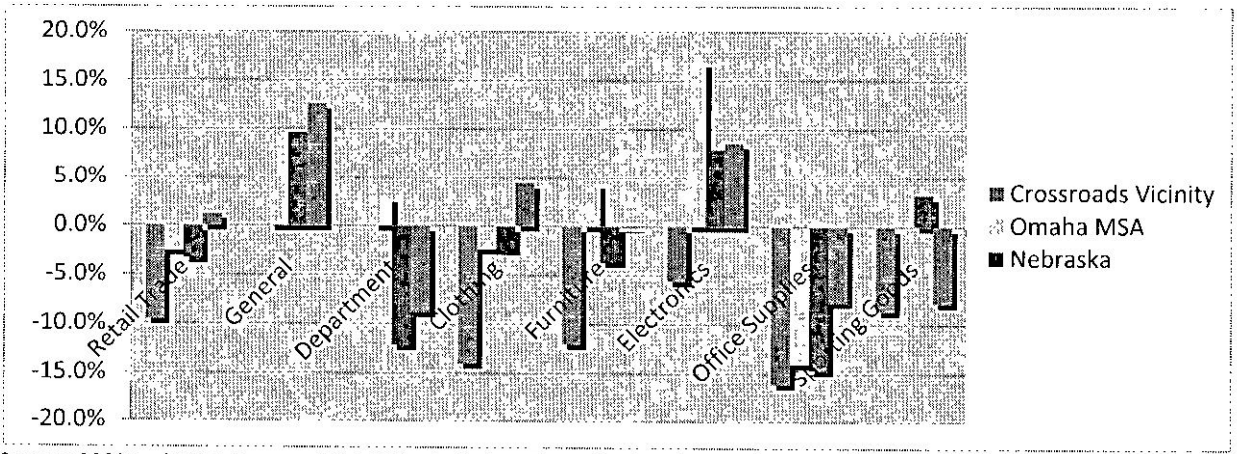
The following are a few reasons that shopping malls become distressed:

- Loss of anchors due to department store consolidations, nationally
- Newer competition enters the market
- Changing demographic conditions
- Poor mall management

Sometimes, it is a combination of the above.

Crossroads in its current design layout is functionally obsolete and is incapable of fulfilling the needs of retailers today. By not staying current with the demands of the retail market and the subsequent loss of major tenants, the Crossroads has lost its prominence as a shopping destination.

As a retail hub and shopping anchor to the eastern section of Omaha, the Crossroads decline negatively impacted retail trade in the general vicinity. Since retail thrives off pedestrian traffic, the decline in the area's retailing activity further diminished its ability to compete with other shopping destinations in the metro to pull retail traffic at the level of its competitors. We can look at the area's performance at the zip code level. Crossroads is in zip code 68114. The 2002 and 2007 Census of Retail Trade demonstrates that for zip code 68114, the total number of retail establishments fell from 335 to 298, or approximately 11% between this five-year period. See chart 1 for illustration of the changes in retail establishments during this five-year period. This area "suffered" a decline while state-wide and within the metropolitan area there was more stability in number of retail establishments.




Source: 2002 and 2007 Census of Retail Trade, Robert Tunstall of Market Analytics

As a distressed asset, the Crossroads Mall has become an economic liability, detracting from the economic vitality and potential of the general vicinity. This result was a loss in retail activity, which lead to a loss in

- Retail sales – loss of anchors in the area
- Sales tax revenues

- Property tax revenues.

Although the current anchors maintain a flow of customers, the Crossroads area no longer has the economic pull that it is capable of unless the mall is redevelopment and repurposed.

Land Use

According to the County Assessor's records, there are approximately 155 total structures in the study area. The following are the types of structures currently in the study area:

- Commercial properties 112, or 72.25%
- Residential properties 36, or 23.23%
- Other 7, or 4.52%

There are several properties within the study area that have not been properly subdivided. Redevelopment opportunities resulting from this substandard and blight designation will authorize the use of TIF and will allow for properly subdividing the properties.

The study area has a mix of zoning classifications: GC, CC, LC, GI and a few Residential zoning classifications. The primary zoning classifications for this area are GC and GI. The Crossroads Mall is zoned GC ACI (2). Any zoning changes will be identified by future, individual redevelopment projects.

Study Area Census Tract Information and Other Blight and Substandard Characteristics

According to the most current decennial census with pertinent data for blight conditions, the 2000 Census the following are the three census tracts and respective block groups that encompass the study area:

| Census Tract | Block Group | Characteristic |
|---|---|---|
| 4600 | 3 | Unemployment ≥ 120% at or above State's Rate of 4.2%<br>Per Capita Income < Omaha's $21,756 |
| 6400 | 4 | Age of Residential Units ≥ 40 Years Old<br>Population stable or decreasing (<5% increase) |
| 6701 | 1 | Unemployment ≥ 120% at or above State's Rate of 4.2% |

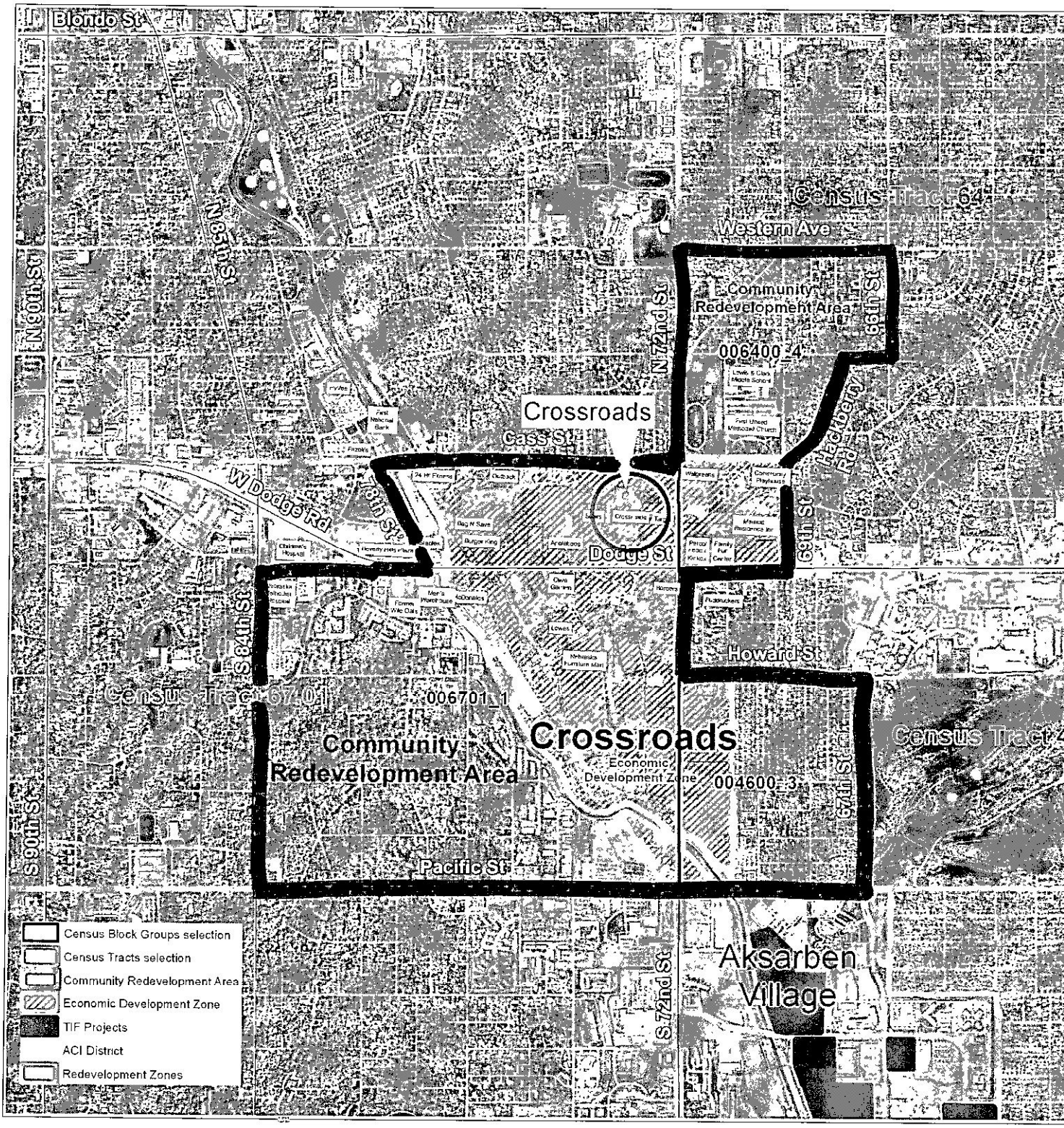
*Note: During the time of this study, the 2010 Decennial Census data required to complete this analysis was not available. The 2000 Decennial Census data is the source of the data for this analysis.*

There is the existence of defective or inadequate street layout and faulty lot layout in relation to size that inhibit proper growth of retail trade on both sides of Dodge Street, especially between 72nd and 76th Streets. In addition, there are improper site lines of businesses which hinder marketing efforts. There is also deterioration of sites and/or other improvements within the study area due to abandoned retail structures. These conditions substantially impair or arrest the sound growth of the community, retard the provision of housing accommodations and constitute an economic and social liability.

As the Crossroads area transforms to a more economically vital retail destination, proper public infrastructure will be required. Also since the area is within an ACI (2) overlay district, development will be required to comply with the applicable ACI zoning overlay requirements. Current policy places the burden of these types of improvements on the developer. This results in a disincentive for re-investment in property. The substandard and blight designation resulting in redevelopment plans and authorizing the use of TIF will help defray public infrastructure costs, thereby incentivizing developers to redevelop and re-invest in property. Due to the magnitude of the redevelopment necessary to

transform not only the Crossroads Mall property but the Crossroads District, various funding sources will be required – Tax Increment Financing is one.

The substandard and blight designation hereinafter called a community redevelopment area designation is only the first step to allow for the authorization of TIF. The designation authorizes the preparation of redevelopment plans for revitalization and allows for additional economic development activity to occur within the study area. In addition to allowing for the re-purposing the Crossroads Mall through the use of TIF, other businesses in the study area will have opportunities to carry-out redevelopments of their respective properties and to take advantage of TIF.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N 72nd St
Crossroads
Cass St
W Dodge Rd
Dodge St
68th St
Howard St
S 84th St
Census Tract 67.01
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Community Redevelopment Area
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Economic Development Zone
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Census Tract 4
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Pacific St
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Aksarben Village
Census Block Groups selection
Census Tracts selection
Community Redevelopment Area
Economic Development Zone
TIF Projects
ACI District
Redevelopment Zones

Chairperson
Board of Commissioners
Douglas County
LC2 Civic Center
1819 Farnam Street
Omaha, NE 68183-0001

Chairperson
Omaha Public Schools
3215 Cuming Street
Omaha, NE 68131

Chairperson
Board of Governors
Metropolitan Community College
3000 Fort Street
Omaha, NE 68111

Chairperson
Board of Directors
Papio Natural Resources District
8901 South 154th Street
Omaha, NE 68138

President
Educational Services Unit 1
3215 Cuming Street
Omaha, NE 68131

Chairperson
Metropolitan Utilities District
1723 Harney Street
Omaha, NE 68102

Chairperson
Metro Area Transit Authority
2222 Cuming Street
Omaha, NE 68102

Chairperson
Omaha/Douglas Public Building Commission

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DATE MAILED 7-21-11

# City of Omaha, Nebraska

1819 Farnam – Suite LC 1
Omaha, Nebraska 68183-0112
(402) 444-5550
FAX (402) 444-5263

**Buster Brown**
**City Clerk**

**"NOTICE TO TAXING AUTHORITY"**

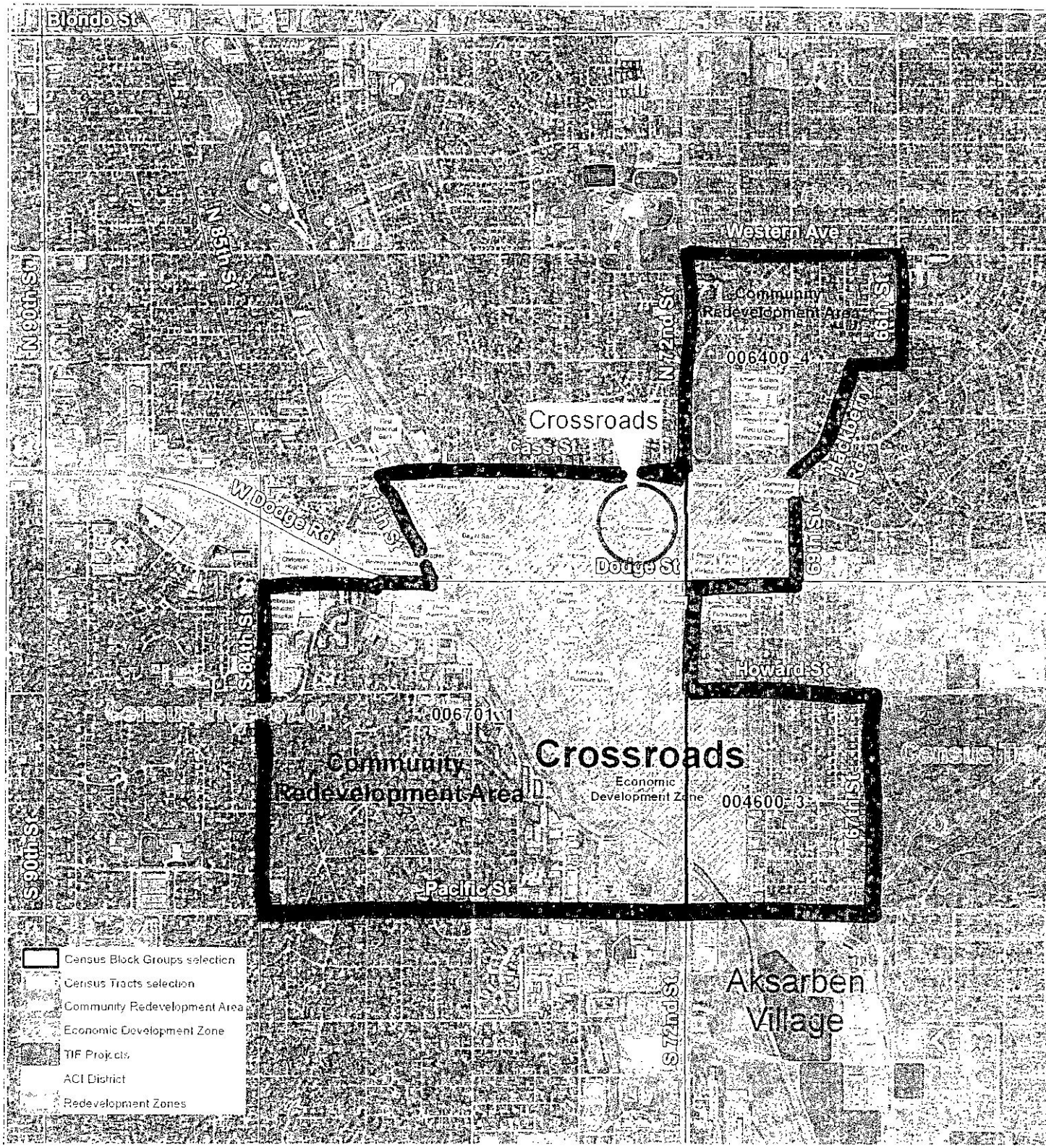
Notice is hereby given that the Omaha City Council has set Tuesday, August 9, 2011 at 2:00 p.m. as the date of Public Hearing on the blighted and substandard designation of the Crossroads District study area.

A study was conducted in an area of approximately 754 acres called the "Crossroads District" with boundaries general described as Western Avenue, Cass Street and Dodge Street to the north, 84th Street, 78th Street and 72nd Street to the west, Pacific Street to the south and 67th Street, 72nd Street, 69th Street, Hackberry Road and 66th Street to the east, more specifically, the study area has boundaries which include census tract block groups: 4600-3, 6400-4 and 6701-1. The Crossroads District study area meets the conditions of both a blighted and substandard area in need of redevelopment as contemplated by the requirements of Nebraska Community Development Law. Once redevelopment plans are approved, TIF may be used to cover some of the TIF-eligible costs associated with public improvements, acquisition, demolition, site preparation, environmental remediation, grading, architecture and engineering.

A copy of said plan is available for public inspection in the City Clerk's Office.

Public Hearing will be held before the City Council of the City of Omaha, in the Legislative Chambers, Omaha/Douglas Civic Center, 1819 Farnam Street, Omaha, Nebraska.

**Buster Brown**
**City Clerk**


Blondo St
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N 96th St
N 102nd St
N 108th St
Western Ave
Community Redevelopment Area
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Crossroads
Cass St
W Dodge Rd
Dodge St
Howard St
Census Tract 6701
006701 1
Community Redevelopment Area
Crossroads
Economic Development Zone
004600 3
Pacific St
S 72nd St
Aksarben Village
Census Block Groups selection
Census Tracts selection
Community Redevelopment Area
Economic Development Zone
TIF Projects
ACI District
Redevelopment Zones

**"NOTICE TO PUBLIC"**

**NOTICE OF PUBLIC HEARING ON THE BLIGHTED AND SUBSTANDARD DESIGNATION OF THE CROSSROADS DISTRICT STUDY AREA**

Notice is hereby given that the Omaha City Council has set Tuesday, August 9, 2011 at 2:00 p.m. as the date of Public Hearing on the blighted and substandard designation of the Crossroads District study area.

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**Buster Brown**
**City Clerk**

ALL REQUESTS FOR SIGN LANGUAGE INTERPRETERS (SIGNERS) WILL REQUIRE A MINIMUM OF 48 HOURS ADVANCE NOTICE. IF ALTERNATIVE FORMATS ARE NEEDED ALL REQUESTS WILL REQUIRE A MINIMUM OF 72 HOURS ADVANCE NOTICE. PLEASE NOTIFY CINDY FORD THINNES - 444-5553, IF ARRANGEMENTS NEED TO BE MADE.

## Proof of publication

# AFFIDAVIT

State of Nebraska, County of Douglas, ss:

April Christenson, being duly sworn, deposes and says that he/she is an employee of The Omaha World-Herald, a legal daily newspaper printed and published in the county of Douglas and State of Nebraska, and of general circulation in the Counties of Douglas, and Sarpy and State of Nebraska, and that the attached printed notice was published in the said newspaper on the 17th, 24th and 28th of July, 2011, and that said newspaper is a legal newspaper under the statutes of the State of Nebraska. The above facts are within my personal knowledge. The Omaha World-Herald has an average circulation of 153,944 Daily and 188,810 Sunday, in 2011.

(Signed) _____ Title: **Account Executive**

Subscribed in my presence and sworn to before me this 29th day of July, 2011.

GENERAL NOTARY - State of Nebraska
MARCIA A. GUSTAFSON
My Comm. Exp. June 30, 2012

Marcia A. Gustafson
Notary Public

Printer's Fee $ _____
Affidavit _____
Paid By _____

**"NOTICE TO PUBLIC"**
**NOTICE OF PUBLIC HEARING ON THE BLIGHTED AND SUBSTANDARD DESIGNATION OF THE CROSSROADS DISTRICT STUDY AREA**

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BUSTER BROWN,
City Clerk

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IF ALTERNATIVE FORMATS ARE NEEDED ALL REQUESTS WILL REQUIRE A MINIMUM OF 72 HOURS ADVANCE NOTICE.

PLEASE NOTIFY CINDY FORD THINNES - 444-5553, IF ARRANGEMENTS NEED TO BE MADE.

h7-21&28-11

# THE DAILY RECORD OF OMAHA

**RONALD A. HENNINGSEN, Publisher**

## PROOF OF PUBLICATION

**UNITED STATES OF AMERICA,**
**The State of Nebraska,**
**District of Nebraska,**
**County of Douglas,**
**City of Omaha,** } ss.

**J. BOYD**

being duly sworn, deposes and says that she is

**LEGAL EDITOR**

of THE DAILY RECORD, of Omaha, a legal newspaper, printed and published daily in the English language, having a bona fide paid circulation in Douglas County in excess of 300 copies, printed in Omaha, in said County of Douglas, for more than fifty-two weeks last past; that the printed notice hereto attached was published in THE DAILY RECORD, of Omaha, on

July 21 and 28, 2011

That said Newspaper during that time was regularly published and in general circulation in the County of Douglas, and State of Nebraska.

MARY H. MOSHER
GENERAL NOTARY
COMMISSION EXPIRES
MAY 6, 2014
STATE OF NEBRASKA

Publisher's Fee $ 63.89

Additional Copies $

Total $ 63.89

Subscribed in my presence and sworn to before me this 28th day of July 20 11

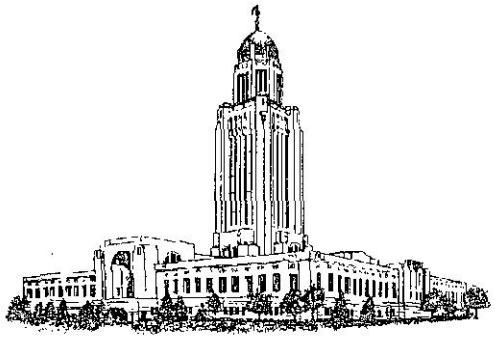
Notary Public in and for Douglas County, State of Nebraska

# Nebraska State Legislature

**SENATOR JOHN E. NELSON**

**District 6**
**6269 Glenwood Road**
**Omaha, Nebraska 68132**
**(402) 553-4292**

**Legislative Address:**
**State Capitol**
**PO Box 94604**
**Lincoln, Nebraska 68509-4604**
**(402) 471-2714**
**jnelson@leg.ne.gov**



**COMMITTEES**

**Vice Chairman - Executive Board**
**Vice Chairman - Reference**
**Appropriations**

August 5, 2011

Omaha City Council
1819 Farnam St. Ste. LC-1
Omaha, NE 68183

Dear Members of the Omaha City Council:

As Nebraska State Senator for Legislative District 6, I am sending you this letter of support for the Westside Community Schools as they work with the Omaha City Council to reconfigure the proposed blighted/substandard area. This area is entirely contained within District 6 and encompasses much of the Westside School District plus areas east of 72nd St.

I certainly support the Omaha City Council in their efforts to redevelop the Crossroads Mall and surrounding areas. However, it is my hope that the City of Omaha will work to minimize the impact of the proposed zone on the surrounding residential neighborhoods. The Omaha Planning Board has redrawn the proposed zone so that it impacts a smaller geographic footprint. I support this smaller zone and believe it will help minimize the impact on our taxpayers while supporting the city's goals of economic redevelopment. I urge the Omaha City Council to support this endeavor by voting to approve the smaller redevelopment zone.

Thank you for your consideration in this matter of importance to many of my constituents. Please contact my office if you have any additional questions.

Sincerely,

John E. Nelson

Senator John E. Nelson
State of Nebraska
District 6
402/471-2714

JEN/pt

| | TO | CY |
|---|---|---|
| ALL CM'S | | |
| DIST. #1 | | |
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| DIST. #6 | ✓ | |
| DIST. #7 | | |
| CH. OF STAFF | | ✓ |
| STAFF | | |
| CITY CLERK | | ✓ |
| LOBBYIST | | |

AUG 08 11

TIME 9:00 AM

#4

Page/Hrg. Exh. 5

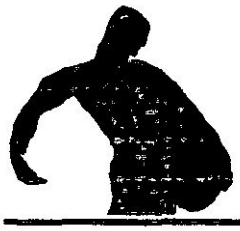
No. 886

Communication from Senator John E. Nelson, State of Nebraska, District 6, re: the resolution to declare the Crossroads District study area as blighted and substandard.

44 a

RECEIVED
Presented to Council:
August 9, 2011 – From Chair on File

Buster Brown
City Clerk



**Hundredth Legislature - First Session - 200**

# Introducer's Statement of Intent
# LB 562

**Chairperson:** **Mike Friend**
**Committee:** **Urban Affairs**
**Date of Hearing:** **February 27, 2007**

The following constitutes the reasons for this bill and the purposes which are sought to be accomplished thereby:

LB 562 provides a new tool for cities (of any size) to use in seeking economic development and redevelopment.

The bill allows a developer to enter into an agreement with a city to develop property within an 'enhanced employment area' defined by the city. An occupation tax would be imposed only on those businesses within the enhanced employment area. Revenues generated by the occupation tax would be pledged to payments on revenue bonds issued by the city. The tax ends when the bonds are paid.

To qualify for this act, proposed development would have to meet employment and investment guidelines based on the Nebraska Rural Development Act and the Nebraska Advantage Act.

**Principal Introducer:** _____
**Senator Greg Adams**

# Hundredth Legislature - First Session - 2007
# Committee Statement
# LB 562

**Hearing Date:** February 27, 2007
**Committee On:** Urban Affairs

**Introducer(s):** (Adams)
**Title:** Change provisions relating to the Community Development Law

**Roll Call Vote – Final Committee Action:**

Advanced to General File

X Advanced to General File with Amendments

Indefinitely Postponed

**Vote Results:**

| | | |
|---|---|---|
| 6 | Yes | Senator Friend, Cornett, Janssen, McGill, Rogert, White |
| 0 | No | |
| 0 | Present, not voting | |
| 1 | Absent | Senator Lathrop |

| **Proponents:** | **Representing:** |
|---|---|
| Senator Greg Adams | Introducer |
| Walt Radcliffe | Community Development Coalition, League of NE Municipalities |
| Jo Dee Adelung | League of NE Municipalities |
| Michael Nolan | City of Norfolk |
| Jack Vavra | City of York |
| Bruce Bohrer | Lincoln Chamber of Commerce |
| Mark Bowen | City of Lincoln |

| **Opponents:** | **Representing:** |
|---|---|
| None | |

| **Neutral:** | **Representing:** |
|---|---|
| None | |

**Summary of purpose and/or changes:** This legislation relates to the Community Development Law, proposing to authorize the creation of enhanced employment areas, and the approval of redevelopment plans within these areas, the imposition of an occupation tax within the areas to finance the redevelopment plans involving property of owners of land in the enhanced employment areas who agree to undertake targeted investment and employment goals.

It would be applicable to all cities and villages in the state.

The bill proposes to amend and add to the Community Development Law, but not as regards the use of tax increment financing. It would authorize a new variety of economic development program involving targeted aid to specific employers meeting investment and employment goals, financing the aid by means of an occupation tax collected in an enhanced employment area. The enhanced employment area need not be located in a "substandard and blighted" area but its size cannot exceed an area of six hundred acres.

A community redevelopment authority creating a redevelopment plan for a sub-standard and blighted area may include in the plan the designation of an enhanced employment area. A redevelopment plan may include any number of specific element (see page 5 of the bill, beginning at line 7, through line 4, page 7 for a listing of the various items that may be accomplished by means of such a plan and the degree to which they must be identified prior to approval).

The governing body of the city or village, when contemplating approval of a redevelopment plan may approve the designation of an enhanced employment area if it determines several things.

First, that the proposed redevelopment project will result in at least twenty new employees for a project with "new investment" of less than five million dollars; thirty–five new employees for a project with "new investment" of between five and ten million dollars, fifty new employees for "new investment" of between ten and twenty million dollars, and sixty-five new employees for a project with new investment of twenty million dollars or more. "New investment" is defined (page 9, line 9) as the value of improvements to real estate made in an enhanced employment area by a developer or a new business.

Second, that a majority of the new employees will be eligible for employer-provided health insurance.

Finally, that the pay for the new employees meet or exceed the qualifying wage for the project. Qualifying wage is defined beginning on line 17 of page 9, with a sliding scale upward according to the level of investment, with a base established as provided in subdivision 1(b) of section 77-27,188.

In making these determinations, the governing body of the city or village may rely on written undertakings provided by any redeveloper in connection with their application for approval of the redevelopment plan.

When the property is to be owned by the redeveloper, the community redevelopment authority may enter into a redevelopment contract providing for such undertakings as the authority determines appropriate along with an express statement by the redeveloper of its consent to the designation of the area as an enhanced employment area and that this consent is binding on all future owners.

The authority is, with regard to any bonds or obligations incurred regarding the plan in the enhanced employment area, expressly authorized to pledge all of the revenue from a proposed occupation tax to be received from that area toward the retirement of the bonds of indebtedness.

A city or village would be authorized to levy a general business occupation tax upon the business and users of space located within the enhanced employment area for the purpose of paying all or any part of the costs and expenses related to the redevelopment project within the enhanced employment area. The general authority for classification of businesses and rates of taxation are reiterated along with the authority for enforcement of the tax. The tax is to remain in effect so long as there are

outstanding bonds of the authority which state that the tax is an available source for payment.

Eminent domain is expressly prohibited as a means of acquisition of land which is too transferred to a private party in the enhanced employment area.

If the proposed enhanced employment area is not substandard and blighted, the occupation tax may be collected for the purpose of paying all or any of the costs or expenses for the purposes listed in section 19-4019 (dealing with business improvement districts). The total amount of occupation tax collected is not to exceed the actual total costs and expenses of performing the authorized work and the proceeds of the tax may not be used for any other purpose.

**Explanation of amendments, if any:** The committee amendment is a "white copy" amendment, striking all of the original provisions of the bill. Generally, it reflects the changes proposed by the sponsor of the legislation at the public hearing on the bill and found in AM467 presented at that time. To that amendment the committee added two additional changes: it brought section 10 into the Community Development Law and added into that section a list of the authorized purposes for fund expenditures taken from section 19-4019 instead of merely using a reference to that statute.

In this amendment, the definition of "employer provided health insurance" is deleted and replaced with a definition of "employer provided health benefits" which means any item paid by the employer in total or in part that aids in the cost of health care services, including health insurance, health savings accounts, end employer reimbursement of health care costs.

The definition of "qualifying wage" is deleted in its entirety.

The original bill's language defining the qualifying number of new employees that will result from new investment is changed so that it is tied to the size of the county in which the enhanced employment area is located:

(a) two new employees and one hundred twenty-five thousand dollars of new investment in counties with a population of fewer than fifteen thousand inhabitants;

(b) five new employees and new investment of two hundred and fifty thousand dollars in counties with a population of more than fifteen thousand but fewer than twenty-five thousand inhabitants;

(c) ten new employees and new investment of five hundred thousand dollars in counties with a population of more than twenty-five thousand but fewer than fifty thousand inhabitants;

(d) fifteen new employees and new investment of one million dollars in counties of more than fifty-thousand but fewer than on hundred thousand inhabitants;

(e) twenty new employees and new investment of one million five hundred thousand dollars in counties with more than one hundred thousand but fewer than two hundred thousand inhabitants;

(f) twenty-five new employees and new investment of two million dollars in counties with more than two hundred thousand and less than four hundred thousand inhabitants; or

(g) thirty new employees and new investment of three million dollars in counties with more than four hundred thousand inhabitants.

Additionally, any business that has one hundred and thirty thousand square feet or more of space and annual gross sales of ten million dollars or more is required to offer an employer-provided health benefit of at least three thousand dollars annually to all new employees who are working thirty hours a week or more on the average and who have been employed for at least six months.

Section 10 of the original bill is stricken and replaced with totally new language (which is then added to the Community Development Law). This section still deals with the designation of an enhanced employment area in an area which is **not** designated as substandard and blighted.

New definitions are added here, most significantly, the definition of number of "new employees" (for qualifying purposes). This term means the number of equivalent employees employed at a business in an enhanced employment area which exceeds the number of equivalent employees employed in the year immediately preceding the year in which the enhanced employment area was designated pursuant to this section.

A area not substandard and blighted may be designated as an enhanced employment area if the governing body of the city or village determines that new investment in the area will result in new employees and new investment on the same terms as set forth above ((a) through (g)) and with the same requirement for employer health benefits on the same terms.

When the area is designated, the city is authorized to impose a general occupation tax upon businesses and users of space located in the enhanced employment area (on the same terms as set forth in the original bill). The purposes for which the proceeds may be expended are the costs and expenses of "authorized work," which are now set out in the bill (while they are taken from section 19-4019).

By the express terms of this act, the city could issue revenue bonds to be repaid from the proceeds of the occupation tax the city if authorized to levy for that purpose. These powers are separate and independent of the current bond and tax authority found in section 18-2103 of the Community Development Law.

Revenue bonds are authorized to defray the costs of authorized work and to secure the payment of the bonds. The bonds can be issued in one or more series with different maturity dates, interest rates, and any other terms and conditions deemed necessary.

The bonds are "limited obligations of the city" and shall "not constitute nor give rise to a pecuniary liability of the city or a charge against its general credit or taxing powers."

The bonds may be executed and delivered at any time and from time to time. They may be in such form and denominations as the city deems appropriate and be payable in installments and at such times not exceeding twenty years from their date of issue. They may be at such interest rates as the city deems proper and redeemable prior to maturity with or without premium.

The authorization, terms, issuance, execution, or delivery of the bonds are not subject to sections 10-101 to 10-126 (general statutory bond provisions).

The bonds may be sold at public or private sales in such manner and at such times as may be determined to be most advantageous by the governing board of the city.

Finally, a new section 11 is added which provides that if any section or part of the bill is found to be invalid or unconstitutional, it does not affect the validity or constitutionality of the remaining portions of the bill.

**Senator Mike Friend, Chairperson**

T put in your house to separate these out to two meters. And we talk about the use of municipalities versus agriculture. We're all aware that we have a problem on the agricultural side and we're dealing with that and that's in Natural Resources Committee, I thought I would share this water fight into your particular committee here today. I think we have to start looking into the future. We have to start making this aware to our people. It would be a bad day in Nebraska if we have already shut off all irrigation, we've shut off industrial, and now we're down to shutting off residential, we have a serious problem that will be well beyond what this will bring to us. But I think as we look to conserve, I think this gives an eye-opening effect to everybody in the world and as we look at a lot of things we spend money on, we're going to spend money on a lot of things today and we are going to spend more money on it tomorrow. With that I would conclude. [LB387]

SENATOR FRIEND: Thank you, Senator Langemeier and thank you for sharing the pain with the Urban Affairs Committee. (Laughter) [LB387]

SENATOR LANGEMEIER: I do my best. [LB387]

SENATOR FRIEND: Any questions from committee members...final questions for Senator Langemeier? Thank you for bringing the bill. [LB387]

SENATOR LANGEMEIER: Thank you. [LB387]

SENATOR FRIEND: That will conclude the hearing on LB387. I see Senator Adams and we will move to LB562. [LB387 LB562]

SENATOR ADAMS: (Exhibit 5) Thank you, Chairman Friend, and committee members, my name is Greg Adams, A-d-a-m-s, representing the 24th District. And to open today, if you'll indulge me for a moment, I want to put two hats on at the same time. One as a fellow Senator, but I'd also like to tread back a couple of months to my days as a mayor of a first-class city and talk with you about economic development and LB562. As a mayor, I would tell you, and you probably already know this, there isn't a town in Nebraska, village, or metropolitan class, that doesn't struggle every day to bring business, to bring quality jobs, to bring tax base. And sometimes it's just as simple as cleaning up the downtown or striking a bit of vitality into the community with whatever they can do. And they work hard at it. But we know, as senators, that we're the ones that also can have a huge impact on what those cities can and cannot do on their own behalf. LB562 is meant to be an addition, something more that cities can do that's at their disposal, another option that they can exercise in order to try to build that tax base, to create jobs. Or maybe something as simple as a village or community of the second class just revitalizing a portion of their downtown. Now what LB562 does is this: let's assume that we already have a community under the Community Redevelopment Act that has a redevelopment authority. It may be their city council, it may be a separate

advisory board. What LB562 would do is to allow the community redevelopment authority of a community to use occupation tax, a tax which cities already have the authority to implement, to assist in a development or a redevelopment project within the community. That is, the city would enter into an agreement with the project developer for an area within the community. Let's say we have an area, I'll use as an example, let's say we have an area of four blocks that the community wants to redevelop and it's within a redevelopment plan area. A developer comes along and says, I might be willing to redevelop this area, what kind of incentives are there? The redevelopment board could say, well, first of all what it is you want to do? The developer says, here's my plan of attack, this is what I would like to do and it complies with the redevelopment plan the community has already developed. The community could say, well, we could provide you TIF, tax increment financing. That's one option. Another option, or an additional option could very well be the use of occupation tax to help that developer out. And how might that work? The occupation tax, if it was agreed upon by the developer and the city or the city's redevelopment authority, could be imposed upon the businesses within the defined redevelopment area, not every business in town, just those new businesses that would come into this redeveloped area. The occupation tax would be imposed, it could be imposed per seat in the restaurant, per square foot of office space, per parking space, gross receipts, however the developer and the city would agree to. The captured occupation taxes would then be used by the city to pay on bonds, principal and interest, on bonds, on revenue bonds that would be issued by the city on behalf of the developer to do the project. And the occupation tax would stay in place, it would carry on that area for as long as there are bonds to be retired. The bonds could be issued for only those things that the city and developer would agree to and that would comply with the existing community redevelopment laws. Now, we would take it one step further. It would be possible, the way that LB562 has been written, for a city to enter into a development project with the developer that's outside of a redevelopment area but within its annexed area. So the developer comes along and says, well, I would rather develop this green space out here rather than come into your downtown. The city may very well say, well, then we are not going to extend you the occupation tax authority because we need the redevelopment downtown, that's where we'd like to see it. The city could also say, all right, if you insist in being outside of this redevelopment area, outside of the plan that we have already put together, we could agree to that, but the occupation taxes collected would have to be used for a narrower scope of items: water, sewer, streets, sidewalks. The essence of it is, it may help that city provide the infrastructure out to where that development wants to occur but it's still within the annexed area of the community. Some of the other features of the bill: imminent domain could not be used on the part of the city if it is to take private property and give it to somebody else's private benefit--it couldn't be used. Secondly, if you'll look in the materials that I handed out to you, there is a structure size whereby not everybody necessarily could get this benefit. For instance, if a county has a population of less than 15,000, and we're basing this off of the Rural Development Act previously passed by the Legislature. If a county has a size of less than $15,000, if an enhanced employment

area or redevelopment area under this act is going to employ at least two new employees and have a new investment of $125,000, then they could be eligible for this occupation tax assistance in the paydown of revenue bonds--and it incrementally works its way up. So in effect, the developer has got to do something to earn the privilege of this occupation tax use and the privilege of the city's authority to issue the bonds. And if you move clear up, if a new business is over 90,000 square feet, and I have an amendment to add to that to move it to 135,000, these numbers are very transient, and we've been working for a long time trying to come up with the numbers that we believe are most workable, and recently handed out to you was 135,000 square feet, or $10 million worth of sales, what it would ask of the developer is that they provide a health insurance benefit of some kind. It may be contribution to an HSA account, it may be a partial contribution to an insurance premium, of $3,000 to the employee. So as it works up and there's more investment, there's more occupation tax on the part of the city that's garnered here on behalf of the developer, then the developer has to commit more to it at the same time. I guess at this point, I'd try to answer some questions because I can see wrinkles in foreheads. [LB562]

SENATOR FRIEND: That's because I'm old. (Laughter) You were looking right at me when you said it. [LB562]

SENATOR ADAMS: Oh, come on. I know better than that. [LB562]

SENATOR FRIEND: Thank you, Senator Adams. Questions from committee members? I have a few myself, but I want to see what direction you guys go. Senator Adams, if I'm sitting in a community and I'm staring at trying to enable that particular community as a mayor or a city administrator, it first occurred to me when we were talking about this way back when that TIF seems like the logical assumption for everybody right now. The problem is it's obviously disbursed at different levels throughout the state. What I mean by that is, some can do it, some can do it more efficiently depending on their class than others can. I'm not going to go into that. What I'm saying is there's very little risk to TIF for the taxpayers of the city and for the people who are developing and everything else. More risk here with this. I mean, why would I say...if I had these two options next to each other, why am I going to choose the new option when I have the first option available to me? [LB562]

SENATOR ADAMS: Let me throw out some possibilities for you. First of all, you could use both options. A city could say, we're going to use both TIF and occupation tax. An example of that might be in a lot of rural downtowns where retail is sliding away, it can be very difficult to attract a developer in and TIF may not be enough. So now you add the occupation tax to it. You've given that city two opportunities that might push the developer over the edge and say, okay, I'll take the risk, in a small rural community, to do this. Now, breaking it apart. For instance, if we use something like sales tax, it could very well be that if a retail development comes in, a new development comes in, you

use sales tax there, you're just robbing it from someplace else in town and shifting it around. We have, and I read more and more about it, we're having a growing number of communities, and I've sensed it even in the community that I'm from in York, in the many years that we've used TIF, a concern that we are continually eroding the property tax base. And schools in particular, in my history in York, were very good about saying, you know, a but for, we understand that, but for, we won't have this project 5 years, 10 years, or 15years from now if you don't TIF it, but remember. If I go up the road from York 15 miles to Stromsburg, small little community. There they set, spirited people, like in every other community in this state, they want to revitalize their little downtown, that they sit right on the pinnacle. They don't frankly know if it's going to be worth it. They've "TIFed" one portion, one side of their downtown and it worked. They got a new coffee shop, took out some of the older buildings and revamped them and it really looks nice, and they've just recently done another TIF project where they've redone some of the sidewalks, but it's getting edgy for them. Can they continue to garner the property tax base necessary to continue to grow it? And I would tell you when you have a nonequalized school district in Cross County, they're mightily concerned as the village of the second-class city of Stromsburg continues to use TIF, you've got an unequalized school district that's saying, look, we want the town to grow, but come on. Don't keep robbing property tax base away from us. That's a very legitimate concern. This would create a third option. [LB562]

SENATOR FRIEND: Thank you. Further questions from committee members? [LB562]

SENATOR LATHROP: Can I just have you... [LB562]

SENATOR FRIEND: Senator Lathrop, yes. [LB562]

SENATOR LATHROP: Pardon me, I should have waited until I was recognized. [LB562]

SENATOR FRIEND: No, that's...you're fine, I just wanted...for the transcriber. [LB562]

SENATOR LATHROP: Can you walk me through how this is going to work? Just come up with a hypothetical business, they're interested in coming in to York or one of these communities, and tell me who are we going to tax and how that's going to work in the typical situation. [LB562]

SENATOR ADAMS: Okay. Yes. Let me try Senator Lathrop, and if I don't do a very good job, I've got the city administrator from York here and maybe he can walk you through even more of the finer details of it, but let's use York as an example. I think you're all aware that we had a pretty significant fire in downtown York, wiped out nearly one whole block right at the square. It's been a long time just getting the area cleaned up for a host of reasons. But now we enter into I think what could very well be the most difficult part of the project, and that's rebuilding. Why? Because it takes dollars, it takes

a desire to rebuild in a small rural community, and it takes a developer. And the people who occupied the stores in that downtown area, it's not their business to be developers. They're appliance salespeople, they're the Eagles Club, they're not developers. And as we go out looking, we, I mean the community of York goes out looking for a developer, the developer might be setting right there in town, or the developer may be here in Lincoln, or who knows where that developer may be. I suspect it's going to be difficult to attract somebody, first of all, to a small rural community to do retail downtown development. I think that's going to be tough. In York, frankly they would probably rather develop out by the interstate. And would we say no to that? Probably not. But at the same token, with this incentive, we might be able to attract them and say, if you decide to come downtown, here's something more that we could do for you. So we sat down. We already have a redevelopment plan in York, we've offered TIF before to a variety of programs. In fact, our downtown is and of itself, a TIF project. We've done sidewalks, we've done facades, a variety of different things, to keep the town alive. So now we want to revitalize or rebuild this section. We get a developer that comes along and he or she says this is a pretty risky deal, I just don't know. We sit down with them and we say, in this area right here, which is about three-quarters of a block, right on the south side of the square, what we could do is identify that as an enhanced employment area right there. All right, the developer comes in and says, well, I've got a plan. If I do this, here's what I might do: I might put a retail store here, an appliance store, and I might try to put the Eagles Club back here as tenants. And the upstairs I might do as residential, or I might do as office space. Now this is what the project is going to cost me. This is what the tax increment gain would be if we used TIF, and all of that's fine and good, but is the city willing to give me an extra edge? Well, we could come in with TIF and say, we can help you do these public things with tax increment financing, we could come in with the occupation tax if the developer agrees. And the developer says, all right, here's the enhanced development area, I'm going to have a club here but I'm going to rent out space in a restaurant area. I'm going to have an appliance store, I'm going to have office space at the top. The city and the developer work out the formula for how the occupation tax will be collected off of this area and this area only, no other stores in town, this area. It's designed so that the occupation tax revenues will pay off the amortization on revenue bonds that the city would issue on behalf of this developer. And those bonds may be, again, for anything that fits within the redevelopment plan. It might be for the facade of the building, it might be for windows, sidewalks, landscaping, those kinds of things--parking, which would help this developer do what he or she has to do to get this thing there. I don't know if that's more descriptive or not. [LB562]

SENATOR LATHROP: That was very helpful. So you have an occupational tax. Who's paying it? How's it... [LB562]

SENATOR ADAMS: Well, the customers are paying it, Senator Lathrop. There's no question about it. When a customer walks in the store, they walk into the club, they walk into the appliance store, they would be paying it, the city collecting it, and using it to pay

on those bonds. [LB562]

SENATOR LATHROP: Okay. That helps. Thanks. [LB562]

SENATOR FRIEND: Further questions? I see none and I would imagine you'll be around or are you going to... [LB562]

SENATOR ADAMS: Yes, I'm going to stick around, thank you. [LB562]

SENATOR FRIEND: Thank you, Senator Adams. Can I see how many proponents we have? Okay. How many opponents? We'll start with proponent testimony. [LB562]

WALTER RADCLIFFE: (Exhibit 6) Senator Friend, members of the committee, my name is Walter Radcliffe. I'm appearing before you as a registered lobbyist today on behalf of an organization called the Community Development Coalition which is a group of developers in the state, and also... [LB562]

SENATOR FRIEND: Walt, could you spell your name for the record just to...that's all right. [LB562]

WALTER RADCLIFFE: I'm sorry, R-a-d-c-l-i-f-f-e. Thank you, Senator Friend. [LB562]

SENATOR FRIEND: You're welcome. [LB562]

WALTER RADCLIFFE: And also, I'm registered for the League of Nebraska Municipalities. Mayor Jo Dee Adelung will probably testify--not probably, she will testify--directly on the league's behalf. What I'd like to do is share a little bit of history of the concept of these types of economic incentive bills and then some background on how LB562 got to the point that it got to. Senator Adams did an excellent job in response, Senator Lathrop, to your question as to stating how LB562 would work. And as a predicate to all of this, I think it's necessary to understand the nature of an occupation tax. An occupation tax is a taxing authority that cities have today and most notably, for example, it is exercised on telecommunications companies. In Lincoln, it is exercised $100 per garbage truck--don't ask me why, there's a story behind that. But cities use occupation taxes in varying ways because to a large extent, it is a self-defining tax. And in the instance of LB562, it is a self-defining tax that in essence is agreed upon by the city and the primary developer of a project. So that concept of an occupation tax needs to be, I say, understood in order to contextually look at LB562. I want to go back about two years, I'll make this a quick history lesson. The first time I really got involved in this type of incentive legislation was when Cabelas came to me and wanted to build their store up in Sarpy County. And basically what was done then was the bill was introduced by Senator Landis, LB500, that dedicated the city sales tax revenues and a portion of the state sales tax revenues for, quote, public infrastructure

for this project. The bill--you don't need to hear a history of the bill, but nonetheless, the bill did not pass. Some life was breathed into it last year in an attempt to use it as a vehicle to develop a proposal that would build a stadium in Omaha. There wouldn't have been enough sales tax generated to build the stadium. Point being: when people approached me about this bill this fall, I was very skeptical. I mean, it's the old once burned--I was not too anxious to try to work on the bill. And then I met with the league. They were interested in this too, so I said, well, let's take a look and see what we can do, but I'd learned two things at that point in time: number one, you cannot come at, and this is my opinion, you cannot come at an economic development proposal for cities on a project-specific basis. It doesn't work. If you try to tailor legislation to fit X development project, it simply isn't going to work. Unless, and obviously there's an exception to every rule, unless it is such a significant project as some projects were in Omaha, where we had the UP bill, we had the Microsoft bill, we had the ConAgra bill--those type of things are different than what the cities were looking for. So therefore, it needs to have general application. The second thing was that we could not invade existing tax structure or increase existing taxes. In other words, we couldn't give the cities an extra cent sales tax. Why? It just politically isn't going to sell. And I especially didn't think it was going to sell with the Governor's Office. So we looked at the circumstances and said what can we do that isn't site-specific and what can we do utilizing existing tax structure, but not increasing it? Very honestly, the occupation tax was what we seized upon. That's why you have an occupation tax here. We think this is broad enough in scope that it can be utilized, and it's generic enough in scope, that it can be utilized in most any circumstance. It gives cities, as Senator Adams said, another tool in addition to TIF. Right now TIF is about the only tool they really have for economic development incentives. So it gives them yet another tool that is an agreed-upon use between the city and the developer. The last thing that we wrestled with, and I'm try to choose my words on this, but what do we do, I'll be generic, about some large retailers whose policy is, at times, suspect? Was that generic enough? And the worst thing I can do is get sued and that wouldn't be the first time, so...and I'm sure, Senator Lathrop, you would be a good defense lawyer for me, or you might be the "sue-or", yeah, I'd be the "sue-ee." (Laughter). But that's why you have this 135,000 square foot requirement that Senator Adams spoke about. And coupled with that, if a store exceeds that, they have to meet this healthcare threshold of $3,000 a year for any employee that works more than 30 hours. I think that's very, very sound public policy. So let me leave you with these thoughts. One, we definitely support the bill. Secondly, the amendment that Senator Adams presented, we would support. In addition to that amendment or bill is an amendment to that amendment, striking that 90,000 and putting in 135,000. With that, I'd be happy to try to answer any questions. [LB562]

SENATOR FRIEND: Thank you. Senator Janssen has a question. [LB562]

SENATOR JANSSEN: Well, there is a bill in Revenue, LB443, by Urban Affairs... [LB562]

WALTER RADCLIFFE: Yes, by Senator Stuthman. [LB562]

SENATOR JANSSEN: ...which he calls it his Transportation Development Act... [LB562]

WALTER RADCLIFFE: Yes, he does. [LB562]

SENATOR JANSSEN: ...and that uses a portion of the...you add the sales tax, it gives you the opportunity, I think up to a half cent, quarter, half cent... [LB562]

WALTER RADCLIFFE: Yes. [LB562]

SENATOR JANSSEN: ...in that development district. So I see a little correlation between the two here. Going at it a little different way, but... [LB562]

WALTER RADCLIFFE: One utilizes existing sales taxes and in essence allows an increase in sales tax. I will be honest since, I mean, you've asked me a question about the bill, I think it is very constitutionally suspect. And that's why, to be just perfectly candid, we...the people I represent, don't want to be relying upon it. I'm not against the bill, I understand Senator Stuthman is going to make it his priority, that's fine. There are some problems with the bill. [LB562]

SENATOR JANSSEN: It takes a question to have it answered, also. [LB562]

WALTER RADCLIFFE: Absolutely. And it...the difference is, I mean if we strip both these proposals down to their bare bones, LB443 allows cities and counties to levy an increased sales tax. In other words, instead of a 7.5 percent it would be 8 percent. And to utilize those funds for projects such as this. This bill utilizes an occupation tax. They are not mutually exclusive pieces of legislation. [LB562]

SENATOR FRIEND: Further questions? Walt, I always go back to the same watering hole, I mean, none of the people in this room invented this idea, I mean, this occupation tax levied all over the country. There are people using these as incentive packages. I would think that that would be the case. [LB562]

WALTER RADCLIFFE: Yeah, to be very honest with you, as far as incentive packages around the country, most of them are far more progressive than anything we would even consider here, Senator Friend, far more progressive. [LB562]

SENATOR FRIEND: Interesting. [LB562]

WALTER RADCLIFFE: The STAR bonds that they've used, sales tax anticipation, revenue bonds that they used in Kansas to build the speedway, to build the Cabelas,

and the Nebraska Furniture Mart, very honestly, that concept was fairly summarily rejected here by the Legislature. So the unique thing about this use of occupation tax is that it allows existing occupation taxes to be levied in a specific geographic area, and for the political subdivision that has that, they can use that as a basis for bonds. That's the bill in a nutshell. [LB562]

SENATOR FRIEND: Further questions for Mr. Radcliffe? Seeing none, thanks for the testimony. [LB562]

WALTER RADCLIFFE: Thank you. [LB562]

SENATOR FRIEND: Next proponent? [LB562]

JO DEE ADELUNG: Good afternoon, Senator Friend, and members of the Urban Affairs Committee, my name is Jo Dee Adelung, spelled J-o D-e-e A-d-e-l-u-n-g. I am testifying as mayor of Nebraska City and president of the League of Nebraska Municipalities. First, I would like to thank Senator Adams, Senator Friend, and other senators who introduced LB562. The league executive board voted unanimously in support of this important legislation. LB562 will provide another valuable tool for cities and villages working to develop or redevelop areas of their community. And like other proposals that have been discussed, LB562 has several advantages. Development or redevelopment costs would be paid for by customers choosing to buy products from stores and retail operations within the designated area. Whether to make a purchase is a choice of the consumer as opposed to a tax paid for by all residents. In addition, LB562 would generate more sales tax for the municipality as well as for the state. It is also critically important to pass LB562 to enable cities and villages to improve areas within their communities that are blighted and substandard. Many of these areas would probably never be able to be redeveloped because of significant redevelopment costs. I am confident that our citizens would be equally supportive of municipal redevelopment efforts and powers that we'd be granted in LB562. This is especially true since LB562 expressly prohibits the use of eminent domain to acquire property that could be transferred to a private property in the enhanced employment area. Thank you for your consideration this afternoon. Please advance LB562 to General File. [LB562]

SENATOR FRIEND: Thank you. Are there questions for Mayor Adelung? Jo Dee, can you think of some things right now, I mean, obviously you're thinking all the time about Nebraska City and what some of the things that you've either used TIF for in the past, or what you'd use something like this for. I mean, can you think of things? Only because I know Nebraska City fairly well. I'm trying to think of things... [LB562]

JO DEE ADELUNG: Absolutely, well as you know... [LB562]

SENATOR FRIEND: ...how can Nebraska City be improved? I guess that's what I'm

looking at? [LB562]

JO DEE ADELUNG: Right. Well, (laughter) we...obviously our downtown is an issue for us and we have just undergone a downtown redevelopment plan and revitalization plan. And so we do have some areas, not only downtown, but very close to downtown, where this would be very applicable. And what happens to us is when developers come to a community, it's easier and cheaper for them to go to bare grounds, spaces that are out on south 11th Street and do development in that area. What I see this happening for us in Nebraska City is a really great bargaining tool for when a developer does comes to town, we could say, please, we want to redevelop, revitalize downtown and the areas close to downtown, and so therefore we would be willing to put on the table TIF and this occupation tax as a way to be an incentive for people to develop in the areas that we really need to develop. Again, if they choose to develop on south 11th Street, that's still in city limits, we're not going to say no. I mean, we really want to see that development occur, but we really need to focus on not only Nebraska City, but many communities, focus on our downtowns that have dilapidated buildings where it's more an issue of demolition and site preparation, where it's so much cheaper to just go to bare ground which typically is not going to be your downtown or surrounding your downtown, and we have several of those in Nebraska City. [LB562]

SENATOR FRIEND: Can you tell me the last time you guys ended up having...that you used TIF to do something, I mean, fairly recently or... [LB562]

JO DEE ADELUNG: We just recently are "TIFing" a project downtown Nebraska City and it's going to be a brand new bank and it's outstanding project. I know a lot of you are familiar with the National Arbor Day Foundation, Lied Lodge and Conference Center, that was a very, very successful, almost model TIF project, and we just sunset that TIF project. But in my opinion, the one that we doing now for the bank downtown Nebraska City is really huge to the vitality and economic development for downtown. [LB562]

SENATOR FRIEND: Thanks, and I think one of the reasons that I brought that up is over the years what we've been talking about, debating, arguing about, is that a bank being built, you know, with tax increment financing, and people have raised the idea that, hey, that's not what TIF was originally meant to be. But that's what everybody's using it for. The thing is, this is a tool more than likely that would have replaced that. I mean, I don't think that this bill in place, or this law in place, this statutory authority, would have been used as opposed to TIF under that example you just gave. [LB562]

JO DEE ADELUNG: It's possible that it would have been. The nice thing is, is that it's an option to either use it in lieu of or in addition to, and that's up to the city council to make that decision. And regarding your comment about a bank, the nice thing about having the bank do this downtown, not only does it revitalize downtown, but we are using those

dollars to create public parking space and two really bad buildings came down that we were on the verge of making a condemnation. And if we do condemn those, then it is up to the city and the taxpayers of Nebraska City to take those down. So this was just an outstanding project that I will look forward to keeping you updated on how well that particular project is working in Nebraska City. [LB562]

SENATOR FRIEND: Thanks. [LB562]

JO DEE ADELUNG: You're welcome. [LB562]

SENATOR FRIEND: Any further questions for the mayor? Seeing none, thanks for the testimony. Next proponent? [LB562]

MICHAEL NOLAN: (Exhibit 7) Senator Friend, members of the Urban Affairs Committee, my name is Michael Nolan, spelled N-o-l-a-n. I'm the city administrator of Norfolk testifying as a proponent of this bill. To keep my testimony shorter, I just would ask you to look at page 3 of my handout because I think the scenario that Senator Lathrop and Senator Friend had some conversation with Senator Adams about kind of shows up there. This is a pro forma that my staff put together to show you a possible scenario that can occur quite realistically in a situation where you try to redevelop property that's been a commercial site for over 30 years that has high traffic counts. And I would tell you that in this instance, we think our numbers are realistic, but they are numbers, they are not anything more than a scenario. But when you start looking at the cost of the property acquisitions and then what you would have to sell property to a large anchor to anchor the site, in which you are selling the ancillary property for, even with an $800,000 tax increment financing, a real estate TIF that goes in the pro forma, you are still left with a gap of almost $2.9 million. I call that deterrent cost. Because deterrent cost means that if somebody who wants to set up a big box and do retail business has to absorb within their pro forma all of that unproductive cost, they're going to be deterred from siting their facility at that particular site. And in fact, they can probably find $2 a square foot ground someplace else on a green space where they can site--maybe not have as favorable a traffic count as this commercial area, but in order for you to have some way to direct this and to effectuate the development at this particular site, you have to have a mechanism like this occupation tax to defray that, what I call, deterrent cost. And what the result of it is, is what you see down at the bottom if you do that. I think the scenario makes enormous systemic sense and I think when you see that we've developed it, it will not be a concept that's only used in Omaha or Lincoln or in cities of the first class, but I see that in existing retail areas across the state, they will be able to use this if they have someone who can help them manage their pro forma and structure their cash flow assumptions. But to me, this is how it would work in this area, I mean, it would work differently in some other scenario, but I think it's totally plausible which Senator Adams said, that you, in fact, could use this mechanism in addition to a real estate TIF to effectuate this development. Quite honestly, if this

happens, I will just tell you, if this thing happens based on this set of assumptions, I think in the long term, for Norfolk, Nebraska, this could end up being a $30 million deal, I really do. That's how important I think it could be for us. And I don't...we partner a lot on economic development stuff and on landfills and other things with Fremont and Columbus and we know their business leaders and their community leaders--I think it would be of immense benefit for those two communities as well. I'd answer any questions if you have them. [LB562]

SENATOR FRIEND: Thank you. Questions for Mr. Nolan? Thanks for coming down. Next proponent? [LB562]

JACK VAVRA: Senator Friend, members of the committee, my name is Jack Vavra, V-a-v-r-a, and I'm speaking to you today as city administrator for the city of York. Also in past experience, I have been finance director for the city of Lincoln for nine years and was involved in many redevelopment projects and TIF projects, including Lincoln's first TIF project, the Cornhusker Hotel. I also was a municipal bond underwriter for First Tier Bank, which is now U.S. Bank. And so I do bring you, perhaps, a different perspective of what this bill is. And I see you, I think, somewhat struggling to find out, you know, how does this bill really benefit anybody because the developer is saying, I'll pay you what you want us to pay, I'm just going to pay you over a 20-year period. If we use this, unlike TIF, where it's...TIF is subsidizing the project with tax money--the developer pays their taxes, the tax money on the increment, instead of going to the school district and the county and the city's general fund, goes into the TIF fund and pays off the bonds that we use to do part of the project. So in fact, it's a subsidy of this project with tax money. This is different. This is an occupation tax, and what we are saying is, we will build this up front, these things that we think you as a developer are responsible for, and we'll borrow money and you will pay us so we can make the bond and interest payments over a 15-year period or a 20-year period. What we are actually doing is we are transferring our tax-exempt status to the developer. Instead of that developer having to go to the bank and borrowing that money at prime plus 2 percent or prime plus 3 percent, we are borrowing the money with limited obligation revenue bonds, tax exempt in nature, at an interest rate much lower than the developer would have to. And then the developer is paying those bonds off with their occupation tax over a predetermined period of time. So the subsidy...the developer does get the subsidy but the subsidy is like an industrial revenue bond that counties and cities now can sign off on and give industry the tax-exempt status of industrial revenue bonds. This is kind of like an industrial revenue bond for retail business. We are not subsidizing the project in essence with tax money, what we are doing is financing a portion of the project that the developer is responsible for and doing it with tax exempt bonds, thereby making their responsibility somewhat less over a longer period of time. So in essence, the developer isn't saying, sure, I'll have to charge more in this area than I would in some other area. They may be paying the same amount even though they are paying this occupation tax, because they are getting a better deal on the money that they have to borrow. In some

cases, Mayor Adams talked to you about trying to recruit a developer into York, trying to get somebody in York to do the development. This may be the incentive. They would have to borrow less money from the bank, put in less of their personal money, it would be less risky of a project. With that, I would answer any questions. [LB562]

SENATOR FRIEND: Thank you. Questions for Mr. Vavra? I see none. Thank you for the testimony. [LB562]

JACK VAVRA: Thank you. [LB562]

SENATOR FRIEND: Next proponent? [LB562]

BRUCE BOHRER: Good afternoon, Chairman Friend, members of the Urban Affairs Committee, my name is Bruce Bohrer, appearing on behalf of the Lincoln Chamber of Commerce and for the record, my last name is spelled, B-o-h-r-e-r. And yes, still pronounced "Boyer," I don't know why. We wanted to appear on behalf of the chamber and business interests to support this bill. You've already heard a lot of the proponents that preceded me testify in very well-defined terms on how the bill would work, and I agree with that and endorse that earlier testimony. I just want to give you a chance to ask me about any, I guess, proposals here locally or projects here locally. I especially thought it was...I just found it so interesting to hear from Senator Adams as a former mayor, really, his understanding of the development process and just how challenging it can be and how you try to put together a project, and how we do have very limited local options. I think we've got a very good incentive program in place at the state level now with the Nebraska Advantage Act. But tax increment financing in a redevelopment law has always kind of been used as an economic development law. I shouldn't say always, maybe it's just fairly recently morphed into that a little bit. But I think with this bill, LB562, we explicitly acknowledge that it is an economic development tool and add another option to that toolkit, if you will. So I'm going to conclude my remarks there and just answer any questions you might have. [LB562]

SENATOR FRIEND: Thank you, Mr. Bohrer. Any questions from committee members? Mr. Bohrer, what do you think...what's one of the first things that you...you look at Lincoln, you look at Lancaster County, I guess in general, what's one of the first things that happens if a bill like this passes? I mean, or is that putting you on the spot? [LB562]

BRUCE BOHRER: No, no, no. I think it would allow us to go after different projects. I'm not saying we would use this in every project that might come along... [LB562]

SENATOR FRIEND: I guess the reason I asked the question is I can think of some cities like Mr. Nolan's and other cities that they have already a clear understanding...this area, I know we can do this...maybe in York, this area. What about Lincoln? I mean, I don't.... [LB562]

BRUCE BOHRER: Well, I know a specific project that's off of Highway 77, I'm not going to speak for the developer, but I do know that Dave talked about this option, and so there are some specific projects that really just locally, either the TIF will not generate the revenue, or our local CIP doesn't have the enhancements that we need for road infrastructure or other infrastructure pieces plugged in soon enough. I do know of at least one fairly large project that would probably look at this and say, now we could probably use this. I just don't feel comfortable telling you since I... [LB562]

SENATOR FRIEND: No, I appreciate that. I just think sometimes it might help committees, you know, when you're...when people have the grand ideas that we throw out at these hearings about what kind of great economic development is going to occur, that folks have ideas about what they want that economic development to look like, so, anyway...any further questions from committee members? Seeing none, thanks. [LB562]

BRUCE BOHRER: Thank you. [LB562]

SENATOR FRIEND: Next proponent? How many more proponents? I'm sorry, I lost track. Any more proponents after this one? Thank you. Go ahead. [LB562]

MARK BOWEN: I am Mark Bowen, I'm the chief of staff to the city of Lincoln. My last name is B-o-w-e-n. I represent the city of Lincoln and the mayor in this case. The mayor also serves in a dual capacity as the chairman, cochairman of the Lincoln Partnership for Economic Development. We look at LB562 as really another option as has been said before, I won't repeat previous testimony, another tool for us to use to enhance economic development and job creation in the city of Lincoln. In a variety of projects, for a variety of different reasons TIF does not fulfill closing the gap and this would give us a tool in a different fashion to help close that gap without diverting existing tax revenue for other parts of the city to do that. This would divert revenue only from the district itself to pay for that existing structure, primarily public infrastructure, and that is our biggest challenge. Depending on what the project is and where it situates on a piece of ground, there may be environmental issues that we can't close the gap with TIF. There may be other issues dealing with trying to get the water or sewer lines to it in the size that somebody wants because it's not in our current CIP in the time frame that they want to complete the project. This gives us those options to try to make that happen. That's all I have. We support the bill and hope you will advance it. [LB562]

SENATOR FRIEND: Interesting. Any questions from committee members? The interesting part was when you talked about some of the environmental problems that TIF...you can close the gap, TIF might not cover all of it. Cities have gotten pretty creative with TIF though. [LB562]

MARK BOWEN: We've had to. It's the only tool we have. [LB562]

SENATOR FRIEND: Yeah. Any more questions from committee members? Thanks for the testimony. [LB562]

MARK BOWEN: You're welcome. [LB562]

SENATOR FRIEND: Any more proponents, in case I missed one? Anybody else to testify in proponent fashion? We will start with opposition. Any opposition to LB562? No opposition? Neutral testimony...do we have any neutral testimony? I see no neutral testimony. Senator Adams to close. [LB562]

SENATOR ADAMS: Thank you, Mr. Chairman, I'll keep it very, very brief. I don't know that there's any more that I can say at this point. I would hope that you advance the bill and as your thought processes go on, if there are any questions that I can answer, why, I would be glad to help you work your way through it. The essence of it is, quite frankly, it gives communities another tool at no cost to the state of Nebraska to try to leverage what they have in their communities, their goals and priorities, and to make economic development happen in those communities. So with that, I'll answer any final questions and I'll close. [LB562]

SENATOR FRIEND: Thank you, Senator Adams. Further questions from the committee? [LB562]

SENATOR ADAMS: Thank you, committee. [LB562]

SENATOR FRIEND: Well done. Thank you, Senator Adams. That will close the hearing on LB562, the hearings for the day, and I believe the hearings for the 90-day session for Urban Affairs. [LB562]

Disposition of Bills:

LB387 - Held in committee.
LB562 - Advanced to General File, as amended.

Chairperson

Committee Clerk

West's Revised Statutes of Nebraska Annotated Currentness

Chapter 18. Cities and Villages; Laws Applicable to All

Article 21. Community Development

Neb.Rev.St. § 18-2101

18-2101. Act, how cited

Sections 18-2101 to 18-2144 shall be known and may be cited as the Community Development Law.

Credits

Laws 1951, ch. 224, § 1, p. 797; Laws 1957, ch. 52, § 1, p. 247; Laws 1973, LB 299, § 1; Laws 1997, LB 875, § 2; Laws 2007, LB 562, § 1.

**Codifications:** R.R.S. 1943, § 14-1601; R.R.S. 1943, § 19-2601.

Notes of Decisions (10)

Neb. Rev. St. § 18-2101, NE ST § 18-2101

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West's Revised Statutes of Nebraska Annotated Currentness

Chapter 18. Cities and Villages; Laws Applicable to All

Article 21. Community Development

Neb.Rev.St. § 18-2101.01

18-2101.01. Creation of agency; cooperation with federal government; taxes, bonds, and notes; other powers

Cities of all classes and villages of this state are hereby granted power and authority to create a community development agency by ordinance, which agency may consist of the governing body of the city or village or a new or existing municipal division or department, or combination thereof. When such an agency is created, it shall function in the manner prescribed by ordinance and may exercise all of the power and authority granted to a community redevelopment authority in sections 18-2101 to 18-2144. Cities of all classes and villages of this state are also granted power and authority to do all community development activities, and to do all things necessary to cooperate with the federal government in all matters relating to community development program activities as a grantee, or as an agent or otherwise, under the provisions of the federal Housing and Community Development Act of 1974, as amended through the Housing and Community Development Amendments of 1981. Whenever such a city exercises the power conferred in this section, it may levy taxes for the exercise of such jurisdiction and authority and may issue general obligation bonds, general obligation notes, revenue bonds, and revenue notes including general obligation and revenue refunding bonds and notes for the purposes set forth in such sections and under the power granted to any authority described.

**Credits**

Laws 1973, LB 299, § 2; Laws 1976, LB 445, § 1; Laws 1979, LB 158, § 1; Laws 1980, LB 986, § 1; Laws 1983, LB 71, § 7.

Neb. Rev. St. § 18-2101.01, NE ST § 18-2101.01

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Chapter 18. Cities and Villages; Laws Applicable to All

Article 21. Community Development

Neb.Rev.St. § 18-2102

# 18-2102. Legislative findings and declarations

It is hereby found and declared that there exist in cities of all classes and villages of this state areas which have deteriorated and become substandard and blighted because of the unsafe, insanitary, inadequate, or overcrowded condition of the dwellings therein, or because of inadequate planning of the area, or excessive land coverage by the buildings thereon, or the lack of proper light and air and open space, or because of the defective design and arrangement of the buildings thereon, or faulty street or lot layout, or congested traffic conditions, or economically or socially undesirable land uses. Such conditions or a combination of some or all of them have resulted and will continue to result in making such areas economic or social liabilities harmful to the social and economic well-being of the entire communities in which they exist, needlessly increasing public expenditures, imposing onerous municipal burdens, decreasing the tax base, reducing tax revenue, substantially impairing or arresting the sound growth of municipalities, aggravating traffic problems, substantially impairing or arresting the elimination of traffic hazards and the improvement of traffic facilities, and depreciating general community-wide values. The existence of such areas contributes substantially and increasingly to the spread of disease and crime, necessitating excessive and disproportionate expenditures of public funds for the preservation of the public health and safety, for crime prevention, correction, prosecution, punishment and the treatment of juvenile delinquency, and for the maintenance of adequate police, fire, and accident protection and other public services and facilities. These conditions are beyond remedy and control solely by regulatory process in the exercise of the police power and cannot be dealt with effectively by the ordinary operations of private enterprise without the aids herein provided. The elimination of such conditions and the acquisition and preparation of land in or necessary to the renewal of substandard and blighted areas and its sale or lease for development or redevelopment in accordance with general plans and redevelopment plans of communities and any assistance which may be given by any state public body in connection therewith are public uses and purposes for which public money may be expended and private property acquired. The necessity in the public interest for the provisions of the Community Development Law is hereby declared to be a matter of legislative determination.

It is further found and declared that the prevention and elimination of blight is a matter of state policy, public interest, and statewide concern and within the powers and authority inhering in and reserved to the state, in order that the state and its municipalities shall not continue to be endangered by areas which are focal centers of disease, promote juvenile delinquency, and consume an excessive proportion of their revenue.

It is further found and declared that certain substandard and blighted areas, or portions thereof, may require acquisition, clearance, and disposition, subject to use restrictions, as provided in the Community Development Law, since the prevailing conditions of decay may make impracticable the reclamation of the area by conservation or rehabilitation; that other areas or portions thereof may, through the means provided in the Community Development Law, be susceptible of conservation or rehabilitation in such a manner that the conditions and evils, hereinbefore enumerated, may be eliminated, remedied, or prevented; and that salvageable substandard and blighted areas can be conserved and rehabilitated through appropriate public action and the cooperation and voluntary action of the owners and tenants of property in such areas.

**Credits**

Laws 1951, ch. 224, § 2, p. 797; Laws 1957, ch. 52, § 2, p. 247; Laws 1961, ch. 61, § 1, p. 223; Laws 1965, ch. 74, § 1, p. 298; Laws 1997, LB 875, § 3.

**Codifications:** R.R.S. 1943, § 14-1602; R.R.S. 1943, § 19-2602.

Notes of Decisions (4)

Neb. Rev. St. § 18-2102, NE ST § 18-2102

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West's Revised Statutes of Nebraska Annotated Currentness

Chapter 18. Cities and Villages; Laws Applicable to All

Article 21. Community Development

Neb.Rev.St. § 18-2102.01

# 18-2102.01. Creation of authority or limited authority; name; membership; terms; optional election; officers and employees; quorum; interest in contracts; accounts; loan from city; finances; deposits; audit

Cities of all classes and villages of this state are hereby granted power and authority to create community redevelopment authorities and limited community redevelopment authorities.

(1) Whenever an authority or limited authority is created it shall bear the name of the city creating it and shall be legally known as the Community Redevelopment Authority of the City (or Village) of ..... (name of city or village) or the Limited Community Redevelopment Authority of the City (or Village) of ..... (name of city or village).

(2) When it is determined by the governing body of any city by ordinance in the exercise of its discretion that it is expedient to create a community redevelopment authority or limited community redevelopment authority, the mayor of the city or, if the mayor shall fail to act within ninety days after the passage of the ordinance, the president or other presiding officer other than the mayor of the governing body, with the approval of the governing body of the city, shall appoint five or seven persons who shall constitute the authority or the limited authority. The terms of office of the members of a five-member authority initially appointed shall be for one year, two years, three years, four years, and five years, as designated by the mayor, president, other presiding officer, or city manager in making the respective appointments. The terms of office of the members of a seven-member authority initially appointed shall be one member each for one year, two years, and five years, and two members each for three years and four years, as designated by the mayor, president, other presiding officer, or city manager in making the respective appointments. As the terms of the members of the authority expire in cities not having the city manager form of government, the mayor, with the approval of the governing body of the city, shall appoint or reappoint a member of the authority for a term of five years to succeed the member whose term expires. In cities having the city manager form of government, the city manager shall appoint or reappoint the members with the approval of the governing body. The terms of office of the members of a limited community redevelopment authority shall be for the duration of only one single specific limited pilot project authorized in the ordinance creating the limited community redevelopment authority, and the terms of the members of a limited community redevelopment authority shall expire upon the completion of the single specific limited pilot project authorized in the ordinance creating the limited community redevelopment authority.

A governing body may at its option submit an ordinance which creates a community redevelopment authority or a limited community redevelopment authority to the electors of the city for approval by a majority vote of the electors voting on the ordinance. On submitting the ordinance for approval, the governing body is authorized to call, by the ordinance, a special or general election and to submit, after thirty days' notice of the time and place of holding the election and according to the manner and method otherwise provided by law for the calling, conducting, canvassing, and certifying of the result of city elections on the submission of propositions to the electors, the proposition to be stated on the ballot as follows:

Shall the City (or Village) of ..... (name of city or village) create a Community Redevelopment Authority of the City (or Village) of ..... (name of city or village)?

... Yes

... No.

When the ordinance submitted to the electors for approval by a majority vote of the electors voting on the ordinance is to create a limited community redevelopment authority the proposition shall be stated on the ballot as follows:

Shall the City (or Village) of ..... (name of city or village) create a Limited Community Redevelopment Authority of the City (or Village) of ..... (name of city or village)?

... Yes

... No.

Vacancies shall be filled for any unexpired term in the same manner as the original appointment. Members of the authority so appointed shall hold office until their successors have been appointed and qualified. Members of a limited authority shall hold office as provided in this section. All members of the authority shall serve without compensation, but shall be entitled to be reimbursed for all necessary expenses incurred.

(3) Any authority established under this section shall organize by electing one of its members chairperson and another vice-chairperson, shall have power to employ counsel, a director who shall be ex officio secretary of the authority, and such other officers and employees as may be desired, and shall fix the term of office, qualifications, and compensation of each. The holder of the office of community redevelopment administrator or coordinator of the city may, but need not, be appointed the director but at no additional compensation by the authority. Community redevelopment authorities of cities of the first and second class and villages may secure the services of a director, community redevelopment administrator, or coordinator, and other officers and employees as may be desired through contract with the Department of Economic Development upon terms which are mutually agreeable. Any authority established under this section may validly and effectively act on all matters requiring a resolution or other official action by the concurrence of three members of a five-member authority or four members of a seven-member authority present and voting at a meeting of the authority. Orders, requisitions, warrants, and other documents may be executed by the chairperson or vice-chairperson or by or with others designated in its bylaws.

(4) No member or employee of any authority established under this section shall have any interest directly or indirectly in any contract for property, materials, or services to be required by such authority.

(5) The authority shall keep an accurate account of all its activities and of all receipts and disbursements and make an annual report of such activities, receipts, and disbursements to the governing body of the city.

(6) The governing body of a city creating a community redevelopment authority or a limited community redevelopment authority is hereby authorized to appropriate and loan to the authority a sum not exceeding ten thousand dollars for the purposes of paying expenses of organizing and supervising the work of the authority at the beginning of its activities. The loan shall be authorized by resolution of the governing body which shall set forth the terms and time of the repayment of the loan. The loan may be appropriated out of the general funds or any sinking fund.

(7) All income, revenue, profits, and other funds received by any authority established under this section from whatever source derived, or appropriated by the city, or realized from tax receipts or comprised in the special revenue fund of the city designated for the authority or from the proceeds of bonds, or otherwise, shall be deposited with the city treasurer as ex officio treasurer of the authority without commingling the money with any other money under his or her control and disbursed by him or her by check, draft, or order only upon warrants, orders, or requisitions by the chairperson of the authority or other person authorized by the authority which shall state distinctly the purpose for which the same are drawn. A permanent record shall be kept by the authority of all warrants, orders, or requisitions so drawn, showing the date, amount, consideration, and to whom payable. When paid, the same shall be canceled and kept on file by the city treasurer. The books of any authority established under this section shall from time to time be audited upon the order of the governing body of the municipality in such manner as it may direct, and all books and records of the authority shall at all times be open to public inspection. The authority may contract with the holders of any of its bonds or notes as to collection, custody, securing investment, and payment of any money of the authority or any money held in trust or otherwise for the payment of bonds or notes or in any

way to secure bonds or notes. The authority may carry out the contract notwithstanding that such contract may be inconsistent with the previous provisions of this subdivision. All banks, capital stock financial institutions, qualifying mutual financial institutions, and trust companies are hereby authorized to give security for the deposits of money of any authority established under the provisions of this section pursuant to the Public Funds Deposit Security Act. Section 77-2366 applies to deposits in capital stock financial institutions. Section 77-2365.01 shall apply to deposits in qualifying mutual financial institutions.

Credits

Laws 1957, ch. 52, § 3, p. 248; Laws 1961, ch. 61, § 2, p. 224; Laws 1963, ch. 89, § 9, p. 307; Laws 1965, ch. 74, § 2, p. 300; Laws 1967, ch. 87, § 1, p. 273; Laws 1969, ch. 106, § 1, p. 484; Laws 1969, ch. 107, § 1, p. 499; Laws 1989, LB 33, § 23; Laws 1997, LB 875, § 4; Laws 1999, LB 396, § 19; Laws 2001, LB 362, § 26; Laws 2009, LB 339, § 1, eff. Aug. 30, 2009.

**Codifications:** R.S. Supp., 1963, § 19-2602.01.

Neb. Rev. St. § 18-2102.01, NE ST § 18-2102.01

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Neb.Rev.St. § 18-2103

# 18-2103. Terms, defined

For purposes of the Community Development Law, unless the context otherwise requires:

(1) An authority means any community redevelopment authority created pursuant to section 18-2102.01 and a city or village which has created a community development agency pursuant to the provisions of section 18-2101.01 and does not include a limited community redevelopment authority;

(2) Limited community redevelopment authority means a community redevelopment authority created pursuant to section 18-2102.01 having only one single specific limited pilot project authorized;

(3) City means any city or incorporated village in the state;

(4) Public body means the state or any municipality, county, township, board, commission, authority, district, or other political subdivision or public body of the state;

(5) Governing body or local governing body means the city council, board of trustees, or other legislative body charged with governing the municipality;

(6) Mayor means the mayor of the city or chairperson of the board of trustees of the village;

(7) Clerk means the clerk of the city or village;

(8) Federal government means the United States of America, or any agency or instrumentality, corporate or otherwise, of the United States of America;

(9) Area of operation means and includes the area within the corporate limits of the city and such land outside the city as may come within the purview of section 18-2123;

(10) Substandard areas means an area in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which, by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime, (which cannot be remedied through construction of prisons), and is detrimental to the public health, safety, morals, or welfare;

(11) Blighted area means an area, which (a) by reason of the presence of a substantial number of deteriorated or deteriorating structures, existence of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility, or usefulness, insanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations, or constitutes an economic or social liability and is detrimental to the public health, safety, morals,

or welfare in its present condition and use and (b) in which there is at least one of the following conditions: (i) Unemployment in the designated area is at least one hundred twenty percent of the state or national average; (ii) the average age of the residential or commercial units in the area is at least forty years; (iii) more than half of the plotted and subdivided property in an area is unimproved land that has been within the city for forty years and has remained unimproved during that time; (iv) the per capita income of the area is lower than the average per capita income of the city or village in which the area is designated; or (v) the area has had either stable or decreasing population based on the last two decennial censuses. In no event shall a city of the metropolitan, primary, or first class designate more than thirty-five percent of the city as blighted, a city of the second class shall not designate an area larger than fifty percent of the city as blighted, and a village shall not designate an area larger than one hundred percent of the village as blighted;

(12) Redevelopment project means any work or undertaking in one or more community redevelopment areas: (a) To acquire substandard and blighted areas or portions thereof, including lands, structures, or improvements the acquisition of which is necessary or incidental to the proper clearance, development, or redevelopment of such substandard and blighted areas; (b) to clear any such areas by demolition or removal of existing buildings, structures, streets, utilities, or other improvements thereon and to install, construct, or reconstruct streets, utilities, parks, playgrounds, public spaces, public parking facilities, sidewalks or moving sidewalks, convention and civic centers, bus stop shelters, lighting, benches or other similar furniture, trash receptacles, shelters, skywalks and pedestrian and vehicular overpasses and underpasses, and any other necessary public improvements essential to the preparation of sites for uses in accordance with a redevelopment plan; (c) to sell, lease, or otherwise make available land in such areas for residential, recreational, commercial, industrial, or other uses, including parking or other facilities functionally related or subordinate to such uses, or for public use or to retain such land for public use, in accordance with a redevelopment plan; and may also include the preparation of the redevelopment plan, the planning, survey, and other work incident to a redevelopment project and the preparation of all plans and arrangements for carrying out a redevelopment project; (d) to dispose of all real and personal property or any interest in such property, or assets, cash, or other funds held or used in connection with residential, recreational, commercial, industrial, or other uses, including parking or other facilities functionally related or subordinate to such uses, or any public use specified in a redevelopment plan or project, except that such disposition shall be at its fair value for uses in accordance with the redevelopment plan; (e) to acquire real property in a community redevelopment area which, under the redevelopment plan, is to be repaired or rehabilitated for dwelling use or related facilities, repair or rehabilitate the structures, and resell the property; and (f) to carry out plans for a program of voluntary or compulsory repair and rehabilitation of buildings or other improvements in accordance with the redevelopment plan;

(13) Redevelopment plan means a plan, as it exists from time to time for one or more community redevelopment areas, or for a redevelopment project, which (a) conforms to the general plan for the municipality as a whole and (b) is sufficiently complete to indicate such land acquisition, demolition and removal of structures, redevelopment, improvements, and rehabilitation as may be proposed to be carried out in the community redevelopment area, zoning and planning changes, if any, land uses, maximum densities, and building requirements;

(14) Redeveloper means any person, partnership, or public or private corporation or agency which enters or proposes to enter into a redevelopment contract;

(15) Redevelopment contract means a contract entered into between an authority and a redeveloper for the redevelopment of an area in conformity with a redevelopment plan;

(16) Real property means all lands, including improvements and fixtures thereon, and property of any nature appurtenant thereto, or used in connection therewith, and every estate, interest and right, legal or equitable, therein, including terms for years and liens by way of judgment, mortgage, or otherwise, and the indebtedness secured by such liens;

(17) Bonds means any bonds, including refunding bonds, notes, interim certificates, debentures, or other obligations issued pursuant to the Community Development Law except for bonds issued pursuant to section 18-2142.04;


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(18) Obligee means any bondholder, agent, or trustee for any bondholder, or lessor demising to any authority, established pursuant to section 18-2102.01, property used in connection with a redevelopment project, or any assignee or assignees of such lessor's interest or any part thereof, and the federal government when it is a party to any contract with such authority;

(19) Person means any individual, firm, partnership, limited liability company, corporation, company, association, joint-stock association, or body politic and includes any trustee, receiver, assignee, or other similar representative thereof;

(20) Community redevelopment area means a substandard and blighted area which the community redevelopment authority designates as appropriate for a renewal project;

(21) Redevelopment project valuation means the valuation for assessment of the taxable real property in a redevelopment project last certified for the year prior to the effective date of the provision authorized in section 18-2147;

(22) Enhanced employment area means an area not exceeding six hundred acres (a) within a community redevelopment area which is designated by an authority as eligible for the imposition of an occupation tax or (b) not within a community redevelopment area as may be designated under section 18-2142.04;

(23) Employee means a person employed at a business as a result of a redevelopment project;

(24) Employer-provided health benefit means any item paid for by the employer in total or in part that aids in the cost of health care services, including, but not limited to, health insurance, health savings accounts, and employer reimbursement of health care costs;

(25) Equivalent employees means the number of employees computed by (a) dividing the total hours to be paid in a year by (b) the product of forty times the number of weeks in a year;

(26) Business means any private business located in an enhanced employment area;

(27) New investment means the value of improvements to real estate made in an enhanced employment area by a developer or a business;

(28) Number of new employees means the number of equivalent employees that are employed at a business as a result of the redevelopment project during a year that are in excess of the number of equivalent employees during the year immediately prior to the year that a redevelopment plan is adopted; and

(29) Occupation tax means a tax imposed under section 18-2142.02.

**Credits**

Laws 1951, ch. 224, § 3, p. 797; Laws 1957, ch. 52, § 4, p. 249; Laws 1961, ch. 61, § 3, p. 227; Laws 1965, ch. 74, § 3, p. 303; Laws 1969, ch. 106, § 2, p. 488; Laws 1973, LB 299, § 3; Laws 1979, LB 158, § 2; Laws 1980, LB 986, § 2; Laws 1984, LB 1084, § 2; Laws 1993, LB 121, § 143; Laws 1997, LB 875, § 5; Laws 2007, LB 562, § 2.

**Codifications:** R.R.S. 1943, § 14-1603; R.R.S. 1943, § 19-2603.

Notes of Decisions (5)

Neb. Rev. St. § 18-2103, NE ST § 18-2103

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18-2103.01. Repealed by Laws 1969, ch. 257, § 44

18-2103.01. Repealed by Laws 1969, ch. 257, § 44

Neb. Rev. St. § 18-2103.01, NE ST § 18-2103.01

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Neb.Rev.St. § 18-2103.02

# 18-2103.02. Acquisition of housing property; relocation of persons displaced

When any property consisting of housing is acquired for redevelopment by the authority, the authority shall provide for relocation of any persons displaced as a result thereof.

**Credits**

Laws 1965, ch. 74, § 5, p. 306.

Neb. Rev. St. § 18-2103.02, NE ST § 18-2103.02

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18-2104. Exercise of powers; objective

The governing body of a city, to the greatest extent it deems to be feasible in carrying out the provisions of sections 18-2101 to 18-2144, shall afford maximum opportunity, consistent with the sound needs of the city as a whole, to the rehabilitation or redevelopment of the community redevelopment area by private enterprises. The governing body of a city shall give consideration to this objective in exercising its powers under sections 18-2101 to 18-2144, including the formulation of a workable program, the approval of community redevelopment plans consistent with the general plan for the development of the city, the exercise of its zoning powers, the enforcement of other laws, codes, and regulations, relating to the use of land and the use and occupancy of buildings and improvements, the disposition of any property acquired, and the providing of necessary public improvements.

**Credits**

Laws 1951, ch. 224, § 4(1), p. 800; Laws 1957, ch. 52, § 5, p. 252; Laws 1961, ch. 61, § 4, p. 230.

**Codifications:** R.R.S. 1943, § 14-1604; R.R.S. 1943, § 19-2604.

Notes of Decisions (2)

Neb. Rev. St. § 18-2104, NE ST § 18-2104

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# 18-2105. Formulation of workable program; disaster assistance; effect

The governing body of a city or an authority at its direction for the purposes of the Community Development Law may formulate for the entire municipality a workable program for utilizing appropriate private and public resources to eliminate or prevent the development or spread of urban blight, to encourage needed urban rehabilitation, to provide for the redevelopment of substandard and blighted areas, or to undertake such of the aforesaid activities or other feasible municipal activities as may be suitably employed to achieve the objectives of such workable program. Such workable program may include, without limitation, provision for the prevention of the spread of blight into areas of the municipality which are free from blight through diligent enforcement of housing, zoning, and occupancy controls and standards; the rehabilitation or conservation of substandard and blighted areas or portions thereof by replanning, removing congestion, providing parks, playgrounds, and other public improvements by encouraging voluntary rehabilitation and by compelling the repair and rehabilitation of deteriorated or deteriorating structures; and the clearance and redevelopment of substandard and blighted areas or portions thereof.

Notwithstanding any other provisions of the Community Development Law, where the local governing body certifies that an area is in need of redevelopment or rehabilitation as a result of flood, fire, hurricane, earthquake, storm, or other catastrophe respecting which the Governor of the state has certified the need for disaster assistance under federal law, the local governing body may approve a redevelopment plan and a redevelopment project with respect to such area without regard to the provisions of the Community Development Law requiring a general plan for the municipality and notice and public hearing or findings other than herein set forth.

**Credits**

Laws 1951, ch. 224, § 4(2), p. 800; Laws 1957, ch. 52, § 6, p. 253; Laws 1961, ch. 61, § 5, p. 231; Laws 1997, LB 875, § 6.

**Codifications:** R.R.S. 1943, § 14-1605; R.R.S. 1943, § 19-2605.

Notes of Decisions (4)

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18-2106. Authority; member or employee; interest in project or property; restriction; disclosure

No member or employee of an authority shall voluntarily acquire any interest, direct or indirect, in any redevelopment project or in any property included or planned by the authority to be included in any such project, or in any contract or proposed contract in connection with any such project. Where the acquisition is not voluntary, such member or employee shall immediately disclose such interest in writing to the authority and such disclosure shall be entered upon the minutes of the authority. If any member or employee of an authority presently owns or controls or owned or controlled within the preceding two years an interest, direct or indirect, in any property included or planned by the authority to be included in any redevelopment project, he immediately shall disclose such interest in writing to the authority and such disclosure shall be entered upon the minutes of the authority. Upon such disclosure such member or employee of an authority shall not participate in any action by the authority affecting such property.

**Credits**

Laws 1951, ch. 224, § 4(3), p. 801.

**Codifications:** R.R.S. 1943, § 14-1606; R.R.S. 1943, § 19-2606.

Neb. Rev. St. § 18-2106, NE ST § 18-2106

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18-2107. Authority; powers and duties

An authority shall constitute a public body corporate and politic, exercising public and essential governmental functions and having all the powers necessary or convenient to carry out and effectuate the purposes and provisions of the Community Development Law and sections 18-2147 to 18-2151, including the power:

(1) To sue and to be sued; to have a seal and to alter the same at pleasure; to have perpetual succession; to make and execute contracts and other instruments necessary or convenient to the exercise of the powers of the authority; and to make and from time to time amend and repeal bylaws, rules, and regulations not inconsistent with the Community Development Law;

(2) To prepare or cause to be prepared and recommend redevelopment plans to the governing body of the city and to undertake and carry out redevelopment projects within its area of operation;

(3) To arrange or contract for the furnishing or repair, by any person or agency, public or private, of services, privileges, works, streets, roads, public utilities, or other facilities for or in connection with a redevelopment project; and, notwithstanding anything to the contrary contained in the Community Development Law or any other provision of law, to agree to any conditions that it may deem reasonable and appropriate attached to federal financial assistance and imposed pursuant to federal law relating to the determination of prevailing salaries or wages or compliance with labor standards, in the undertaking or carrying out of a redevelopment project, and to include in any contract let in connection with such a project provisions to fulfill such federally imposed conditions as it may deem reasonable and appropriate;

(4) Within its area of operation, to purchase, lease, obtain options upon, or acquire by gift, grant, bequest, devise, eminent domain, or otherwise any real or personal property or any interest therein, together with any improvements thereon, necessary or incidental to a redevelopment project; to hold, improve, clear, or prepare for redevelopment any such property; to sell, lease for a term not exceeding ninety-nine years, exchange, transfer, assign, subdivide, retain for its own use, mortgage, pledge, hypothecate, or otherwise encumber or dispose of any real or personal property or any interest therein; to enter into contracts with redevelopers of property containing covenants, restrictions, and conditions regarding the use of such property for residential, commercial, industrial, or recreational purposes or for public purposes in accordance with the redevelopment plan and such other covenants, restrictions, and conditions as the authority may deem necessary to prevent a recurrence of substandard and blighted areas or to effectuate the purposes of the Community Development Law; to make any of the covenants, restrictions, or conditions of the foregoing contracts covenants running with the land and to provide appropriate remedies for any breach of any such covenants or conditions, including the right in the authority to terminate such contracts and any interest in the property created pursuant thereto; to borrow money, issue bonds, and provide security for loans or bonds; to establish a revolving loan fund; to insure or provide for the insurance of any real or personal property or the operation of the authority against any risks or hazards, including the power to pay premiums on any such insurance; to enter into any contracts necessary to effectuate the purposes of the Community Development Law; and to provide grants, loans, or other means of financing to public or private parties in order to accomplish the rehabilitation or redevelopment in accordance with a redevelopment plan. No statutory provision with respect to the acquisition, clearance, or disposition of property by other public bodies shall restrict an authority exercising powers hereunder, in such functions, unless the Legislature shall specifically so state;

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(5) To invest any funds held in reserves or sinking funds or any funds not required for immediate disbursement in property or securities in which savings banks or other banks may legally invest funds subject to their control; and to redeem its bonds at the redemption price established therein or to purchase its bonds at less than redemption price, and such bonds redeemed or purchased shall be canceled;

(6) To borrow money and to apply for and accept advances, loans, grants, contributions, and any other form of financial assistance from the federal government, from the state, county, municipality, or other public body, or from any sources, public or private, including charitable funds, foundations, corporations, trusts, or bequests, for purposes of the Community Development Law, to give such security as may be required, and to enter into and carry out contracts in connection therewith; and notwithstanding any other provision of law, to include in any contract for financial assistance with the federal government for a redevelopment project such conditions imposed pursuant to federal law as the authority may deem reasonable and appropriate and which are not inconsistent with the purposes of the Community Development Law;

(7) Acting through one or more members of an authority or other persons designated by the authority, to conduct examinations and investigations and to hear testimony and take proof under oath at public or private hearings on any matter material for its information; to administer oaths and to issue commissions for the examination of witnesses who are outside of the state or unable to attend before the authority or excused from attendance; and to make available to appropriate agencies or public officials, including those charged with the duty of abating or requiring the correction of nuisances or like conditions, demolishing unsafe or insanitary structures, or eliminating conditions of blight within its area of operation, its findings and recommendations with regard to any building or property where conditions exist which are dangerous to the public health, safety, morals, or welfare;

(8) Within its area of operation, to make or have made all surveys, appraisals, studies, and plans, but not including the preparation of a general plan for the community, necessary to the carrying out of the purposes of the Community Development Law and to contract or cooperate with any and all persons or agencies, public or private, in the making and carrying out of such surveys, appraisals, studies, and plans;

(9) To prepare plans and provide reasonable assistance for the relocation of families, business concerns, and others displaced from a redevelopment project area to permit the carrying out of the redevelopment project to the extent essential for acquiring possession of and clearing such area or parts thereof; and to make relocation payments to or with respect to such persons for moving expenses and losses of property for which reimbursement or compensation is not otherwise made, including the making of such payments financed by the federal government;

(10) To make such expenditures as may be necessary to carry out the purposes of the Community Development Law; and to make expenditures from funds obtained from the federal government without regard to any other laws pertaining to the making and approval of appropriations and expenditures;

(11) To certify on or before September 20 of each year to the governing body of the city the amount of tax to be levied for the succeeding fiscal year for community redevelopment purposes, not to exceed two and six-tenths cents on each one hundred dollars upon the taxable value of the taxable property in such city, which levy is subject to allocation under section 77-3443 on and after July 1, 1998. The governing body shall levy and collect the taxes so certified at the same time and in the same manner as other city taxes are levied and collected, and the proceeds of such taxes, when due and as collected, shall be set aside and deposited in the special account or accounts in which other revenue of the authority is deposited. Such proceeds shall be employed to assist in the defraying of any expenses of redevelopment plans and projects, including the payment of principal and interest on any bonds issued to pay the costs of any such plans and projects;

(12) To exercise all or any part or combination of powers granted in this section;

(13) To plan, undertake, and carry out neighborhood development programs consisting of redevelopment project undertakings and activities in one or more community redevelopment areas which are planned and carried out on the basis of annual

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increments in accordance with the Community Development Law and sections 18-2145 and 18-2146 for planning and carrying out redevelopment projects; and

(14) To agree with the governing body of the city for the imposition of an occupation tax for an enhanced employment area.

**Credits**

Laws 1951, ch. 224, § 5, p. 801; Laws 1957, ch. 52, § 7, p. 253; Laws 1961, ch. 61, § 6, p. 232; Laws 1969, ch. 106, § 3, p. 491; Laws 1979, LB 158, § 3; Laws 1979, LB 187, § 79; Laws 1980, LB 986, § 3; Laws 1985, LB 52, § 1; Laws 1992, LB 1063, § 11; Laws 1992, 2nd Sp. Sess., LB 1, § 11; Laws 1993, LB 734, § 28; Laws 1995, LB 452, § 5; Laws 1997, LB 269, § 20; Laws 1997, LB 875, § 7; Laws 2007, LB 562, § 3.

**Codifications:** R.R.S. 1943, § 14-1607; R.R.S. 1943, § 19-2607.

Neb. Rev. St. § 18-2107, NE ST § 18-2107

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Neb.Rev.St. § 18-2108

18-2108. Real estate; acquisition; requirement

An authority shall not acquire real property for a redevelopment project unless the governing body of the city in which the redevelopment project area is located has approved the redevelopment plan, as prescribed in section 18-2116.

Credits
Laws 1951, ch. 224, § 6(1), p. 804.

**Codifications:** R.R.S. 1943, § 14-1608; R.R.S. 1943, § 19-2608.

Neb. Rev. St. § 18-2108, NE ST § 18-2108

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# 18-2109. Redevelopment plan; preparation; requirements

An authority shall not prepare a redevelopment plan for a redevelopment project area unless the governing body of the city in which such area is located has, by resolution adopted after a public hearing with notice provided as specified in section 18-2115, declared such area to be a substandard and blighted area in need of redevelopment. The governing body of the city shall submit the question of whether an area is substandard and blighted to the planning commission or board of the city for its review and recommendation prior to making its declaration. The planning commission or board shall submit its written recommendations within thirty days after receipt of the request. Upon receipt of the recommendations or after thirty days if no recommendation is received, the governing body may make its declaration.

**Credits**

Laws 1951, ch. 224, § 6(2), p. 805; Laws 1957, ch. 52, § 8, p. 257; Laws 1961, ch. 61, § 7, p. 236; Laws 1997, LB 875, § 8.

**Codifications:** R.R.S. 1943, § 14-1609; R.R.S. 1943, § 19-2609.

Neb. Rev. St. § 18-2109, NE ST § 18-2109

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18-2110. Plan; recommendation; requirement

An authority shall not recommend a redevelopment plan to the governing body of the city in which the redevelopment project area is located until a general plan for the development of the city has been prepared.

**Credits**

Laws 1951, ch. 224, § 6(3), p. 805.

**Codifications:** R.R.S. 1943, § 14-1610; R.R.S. 1943, § 19-2610.

Neb. Rev. St. § 18-2110, NE ST § 18-2110

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18-2111. Plan; who may prepare; contents

The authority may itself prepare or cause to be prepared a redevelopment plan or any person or agency, public or private, may submit such a plan to an authority. A redevelopment plan shall be sufficiently complete to indicate its relationship to definite local objectives as to appropriate land uses, improved traffic, public transportation, public utilities, recreational and community facilities and other public improvements, and the proposed land uses and building requirements in the redevelopment project area, and shall include without being limited to: (1) The boundaries of the redevelopment project area, with a map showing the existing uses and condition of the real property therein; (2) a land-use plan showing proposed uses of the area; (3) information showing the standards of population densities, land coverage, and building intensities in the area after redevelopment; (4) a statement of the proposed changes, if any, in zoning ordinances or maps, street layouts, street levels or grades, or building codes and ordinances; (5) a site plan of the area; and (6) a statement as to the kind and number of additional public facilities or utilities which will be required to support the new land uses in the area after redevelopment. Any redevelopment plan may include a proposal for the designation of an enhanced employment area.

**Credits**

Laws 1951, ch. 224, § 6(4), p. 805; Laws 2007, LB 562, § 4.

**Codifications:** R.R.S. 1943, § 14-1611; R.R.S. 1943, § 19-2611.

Notes of Decisions (7)

Neb. Rev. St. § 18-2111, NE ST § 18-2111

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Neb.Rev.St. § 18-2112

# 18-2112. Plan; submit to planning commission or board; recommendations

Prior to recommending a redevelopment plan to the governing body for approval, an authority shall submit such plan to the planning commission or board of the city in which the redevelopment project area is located for review and recommendations as to its conformity with the general plan for the development of the city as a whole. The planning commission or board shall submit its written recommendations with respect to the proposed redevelopment plan to the authority within thirty days after receipt of the plan for review. Upon receipt of the recommendations of the planning commission or board or, if no recommendations are received within such thirty days, then without such recommendations, an authority may recommend the redevelopment plan to the governing body of the city for approval.

**Credits**

Laws 1951, ch. 224, § 6(5), p. 805; Laws 1961, ch. 61, § 8, p. 236.

**Codifications:** R.R.S. 1943, § 14-1612; R.R.S. 1943, § 19-2612.

Neb. Rev. St. § 18-2112, NE ST § 18-2112

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Neb.Rev.St. § 18-2113

18-2113. Plan; considerations; cost-benefit analysis

(1) Prior to recommending a redevelopment plan to the governing body for approval, an authority shall consider whether the proposed land uses and building requirements in the redevelopment project area are designed with the general purpose of accomplishing, in conformance with the general plan, a coordinated, adjusted, and harmonious development of the city and its environs which will, in accordance with present and future needs, promote health, safety, morals, order, convenience, prosperity, and the general welfare, as well as efficiency and economy in the process of development, including, among other things, adequate provision for traffic, vehicular parking, the promotion of safety from fire, panic, and other dangers, adequate provision for light and air, the promotion of the healthful and convenient distribution of population, the provision of adequate transportation, water, sewerage, and other public utilities, schools, parks, recreational and community facilities, and other public requirements, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds, and the prevention of the recurrence of insanitary or unsafe dwelling accommodations or conditions of blight.

(2) The authority shall conduct a cost-benefit analysis for each redevelopment project whose redevelopment plan includes the use of funds authorized by section 18-2147. In conducting the cost-benefit analysis, the authority shall use a cost-benefit model developed for use by local projects. Any cost-benefit model used by the authority shall consider and analyze the following factors:

(a) Tax shifts resulting from the approval of the use of funds pursuant to section 18-2147;

(b) Public infrastructure and community public service needs impacts and local tax impacts arising from the approval of the redevelopment project;

(c) Impacts on employers and employees of firms locating or expanding within the boundaries of the area of the redevelopment project;

(d) Impacts on other employers and employees within the city or village and the immediate area that are located outside of the boundaries of the area of the redevelopment project; and

(e) Any other impacts determined by the authority to be relevant to the consideration of costs and benefits arising from the redevelopment project.

**Credits**

Laws 1951, ch. 224, § 6(6), p. 806; Laws 1957, ch. 52, § 9, p. 257; Laws 1997, LB 875, § 9; Laws 1999, LB 774, § 1.

**Codifications:** R.R.S. 1943, § 14-1613; R.R.S. 1943, § 19-2613.

Neb. Rev. St. § 18-2113, NE ST § 18-2113

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Neb.Rev.St. § 18-2114

# 18-2114. Plan; recommendations to governing body; statements required

The recommendation of a redevelopment plan by an authority to the governing body shall be accompanied by the recommendations, if any, of the planning commission or board concerning the redevelopment plan; a statement of the proposed method and estimated cost of the acquisition and preparation for redevelopment of the redevelopment project area and the estimated proceeds or revenue from its disposal to redevelopers; a statement of the proposed method of financing the redevelopment project; and a statement of a feasible method proposed for the relocation of families to be displaced from the redevelopment project area.

**Credits**

Laws 1951, ch. 224, § 6(7), p. 806; Laws 1961, ch. 61, § 9, p. 236.

**Codifications:** R.R.S. 1943, § 14-1614; R.R.S. 1943, § 19-2614.

Neb. Rev. St. § 18-2114, NE ST § 18-2114

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Neb.Rev.St. § 18-2115

18-2115. Plan; public hearing; notice

(1) The governing body of the city shall hold a public hearing on any redevelopment plan or substantial modification thereof recommended by the authority, after reasonable public notice thereof by publication at least once a week for two consecutive weeks in a legal newspaper of general circulation in the community, the time of the hearing to be at least ten days from the last publication. The notice shall describe the time, date, place, and purpose of the hearing and shall specifically identify the area to be redeveloped under the plan. All interested parties shall be afforded at such public hearing a reasonable opportunity to express their views respecting the proposed redevelopment plan.

(2) Except as provided in subsection (3) of this section, the governing body of the city or such other division of the city or person as the governing body shall designate shall, at least ten days prior to the public hearing required by subsection (1) of this section, mail notice of the hearing by first-class United States mail, postage prepaid, or by certified mail to all registered neighborhood associations whose area of representation is located in whole or in part within a one-mile radius of the area to be redeveloped and to the president or chairperson of the governing body of each county, school district, community college, educational service unit, and natural resources district in which the real property subject to such plan or major modification is located and whose property tax receipts would be directly affected. The notice shall set out the time, date, place, and purpose of the hearing and shall include a map of sufficient size to show the area to be redeveloped.

(3) If the planning board or planning commission of the city will conduct a public hearing on the redevelopment plan or substantial modification thereof, the governing body of the city or such other division of the city or person as the governing body shall designate shall, at least ten days prior to the public hearing, mail notice of the hearing by first-class United States mail, postage prepaid, or by certified mail to all registered neighborhood associations whose area of representation is located in whole or in part within a one-mile radius of the area to be redeveloped and to the president or chairperson of the governing body of each county, school district, community college, educational service unit, and natural resources district in which the real property subject to such plan or major modification is located and whose property tax receipts would be directly affected. The notice shall set out the time, date, place, and purpose of the hearing and shall include a map of sufficient size to show the area to be redeveloped. If the registered neighborhood association has been given notice of the public hearing to be held by the planning board or planning commission in conformity with the provisions of this subsection, the governing body or its designee shall not be required to comply with the notice requirements of subsection (2) of this section.

(4) Each neighborhood association desiring to receive notice of any hearing as provided in this section shall register with the city's planning department or, if there is no planning department, with the city clerk. The registration shall include a description of the area of representation of the association and the name and address of the individual designated by the association to receive the notice on its behalf. Registration of the neighborhood association for the purposes of this section shall be accomplished in accordance with such other rules and regulations as may be adopted and promulgated by the city.

**Credits**

Laws 1951, ch. 224, § 6(8), p. 807; Laws 1957, ch. 52, § 10, p. 258; Laws 1995, LB 140, § 1; Laws 1997, LB 875, § 10.

**Codifications:** R.R.S. 1943, § 14-1615; R.R.S. 1943, § 19-2615.

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18-2116. Plan; approval; findings

(1) Following such hearing, the governing body may approve a redevelopment plan if (a) it finds that the plan is feasible and in conformity with the general plan for the development of the city as a whole and the plan is in conformity with the legislative declarations and determinations set forth in the Community Development Law and (b) it finds that, if the plan uses funds authorized in section 18-2147, (i) the redevelopment project in the plan would not be economically feasible without the use of tax-increment financing, (ii) the redevelopment project would not occur in the community redevelopment area without the use of tax-increment financing, and (iii) the costs and benefits of the redevelopment project, including costs and benefits to other affected political subdivisions, the economy of the community, and the demand for public and private services have been analyzed by the governing body and have been found to be in the long-term best interest of the community impacted by the redevelopment project.

(2) In connection with the approval of any redevelopment plan which includes the designation of an enhanced employment area, the governing body may approve the redevelopment plan if it determines that any new investment within such enhanced employment area will result in at least (a) two new employees and new investment of one hundred twenty-five thousand dollars in counties with fewer than fifteen thousand inhabitants, (b) five new employees and new investment of two hundred fifty thousand dollars in counties with at least fifteen thousand inhabitants but fewer than twenty-five thousand inhabitants, (c) ten new employees and new investment of five hundred thousand dollars in counties with at least twenty-five thousand inhabitants but fewer than fifty thousand inhabitants, (d) fifteen new employees and new investment of one million dollars in counties with at least fifty thousand inhabitants but fewer than one hundred thousand inhabitants, (e) twenty new employees and new investment of one million five hundred thousand dollars in counties with at least one hundred thousand inhabitants but fewer than two hundred thousand inhabitants, (f) twenty-five new employees and new investment of two million dollars in counties with at least two hundred thousand inhabitants but fewer than four hundred thousand inhabitants, or (g) thirty new employees and new investment of three million dollars in counties with at least four hundred thousand inhabitants. Any business that has one hundred thirty-five thousand square feet or more and annual gross sales of ten million dollars or more shall provide an employer-provided health benefit of at least three thousand dollars annually to all new employees who are working thirty hours per week or more on average and have been employed at least six months. In making such determination, the governing body may rely upon written undertakings provided by any redeveloper in connection with application for approval of the redevelopment plan.

**Credits**

Laws 1951, ch. 224, § 6(9), p. 807; Laws 1957, ch. 52, § 11, p. 258; Laws 1997, LB 875, § 11; Laws 2007, LB 562, § 5.

**Codifications:** R.R.S. 1943, § 14-1616; R.R.S. 1943, § 19-2616.

Neb. Rev. St. § 18-2116, NE ST § 18-2116

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Neb.Rev.St. § 18-2117

18-2117. Plan; modification; conditions

A redevelopment plan which has not been approved by the governing body when recommended by the authority may again be recommended to it with any modifications deemed advisable. A redevelopment plan may be modified at any time by the authority; *Provided*, that if modified after the lease or sale of real property in the redevelopment project area, the modification must be consented to by the redeveloper or redevelopers of such real property or his successor, or their successors, in interest affected by the proposed modification. Where the proposed modification will substantially change the redevelopment plan as previously approved by the governing body the modification must similarly be approved by the governing body.

Credits

Laws 1951, ch. 224, § 6(10), p. 807.

**Codifications:** R.R.S. 1943, § 14-1617; R.R.S. 1943, § 19-2617.

Notes of Decisions (3)

Neb. Rev. St. § 18-2117, NE ST § 18-2117

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Neb.Rev.St. § 18-2117.01

# 18-2117.01. Plan; report to Property Tax Administrator; contents; compilation of data

(1) On or before December 1 each year, each city which has approved one or more redevelopment plans which are financed in whole or in part through the use of tax-increment financing as provided in section 18-2147 shall provide a report to the Property Tax Administrator on each such redevelopment plan which includes the following information:

(a) A copy of the redevelopment plan and any amendments thereto if they have not been previously filed, including the date upon which the redevelopment plan was approved, the effective date for dividing the ad valorem tax as provided to the county assessor pursuant to subsection (3) of section 18-2147, and the location and boundaries of the property in the redevelopment project; and

(b) A short narrative description of the type of development undertaken by the city or village with the financing and the type of business or commercial activity locating within the redevelopment project area as a result of the redevelopment project.

(2) The Property Tax Administrator shall compile a report for each active redevelopment project, based upon information provided by the cities pursuant to subsection (1) of this section and information reported by the county assessor or county clerk on the certificate of taxes levied pursuant to section 77-1613.01. Each report shall be transmitted to the Clerk of the Legislature not later than March 1 each year. The report may include any recommendations of the Property Tax Administrator as to what other information should be included in the report from the cities so as to facilitate analysis of the uses, purposes, and effectiveness of tax-increment financing and the process for its implementation or to streamline the reporting process provided for in this section to eliminate unnecessary paperwork.

**Credits**

Laws 1997, LB 875, § 12; Laws 1999, LB 774, § 2; Laws 2006, LB 808, § 1.

Neb. Rev. St. § 18-2117.01, NE ST § 18-2117.01

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Neb.Rev.St. § 18-2118

18-2118. Real estate; sell; lease; transfer; terms

An authority may sell, lease for a term not exceeding ninety-nine years, exchange, or otherwise transfer real property or any interest therein in a redevelopment project area to any redeveloper for residential, recreational, commercial, industrial, or other uses, including parking or other facilities functionally related or subordinate to such uses, or for public use in accordance with the redevelopment plan, subject to such covenants, conditions, and restrictions as it may deem to be in the public interest or to carry out the purposes of the Community Development Law. Such real property shall be sold, leased, or transferred at its fair value for uses in accordance with the redevelopment plan. In determining the fair value of real property for uses in accordance with the redevelopment plan, an authority shall take into account and give consideration to the uses and purposes required by such plan; the restrictions upon, and the covenants, conditions, and obligations assumed by the redeveloper of such property; the objectives of the redevelopment plan for the prevention of the recurrence of substandard and blighted areas; and such other matters as the authority shall specify as being appropriate. In fixing rentals and selling prices, an authority shall give consideration to appraisals of the property for such uses made by land experts employed by the authority.

**Credits**

Laws 1951, ch. 224, § 7(1), p. 808; Laws 1957, ch. 52, § 12, p. 258; Laws 1961, ch. 61, § 10, p. 237; Laws 1979, LB 158, § 4; Laws 1997, LB 875, § 13.

**Codifications:** R.R.S. 1943, § 14-1618; R.R.S. 1943, § 19-2618.

Neb. Rev. St. § 18-2118, NE ST § 18-2118

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Neb.Rev.St. § 18-2119

# 18-2119. Redevelopment contract proposal; notice; considerations; acceptance; disposal of real property; contract relating to real estate within an enhanced employment area; recordation

(1) An authority shall, by public notice by publication once each week for two consecutive weeks in a legal newspaper having a general circulation in the city, prior to the consideration of any redevelopment contract proposal relating to real estate owned or to be owned by the authority, invite proposals from, and make available all pertinent information to, private redevelopers or any persons interested in undertaking the redevelopment of an area, or any part thereof, which the governing body has declared to be in need of redevelopment. Such notice shall identify the area, and shall state that such further information as is available may be obtained at the office of the authority. The authority shall consider all redevelopment proposals and the financial and legal ability of the prospective redevelopers to carry out their proposals and may negotiate with any redevelopers for proposals for the purchase or lease of any real property in the redevelopment project area. The authority may accept such redevelopment contract proposal as it deems to be in the public interest and in furtherance of the purposes of the Community Development Law if the authority has, not less than thirty days prior thereto, notified the governing body in writing of its intention to accept such redevelopment contract proposal. Thereafter, the authority may execute such redevelopment contract in accordance with the provisions of section 18-2118 and deliver deeds, leases, and other instruments and take all steps necessary to effectuate such redevelopment contract. In its discretion, the authority may, without regard to the foregoing provisions of this section, dispose of real property in a redevelopment project area to private redevelopers for redevelopment under such reasonable competitive bidding procedures as it shall prescribe, subject to the provisions of section 18-2118.

(2) In the case of any real estate owned by a redeveloper, the authority may enter into a redevelopment contract providing for such undertakings as the authority shall determine appropriate. Any such redevelopment contract relating to real estate within an enhanced employment area shall include a statement of the redeveloper's consent with respect to the designation of the area as an enhanced employment area, shall be recorded with respect to the real estate owned by the redeveloper, and shall be binding upon all future owners of such real estate.

**Credits**

Laws 1951, ch. 224, § 7(2), p. 809; Laws 2007, LB 562, § 6.

**Codifications:** R.R.S. 1943, § 14-1619; R.R.S. 1943, § 19-2619.

Neb. Rev. St. § 18-2119, NE ST § 18-2119

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Neb.Rev.St. § 18-2120

18-2120. Project; conveyance of property for public use

In carrying out a redevelopment project, an authority may: (1) Convey to the city in which the project is located, such real property as, in accordance with the redevelopment plan, is to be laid out into streets, alleys, and public ways; (2) grant servitudes, easements, and rights-of-way, for public utilities, sewers, streets, and other similar facilities, in accordance with the redevelopment plan; and (3) convey to the municipality, county, or other appropriate public body, such real property as, in accordance with the redevelopment plan, is to be used for parks, schools, public buildings, facilities, or other public purposes.

**Credits**

Laws 1951, ch. 224, § 7(3), p. 809.

**Codifications:** R.R.S. 1943, § 14-1620; R.R.S. 1943, § 19-2620.

Neb. Rev. St. § 18-2120, NE ST § 18-2120

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Neb.Rev.St. § 18-2121

18-2121. Real property; temporary operation, when

An authority may temporarily operate and maintain real property in a redevelopment project area pending the disposition of the property for redevelopment, without regard to the provisions of sections 18-2118 and 18-2119, for such uses and purposes as may be deemed desirable even though not in conformity with the redevelopment plan.

**Credits**
Laws 1951, ch. 224, § 7(4), p. 810.

**Codifications:** R.R.S. 1943, § 14-1621; R.R.S. 1943, § 19-2621.

Neb. Rev. St. § 18-2121, NE ST § 18-2121

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Neb.Rev.St. § 18-2122

18-2122. Real property; eminent domain; effect of resolution

An authority shall have the right to acquire by the exercise of the power of eminent domain any real property which it may deem necessary for a redevelopment project or for its purposes under the provisions of sections 18-2101 to 18-2144 after the adoption by it of a resolution declaring that the acquisition of the real property described therein is necessary for such purposes. The procedure to condemn property shall be exercised in the manner set forth in sections 76-704 to 76-724.

When an authority has found and determined by resolution that certain real property described therein is necessary for a redevelopment project or for its purposes under the provisions of sections 18-2101 to 18-2144, the resolution shall be conclusive evidence that the acquisition of such real property is necessary for the purposes described therein.

**Credits**
Laws 1951, ch. 224, § 8, p. 810; Laws 1961, ch. 61, § 11, p. 237.

**Codifications:** R.R.S. 1943, § 14-1622; R.R.S. 1943, § 19-2622.

Notes of Decisions (1)

Neb. Rev. St. § 18-2122, NE ST § 18-2122

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Neb.Rev.St. § 18-2123

18-2123. Undeveloped vacant land; land outside city; acquisition, when

Upon a determination, by resolution, of the governing body of the city in which such land is located, that the acquisition and development of undeveloped vacant land, not within a substandard or blighted area, is essential to the proper clearance or redevelopment of substandard or blighted areas or a necessary part of the general community redevelopment program of the city, or that the acquisition and development of land outside the city, but within a radius of three miles thereof, is necessary or convenient to the proper clearance or redevelopment of one or more substandard or blighted areas within the city or is a necessary adjunct to the general community redevelopment program of the city, the acquisition, planning, and preparation for development or disposal of such land shall constitute a redevelopment project which may be undertaken by the authority in the manner provided in the foregoing sections.

**Credits**

Laws 1951, ch. 224, § 9, p. 810; Laws 1957, ch. 52, § 13, p. 259; Laws 1961, ch. 61, § 12, p. 238.

**Codifications:** R.R.S. 1943, § 14-1623; R.R.S. 1943, § 19-2623.

Neb. Rev. St. § 18-2123, NE ST § 18-2123

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Neb.Rev.St. § 18-2124

# 18-2124. Bonds; issuance; sources of payment; limitations

An authority shall have power to issue bonds from time to time in its discretion for any of its corporate purposes, including the payment of principal and interest upon any advances for surveys and plans for redevelopment projects. An authority shall also have power to issue refunding bonds for the purpose of paying, retiring, or otherwise refinancing, or in exchange for any or all of the principal or interest upon bonds previously issued by it. An authority may issue such types of bonds as it may determine, including, without limiting the generality of the foregoing, bonds on which the principal and interest are payable: (1) Exclusively from the income, proceeds, and revenue of the redevelopment project financed with proceeds of such bonds; (2) exclusively from the income, proceeds, and revenue of any of its redevelopment projects whether or not they are financed in whole or in part with the proceeds of such bonds; (3) exclusively from its revenue and income, including such tax revenue or receipts as may be herein authorized, including those which may be pledged under section 18-2150, and from such grants and loans as may be received; or (4) from all or part of the income, proceeds and revenue enumerated in subdivisions (1), (2), and (3) of this section; *Provided*, that any such bonds may be additionally secured by a pledge of any loan, grant, or contributions, or parts thereof, from the federal government or other source, or a mortgage of any redevelopment project or projects of the authority; that the authority shall not have the power to pledge the credit or taxing power of the state or any political subdivision thereof, except such tax receipts as may be authorized under this section or pledged under section 18-2150, or to place any lien or encumbrance on any property owned by the state, county, or city used by the authority.

**Credits**

Laws 1951, ch. 224, § 10(1), p. 811; Laws 1961, ch. 61, § 13, p. 238; Laws 1979, LB 158, § 5.

**Codifications:** R.R.S. 1943, § 14-1624; R.R.S. 1943, § 19-2624.

Neb. Rev. St. § 18-2124, NE ST § 18-2124

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Neb.Rev.St. § 18-2125

18-2125. Bonds; liability; exempt from taxation; anticipation notes; renewal notes; terms; declaration of intent

Neither the members of an authority nor any person executing the bonds shall be liable personally on the bonds by reason of the issuance thereof. The bonds and other obligations of the authority, and such bonds and obligations shall so state on their face, shall not be a debt of the city and the city shall not be liable on such bonds, except to the extent authorized by sections 18-2147 to 18-2150, nor in any event shall such bonds or obligations be payable out of any funds or properties other than those of said authority acquired for the purposes of sections 18-2101 to 18-2144, except to the extent authorized by sections 18-2147 to 18-2150. Except to the extent otherwise authorized, the bonds shall not constitute an indebtedness within the meaning of any constitutional or statutory debt limitation or restriction. Bonds of an authority are declared to be issued for an essential public and governmental purpose and to be public instrumentalities and, together with interest thereon and income therefrom, shall be exempt from all taxes. All bonds shall be general obligations of the authority issuing same and shall be payable out of any revenue, income, receipts, proceeds, or other money of the authority, except as may be otherwise provided in the instruments themselves.

An authority shall have power from time to time to issue bond anticipation notes, referred to as notes herein, and from time to time to issue renewal notes, such notes in any case to mature not later than thirty months from the date of incurring the indebtedness represented thereby in an amount not exceeding in the aggregate at any time outstanding the amount of bonds then or theretofore authorized. Payment of such notes shall be made from any money or revenue which the authority may have available for such purpose or from the proceeds of the sale of bonds of the authority, or such notes may be exchanged for a like amount of such bonds. The authority may pledge such money or revenue of the authority, subject to prior pledges thereof, if any, for the payment of such notes, and may in addition secure the notes in the same manner as herein provided for bonds. All notes shall be issued and sold in the same manner as bonds, and any authority shall have power to make contracts for the future sale from time to time of notes on terms and conditions stated in such contracts, and the authority shall have power to pay such consideration as it shall deem proper for any commitments to purchase notes and bonds in the future. Such notes shall also be collaterally secured by pledges and deposits with a bank or trust company, in trust for the payment of such notes, of bonds in an aggregate amount at least equal to the amount of such notes and, in any event, in an amount deemed by the issuing authority sufficient to provide for the payment of the notes in full at the maturity thereof. The authority may provide in the collateral agreement that the notes may be exchanged for bonds held as collateral security for the notes, or that the trustee may sell the bonds if the notes are not otherwise paid at maturity, and apply the proceeds of such sale to the payment of the notes. Such notes shall bear interest at a rate set by the authority, and shall be sold at such price as shall cause an interest cost thereon not to exceed such rate.

It is the intention hereof that any pledge of revenue, income, receipts, proceeds, or other money made by an authority for the payment of bonds or notes shall be valid and binding from the time such pledge is made; that the revenue, income, receipts, proceeds, and other money so pledged and thereafter received by the authority shall immediately be subject to the lien of such pledge without the physical delivery thereof or further act, and that the lien of any such pledge shall be valid and binding as against all parties having claims of any kind in tort, contract, or otherwise against the authority irrespective of whether such parties have notice thereof. Neither the resolution nor any other instrument by which a pledge is created need be recorded.

Credits

Laws 1951, ch. 224, § 10(2), p. 811; Laws 1961, ch. 61, § 14, p. 239; Laws 1969, ch. 51, § 70, p. 317; Laws 1979, LB 158, § 6.

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**Codifications:** R.R.S. 1943, § 14-1625; R.R.S. 1943, § 19-2625.

Neb. Rev. St. § 18-2125, NE ST § 18-2125

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18-2126. Bonds; terms

Bonds of an authority shall be authorized by its resolution and may be issued in one or more series and shall bear such date or dates, be payable upon demand or mature at such time or times, bear interest at such rate or rates, be in such denomination or denominations, be in such form either coupon or registered, carry such conversion or registration privileges, have such rank or priority, be executed in such manner, be payable in such medium of payment, at such place or places, and be subject to such terms of redemption, with or without premium, as such resolution, its trust indenture, or mortgage may provide.

**Credits**

Laws 1951, ch. 224, § 10(3), p. 812; Laws 1969, ch. 51, § 71, p. 319.

**Codifications:** R.R.S. 1943, § 14-1626; R.R.S. 1943, § 19-2626.

Neb. Rev. St. § 18-2126, NE ST § 18-2126

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18-2127. Bonds; sale

The bonds may be sold by the authority in such manner and for such price as the authority may determine, at par or above par, at private sale or at public sale after notice published prior to such sale in a legal newspaper having general circulation in the municipality, or in such other medium of publication as the authority may deem appropriate, or may be exchanged by the authority for other bonds issued by it under sections 18-2101 to 18-2144 and 18-2147 to 18-2151. Bonds which are issued under this section may be sold by the authority to the federal government at private sale at par or above par, and, in the event that less than all of the authorized principal amount of such bonds is sold by the authority to the federal government, the balance or any portion of the balance may be sold by the authority at private sale at par or above par.

**Credits**

Laws 1951, ch. 224, § 10(4), p. 812; Laws 1979, LB 158, § 7.

**Codifications:** R.R.S. 1943, § 14-1627; R.R.S. 1943, § 19-2627.

Neb. Rev. St. § 18-2127, NE ST § 18-2127

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18-2128. Bonds; signatures; validity

In case any of the members or officers of the authority whose signatures appear on any bonds or coupons shall cease to be such members or officers before the delivery of such bonds, such signatures shall, nevertheless, be valid and sufficient for all purposes, the same as if such members or officers had remained in office until such delivery. Any provision of any law to the contrary notwithstanding, any bonds issued pursuant to the provisions of section 18-2124 shall be fully negotiable.

**Credits**

Laws 1951, ch. 224, § 10(5), p. 812.

**Codifications:** R.R.S. 1943, § 14-1628; R.R.S. 1943, § 19-2628.

Neb. Rev. St. § 18-2128, NE ST § 18-2128

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18-2129. Bonds; actions; effect

In any suit, action, or proceedings involving the validity or enforceability of any bond of an authority or the security therefor, any such bond reciting in substance that it has been issued by the authority to aid in financing a redevelopment project, as herein defined, shall be conclusively deemed to have been issued for such purpose and such project shall be conclusively deemed to have been planned, located, and carried out in accordance with the purposes and provisions of sections 18-2101 to 18-2144.

**Credits**
Laws 1951, ch. 224, § 10(6), p. 813.

**Codifications:** R.R.S. 1943, § 14-1629; R.R.S. 1943, § 19-2629.

Neb. Rev. St. § 18-2129, NE ST § 18-2129

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# 18-2130. Bonds; authority; powers

In connection with the issuance of bonds or the incurring of obligations under leases and in order to secure the payment of such bonds or obligations, an authority, in addition to its other powers, shall have power: (1) To pledge all or any part of its gross or net rents, fees, or revenue to which its right then exists or may thereafter come into existence; (2) to mortgage all or any part of its real or personal property, then owned or thereafter acquired; (3) to covenant against pledging all or any part of its rents, fees, and revenue, or against mortgaging all or any part of its real or personal property, to which its right or title then exists or may thereafter come into existence, or against permitting or suffering any lien on such revenue or property; to covenant with respect to limitations on its right to sell, lease, or otherwise dispose of any redevelopment project, or any part thereof; and to covenant as to what other or additional debts or obligations may be incurred by it; (4) to covenant as to the bonds to be issued and as to the issuance of such bonds in escrow or otherwise, and as to the use and disposition of the proceeds thereof; to provide for the replacement of lost, destroyed, or mutilated bonds; to covenant against extending the time for the payment of its bonds or interest thereon; and to covenant for the redemption of the bonds and to provide the terms and conditions thereof; (5) to covenant, subject to the limitations contained in the Community Development Law, as to the amount of revenue to be raised each year or other period of time by rents, fees, and other revenue, and as to the use and disposition to be made thereof; to establish or to authorize the establishment of special funds for money held for operating costs, debt service, reserves, or other purposes, and to covenant as to the use and disposition of the money held in such funds; (6) to prescribe the procedure, if any, by which the terms of any contract with bondholders may be amended or abrogated, the amount of bonds the holders of which must consent thereto and the manner in which such consent may be given; (7) to covenant as to the use, maintenance, and replacement of any or all of its real or personal property, the insurance to be carried thereon, and the use and disposition of insurance money, and to warrant its title to such property; (8) to covenant as to the rights, liabilities, powers, and duties arising upon the breach by it of any covenants, conditions, or obligations; and to covenant and prescribe as to events of default and terms and conditions upon which any or all of its bonds or obligations shall become or may be declared due before maturity, and as to the terms and conditions upon which such declaration and its consequences may be waived; (9) to vest in any obligees of the authority the right to enforce the payment of the bonds or any covenants securing or relating to the bonds; to vest in any obligee or obligees holding a specified amount in bonds the right, in the event of a default by the authority, to take possession of and use, operate, and manage any redevelopment project or any part thereof, title to which is in the authority, or any funds connected therewith, and to collect the rents and revenue arising therefrom and to dispose of such money in accordance with the agreement of the authority with such obligees; to provide for the powers and duties of such obligees and to limit the liabilities thereof; and to provide the terms and conditions upon which such obligees may enforce any covenant or rights securing or relating to the bonds; (10) to pledge all of the revenue from any occupation tax received or to be received with respect to any enhanced employment area; and (11) to exercise all or any part or combination of the powers herein granted; to make such covenants, other than and in addition to the covenants herein expressly authorized, and to do any and all such acts and things as may be necessary or convenient or desirable in order to secure its bonds, or, in the absolute discretion of the authority, as will tend to make the bonds more marketable notwithstanding that such covenants, acts, or things may not be enumerated herein.

**Credits**

Laws 1951, ch. 224, § 11(1), p. 813; Laws 2007, LB 562, § 7.

**Codifications:** R.R.S. 1943, § 14-1630; R.R.S. 1943, § 19-2630.

Neb. Rev. St. § 18-2130, NE ST § 18-2130

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18-2131. Bonds; default; causes of action

An authority will have power by its resolution, trust indenture, mortgage, lease, or other contract to confer upon any obligee holding or representing a specified amount in bonds, the right, in addition to all rights that may otherwise be conferred, upon the happening of an event of default as defined in such resolution or instruments, by suit, action, or proceeding in any court of competent jurisdiction: (1) To cause possession of any redevelopment project or any part thereof, title to which is in the authority, to be surrendered to any such obligee; (2) to obtain the appointment of a receiver of any redevelopment project of said authority or any part thereof, title to which is in the authority, and of the rents and profits therefrom. If such receiver be appointed, he may enter and take possession of, carry out, operate, and maintain such project or any part thereof and collect and receive all fees, rents, revenue, or other charges thereafter arising therefrom, and shall keep such money in a separate account or accounts and apply the same in accordance with the obligations of said authority as the court shall direct; and (3) to require the authority and the members, officers, agents, and employees thereof to account as if it and they were the trustees of an express trust.

**Credits**

Laws 1951, ch. 224, § 11(2), p. 815.

**Codifications:** R.R.S. 1943, § 14-1631; R.R.S. 1943, § 19-2631.

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18-2132. Repealed by Laws 2001, LB 420, § 38

18-2132. Repealed by Laws 2001, LB 420, § 38

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# 18-2133. Bonds; obligee; causes of action

An obligee of an authority shall have the right in addition to all other rights which may be conferred upon such obligee, subject only to any contractual restrictions binding upon such obligee:

(1) By mandamus, suit, action, or proceeding at law or in equity to compel said authority and the members, officers, agents, or employees thereof to perform each and every term, provision, and covenant contained in any contract of said authority with or for the benefit of such obligee, and to require the carrying out of any or all such covenants and agreements to the authority and the fulfillment of all duties imposed upon the authority by the provisions of sections 18-2101 to 18-2144; and

(2) By suit, action, or proceeding in equity to enjoin any acts or things which may be unlawful, or the violation of any of the rights of such obligee of the authority.

**Credits**

Laws 1951, ch. 224, § 13, p. 816.

**Codifications:** R.R.S. 1943, § 14-1633; R.R.S. 1943, § 19-2633.

Neb. Rev. St. § 18-2133, NE ST § 18-2133

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# 18-2134. Bonds; who may purchase

All public officers, municipal corporations, political subdivisions and public bodies; all banks, trust companies, bankers, savings banks and institutions, building and loan associations, savings and loan associations, investment companies and other persons carrying on a banking business; all insurance companies, insurance associations, and other persons carrying on an insurance business; and all executors, administrators, curators, trustees, and other fiduciaries may legally invest any sinking funds, money, or other funds belonging to them or within their control in any bonds or other obligations issued by an authority pursuant to sections 18-2101 to 18-2144 or by any public housing or redevelopment authority or commission, or agency or any other public body in the United States for redevelopment purposes, when such bonds and other obligations are secured by an agreement between the issuing agency and the federal government in which the issuing agency agrees to borrow from the federal government and the federal government agrees to lend to the issuing agency, prior to the maturity of such bonds or other obligations, money in an amount which, together with any other money irrevocably committed to the payment of interest on such bonds or other obligations, will suffice to pay the principal of such bonds or other obligations with interest to maturity thereon, which money under the terms of the agreement is required to be used for the purpose of paying the principal of and the interest on such bonds or other obligations at their maturity, and such bonds and other obligations shall be authorized security for all public deposits. It is the purpose of this section to authorize any persons, political subdivisions, and officers, public or private, to use any funds owned or controlled by them for the purchase of any such bonds or other obligations. However, nothing contained in this section with regard to legal investments shall be construed as relieving any person of any duty of exercising reasonable care in the selection of securities.

**Credits**

Laws 1951, ch. 224, § 14, p. 816.

**Codifications:** R.R.S. 1943, § 14-1634; R.R.S. 1943, § 19-2634.

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18-2135. Federal government; contract for financial assistance; default; effect of cure

In any contract for financial assistance with the federal government the authority may obligate itself, which obligation shall be specifically enforceable and shall not constitute a mortgage, notwithstanding any other laws, to convey to the federal government possession of or title to the redevelopment project and land therein to which such contract relates which is owned by the authority, upon the occurrence of a substantial default, as defined in such contract, with respect to the covenants or conditions to which the authority is subject; such contract may further provide that in case of such conveyance, the federal government may complete, operate, manage, lease, convey, or otherwise deal with the redevelopment project in accordance with the terms of such contract; *Provided,* that the contract requires that, as soon as practicable after the federal government is satisfied that all defaults with respect to the redevelopment project have been cured and that the redevelopment project will thereafter be operated in accordance with the terms of the contract, the federal government shall reconvey to the authority the redevelopment project as then constituted.

Credits

Laws 1951, ch. 224, § 15, p. 817.

**Codifications:** R.R.S. 1943, § 14-1635; R.R.S. 1943, § 19-2635.

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18-2136. Property; exempt from execution

All property including funds of an authority shall be exempt from levy and sale by virtue of an execution, and no execution or other judicial process shall issue against the same nor shall judgment against an authority be a charge or lien upon its property; *Provided*, that the provisions of this section shall not apply to or limit the right of obligees to foreclose or otherwise enforce any mortgage of an authority or the right of obligees to pursue any remedies for the enforcement of any pledge or lien given by an authority on its rents, fees, grants, or revenue.

**Credits**

Laws 1951, ch. 224, § 16(1), p. 817.

**Codifications:** R.R.S. 1943, § 14-1636; R.R.S. 1943, § 19-2636.

Neb. Rev. St. § 18-2136, NE ST § 18-2136

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# 18-2137. Property; exempt from taxation; payments in lieu of taxes

The property of an authority is declared to be public property used for essential public and governmental purposes and shall be exempt from all taxes. Whenever such authority shall purchase or acquire real property pursuant to sections 18-2101 to 18-2144, the authority shall annually, so long as it shall continue to own such property, pay out of its revenue to the State of Nebraska, county, city, township, school district or other taxing subdivision in which such real property is located, in lieu of taxes, a sum equal to the amount which such state, county, city, township, school district or other taxing subdivision received from taxation from such real property during the year immediately preceding the purchase or acquisition of such real property by the authority. The county board of equalization may, in any year subsequent to the purchase or acquisition of such property by the authority, determine the amount that said authority shall pay out of its revenue to the State of Nebraska and its several governmental subdivisions in lieu of taxes, which sum shall be as justice and equity may require, notwithstanding the amount which the state and its governmental subdivisions may have received from taxation during the year immediately preceding the purchase or acquisition of such property; *Provided*, that with respect to any property in a redevelopment project, the tax exemption provided herein shall terminate when the authority sells, leases, or otherwise disposes of such property to a redeveloper for redevelopment. The members of the authority shall not incur any personal liability by reason of the making of such payments.

**Credits**

Laws 1951, ch. 224, § 16(2), p. 818; Laws 1957, ch. 52, § 14, p. 260.

**Codifications:** R.R.S. 1943, § 14-1637; R.R.S. 1943, § 19-2637.

Neb. Rev. St. § 18-2137, NE ST § 18-2137

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# 18-2138. Public body; cooperate in planning; powers

In addition to any other provisions governing any public body set forth in sections 18-2101 to 18-2144 and 18-2147 to 18-2151, for the purpose of aiding and cooperating in the planning, undertaking, or carrying out of a redevelopment project located within the area in which it is authorized to act, any public body may, upon such terms, with or without consideration, as it may determine: (1) Dedicate, sell, convey, or lease any of its interest in any property, or grant easements, licenses, or any other rights or privileges therein to an authority; (2) cause parks, playgrounds, recreational, community, educational, water, sewer or drainage facilities, or any other works which it is otherwise empowered to undertake, to be furnished in connection with a redevelopment project; (3) furnish, dedicate, close, vacate, pave, install, grade, regrade, plan, or replan streets, roads, sidewalks, ways, or other places, which it is otherwise empowered to undertake; (4) plan or replan, zone or rezone any part of the public body, or make exceptions from building regulations and ordinances if such functions are of the character which the public body is otherwise empowered to perform; (5) cause administrative and other services to be furnished to the authority of the character which the public body is otherwise empowered to undertake or furnish for the same or other purposes; (6) incur the entire expense of any public improvements made by such public body in exercising the powers granted in this section; (7) do any and all things necessary or convenient to aid and cooperate in the planning or carrying out of a redevelopment plan; (8) lend, grant, or contribute funds to an authority; (9) employ any funds belonging to or within the control of such public body, including funds derived from the sale or furnishing of property, service, or facilities to an authority, in the purchase of the bonds or other obligations of an authority and, as the holder of such bonds or other obligations, exercise the rights connected therewith; and (10) enter into agreements, which may extend over any period, notwithstanding any provision or rule of law to the contrary, with an authority respecting action to be taken by such public body pursuant to any of the powers granted by the provisions of sections 18-2101 to 18-2144. If at any time title to, or possession of, any redevelopment project is held by any public body or governmental agency, other than the authority, authorized by law to engage in the undertaking, carrying out or administration of redevelopment projects, including any agency or instrumentality of the United States of America, the provisions of such agreements shall inure to the benefit of and may be enforced by such public body or governmental agency.

Credits

Laws 1951, ch. 224, § 17(1), p. 818; Laws 1979, LB 158, § 8.

**Codifications:** R.R.S. 1943, § 14-1638; R.R.S. 1943, § 19-2638.

Neb. Rev. St. § 18-2138, NE ST § 18-2138

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Neb.Rev.St. § 18-2139

# 18-2139. Public body; sale, conveyance, lease, or agreement: how made

Any sale, conveyance, lease, or agreement provided for in section 18-2138 may be made by a public body without appraisal, public notice, advertisement, or public bidding.

**Credits**
Laws 1951, ch. 224, § 17(2), p. 819.

**Codifications:** R.R.S. 1943, § 14-1639; R.R.S. 1943, § 19-2639.

Neb. Rev. St. § 18-2139, NE ST § 18-2139

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# 18-2140. Estimate of expenditures; cities; grant funds; levy taxes; issue bonds

An authority may, at such time as it may deem necessary, file with the governing body an estimate of the amounts necessary to be appropriated by the governing body to defray the expense of the authority. The governing body of such city is hereby authorized, in its discretion, to appropriate from its general fund and to place at the disposal of the authority an amount sufficient to assist in defraying such expense. Any city located within the area of operation of an authority may grant funds to an authority for the purpose of aiding such authority in carrying out any of its powers and functions under the provisions of sections 18-2101 to 18-2144. To obtain funds for this purpose, the city may levy taxes and may issue and sell its bonds. Any bonds to be issued by the city pursuant to the provisions of this section shall be issued in the manner and within the limitations, except as otherwise provided by sections 18-2101 to 18-2144, prescribed by the laws of this state for the issuance and authorization of bonds by a city for any public purpose.

**Credits**

Laws 1951, ch. 224, § 18, p. 819; Laws 1961, ch. 61, § 15, p. 241.

**Codifications:** R.R.S. 1943, § 14-1640; R.R.S. 1943, § 19-2640.

Neb. Rev. St. § 18-2140, NE ST § 18-2140

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Neb.Rev.St. § 18-2141

18-2141. Instrument of conveyance; execution; effect

Any instrument executed by an authority and purporting to convey any right, title, or interest in any property under sections 18-2101 to 18-2144 shall be conclusive evidence of compliance with the provisions of sections 18-2101 to 18-2144 insofar as title or other interest of any bona fide purchasers, lessees, or other transferees of such property is concerned.

Credits
Laws 1951, ch. 224, § 19, p. 820.

**Codifications:** R.R.S. 1943, § 14-1641; R.R.S. 1943, § 19-2641.

Neb. Rev. St. § 18-2141, NE ST § 18-2141

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18-2142. Repealed by Laws 1997, LB 875, § 21

18-2142. Repealed by Laws 1997, LB 875, § 21

Neb. Rev. St. § 18-2142, NE ST § 18-2142

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# 18-2142.01. Validity and enforceability of bonds and agreements; presumption

(1) In any suit, action, or proceeding involving the validity or enforceability of any bond of a city, village, or authority or the security therefor brought after the lapse of thirty days after the issuance of such bonds has been authorized, any such bond reciting in substance that it has been authorized by the city, village, or authority to aid in financing a redevelopment project shall be conclusively deemed to have been authorized for such purpose and such redevelopment project shall be conclusively deemed to have been planned, located, and carried out in accordance with the purposes and provisions of the Community Development Law and sections 18-2145 to 18-2154.

(2) In any suit, action, or proceeding involving the validity or enforceability of any agreement of a city, village, or authority brought after the lapse of thirty days after the agreement has been formally entered into, any such agreement reciting in substance that it has been entered into by the city, village, or authority to provide financing for an approved redevelopment project shall be conclusively deemed to have been entered into for such purpose and such project shall be conclusively deemed to have been planned, located, and carried out in accordance with the purposes and provisions of the Community Development Law and sections 18-2145 to 18-2154.

Credits

Laws 1997, LB 875, § 16.

Notes of Decisions (1)

Neb. Rev. St. § 18-2142.01, NE ST § 18-2142.01

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Neb.Rev.St. § 18-2142.02

# 18-2142.02. Enhanced employment area; redevelopment project; levy of general business occupation tax authorized; governing body; powers

A city may levy a general business occupation tax upon the businesses and users of space within an enhanced employment area for the purpose of paying all or any part of the costs and expenses of any redevelopment project within such enhanced employment area. For purposes of the tax imposed under this section, the governing body may make a reasonable classification of businesses, users of space, or kinds of transactions. The collection of a tax imposed pursuant to this section shall be made and enforced in such a manner as the governing body shall by ordinance determine to produce the required revenue. The governing body may provide that failure to pay the tax imposed pursuant to this section shall constitute a violation of the ordinance and subject the violator to a fine or other punishment as provided by ordinance. Any such occupation tax agreed to by the authority and the city shall remain in effect so long as the authority has bonds outstanding which have been issued stating such occupation tax as an available source for payment.

**Credits**

Laws 2007, LB 562, § 8.

Neb. Rev. St. § 18-2142.02, NE ST § 18-2142.02

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Neb.Rev.St. § 18-2142.03

# 18-2142.03. Enhanced employment area; use of eminent domain prohibited

Eminent domain shall not be used to acquire property that will be transferred to a private party in the enhanced employment area.

Credits
Laws 2007, LB 562, § 9.

Neb. Rev. St. § 18-2142.03, NE ST § 18-2142.03

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Neb.Rev.St. § 18-2142.04

18-2142.04. Enhanced employment area; authorized work within area; levy of general business occupation tax authorized; governing body; powers; revenue bonds authorized; terms and conditions

(1) For purposes of this section:

(a) Authorized work means the performance of any one or more of the following purposes within an enhanced employment area designated pursuant to this section:

(i) The acquisition, construction, maintenance, and operation of public offstreet parking facilities for the benefit of the enhanced employment area;

(ii) Improvement of any public place or facility in the enhanced employment area, including landscaping, physical improvements for decoration or security purposes, and plantings;

(iii) Construction or installation of pedestrian shopping malls or plazas, sidewalks or moving sidewalks, parks, meeting and display facilities, bus stop shelters, lighting, benches or other seating furniture, sculptures, trash receptacles, shelters, fountains, skywalks, and pedestrian and vehicular overpasses and underpasses, and any useful or necessary public improvements;

(iv) Leasing, acquiring, constructing, reconstructing, extending, maintaining, or repairing parking lots or parking garages, both above and below ground, or other facilities for the parking of vehicles, including the power to install such facilities in public areas, whether such areas are owned in fee or by easement, in the enhanced employment area;

(v) Creation and implementation of a plan for improving the general architectural design of public areas in the enhanced employment area;

(vi) The development of any public activities and promotion of public events, including the management, promotion, and advocacy of retail trade activities or other promotional activities, in the enhanced employment area;

(vii) Maintenance, repair, and reconstruction of any improvements or facilities authorized by the Community Development Law;

(viii) Any other project or undertaking for the betterment of the public facilities in the enhanced employment area, whether the project is capital or noncapital in nature;

(ix) Enforcement of parking regulations and the provision of security within the enhanced employment area; or

(x) Employing or contracting for personnel, including administrators for any improvement program under the Community Development Law, and providing for any service as may be necessary or proper to carry out the purposes of the Community Development Law;

(b) Employee means a person employed at a business located within an enhanced employment area; and

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(c) Number of new employees means the number of equivalent employees that are employed at a business located within an enhanced employment area designated pursuant to this section during a year that are in excess of the number of equivalent employees during the year immediately prior to the year the enhanced employment area was designated pursuant to this section.

(2) If an area is not blighted or substandard, a city may designate an area as an enhanced employment area if the governing body determines that new investment within such enhanced employment area will result in at least (a) two new employees and new investment of one hundred twenty-five thousand dollars in counties with fewer than fifteen thousand inhabitants, (b) five new employees and new investment of two hundred fifty thousand dollars in counties with at least fifteen thousand inhabitants but fewer than twenty-five thousand inhabitants, (c) ten new employees and new investment of five hundred thousand dollars in counties with at least twenty-five thousand inhabitants but fewer than fifty thousand inhabitants, (d) fifteen new employees and new investment of one million dollars in counties with at least fifty thousand inhabitants but fewer than one hundred thousand inhabitants, (e) twenty new employees and new investment of one million five hundred thousand dollars in counties with at least one hundred thousand inhabitants but fewer than two hundred thousand inhabitants, (f) twenty-five new employees and new investment of two million dollars in counties with at least two hundred thousand inhabitants but fewer than four hundred thousand inhabitants, or (g) thirty new employees and new investment of three million dollars in counties with at least four hundred thousand inhabitants. Any business that has one hundred thirty-five thousand square feet or more and annual gross sales of ten million dollars or more shall provide an employer-provided health benefit of at least three thousand dollars annually to all new employees who are working thirty hours per week or more on average and have been employed at least six months. In making such determination, the governing body may rely upon written undertakings provided by any owner of property within such area.

(3) Upon designation of an enhanced employment area under this section, a city may levy a general business occupation tax upon the businesses and users of space within such enhanced employment area for the purpose of paying all or any part of the costs and expenses of authorized work within such enhanced employment area. For purposes of the tax imposed under this section, the governing body may make a reasonable classification of businesses, users of space, or kinds of transactions. The collection of a tax imposed pursuant to this section shall be made and enforced in such a manner as the governing body shall by ordinance determine to produce the required revenue. The governing body may provide that failure to pay the tax imposed pursuant to this section shall constitute a violation of the ordinance and subject the violator to a fine or other punishment as provided by ordinance. Any occupation tax levied by the city under this section shall remain in effect so long as the city has bonds outstanding which have been issued under the authority of this section and are secured by such occupation tax or that state such occupation tax as an available source for payment. The total amount of occupation taxes levied shall not exceed the total costs and expenses of the authorized work including the total debt service requirements of any bonds the proceeds of which are expended for or allocated to such authorized work. The assessments or taxes levied must be specified by ordinance and the proceeds shall not be used for any purpose other than the making of such improvements and for the repayment of bonds issued in whole or in part for the financing of such improvements. The authority to levy the general business occupation tax contained in this section and the authority to issue bonds secured by or payable from such occupation tax shall be independent of and separate from any occupation tax referenced in section 18-2103.

(4) A city may issue revenue bonds for the purpose of defraying the cost of authorized work and to secure the payment of such bonds with the occupation tax revenue described in this section. Such revenue bonds may be issued in one or more series or issues where deemed advisable, and each such series or issue may contain different maturity dates, interest rates, priorities on revenue available for payment of such bonds and priorities on securities available for guaranteeing payment thereof, and such other differing terms and conditions as are deemed necessary. The following shall apply to any such bonds:

(a) Such bonds shall be limited obligations of the city. Bonds and interest on such bonds, issued under the authority of this section, shall not constitute nor give rise to a pecuniary liability of the city or a charge against its general credit or taxing powers. Such limitation shall be plainly stated upon the face of each of such bonds;

(b) Such bonds may (i) be executed and delivered at any time and from time to time, (ii) be in such form and denominations, (iii) be of such tenor, (iv) be payable in such installments and at such time or times not exceeding twenty years from their date, (v) be payable at such place or places, (vi) bear interest at such rate or rates, payable at such place or places, and evidenced in such manner, (vii) be redeemable prior to maturity, with or without premium, and (viii) contain such provisions as shall be deemed in the best interest of the city and provided for in the proceedings of the governing body under which the bonds shall be authorized to be issued;

(c) The authorization, terms, issuance, execution, or delivery of such bonds shall not be subject to sections 10-101 to 10-126; and

(d) Such bonds may be sold at public or private sale in such manner and at such time or times as may be determined by the governing body to be most advantageous. The city may pay all expenses, premiums, and commissions which the governing body may deem necessary or advantageous in connection with the authorization, sale, and issuance thereof from the proceeds or the sale of the bonds or from the revenue of the occupation tax described in this section.

**Credits**

Laws 2007, LB 562, § 10.

Neb. Rev. St. § 18-2142.04, NE ST § 18-2142.04

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Neb.Rev.St. § 18-2143

18-2143. Sections, how construed

The powers conferred by sections 18-2101 to 18-2144 shall be in addition and supplemental to the powers conferred by any other law and shall be independent of and in addition to any other provision of the laws of the State of Nebraska with reference to the matters covered hereby and shall be considered as a complete and independent act and not as amendatory of or limited by any other provision of the laws of the State of Nebraska. Notwithstanding any other evidence of legislative intent, it is hereby declared to be the controlling legislative intent that if any provision of sections 18-2101 to 18-2144, or the application thereof to any person or circumstances is held unconstitutional or invalid, it shall not affect the other provisions of sections 18-2101 to 18-2144 or the application of such provision to other persons or circumstances. The provisions of sections 18-2101 to 18-2144 and all grants of power, authority, rights or discretion herein made to a city and to an authority created under the provisions hereof shall be liberally construed, and all incidental powers necessary to carry into effect the provisions of such sections are hereby expressly granted to and conferred upon a city or an authority created pursuant hereto.

**Credits**

Laws 1951, ch. 224, § 23, p. 820; Laws 1961, ch. 61, § 17, p. 242.

**Codifications:** R.R.S. 1943, § 14-1643; R.R.S. 1943, § 19-2643.

Neb. Rev. St. § 18-2143, NE ST § 18-2143

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Neb.Rev.St. § 18-2144

# 18-2144. Sections; controlling over other laws and city charters

Sections 18-2101 to 18-2144 shall be full authority for the creation of a community redevelopment authority by a city or village, and for the exercise of the powers therein granted to a city or village and to such authority, and shall also be full authority for the creation of a community development agency by a city or village, and for the exercise of the powers therein granted to a city or village for such purpose, and no action, proceeding, or election shall be required prior to the creation of a community redevelopment authority or community development agency hereunder or to authorize the exercise of any of the powers granted in such sections, except as specifically provided in such sections, any provision of law or of any city charter or village law to the contrary notwithstanding.

No proceedings for the issuance of bonds of an authority or of a city or village for its community development agency shall be required other than those required by the provisions of sections 18-2101 to 18-2144; and the provisions of all other laws and city charters, if any, relative to the terms and conditions for the issuance, payment, redemption, registration, sale or delivery of bonds of public bodies, corporations, or political subdivisions of this state shall not be applicable to bonds issued by an authority pursuant to sections 18-2101 to 18-2144.

Insofar as the provisions of sections 18-2101 to 18-2144 are inconsistent with the provisions of any other law or of any city charter, if any, the provisions of sections 18-2101 to 18-2144 shall be controlling.

**Credits**

Laws 1957, ch. 52, § 15, p. 261; Laws 1961, ch. 61, § 18, p. 243; Laws 1973, LB 299, § 4; Laws 1979, LB 158, § 9.

**Codifications:** R.R.S. 1943, § 19-2644.

Neb. Rev. St. § 18-2144, NE ST § 18-2144

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18-2145. Limited community redevelopment authority; laws applicable

The provisions of sections 18-2101 to 18-2144 not in conflict with sections 18-2102.01, 18-2103, 18-2107, 18-2145, and 18-2146 and necessary or convenient to carry out the powers expressly conferred or the intent and purpose of sections 18-2102.01, 18-2103, 18-2107, 18-2145, and 18-2146 shall apply to the limited community redevelopment authority hereby authorized.

**Credits**
Laws 1969, ch. 106, § 5, p. 498.

Neb. Rev. St. § 18-2145, NE ST § 18-2145

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Neb.Rev.St. § 18-2146

# 18-2146. Minimum standards housing ordinance; adopt, when

Each city and village shall adopt a minimum standards housing ordinance if such city or village has completed an approved workable program or is in the process of the preparation of such a program.

**Credits**

Laws 1969, ch. 106, § 6, p. 498; Laws 1971, LB 747, § 1.

Neb. Rev. St. § 18-2146, NE ST § 18-2146

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Neb.Rev.St. § 18-2147

18-2147. Ad valorem tax; division authorized; limitation; fifteen-year period

(1) Any redevelopment plan as originally approved or as later modified pursuant to section 18-2117, may contain a provision that any ad valorem tax levied upon real property in a redevelopment project for the benefit of any public body shall be divided, for a period not to exceed fifteen years after the effective date of such a provision by the governing body, as follows:

(a) That portion of the ad valorem tax which is produced by the levy at the rate fixed each year by or for each such public body upon the redevelopment project valuation shall be paid into the funds of each such public body in the same proportion as are all other taxes collected by or for the body. When there is not a redevelopment project valuation on a parcel or parcels, the county assessor shall determine the redevelopment project valuation based upon the fair market valuation of the parcel or parcels as of January 1 of the year prior to the year that the ad valorem taxes are to be divided. The county assessor shall provide written notice of the redevelopment project valuation to the authority as defined in section 18-2103 and the owner. The authority or owner may protest the valuation to the county board of equalization within thirty days after the date of the valuation notice. All provisions of section 77-1502 except dates for filing of a protest, the period for hearing protests, and the date for mailing notice of the county board of equalization's decision are applicable to any protest filed pursuant to this section. The county board of equalization shall decide any protest filed pursuant to this section within thirty days after the filing of the protest. The county clerk shall mail a copy of the decision made by the county board of equalization on protests pursuant to this section to the authority or owner within seven days after the board's decision. Any decision of the county board of equalization may be appealed to the Tax Equalization and Review Commission, in accordance with section 77-5013, within thirty days after the date of the decision;

(b) That portion of the ad valorem tax on real property in the redevelopment project in excess of such amount, if any, shall be allocated to and, when collected, paid into a special fund of the authority to be used solely to pay the principal of, the interest on, and any premiums due in connection with the bonds of, loans, notes, or advances of money to, or indebtedness incurred by, whether funded, refunded, assumed, or otherwise, such authority for financing or refinancing, in whole or in part, the redevelopment project. When such bonds, loans, notes, advances of money, or indebtedness, including interest and premiums due, have been paid, the authority shall so notify the county assessor and county treasurer and all ad valorem taxes upon taxable real property in such a redevelopment project shall be paid into the funds of the respective public bodies; and

(c) Any interest and penalties due for delinquent taxes shall be paid into the funds of each public body in the same proportion as are all other taxes collected by or for the public body.

(2) The governing body shall not implement any plan containing a provision dividing ad valorem taxes as provided in subsection (1) of this section until such time as the real property in the redevelopment project is within the corporate boundaries of the city.

(3) Beginning August 1, 2006, all notices of the provision for dividing ad valorem taxes shall be sent by the authority to the county assessor on forms prescribed by the Property Tax Administrator. The notice shall be sent to the county assessor on or before August 1 of the year of the effective date of the provision. Failure to satisfy the notice requirement of this section shall result in the taxes, for all taxable years affected by the failure to give notice of the effective date of the provision, remaining undivided and being paid into the funds for each public body receiving property taxes generated by the property in the redevelopment project. However, the redevelopment project valuation for the remaining division of ad valorem taxes in

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accordance with subdivisions (1)(a) and (b) of this section shall be the last certified valuation for the taxable year prior to the effective date of the provision to divide the taxes for the remaining portion of the fifteen-year period pursuant to subsection (1) of this section.

**Credits**

Laws 1979, LB 158, § 10; Laws 1997, LB 875, § 14; Laws 1999, LB 194, § 2; Laws 2002, LB 994, § 2; Laws 2006, LB 808, § 2; Laws 2006, LB 1175, § 2.

Neb. Rev. St. § 18-2147, NE ST § 18-2147

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Neb.Rev.St. § 18-2147.01

18-2147.01. Cost-benefit analysis; reimbursement

The Department of Economic Development shall, to the extent that funds are appropriated for such purpose, reimburse applying cities or villages for the fees paid by such cities or villages for the use of the cost-benefit analysis model, developed and approved by the Legislature, for projects using funds authorized by section 18-2147.

**Credits**

Laws 1999, LB 774, § 3; Laws 2000, LB 1135, § 3.

Neb. Rev. St. § 18-2147.01, NE ST § 18-2147.01

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# 18-2148. Project valuation; county assessor; duties

Commencing on the effective date of the provision outlined in section 18-2147, the county assessor, or county clerk where he or she is ex officio county assessor, of the county in which the redevelopment project is located, shall transmit to an authority and the county treasurer, upon request of the authority, the redevelopment project valuation and shall annually certify, on or before August 20, to the authority and the county treasurer the current valuation for assessment of taxable real property in the redevelopment project. The county assessor shall undertake, upon request of an authority, an investigation, examination, and inspection of the taxable real property in the redevelopment project and shall reaffirm or revalue the current value for assessment of such property in accordance with the findings of such investigation, examination, and inspection.

**Credits**

Laws 1979, LB 158, § 11; Laws 2006, LB 808, § 3.

Notes of Decisions (5)

Neb. Rev. St. § 18-2148, NE ST § 18-2148

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Neb.Rev.St. § 18-2149

18-2149. Project valuation; how treated

In each year after the determination of a redevelopment project valuation as outlined in section 18-2148, the county assessor and the county board of equalization shall include no more than the redevelopment project valuation of the taxable real property in the redevelopment project in the assessed valuation upon which is computed the tax rates levied by any public body on such project. In each year for which the current assessed valuation on taxable real property in the redevelopment project exceeds the redevelopment project valuation, the county treasurer shall remit to the authority, instead of to any public body, that proportion of all ad valorem taxes on real property paid that year on the redevelopment project which such excess valuation bears to the current assessed valuation.

If the current assessed valuation on taxable real property in the redevelopment project is less than the redevelopment project valuation, the current assessed valuation shall be the value assessable to the public bodies for the current year and there will be no excess valuation or tax proceeds available to the redevelopment project. The redevelopment project valuation shall be reinstated when the current assessed valuation on taxable real property in the redevelopment project is equal to or greater than the redevelopment project valuation.

**Credits**

Laws 1979, LB 158, § 12; Laws 2006, LB 808, § 4.

Neb. Rev. St. § 18-2149, NE ST § 18-2149

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Neb.Rev.St. § 18-2150

# 18-2150. Financing; pledge of taxes

In the proceedings for the issuance of bonds, the making of loans or advances of money, or the incurring of any indebtedness, whether funded, refunded, assumed, or otherwise, by an authority to finance or refinance, in whole or in part, a redevelopment project, the portion of taxes mentioned in subdivision (1)(b) of section 18-2147 shall be pledged for the payment of the principal of, premium, if any, and interest on such bonds, loans, notes, advances, or indebtedness.

**Credits**

Laws 1979, LB 158, § 13; Laws 1997, LB 875, § 15.

Neb. Rev. St. § 18-2150, NE ST § 18-2150

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Neb.Rev.St. § 18-2151

18-2151. Redeveloper; penal bond; when required; purpose

Any redeveloper entering into a contract with an authority for the undertaking of a redevelopment project pursuant to a redevelopment plan which contains the provision outlined in section 18-2147 shall be required before commencing work to execute, in addition to all bonds that may be required, a penal bond with good and sufficient surety to be approved by an authority, conditioned that such contractor shall at all times promptly make payments of all amounts lawfully due to all persons supplying or furnishing the contractor or his or her subcontractors with labor or materials performed or used in the prosecution of the work provided for in such contract, and will indemnify and save harmless the authority to the extent any payments in connection with the carrying out of such contracts which an authority may be required to make under the law.

**Credits**

Laws 1979, LB 158, § 14.

Neb. Rev. St. § 18-2151, NE ST § 18-2151

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Neb.Rev.St. § 18-2152

18-2152. Repealed by Laws 1988, LB 809, § 1

18-2152. Repealed by Laws 1988, LB 809, § 1

Neb. Rev. St. § 18-2152, NE ST § 18-2152

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Neb.Rev.St. § 18-2153

# 18-2153. Sections, how construed

The powers conferred by sections 18-2147 to 18-2153 shall be in addition and supplemental to the powers conferred by the Community Development Law and by any other law and shall be independent of and in addition to any other provision of the laws of the State of Nebraska with reference to the matters covered hereby. The provisions of such sections and all grants of power, authority, rights, or discretion to a city or village and to an authority created under the Community Development Law shall be liberally construed, and all incidental powers necessary to carry into effect such sections are hereby expressly granted to and conferred upon a city or village or an authority created pursuant to the Community Development Law.

**Credits**

Laws 1979, LB 158, § 16; Laws 1991, LB 15, § 9; Laws 1999, LB 774, § 4.

Neb. Rev. St. § 18-2153, NE ST § 18-2153

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Neb.Rev.St. § 18-2154

# 18-2154. Authority; relocate individuals and businesses; replace housing units

A redevelopment authority shall relocate or provide assistance in the relocation of individuals, families, and businesses occupying premises acquired for a redevelopment project pursuant to the procedures described in the Relocation Assistance Act. In the event any housing units are eliminated by a redevelopment project, the redevelopment plan for any such project shall include plans for equivalent replacement housing units elsewhere in the community.

**Credits**

Laws 1980, LB 986, § 4; Laws 1989, LB 254, § 31.

Neb. Rev. St. § 18-2154, NE ST § 18-2154

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Floor Debate
January 17, 2007

your way to the floor. It is our hope that if you have bills that you're looking to introduce that you'll have them in here in the short term. We would prefer to adjourn on or around noon today. If you're running late, working on something last minute, please advise Mr. Clerk or myself so that we can understand where you're at. Again, Revisor's Office has everything out, so let's get the bills in, and we hope to adjourn around noon. Thank you, Mr. President.

PRESIDENT SHEEHY: Thank you, Mr. Speaker. Mr. Clerk, do you have new bills for introduction at your desk?

CLERK: I do, Mr. President. Reference Committee will meet now; Reference Committee will meet now in Room 2102. Mr. President, new bills. (Read LB553-LB579 by title for the first time.) That's all that I have at this time, Mr. President. (Legislative Journal pages 275-279.) [LB553 LB554 LB555 LB556 LB557 LB558 LB559 LB560 LB561 LB562 LB563 LB564 LB565 LB566 LB567 LB568 LB569 LB570 LB571 LB572 LB573 LB574 LB575 LB576 LB577 LB578 LB579]

PRESIDENT SHEEHY: Thank you, Mr. Clerk. (Visitors introduced.) Mr. Clerk, do you have new bills for introduction at your desk?

CLERK: Yes, Mr. President, I do. Thank you. (Read LB580-LB609 by title for the first time.) That's all that I have at this time, Mr. President. (Legislative Journal pages 279-284.) [LB580 LB581 LB582 LB583 LB584 LB585 LB586 LB587 LB588 LB589 LB590 LB591 LB592 LB593 LB594 LB595 LB596 LB597 LB598 LB599 LB600 LB601 LB602 LB603 LB604 LB605 LB606 LB607 LB608 LB609]

PRESIDENT SHEEHY: Thank you, Mr. Clerk. (Microphone malfunction)...do you have new bills for introduction?

CLERK: Mr. President, new bills. (Read LB610-LB643 by title for the first time.) That's all that I have at this time, Mr. President. (Legislative Journal pages 284-289.) [LB610 LB611 LB612 LB613 LB614 LB615 LB616 LB617 LB618 LB619 LB620 LB621 LB622 LB623 LB624 LB625 LB626 LB627 LB628 LB629 LB630 LB631 LB632 LB633 LB634 LB635 LB636 LB637 LB638 LB639 LB640 LB641 LB642 LB643]

PRESIDENT SHEEHY: Thank you, Mr. Clerk. Mr. Clerk, do you have new bills for introduction?

ASSISTANT CLERK: Mr. President, I do. Thank you. (Read LB644-LB664 by title for the first time, Legislative Journal pages 289-294.) [LB644 LB645 LB646 LB647 LB648 LB649 LB650 LB651 LB652 LB653 LB654 LB655 LB656 LB657 LB658 LB659 LB660 LB661 LB662 LB663 LB664]

CLERK: Mr. President, I have a hearing notice from Judiciary for confirmation hearings this Friday. Enrollment and Review reports LB286 to Select File, LB255, LB34, LB349, LB192, LB295, LB136, LB537 all to Select File, some of those having Enrollment and Review amendments. I have priority bill designations. Transportation Committee selected LB661 as one of the committee priorities; Senator Dierks selected LB629 as his personal priority; Performance Audit, LB653; Senator McDonald has selected LB143; Senator Adams, LB562. New resolution, LR42, by Senator Heidemann. That will be laid over. Some name adds: Senator Dwite Pedersen to add his name to LB20; Senator Howard to LB551; Senator Hudkins to withdraw from LB173. (Legislative Journal pages 735-740.) [LB286 LB255 LB34 LB349 LB192 LB295 LB136 LB537 LB661 LB629 LB653 LB143 LB562 LR42 LB20 LB551 LB173]

And Mr. President, a priority motion. Senator Cornett would move to adjourn until Tuesday morning, March 6, at 9:00 a.m. []

SENATOR LANGEMEIER: Thank you, Mr. Clerk. The motion before the body is to adjourn until Tuesday, March 6, at 9:00 a.m. All those in favor say yea. All those opposed say nay. The ayes have it. We are adjourned. []

ASSISTANT CLERK: Senator Erdman would offer AM648. (Legislative Journal page 804.) [LB286]

SENATOR LANGEMEIER: Senator Erdman, you are recognized to open on AM648. [LB286]

SENATOR ERDMAN: Mr. President and members of the Legislature, AM648 is a technical change to our existing statute on Purple Heart license plates. And there were two different ideas that were presented before the Transportation Committee; both, as I understand it, were supported by the Department of Motor Vehicles. It would simply allow an individual, or at least the intent is that an individual who is a multiple Purple Heart winner would be able to apply for more than one license plate but they would still have to be the primary owner of that vehicle. So the technical amendment before you strikes the word "only one" and replaces it with "any number." Again, that was a consideration brought to the Transportation Committee in support by the Department of Motor Vehicles. I would hope that the body would see to adopt this amendment to LB286. Thank you, Mr. President. [LB286]

SENATOR LANGEMEIER: Thank you, Senator Erdman. You have heard the opening on AM648, offered by Senator Erdman. The floor is now open for discussion. Is there anyone wishing to speak to the amendment? Seeing no lights on, Senator Erdman is recognized to close. He waives closing. The question before the body is, shall AM648 be adopted to LB286? All those in favor vote yea; all those opposed vote nay. Have all those voted that wish to? Record, Mr. Clerk. [LB286]

ASSISTANT CLERK: 31 ayes, 0 nays, on the adoption of the amendment, Mr. President. [LB286]

SENATOR LANGEMEIER: The amendment is adopted. Mr. Clerk. [LB286]

ASSISTANT CLERK: I have nothing further pending on the bill. [LB286]

SENATOR LANGEMEIER: Senator McGill, for a motion. [LB286]

SENATOR McGILL: Mr. President, I move LB286 to E&R for engrossing. [LB286]

SENATOR LANGEMEIER: You have heard the motion. All those in favor say aye. All those opposed say nay. LB286 does advance. Mr. Clerk, items for the record. [LB286]

ASSISTANT CLERK: Mr. President, I do. New A bills. (Read LB551A and LB396A by title for the first time.) A confirmation report from the Education Committee. New resolution, LR56, offered by Senator Fischer. And your Committee on Urban Affairs reports LB562 to General File with committee amendments. In addition to that, Judiciary

reports LB218 to General File, LB457, LB692, all to General File with no amendments, and LB81 as indefinitely postponed. (Legislative Journal pages 862-863.) [LB551A LB396A LR56 LB562 LB218 LB457 LB692 LB81]

SENATOR LANGEMEIER: Thank you, Mr. Clerk. (Visitors introduced.) In keeping with the agenda, it is 10:30. We will move on to the General File, 2007 Speaker priority bills. LB292. Mr. Clerk. [LB292]

ASSISTANT CLERK: Mr. President, LB292, introduced by Senator Hansen and others. (Read title.) The bill was read for the first time on January 10 of this year, referred to the Health and Human Services Committee. That committee reports the bill to General File with committee amendments. (AM444, Legislative Journal page 663.) [LB292]

SENATOR LANGEMEIER: Thank you, Mr. Clerk. Senator Hansen, you are recognized to open on LB292. [LB292]

SENATOR HANSEN: Thank you, Mr. President and members of the Unicameral, this fine morning. The Disproportionate Share Hospital Program was created by the United States government in 1981 to compensate hospitals that are serving underinsured or uninsured individuals in Nebraska. LB292 will allow additional federal funds to be brought into Nebraska's economy without any new state or county funding being required. Although Nebraska is currently eligible for additional federal funds, in order to receive these funds the state must first produce its matching portion of the DSH--that's the acronym for Disproportionate Share Hospital; I'll refer to that as "dish" (phonetic)--payments. LB292 will allow county boards to transfer general assistance funds to the Department of Health and Human Services Finance and Support Department prior to those payments being made to the providers, and the providers are about ten hospitals in the state of Nebraska--exactly ten hospitals, sorry. These funds would then be considered the state's match, which would result in additional federal funding being available to the disproportionate share hospitals. The solution contains two parts: general assistance payments and behavioral health regional payments. Currently, general assistance payments are made directly from the county to the provider or the hospital. The first part would give the counties the option of making general assistance payments to HHS Finance and Support prior to the payments being made to the providers. This intergovernmental transfer would utilize approximately $3.1 million annually from current county general assistance payments as the state's match, and would potentially result in additional federal funding to the DSH program of approximately $4.1 million. So in other words, we're taking $3.1 million that the counties are providing to hospitals now, bring it back to HHS, they apply for the grant, and an additional $4.1 million goes to these DSH hospitals that are the providers. The Centers for Medicare and Medicaid Services, the CMS, on January 26, 2007, approved the use of this intergovernmental transfer for the purpose in Nebraska. It's anticipated that this bill will impact Medicaid fiscal year 2007 DSH payments if we can get this law passed

SENATOR FRIEND: Thank you, Mr. Speaker. Mr. Clerk, items for the record.

CLERK: Thank you, Mr. President. New resolution, LR66, offered by Senator Flood. That will be laid over. Amendments to be printed: Senator Dierks, to add his name to LB629; Senator Harms to LB658; Senator Louden to LB658; and Senator Hudkins, four amendments to LB658. An announcement, Mr. President. The Revenue Committee will meet at 5:00 in Room 1524, Executive Session; Revenue Committee, 5:00, Room 1524. Senator Stuthman would like to add his name to LB562, as cointroducer. (Legislative Journal pages 960-964.) [LR66 LB629 LB658 LB562]

I have a priority motion, Mr. President. Senator Flood would move to adjourn until Thursday, March 29, at 9:00 a.m.

SENATOR FRIEND: Members of the Legislature, you have heard the motion to adjourn until Thursday, March 29, 2007, at 9:00 a.m. All those in favor please say aye. All those opposed say nay. I believe the ayes have it. We are adjourned.

the extent possible, we can vote on General File, move this to Select, and use the set of understandings that we've developed here. And I don't...I want to be very clear, what I'm doing here does not or is not intended to leave one senator out of the discussion. I think we know who the players are on both sides. Please invest, ask questions, be nosey, find out what's going on, do what you can to represent your district to the extent you're interested so that this solution isn't just a compromise among five; that it's a compromise to the extent possible... [LB658]

SENATOR LANGEMEIER: One minute. [LB658]

SPEAKER FLOOD: ...among 49. That being said, thank you, Mr. President. [LB658]

SENATOR LANGEMEIER: Thank you, Speaker Flood. There are no other lights on. Senator Raikes, you are recognized to close on LB658. [LB658]

SENATOR RAIKES: Mr. President, members of the Legislature, I thank you for the discussion. I think it was enlightening and I think we made progress. So I'm looking forward to continued discussions and bringing something back to you on Select File. Thank you. [LB658]

SENATOR LANGEMEIER: Thank you, Senator Raikes. You have heard the closing on LB658. The question before the body is, shall LB658 advance to E&R Initial? All those in favor vote yea; all those opposed vote nay. Have all those voted that wish to? Record, Mr. Clerk. [LB658]

ASSISTANT CLERK: 29 ayes, 0 nays on the motion to advance the bill, Mr. President. [LB658]

SENATOR LANGEMEIER: LB658 does advance. (Visitors introduced.) Mr. Clerk, next item on the agenda, LB562. [LB658 LB562]

ASSISTANT CLERK: Mr. President, LB562, introduced by Senator Adams and others. (Read title.) The bill was read for the first time on January 17 of this year, referred to the Urban Affairs Committee. That committee reports the bill to General File with committee amendments. (AM689, Legislative Journal page 863.) [LB562]

PRESIDENT SHEEHY PRESIDING [LB562]

PRESIDENT SHEEHY: Thank you, Mr. Clerk. Senator Adams, you're recognized to open on LB562. [LB562]

SENATOR ADAMS: Thank you, Mr. Lieutenant Governor and members of the Legislature. For the next few minutes during this introduction, if you'll indulge me, I'm

not only going to stand before you as a fellow state senator, but I'd like to put my former mayor hat on as well. You all know that there's not a town in the state of Nebraska, from one end to the other, that doesn't work every day to stay just as vital as they possibly can. They do everything they can to attract new people, to attract tax base just to stay alive in many cases. What LB562 intends to do is to give to communities, from one end of this state to the other, a second tool that they can use to further help them grow and to stay vital. Now the simplest way for me to explain LB562 to you is I just want to give you a quick scenario, and then I'm going to back up and give you an example of how it might work. What LB562 will do, if passed, is to amend the community development laws and give communities a second tool, in addition to the tax increment financing tools that are already available to them. What the bill would do is to allow cities to identify an area that they want to develop and to use the occupation tax authority that they already have under law; impose the occupation tax on the redevelopment area and the commercial and retail businesses within that redevelopment area, with their consent, and only in that area, nowhere else; capture the occupation tax from those newly developing businesses that have agreed with the city council to allow the occupation tax to be imposed on their business, to capture the occupation tax, use the revenues from those occupation taxes to pay down revenue bonds that the city would issue on behalf, in effect, of the developer. Now that may seem rather complicated, so let me make it...maybe make it a little bit simpler with an example. Most of you are aware that it wasn't that long ago that we lost nearly 25 percent of the square in downtown York. Now as a small rural community, what we struggle with at this point, first of all, was getting it cleaned up. That's been taken care of. Now we have a bigger issue--finding someone who's willing to come in to a small rural downtown and redevelop some commercial retail businesses there. If we wanted them by the interstate, we could find them. But if we want them downtown, that's a tough thing to sell. What LB562 would do would be to give to the city of York or any other town in the state of Nebraska an additional tool which might be just what it takes to get a developer or developers to come in to anybody's downtown and bring commercial business. The developer would come to the city council: This is the project that I want to do. The city council, acting as a city council and the city redevelopment authority, would say, all right, the project complies with our plan for the way we'd like to see the downtown go; what can we do to help you out? Well, the developer might very well say, well, what I'd really do is I'd like to go out to the interstate. The city council could say, well, if you go out to the interstate that's all fine and good, but we'd really like to have you downtown instead and in order to try to leverage that just a little bit, we would be willing to do this; we'd be willing, if you are, Mr. or Mrs. contractor, we would be willing to impose an occupation tax on the area that you own that you are developing; we will collect those occupation taxes for as long as there is a revenue bond that has been issued by the city on your behalf, and until that revenue bond is retired those occupation taxes will be collected. It's a revenue bond. It's not a general obligation bond. The agreement is between the city and the developer. It's the kind of thing that might just say to that developer, you know what, I can make this go with that. The advantage of the

occupation tax, it's not sales tax, so we're not robbing tax from one place and putting it in another. We're not robbing sales tax away from the state of Nebraska. The other advantage to this is it's not property tax. I've got a little town up the road from York, Stromsburg, a nonequalized school district. Stromsburg is struggling in their downtown to stay alive. They think they've got a running shot at it and they want to be able to do something. They have been using tax increment financing in order to build new sidewalks, restore some of their store fronts. The problem is every time they use TIF the school district comes in and, though they're good citizens, they cringe because we're pulling tax base away from a nonequalized school district. This bill, if it were passed, would give every community, from Lincoln, who has complained about losing property tax base when they use TIF, to the little Stromsburgs, the opportunity to have another option. It might be in addition to TIF or it might be in lieu of TIF. That generally is what the bill is about. I'm confident that you may have questions so I'm going to stop at this point. There are some committee amendments that are pretty important to the bill and I'll be glad to field any questions. Thank you, Mr. Lieutenant Governor. [LB562]

PRESIDENT SHEEHY: Thank you, Senator Adams. We will now move to AM689, by the Urban Affairs Committee. Senator Friend. [LB562]

SENATOR FRIEND: Thank you, Mr. President and members of the Legislature. This bill was advanced unanimously right after it was amended. The committee amendment is a white copy amendment, which means, more or less, that we're striking all of the original provisions of the bill, but generally reflects the changes proposed by Senator Adams, the sponsor of the legislation, at the public hearing on the bill and found in AM467, which was presented at that time by Senator Adams. To that amendment, the committee actually added two additional changes. It brought Section 10 into the community development law and added into that section a list of the authorized purposes for fund expenditures taken from Section 19-4019, instead of merely using a reference to that statute. In this amendment, the original bill...the original bill's definition of employer-provided health insurance is deleted and replaced with a definition of employer-provided health benefits, which means any item paid by the employer, in total or in part, that aids in the cost of healthcare services, including health insurance, health savings accounts and employer reimbursement of healthcare costs. The definition of qualifying wage is deleted with the amendment. The original bill's language defining the qualifying number of new employees that will result from the new investment is changed so that it is tied to the size of the county in which the enhanced employment area is located: (a), for example, (a) 2 new employees and $125,000 of new investment in counties with a population of fewer than 15,000 inhabitants; (b) 5 new employees and new investment of $250,000 in counties with a population of more than 15,000 but fewer than 25,000 inhabitants; (c) 10 new employees and new investment of $500,000 in counties with a population of more than $25,000 but fewer than $50,000 inhabitants; (d) 15 new employees and new investment of $1 million in counties of more than 50,000 but fewer than 100,000 inhabitants; (e) 20 new employees and new investment of

$1,500,000 in counties with more than 100,000 but fewer than 200,000 inhabitants; (f) 25 new employees and new investment of $2 million in counties with more than 200,000 and less than 400,000 inhabitants; and finally (g) 30 new employees and new investment of $3 million in counties with more than 400,000 inhabitants. Additionally, and this is important, members of the Legislature, any business that has 100,000...or, excuse me, 130,000 square feet or more of space and annual gross sales of $10 million or more is required to offer an employer-provided health benefit of at least $3,000 annually to all new employees who are working 30 hours a week or more on the average, and who have been employed for at least six months. Section 10 of the original bill is stricken and replaced with totally new language which is then added to the community development law, mainly because we didn't have a place to put this. There was no placeholder. This section deals with the designation of an enhanced employment area in an area which is not designated as substandard and blighted. New definitions are added here, most significantly, the definition of number of new employees for qualifying purposes. This, the term, means that the number of equivalent employees employed at a business in an enhanced employment area which exceeds the number of equivalent employees employed in the year immediately preceding the year in which the enhanced employment area was designated pursuant to this section. Revenue bonds are authorized to defray the cost of authorized work and to secure the payment of the bonds. The bonds can be issued in one or more series with different maturity dates, interest rates, and other terms and conditions deemed necessary. Senator Adams did a good job of explaining that. The bonds are limited obligations of the city--this is important, too--and shall not constitute nor give rise to a pecuniary liability of the city or a charge against its general credit or taxing powers. Finally, a new section, Section 11, is added which provides that if any section or part of the bill is found to be invalid or unconstitutional it does not affect the validity or constitutionality of the remaining portions of the bill. Members, really quickly, the five years I've been in office here on the Urban Affairs Committee, we've been looking for opportunities like this, we've been looking for tools like this, economic development tools. We all run on those type of ideas. With LB562, I think the committee found something. Wanted to thank Senator Adams, wanted to thank the committee for moving this through, and obviously committee staff. If anybody has any questions in regard to these committee amendments, I'd be happy to answer them. I would ask for the adoption of AM689 and the eventual advancement of the bill. Thank you, Mr. President. [LB562]

PRESIDENT SHEEHY: Thank you, Senator Friend. You've heard the opening to AM689, committee amendment to LB562. The floor is now open for discussion. Anyone wishing to speak to this item? Senator Fulton. [LB562]

SENATOR FULTON: Thank you, Mr. President, members of the Legislature. I just have a couple of questions, if Senator Friend would yield to a question. [LB562]

PRESIDENT SHEEHY: Senator Friend, would you yield? [LB562]

SENATOR FRIEND: Yes. [LB562]

SENATOR FULTON: The enhanced employment area, how is it...can you explain how it's identified? I guess I'll preface that with the concern of eminent domain or a designation of blighting. I'm concerned whether that's part of this process. I didn't see that in the bill, but maybe you could explain that a little bit more succinctly. [LB562]

SENATOR FRIEND: Yeah, Senator Fulton, as simply as possible and hopefully succinctly, city council determines that. The governmental subdivision determines what those development areas will be. [LB562]

SENATOR FULTON: Okay. So it's not...is it fair to say it doesn't necessarily have to be a blighted area? There doesn't have to be a designation of blight or the use... [LB562]

SENATOR FRIEND: No. [LB562]

SENATOR FULTON: ...or there's not necessarily going to be the use of eminent domain before... [LB562]

SENATOR FRIEND: No. [LB562]

SENATOR FULTON: Okay. Okay. The other part I just want to be certain and on record that I understood correctly, we are providing an increase in taxing authority to cities and towns, municipalities. [LB562]

SENATOR FRIEND: That's a possibility. Sorry, Senator Fulton, this is your time. That's a possibility, but this taxing authority already exists... [LB562]

SENATOR FULTON: Okay. [LB562]

SENATOR FRIEND: ...for every class of city. [LB562]

SENATOR FULTON: Okay. And this authority which exists is for revenue bonds but not for general obligation bonds. Is that correct? [LB562]

SENATOR FRIEND: Yeah. Correct. [LB562]

SENATOR FULTON: Okay. Okay, I don't have any other questions. Thank you, Mr. President. [LB562]

PRESIDENT SHEEHY: Thank you, Senator Fulton. We have Senator Stuthman, followed by Senator Nelson, and Senator Howard. Senator Stuthman. [LB562]

SENATOR STUTHMAN: Thank you, Mr. President and members of the body. I would like to ask Senator Adams a couple questions, if he'd respond. [LB562]

PRESIDENT SHEEHY: Senator Adams, would you yield? [LB562]

SENATOR ADAMS: Yes. [LB562]

SENATOR STUTHMAN: Senator Adams, I understand the designation of the area that you're trying to describe. It's defined by streets, blocks or whatever, but it is a defined area. I would like for you to explain to me, you know, what type of businesses are you going to go to try to get in there, and, you know, I need to have explained to me, you know, the occupation tax of it. It states that the city may levy a general business occupation tax. Could you explain the occupation tax portion of it? What is taxed; what isn't? Who collects it? Where does it...I know it goes to retire the revenue bonds, but explain that part of it to me, please. [LB562]

SENATOR ADAMS: Okay, let me back up for just a minute, Senator. The development area or the enhanced employment area is whatever the contractor, the developer, and the city agree to, and it would literally be defined and described in a contract. The occupation tax, cities already, by statute, have the ability to impose an occupation tax. They are not often used. And they're given the latitude to use the occupation tax in a very generalized way. For instance, let's say in...I mean you can go back to downtown York for a minute, as a hypothetical. Let's say in that burned out area we get an appliance store that decides to come back, and up above the appliance store they decide to use the second floor for apartments. The developer of the appliance store and the apartments may sit down with the city of York and say, all right, how are we going to set up this occupation tax. Well, it could be based on the gross sales of the appliance store. That may seem like a reasonable way to do it. And as far as the apartment or maybe office space up above, maybe it's imposed on a per square foot basis. Oftentimes in restaurants it might be on a per seat basis. Cities, under statute, have latitude as to how they want to use that. But it would be used only contractually with the agreement of the developer, and on no other businesses, only those new ones. [LB562]

SENATOR STUTHMAN: Thank you, Senator Adams. One other concern that I have and I may try to relate...ask Senator Adams that, if he'd respond again. [LB562]

SENATOR ADAMS: Yes. [LB562]

SENATOR STUTHMAN: On that occupation tax, what are the rates of it that is already legal or it's in the process? What are the rates and is it on top of other city taxes, or can you explain to that me? [LB562]

SENATOR ADAMS: Well, it would be, as far as rates, it would be up to the developer and the city what they want to agree to, whatever is going to work to pay the amortization on those bonds. And would it be in addition to other taxes that already exist? If a city has a local option sales tax, it would be in addition to that, yes, it would, only with the agreement of the developer and only in that area being developed, no place else in town. [LB562]

SENATOR STUTHMAN: So there will be no tax assessed in any part other than that development area that you're trying... [LB562]

SENATOR ADAMS: That's correct. [LB562]

SENATOR STUTHMAN: ...that you're talking about. And... [LB562]

SENATOR ADAMS: That's absolutely right. [LB562]

SENATOR STUTHMAN: ...but the tax will be set between the developer, the city, and possibly the ones that are the lessors...the lessees of those, like you demonstrated, a retail store with apartments above. The owner of that building that's in there, or the developer, they would come upon an agreement as to what the amount of tax would be. [LB562]

SENATOR ADAMS: Correct. That's right. [LB562]

SENATOR STUTHMAN: And it has nothing to do with any other business that's in the community other than that designated area. [LB562]

PRESIDENT SHEEHY: One minute. [LB562]

SENATOR ADAMS: That's exactly right. [LB562]

SENATOR STUTHMAN: Thank you. [LB562]

PRESIDENT SHEEHY: Mr. Clerk, do you have an announcement at your desk? [LB562]

ASSISTANT CLERK: Mr. President, I do. Revenue Committee will hold an Executive Session at 3:00 in Room 2102. [LB562]

PRESIDENT SHEEHY: Thank you. Senator Howard. [LB562]

SENATOR HOWARD: Thank you, Mr. Lieutenant Governor, members of the body. If Senator Friend would yield to a question or two. [LB562]

PRESIDENT SHEEHY: Senator Friend, would you yield? [LB562]

SENATOR FRIEND: Yes. Yes, I will. [LB562]

SENATOR HOWARD: Thank you. Keeping in mind the old saying that all politics is local, could you give me a picture of how this might work in Omaha, say the northeast section where it's often difficult to attract business? [LB562]

SENATOR FRIEND: Sure. Absolutely. I can give you a nice analogy or hypothetical. In my area, the northwest area, there was recently tax increment financing used to...over near the 72 Street, North 72 Street area up by the interstate to build a retail outlets. There is now all kinds of, you know, different retail opportunities up there. It was "TIFed." Wouldn't have had to...wouldn't have had to had been done that way if something like this was in place, because this would have been tiered. This...all of that stuff in there would have been analyzed and tiered, the Target that moved in and everything else. The city could have utilized this with just a vote of the city council. They could have circled that area and used occupational tax instead of pulling property tax out of the mix, which is what TIF does every time you use it. So I'm not trying to do a soft-sell job here, Senator Howard, but this is totally different than TIF in that it deals with different pockets of taxation. Every time somebody uses TIF, it is...the argument could be that somebody could walk into a hearing and say you're taking away from our schools, you're taking away from our schools. This is taxing authority that everybody has, that everybody is using, and we're circling it and providing some bonding authority, associating bonding authority around it. So that could have been done without "TIFing" it, the whole thing could have been done, and you grab a tier and you build all that stuff without "TIFing" it, and you probably could have. I don't know what the difference in financing would have been, but I'm saying it probably could have been done without using tax increment financing, or in...it could have been done using it in parallel with it. [LB562]

SENATOR HOWARD: Okay. Well, that's really interesting and it really helps me to better understand the plan. Do you think this would be alluring, let's use that word, alluring enough for businesses that otherwise wouldn't consider a particular area, to look at it? [LB562]

SENATOR FRIEND: I do because of the restrictions placed on TIF in regard to substandard and blighted. You...in a lot of our communities, the city councils and the subdivisions have...the representatives of those subdivisions have the ability to implement without twisting that substandard and blighted piece of the puzzle or placing that stuff in there. So there are...there are things that TIF is used for and things that TIF is out there for that it's just not going to be required from this angle. This is a totally different type of mind-set. [LB562]

SENATOR HOWARD: Well, I find that very encouraging and hopeful for areas of the city that really don't have the employment base that they need, that would really help support their economy. Also, there was another piece you mentioned and that was regarding the health insurance coverage. If you could just give me a little more information on that. [LB562]

SENATOR FRIEND: Right. The original...the initial language was more general. It did...or, excuse me, it was more specific and I think it dealt with just health insurance. We changed it in the committee to health benefits, so that you're talking about the savings accounts and everything else. We wanted to be more encompassing for two reasons: one, because we felt like we should be;... [LB562]

PRESIDENT SHEEHY: One minute. [LB562]

SENATOR FRIEND: ...and the other reason is because we were afraid...or we knew that most companies are dealing with it from that standpoint in regard to the way they hand...the way they create these benefits. The language just fit better. Instead of getting...the bottom line is you would have only been able to use some of that, or implement, in relationship to health insurance, and we felt like it wasn't covering everything that needed to be covered. [LB562]

SENATOR HOWARD: I see. Thank you so much for the information. I appreciate it. [LB562]

SENATOR FRIEND: Sure. [LB562]

SENATOR HOWARD: Thank you. [LB562]

PRESIDENT SHEEHY: Anyone else wishing to speak on this item? Seeing none, Senator Friend, you're recognized to close on AM689. [LB562]

SENATOR FRIEND: Thank you, Mr. President. Just again to say thank you and once again respectfully ask for the adoption of the amendments and the advancement of the bill. Thank you. [LB562]

PRESIDENT SHEEHY: Thank you, Senator Friend. You've heard the closing to AM689. The question before the body is, shall AM689 be adopted? All those in favor vote yea; opposed, nay. Have all voted who wish? Please record, Mr. Clerk. [LB562]

ASSISTANT CLERK: 29 ayes, 0 nays on the adoption of committee amendments, Mr. President. [LB562]

PRESIDENT SHEEHY: AM689 is adopted. Further discussion on LB562? Seeing none, Senator Adams, you're recognized to close on LB562. [LB562]

SENATOR ADAMS: Thank you, Mr. Lieutenant Governor. I'll make my closing very quick, but let me reiterate a couple of key points about this. This gives to cities another tool, an economic development tool, that they can use at their discretion. Any agreements to use the occupation tax must be arrived at between the developer and the city. The occupation tax, if it's agreed to be imposed, goes no further than this new development area. That's as far as it goes. It presents an additional opportunity for those cities who are terrifically concerned about losing property tax base. It gives them another tool that they can use rather than the property tax base. I'd urge your support. Thank you, Mr. Lieutenant Governor. [LB562]

PRESIDENT SHEEHY: Thank you, Senator Adams. You've heard the closing to LB562. The question before the body is, shall LB562 advance to E&R Initial? All those in favor vote yea; opposed, nay. Have all voted who wish? Please record, Mr. Clerk. [LB562]

ASSISTANT CLERK: 32 ayes, 0 nays on the motion to advance the bill, Mr. President. [LB562]

PRESIDENT SHEEHY: LB562 does advance. Next item, Mr. Clerk. [LB562]

ASSISTANT CLERK: Mr. President, the next bill is LB457, which is legislation introduced by Senator Hansen and others. (Read title.) The bill was read for the first time on January 16, referred to the Judiciary Committee. That committee reports the bill to General File without committee amendments. [LB457]

PRESIDENT SHEEHY: Thank you, Mr. Clerk. Senator Hansen, you're recognized to open on LB457. [LB457]

SENATOR HANSEN: Thank you, Mr. President, members of the Legislature. LB457 is an attempt to strengthen the intent of Nebraska's foster care system. As of March 25, 2007, there were 5,038 Nebraska children in foster care. That number is the same as the entire population of the city of Ogallala, or nearly as many seats that were added to the new addition to the north stadium at Memorial Stadium this year. One thousand three hundred and thirty-eight have been in foster care for more than 24 months. One thousand two hundred and ninety-nine children are under the age of six. One thousand eight hundred and eighty-eight of those children have been removed from the home more than once. Two thousand four hundred and thirty-three, or 48 percent, have been moved four or more times. Sixty-five percent of the children that enter foster care due to neglect...they are entered into foster care due to neglect, which is defined as not providing for the child's physical, medical, or emotional needs. We must begin the process of changing those numbers. LB457 is my initiation of that process. Specifically,

SENATOR LANGEMEIER: Welcome to the George W. Norris Legislative Chamber. The afternoon session is about to reconvene. Senators, please record your presence. Senators, please return to the Chamber and record your presence so we can proceed to continue discussion. Senator Preister, Mines, McDonald, Ashford, please return to the Chamber. Please check in so we can proceed. Senator Janssen. Senators Harms, Schimek, please return to the Chamber and record your presence. Mr. Clerk, please record. []

ASSISTANT CLERK: There is a quorum present, Mr. President. []

SENATOR LANGEMEIER: Thank you, Mr. Clerk. Do you have any items for the record? []

ASSISTANT CLERK: Mr. President, I do. I have an Attorney General's Opinion (re LB57) addressed to Senator Mines. Your Committee on Enrollment and Review reports LB658 to Select File with amendments; LB562 to Select File with amendments; LB457, Select File; LB415, Select File with amendments; and LB415A to Select File; as well as LB218. (Legislative Journal pages 1075-1082.) [LB57 LB658 LB562 LB457 LB415 LB415A LB218]

SENATOR LANGEMEIER: Thank you, Mr. Clerk. (Visitors introduced.) Mr. Clerk, we will proceed to the first item on the afternoon agenda. Mr. Clerk. []

ASSISTANT CLERK: Mr. President, under consideration was LB564. The next amendment to the committee amendments on that bill is offered by Senator Chambers, FA60. (Legislative Journal page 1082.) [LB564]

SENATOR LANGEMEIER: Thank you, Mr. Clerk. Senator Chambers, you're recognized to open on FA60. [LB564]

SENATOR CHAMBERS: Thank you. Mr. President, members of the Legislature, Senator Lathrop and I have been talking and working, trying to reach an accord on this bill. I don't know whether we will. But this amendment that I'm offering is one that I think should be seriously considered. What it would do is say the following. First of all, so you'll know what it's attached to, one of the areas of exemption where you cannot have a cause of action is if an injury results from the inherent risk of the recreational activity. I want to add some language after that. When there is a risky activity, this is the language I would have, and this is what must be put on a sign to save the political subdivision from liability: "if safety rules have been formulated, posted prominently, and are enforced by the entity providing such recreational activity." So that neither I nor Senator Lathrop will seem to be coy, he said that he thinks the people he's working with would have a problem with the part requiring that there be an enforcement of these safety

CLERK: Senator McGill, I have nothing further on LB232. [LB232]

SENATOR LANGEMEIER: Senator McGill, you're recognized for a motion. [LB232]

SENATOR McGILL: Mr. President, I move LB332 to E&R for engrossing...or, LB232 to E&R for engrossing. Pardon me. [LB232]

SENATOR LANGEMEIER: Thank you, Senator McGill. You've heard the motion on the advancement of LB232. All those in favor say aye. All those opposed say nay. LB232 does advance. Mr. Clerk. [LB232]

CLERK: LB502. Senator McGill, I have Enrollment and Review amendments. (ER8061, Legislative Journal page 1027.) [LB502]

SENATOR LANGEMEIER: Senator McGill, for a motion. [LB502]

SENATOR McGILL: Mr. President, I move the E&R amendments. [LB502]

SENATOR LANGEMEIER: You've heard the motion to adopt the E&R amendments. All those in favor say aye. All those opposed say nay. They are adopted. [LB502]

CLERK: I have nothing further on LB502, Senator. [LB502]

SENATOR LANGEMEIER: Senator McGill, for a motion. [LB502]

SENATOR McGILL: Mr. President, I move LB502 to E&R for engrossing. [LB502]

SENATOR LANGEMEIER: You've heard the motion on the advancement of LB502. All those in favor say aye. All those opposed say nay. LB502 does advance. Mr. Clerk. [LB502]

CLERK: LB562, Senator. I have Enrollment and Review amendments. (ER8065, Legislative Journal page 1077.) [LB562]

SENATOR LANGEMEIER: Senator McGill, you're recognized. [LB562]

SENATOR McGILL: Mr. President, I move the E&R amendments. [LB562]

SENATOR LANGEMEIER: You've heard the motion to adopt the E&R amendments to LB562. All those in favor say aye. All those opposed say nay. They are adopted. [LB562]

CLERK: I have nothing further on LB562, Senator. [LB562]

SENATOR LANGEMEIER: Senator McGill, for a motion. [LB562]

SENATOR McGILL: Mr. President, I move LB562 to E&R for engrossing. [LB562]

SENATOR LANGEMEIER: You've heard the motion on LB562. All those in favor say aye. All those opposed say nay. LB562 does advance. Mr. Clerk. [LB562]

CLERK: LB457, Senator. I do not have Enrollment and Review. Senator Hansen would move to amend with AM898. (Legislative Journal page 1047.) [LB457]

SENATOR LANGEMEIER: Senator Hansen, you are recognized to open on AM898. [LB457]

SENATOR HANSEN: Thank you, Mr. President, members of the body. The amendment AM898 is a compromise that we came up with for LB457, and what it does is basically write a list of questions for the caregiver of foster children to submit to the court, and then the court makes its decision whether or not the judge wants to go into any further detail. The...I'll just read Section 1, and that's all that...the main part of it. The court shall provide a caregiver information form to the foster parent, preadoptive parent, guardian, or relative providing care for the child when giving notice to a court review described in the section. The form is dated and signed by the caregiver and shall, at minimum, request the following. And then we list quite a few things there--the name, the picture, and current status of the child's physical/emotional well-being. And then on the second page, item (2), caregiver information form shall be developed by the Supreme Court. Such form shall be made a part of the record in each court that reviews the child's foster care proceedings. This is not intended to be a mandatory for caregivers to fill out. But if they feel that they have something to provide to the court, then they'll have a form to do that. And with that, Mr. President, that's about the sum of the amendment. [LB457]

SENATOR LANGEMEIER: Thank you, Senator Hansen. (Visitors introduced.) You've heard the opening on AM898, offered by Senator Hansen to LB457. The floor is now open for discussion. Senator Lathrop, you're recognized. [LB457]

SENATOR LATHROP: Thank you, Mr. President. When this bill was originally offered, I stood in support. It ran into some opposition on General File. And the amendments that Senator Hansen has brought to us today are commonsense, they are workable, they will allow foster parents to be heard, at least to have a say, and for the judge to have information that will be helpful. This amendment was...came together, members, with the benefit, or with the help of Judge Gendler, who's a juvenile court judge in Sarpy County, Nebraska. And for those of you who have never had an opportunity to meet Judge Gendler, he is a very committed juvenile court judge, very competent, very

every day. And I think, speaking for myself, I know I've taken water for granted. It's there when you turn on the tap. It's there whenever we need it. And I think the ice storm at the end of the year and the drought has definitely heightened my level of awareness about water and how we use it. And it's, you know, we sit on top of the largest aquifer. [LB701]

SENATOR SCHIMEK: One minute. [LB701]

SENATOR DUBAS: It's a resource that has been readily available to us. We've never questioned its availability. But I think the situations that we've dealt with over the last few years with the drought has definitely brought that situation home to all of us. And I hope through this bill we're going to be able to move forward with water policy that is going to recognize just how valuable the Ogallala Aquifer and water is to our state, whether we're in agriculture or any other business. Again, I support Senator Christensen's amendment and will also be supporting the bill. Thank you. [LB701]

SENATOR SCHIMEK: Thank you, Senator Dubas. Mr. Clerk, are there items for the record? [LB701]

CLERK: There are, Madam President. Your Committee on Enrollment and Review reports LB198, LB232, LB338, LB415, LB415A, LB457, LB502, and LB562 as correctly engrossed. I have a gubernatorial appointment and a reference report referring that appointment to standing committee for confirmation hearing. Your Committee on Judiciary, chaired by Senator Ashford, reports LB377 and LB674 to General File with committee amendments attached. An announcement: Senator Raikes would like to have a meeting of the Education Committee at noon in Room 1126; Education Committee at noon in Room 1126. And I have a priority motion, Madam President. Senator McDonald would move to recess until 1:30 p.m. (Legislative Journal pages 1119-1122.) [LB198 LB232 LB338 LB415 LB415A LB457 LB502 LB562 LB377 LB674]

SENATOR SCHIMEK: Thank you. You've heard the motion to recess until 1:30 p.m. All in favor say aye. All opposed, nay. The ayes have it. We are in recess until 1:30 p.m. []

RECESS []

SENATOR SCHIMEK PRESIDING []

SENATOR SCHIMEK: (Recorder malfunction)...W. Norris Legislative Chamber. The afternoon session is about to reconvene. Senators, please record your presence. Roll call. Record, Mr. Clerk. []

CLERK: I have a quorum present, Madam President. []

SENATOR SCHIMEK: Thank you, Mr. Clerk. Do you have any items for the record? []

CLERK: (Read LB502 on Final Reading.) [LB502]

SPEAKER FLOOD: All provisions of law relative to procedure having been complied with, the question is, shall LB502 pass? All those in favor vote aye; all those opposed vote nay. Record please, Mr. Clerk. [LB502]

CLERK: (Record vote read, Legislative Journal pages 1221-1222.) 42 ayes, 1 nay, 6 excused and not voting, Mr. President. [LB502]

SPEAKER FLOOD: LB502 passes. Mr. Clerk, we now move to LB562. The first vote is to dispense with the at-large reading. All those in favor vote aye; all those opposed vote nay. Record please, Mr. Clerk. [LB502 LB562]

CLERK: 33 ayes, 4 nays to dispense with the at-large reading, Mr. President. [LB562]

SPEAKER FLOOD: The at-large reading is dispensed with. Mr. Clerk, please read the title. [LB562]

CLERK: (Read title of LB562.) [LB562]

SPEAKER FLOOD: All provisions of law relative to procedure having been complied with, the question is, shall LB562 pass? All those in favor vote aye; all those opposed vote nay. Record please, Mr. Clerk. [LB562]

CLERK: (Record vote read, Legislative Journal page 1222.) 43 ayes, 0 nays, 6 excused and not voting, Mr. President. [LB562]

SPEAKER FLOOD: LB562 passes. While the Legislature is in session and capable of transacting business, I propose to sign and do hereby sign LB232, LB415, LB415A, LB457, LB502, and LB562. (Visitors introduced.) [LB562 LB232 LB415 LB415A LB457 LB502]

SENATOR FRIEND PRESIDING []

SENATOR FRIEND: Members, we are, as Senator Flood mentioned, we are on Select File. Mr. Clerk, first bill, LB701. [LB701]

CLERK: Mr. President, LB701. Senator McGill, I have Enrollment and Review amendments first of all. (ER8070, Legislative Journal page 1181.) [LB701]

SENATOR FRIEND: Senator McGill, for a motion. [LB701]

SPEAKER FLOOD: I move the advancement of LB701 to E&R for engrossing. [LB701]

SENATOR FRIEND: All those in favor of advancement please signify by saying aye. All those opposed say nay. LB701 does advance. Mr. Speaker, you are recognized to advance LB701A, if you will. [LB701 LB701A]

SPEAKER FLOOD: Mr. President, I would move that LB701A advance to E&R for engrossing. [LB701A]

SENATOR FRIEND: Members, you have heard the motion. All those in favor please signify by saying aye. All those opposed say nay. LB701A does advance. Mr. Clerk, items? [LB701A]

CLERK: Thank you, Mr. President. Senator Erdman would like to announce that the Agriculture Committee will meet under the north balcony upon adjournment; that's the Ag Committee, upon adjournment underneath the north balcony today. Hearing notice from the Government, Military and Veterans Affairs Committee, and amendments to be printed: Senator Schimek to LB405; Senator Kopplin to LB596; Senator Avery to LB551. And bills read on Final Reading this morning, Mr. President, were presented to the Governor as of 9:43 a.m. (re: LB232, LB415, LB415A, LB457, LB502, and LB562.) And that's all that I have. (Legislative Journal pages 1227-1232.) [LB232 LB405 LB415 LB415A LB457 LB502 LB551 LB562 LB596]

SENATOR LANGEMEIER PRESIDING

SENATOR LANGEMEIER: Thank you, Mr. Clerk. Speaker Flood, you are recognized for an announcement.

SPEAKER FLOOD: Well, I have two announcements today, and I think both very timely. One of them you're going to like; one of them you may have mixed feelings about. The first is, given the fact that we're moving along this morning--I know earlier in the week I said we'd have an extended day today that could go as late as three--at this time, with plenty of notice to folks, I think we're going to hopefully adjourn around noon, and that is, in part, because we have accomplished a lot this week, and I think we've taken a lot of time on bills that need extensive debate. The second issue is late nights. We're to that point in the session where we will be working into the evening. You will be receiving a memo in front of you. You will be...a memo will be placed in your mailboxes, and one will be sent by Internet e-mail to each of your offices. I have designated a number of days that we could work late nights. My idea of a late night doesn't usually consist of adjourning any time before 8:30. However, as you'll note in the final paragraph, I do reserve the right to cancel late night or to adjourn earlier than that 8:30 time, given the circumstances. Obviously, we're preparing for a lot of late nights. It also is very much conditioned upon how we work through issues on the floor, and so your ability to confine

glazed over, I can't really put my hands around all of this DRG business. But it really, this bill really gets down to something pretty simple and that is that we're doing something for the hospitals, we're doing something for the work comp carriers. The carriers then hopefully will pass that benefit along and the savings along to businesspersons here in the state. And we're doing something for employees. For the employer and the insurance carriers, we are providing them with a lower amount that they'll have to pay for care of the injured worker. That will result in savings that will be passed along to businesses in the state of Nebraska. For the hospitals, we have a provision that requires that payment be prompt. And I can tell you, hospitals have trouble getting prompt payment. And the provisions here essentially say let us know if you need any more information within 15, 20 days, whatever the term is, and if you don't you have to pay within 30 days, and if you don't pay within 30 days you don't pay the discounted amount, you pay the full freight. And that is the incentives for hospitals in this bill. And then of course, for the worker, the worker is provided with a benefit here. Some of the savings is passed along to employees who have bilateral injuries. The typical example is someone who works in the meat packing industry, has bilateral carpal tunnel syndrome. They would only receive a few thousand dollars if they were treated as two members. But because it may be a career ending type of an injury, if they have a loss of earning capacity of 30 percent or greater, then they are treated as a body as a whole. And I can just tell you, they're more fairly compensated. AM1130, which I'm closing on, exempts from this process for two years the DRGs for traumas. They are the most expensive, the most difficult piece of this puzzle. We will exempt them for two years. We'll probably take a look and see how they're paying that, what kind of savings are being realized by businesses and by insurance companies in that two-year period. And I would urge your support of AM1130 as well as the Business and Labor Committee amendment and LB588. Thank you. [LB588]

SENATOR LANGEMEIER: Thank you, Senator Lathrop. You have heard the closing on AM1130 to the committee amendment, AM862. The question is, shall AM1130 be adopted? All those in favor vote yea; all those opposed vote nay. Have all those voted that wish to? Record, Mr. Clerk. [LB588]

ASSISTANT CLERK: 28 ayes, 0 nays on the adoption of Senator Lathrop's amendment to the committee amendments, Mr. President. [LB588]

SENATOR LANGEMEIER: Thank you, Mr. Clerk. AM1130 is adopted. Mr. Clerk, items for the record? [LB588]

ASSISTANT CLERK: Mr. President, I do. Correspondence from the Governor, LB232, LB457, LB502, LB562 were received in his office on April 19 and were signed and delivered to the Secretary of State on April 25. In addition, second correspondence from the Governor. (Read re LB415 and LB415A.) Mr. President, in conjunction with that, I have motions from Senator Harms that LB415 and LB415A become law notwithstanding

the objection of the Governor. (Legislative Journal pages 1296-1297.) [LB232 LB457 LB502 LB562 LB415 LB415A]

SENATOR LANGEMEIER: Thank you, Mr. Clerk. We will return now to floor discussion on AM862, the Business and Labor Committee amendment to LB588. Seeing no lights on, Senator Cornett, you are recognized to close on AM862. [LB588]

SENATOR CORNETT: Thank you, Mr. President. All I want to do is urge the body to adopt the committee amendments. They are the gist of the bill and I thank you for your support. [LB588]

SENATOR LANGEMEIER: Thank you, Senator Cornett. You have heard the closing on AM862, the committee amendments to LB588. The question is, shall AM862 be adopted? All those in favor vote yea; all those opposed vote nay. Have all those voted that wish to? Record, Mr. Clerk. [LB588]

ASSISTANT CLERK: 32 ayes, 0 nays on the adoption of the committee amendments, Mr. President. [LB588]

SENATOR LANGEMEIER: Thank you, Mr. Clerk. AM862 is adopted. We return now to discussion on LB588, the bill itself. The floor is now open for discussion. Seeing no lights on, Senator Cornett, you are recognized to close on LB588. [LB588]

SENATOR CORNETT: Thank you, Mr. President and members of the body. I urge the body to support the passage of LB588. It will bring Nebraska in line with surrounding states for inpatient workers' compensation injury. This bill creates savings. Everyone gets something and it creates equity and fairness. It will also decrease litigation. This bill improves a business climate in Nebraska. We are offering part of the savings back to the injured worker for which workers' compensation was designed. I will be...I want to thank everyone who has worked on this, and members of the committee and the body that have helped with this. And I urge the passage of this bill with its amendments. It is a compromise between all parties involved. Thank you very much. [LB588]

SENATOR LANGEMEIER: Thank you, Senator Cornett. You have heard the closing on LB588. The question is, shall LB588 advance to E&R Initial? All those in favor vote yea; all those opposed vote nay. Have all those voted that wish to? Record, Mr. Clerk. [LB588]

ASSISTANT CLERK: 33 ayes, 0 nays on the motion to advance the bill, Mr. President. [LB588]

SENATOR LANGEMEIER: Thank you, Mr. Clerk. LB588 does advance. Mr. Clerk, LB610. [LB588 LB610]

LEGISLATIVE BILL 562

Approved by the Governor April 25, 2007

Introduced by Adams, 24; Carlson, 38; Flood, 19; Friend, 10; Mines, 18; Stuthman, 22

FOR AN ACT relating to the Community Development Law; to amend sections 18-2101, 18-2103, 18-2107, 18-2111, 18-2116, 18-2119, and 18-2130, Reissue Revised Statutes of Nebraska; to define and redefine terms; to provide powers and duties and change provisions relating to authorities, redevelopment plans, redevelopment contract proposals, bonds, occupation tax, and eminent domain as prescribed; to harmonize provisions; to provide severability; and to repeal the original sections.

Be it enacted by the people of the State of Nebraska,

Section 1. Section 18-2101, Reissue Revised Statutes of Nebraska, is amended to read:

18-2101 Sections 18-2101 to 18-2144 and sections 8 to 10 of this act shall be known and may be cited as the Community Development Law.

Sec. 2. Section 18-2103, Reissue Revised Statutes of Nebraska, is amended to read:

18-2103 For purposes of the Community Development Law, unless the context otherwise requires:

(1) An authority ~~shall mean~~ means any community redevelopment authority created pursuant to section 18-2102.01 and a city or village which has created a community development agency pursuant to the provisions of section 18-2101.01 and ~~shall not mean~~ does not include a limited community redevelopment authority;

(2) Limited community redevelopment authority ~~shall mean~~ means a community redevelopment authority created pursuant to section 18-2102.01 having only one single specific limited pilot project authorized;

(3) City ~~shall mean~~ means any city or incorporated village in the state;

(4) Public body ~~shall mean~~ means the state or any municipality, county, township, board, commission, authority, district, or other political subdivision or public body of the state;

(5) Governing body or local governing body ~~shall mean~~ means the city council, board of trustees, or other legislative body charged with governing the municipality;

(6) Mayor ~~shall mean~~ means the mayor of the city or chairperson of the board of trustees of the village;

(7) Clerk ~~shall mean~~ means the clerk of the city or village;

(8) Federal government ~~shall mean~~ means the United States of America, or any agency or instrumentality, corporate or otherwise, of the United States of America;

(9) Area of operation ~~shall mean and include~~ means and includes the area within the corporate limits of the city and such land outside the city as may come within the purview of section 18-2123;

(10) Substandard areas ~~shall mean~~ means an area in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which, by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime, (which cannot be remedied through construction of prisons), and is detrimental to the public health, safety, morals, or welfare;

(11) Blighted area ~~shall mean~~ means an area, which (a) by reason of the presence of a substantial number of deteriorated or deteriorating structures, existence of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility, or usefulness, insanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations, or constitutes an economic or social liability and is detrimental to the public health, safety, morals, or welfare

in its present condition and use and (b) in which there is at least one of the following conditions: (i) Unemployment in the designated area is at least one hundred twenty percent of the state or national average; (ii) the average age of the residential or commercial units in the area is at least forty years; (iii) more than half of the plotted and subdivided property in an area is unimproved land that has been within the city for forty years and has remained unimproved during that time; (iv) the per capita income of the area is lower than the average per capita income of the city or village in which the area is designated; or (v) the area has had either stable or decreasing population based on the last two decennial censuses. In no event shall a city of the metropolitan, primary, or first class designate more than thirty-five percent of the city as blighted, a city of the second class shall not designate an area larger than fifty percent of the city as blighted, and a village shall not designate an area larger than one hundred percent of the village as blighted;

(12) Redevelopment project ~~shall mean~~ means any work or undertaking in one or more community redevelopment areas: (a) To acquire substandard and blighted areas or portions thereof, including lands, structures, or improvements the acquisition of which is necessary or incidental to the proper clearance, development, or redevelopment of such substandard and blighted areas; (b) to clear any such areas by demolition or removal of existing buildings, structures, streets, utilities, or other improvements thereon and to install, construct, or reconstruct streets, utilities, parks, playgrounds, public spaces, public parking facilities, sidewalks or moving sidewalks, convention and civic centers, bus stop shelters, lighting, benches or other similar furniture, trash receptacles, shelters, skywalks and pedestrian and vehicular overpasses and underpasses, and any other necessary public improvements essential to the preparation of sites for uses in accordance with a redevelopment plan; (c) to sell, lease, or otherwise make available land in such areas for residential, recreational, commercial, industrial, or other uses, including parking or other facilities functionally related or subordinate to such uses, or for public use or to retain such land for public use, in accordance with a redevelopment plan; and may also include the preparation of the redevelopment plan, the planning, survey, and other work incident to a redevelopment project and the preparation of all plans and arrangements for carrying out a redevelopment project; (d) to dispose of all real and personal property or any interest in such property, or assets, cash, or other funds held or used in connection with residential, recreational, commercial, industrial, or other uses, including parking or other facilities functionally related or subordinate to such uses, or any public use specified in a redevelopment plan or project, except that such disposition shall be at its fair value for uses in accordance with the redevelopment plan; (e) to acquire real property in a community redevelopment area which, under the redevelopment plan, is to be repaired or rehabilitated for dwelling use or related facilities, repair or rehabilitate the structures, and resell the property; and (f) to carry out plans for a program of voluntary or compulsory repair and rehabilitation of buildings or other improvements in accordance with the redevelopment plan;

(13) Redevelopment plan ~~shall mean~~ means a plan, as it exists from time to time for one or more community redevelopment areas, or for a redevelopment project, which ~~plan~~ (a) ~~shall conform~~ conforms to the general plan for the municipality as a whole~~;~~ and (b) ~~shall be~~ is sufficiently complete to indicate such land acquisition, demolition and removal of structures, redevelopment, improvements, and rehabilitation as may be proposed to be carried out in the community redevelopment area, zoning and planning changes, if any, land uses, maximum densities, and building requirements;

(14) Redeveloper ~~shall mean~~ means any person, partnership, or public or private corporation or agency which ~~shall enter or propose~~ enters or proposes to enter into a redevelopment contract;

(15) Redevelopment contract ~~shall mean~~ means a contract entered into between an authority and a redeveloper for the redevelopment of an area in conformity with a redevelopment plan;

(16) Real property ~~shall mean~~ means all lands, including improvements and fixtures thereon, and property of any nature appurtenant thereto, or used in connection therewith, and every estate, interest and right, legal or equitable, therein, including terms for years and liens by way of judgment, mortgage, or otherwise, and the indebtedness secured by such liens;

(17) Bonds ~~shall mean~~ means any bonds, including refunding bonds, notes, interim certificates, debentures, or other obligations issued pursuant to the Community Development Law except for bonds issued pursuant to section 10 of this act;

(18) Obligee ~~shall mean~~ means any bondholder, agent, or trustee for any bondholder, or lessor demising to any authority, established pursuant to section 18-2102.01, property used in connection with a redevelopment project, or any assignee or assignees of such lessor's interest or any part thereof, and the federal government when it is a party to any contract with such authority;

(19) Person ~~shall mean~~ means any individual, firm, partnership, limited liability company, corporation, company, association, joint-stock association, or body politic and ~~shall include~~ includes any trustee, receiver, assignee, or other similar representative thereof;

(20) Community redevelopment area ~~shall mean~~ means a substandard and blighted area which the community redevelopment authority designates as appropriate for a renewal project; ~~and~~

(21) Redevelopment project valuation ~~shall mean~~ means the valuation for assessment of the taxable real property in a redevelopment project last certified for the year prior to the effective date of the provision authorized in section 18-2147; ~~.~~

(22) Enhanced employment area means an area not exceeding six hundred acres (a) within a community redevelopment area which is designated by an authority as eligible for the imposition of an occupation tax or (b) not within a community redevelopment area as may be designated under section 10 of this act;

(23) Employee means a person employed at a business as a result of a redevelopment project;

(24) Employer-provided health benefit means any item paid for by the employer in total or in part that aids in the cost of health care services, including, but not limited to, health insurance, health savings accounts, and employer reimbursement of health care costs;

(25) Equivalent employees means the number of employees computed by (a) dividing the total hours to be paid in a year by (b) the product of forty times the number of weeks in a year;

(26) Business means any private business located in an enhanced employment area;

(27) New investment means the value of improvements to real estate made in an enhanced employment area by a developer or a business;

(28) Number of new employees means the number of equivalent employees that are employed at a business as a result of the redevelopment project during a year that are in excess of the number of equivalent employees during the year immediately prior to the year that a redevelopment plan is adopted; and

(29) Occupation tax means a tax imposed under section 8 of this act.

Sec. 3. Section 18-2107, Reissue Revised Statutes of Nebraska, is amended to read:

18-2107 An authority shall constitute a public body corporate and politic, exercising public and essential governmental functions and having all the powers necessary or convenient to carry out and effectuate the purposes and provisions of the Community Development Law and sections 18-2147 to 18-2151, including the power:

(1) To sue and to be sued; to have a seal and to alter the same at pleasure; to have perpetual succession; to make and execute contracts and other instruments necessary or convenient to the exercise of the powers of the authority; and to make and from time to time amend and repeal bylaws, rules, and regulations not inconsistent with the Community Development Law;

(2) To prepare or cause to be prepared and recommend redevelopment plans to the governing body of the city and to undertake and carry out redevelopment projects within its area of operation;

(3) To arrange or contract for the furnishing or repair, by any person or agency, public or private, of services, privileges, works, streets, roads, public utilities, or other facilities for or in connection with a redevelopment project; and, notwithstanding anything to the contrary contained in the Community Development Law or any other provision of law, to agree to any conditions that it may deem reasonable and appropriate attached to federal financial assistance and imposed pursuant to federal law relating to the determination of prevailing salaries or wages or compliance with labor standards, in the undertaking or carrying out of a redevelopment project, and to include in any contract let in connection with such a project provisions to fulfill such federally imposed conditions as it may deem reasonable and appropriate;

(4) Within its area of operation, to purchase, lease, obtain options upon, or acquire by gift, grant, bequest, devise, eminent domain, or otherwise any real or personal property or any interest therein, together with any improvements thereon, necessary or incidental to a redevelopment project; to

hold, improve, clear, or prepare for redevelopment any such property; to sell, lease for a term not exceeding ninety-nine years, exchange, transfer, assign, subdivide, retain for its own use, mortgage, pledge, hypothecate, or otherwise encumber or dispose of any real or personal property or any interest therein; to enter into contracts with redevelopers of property containing covenants, restrictions, and conditions regarding the use of such property for residential, commercial, industrial, or recreational purposes or for public purposes in accordance with the redevelopment plan and such other covenants, restrictions, and conditions as the authority may deem necessary to prevent a recurrence of substandard and blighted areas or to effectuate the purposes of the Community Development Law; to make any of the covenants, restrictions, or conditions of the foregoing contracts covenants running with the land and to provide appropriate remedies for any breach of any such covenants or conditions, including the right in the authority to terminate such contracts and any interest in the property created pursuant thereto; to borrow money, issue bonds, and provide security for loans or bonds; to establish a revolving loan fund; to insure or provide for the insurance of any real or personal property or the operation of the authority against any risks or hazards, including the power to pay premiums on any such insurance; to enter into any contracts necessary to effectuate the purposes of the Community Development Law; and to provide grants, loans, or other means of financing to public or private parties in order to accomplish the rehabilitation or redevelopment in accordance with a redevelopment plan. No statutory provision with respect to the acquisition, clearance, or disposition of property by other public bodies shall restrict an authority exercising powers hereunder, in such functions, unless the Legislature shall specifically so state;

(5) To invest any funds held in reserves or sinking funds or any funds not required for immediate disbursement in property or securities in which savings banks or other banks may legally invest funds subject to their control; and to redeem its bonds at the redemption price established therein or to purchase its bonds at less than redemption price, and such bonds redeemed or purchased shall be canceled;

(6) To borrow money and to apply for and accept advances, loans, grants, contributions, and any other form of financial assistance from the federal government, from the state, county, municipality, or other public body, or from any sources, public or private, including charitable funds, foundations, corporations, trusts, or bequests, for purposes of the Community Development Law, to give such security as may be required, and to enter into and carry out contracts in connection therewith; and notwithstanding any other provision of law, to include in any contract for financial assistance with the federal government for a redevelopment project such conditions imposed pursuant to federal law as the authority may deem reasonable and appropriate and which are not inconsistent with the purposes of the Community Development Law;

(7) Acting through one or more members of an authority or other persons designated by the authority, to conduct examinations and investigations and to hear testimony and take proof under oath at public or private hearings on any matter material for its information; to administer oaths and to issue commissions for the examination of witnesses who are outside of the state or unable to attend before the authority or excused from attendance; and to make available to appropriate agencies or public officials, including those charged with the duty of abating or requiring the correction of nuisances or like conditions, demolishing unsafe or insanitary structures, or eliminating conditions of blight within its area of operation, its findings and recommendations with regard to any building or property where conditions exist which are dangerous to the public health, safety, morals, or welfare;

(8) Within its area of operation, to make or have made all surveys, appraisals, studies, and plans, but not including the preparation of a general plan for the community, necessary to the carrying out of the purposes of the Community Development Law and to contract or cooperate with any and all persons or agencies, public or private, in the making and carrying out of such surveys, appraisals, studies, and plans;

(9) To prepare plans and provide reasonable assistance for the relocation of families, business concerns, and others displaced from a redevelopment project area to permit the carrying out of the redevelopment project to the extent essential for acquiring possession of and clearing such area or parts thereof; and to make relocation payments to or with respect to such persons for moving expenses and losses of property for which reimbursement or compensation is not otherwise made, including the making of such payments financed by the federal government;

(10) To make such expenditures as may be necessary to carry out the purposes of the Community Development Law; and to make expenditures from

funds obtained from the federal government without regard to any other laws pertaining to the making and approval of appropriations and expenditures;

(11) To certify on or before September 20 of each year to the governing body of the city the amount of tax to be levied for the succeeding fiscal year for community redevelopment purposes, not to exceed two and six-tenths cents on each one hundred dollars upon the taxable value of the taxable property in such city, which levy is subject to allocation under section 77-3443 on and after July 1, 1998. The governing body shall levy and collect the taxes so certified at the same time and in the same manner as other city taxes are levied and collected, and the proceeds of such taxes, when due and as collected, shall be set aside and deposited in the special account or accounts in which other revenue of the authority is deposited. Such proceeds shall be employed to assist in the defraying of any expenses of redevelopment plans and projects, including the payment of principal and interest on any bonds issued to pay the costs of any such plans and projects;

(12) To exercise all or any part or combination of powers granted in this section; ~~and~~

(13) To plan, undertake, and carry out neighborhood development programs consisting of redevelopment project undertakings and activities in one or more community redevelopment areas which are planned and carried out on the basis of annual increments in accordance with the Community Development Law and sections 18-2145 and 18-2146 for planning and carrying out redevelopment projects; and ~~.~~

(14) To agree with the governing body of the city for the imposition of an occupation tax for an enhanced employment area.

Sec. 4. Section 18-2111, Reissue Revised Statutes of Nebraska, is amended to read:

18-2111 The authority may itself prepare or cause to be prepared a redevelopment plan or any person or agency, public or private, may submit such a plan to an authority. A redevelopment plan shall be sufficiently complete to indicate its relationship to definite local objectives as to appropriate land uses, improved traffic, public transportation, public utilities, recreational and community facilities and other public improvements, and the proposed land uses and building requirements in the redevelopment project area, and shall include without being limited to: (1) The boundaries of the redevelopment project area, with a map showing the existing uses and condition of the real property therein; (2) a land-use plan showing proposed uses of the area; (3) information showing the standards of population densities, land coverage, and building intensities in the area after redevelopment; (4) a statement of the proposed changes, if any, in zoning ordinances or maps, street layouts, street levels or grades, or building codes and ordinances; (5) a site plan of the area; and (6) a statement as to the kind and number of additional public facilities or utilities which will be required to support the new land uses in the area after redevelopment. Any redevelopment plan may include a proposal for the designation of an enhanced employment area.

Sec. 5. Section 18-2116, Reissue Revised Statutes of Nebraska, is amended to read:

18-2116 (1) Following such hearing, the governing body may approve a redevelopment plan if ~~(1)~~ (a) it finds that the plan is feasible and in conformity with the general plan for the development of the city as a whole and the plan is in conformity with the legislative declarations and determinations set forth in the Community Development Law and ~~(2)~~ (b) it finds that, if the plan uses funds authorized in section 18-2147, ~~(a)~~ (i) the redevelopment project in the plan would not be economically feasible without the use of tax-increment financing, ~~(b)~~ (ii) the redevelopment project would not occur in the community redevelopment area without the use of tax-increment financing, and ~~(c)~~ (iii) the costs and benefits of the redevelopment project, including costs and benefits to other affected political subdivisions, the economy of the community, and the demand for public and private services have been analyzed by the governing body and have been found to be in the long-term best interest of the community impacted by the redevelopment project.

(2) In connection with the approval of any redevelopment plan which includes the designation of an enhanced employment area, the governing body may approve the redevelopment plan if it determines that any new investment within such enhanced employment area will result in at least (a) two new employees and new investment of one hundred twenty-five thousand dollars in counties with fewer than fifteen thousand inhabitants, (b) five new employees and new investment of two hundred fifty thousand dollars in counties with at least fifteen thousand inhabitants but fewer than twenty-five thousand inhabitants, (c) ten new employees and new investment of five hundred thousand dollars in counties with at least twenty-five thousand inhabitants but fewer than fifty thousand inhabitants, (d) fifteen new employees and new investment

of one million dollars in counties with at least fifty thousand inhabitants but fewer than one hundred thousand inhabitants, (e) twenty new employees and new investment of one million five hundred thousand dollars in counties with at least one hundred thousand inhabitants but fewer than two hundred thousand inhabitants, (f) twenty-five new employees and new investment of two million dollars in counties with at least two hundred thousand inhabitants but fewer than four hundred thousand inhabitants, or (g) thirty new employees and new investment of three million dollars in counties with at least four hundred thousand inhabitants. Any business that has one hundred thirty-five thousand square feet or more and annual gross sales of ten million dollars or more shall provide an employer-provided health benefit of at least three thousand dollars annually to all new employees who are working thirty hours per week or more on average and have been employed at least six months. In making such determination, the governing body may rely upon written undertakings provided by any redeveloper in connection with application for approval of the redevelopment plan.

Sec. 6. Section 18-2119, Reissue Revised Statutes of Nebraska, is amended to read:

18-2119 (1) An authority shall, by public notice by publication once each week for two consecutive weeks in a legal newspaper having a general circulation in the city, prior to the consideration of any redevelopment contract proposal relating to real estate owned or to be owned by the authority, invite proposals from, and make available all pertinent information to, private redevelopers or any persons interested in undertaking the redevelopment of an area, or any part thereof, which the governing body has declared to be in need of redevelopment. Such notice shall identify the area, and shall state that such further information as is available may be obtained at the office of the authority. The authority shall consider all redevelopment proposals and the financial and legal ability of the prospective redevelopers to carry out their proposals and may negotiate with any redevelopers for proposals for the purchase or lease of any real property in the redevelopment project area. The authority may accept such redevelopment contract proposal as it deems to be in the public interest and in furtherance of the purposes of ~~sections 18-2101 to 18-2144; PROVIDED, that~~ the Community Development Law if the authority has, not less than thirty days prior thereto, notified the governing body in writing of its intention to accept such redevelopment contract proposal. Thereafter, the authority may execute such redevelopment contract in accordance with the provisions of section 18-2118 and deliver deeds, leases, and other instruments and take all steps necessary to effectuate such redevelopment contract. In its discretion, the authority may, without regard to the foregoing provisions of this section, dispose of real property in a redevelopment project area to private redevelopers for redevelopment under such reasonable competitive bidding procedures as it shall prescribe, subject to the provisions of section 18-2118.

(2) In the case of any real estate owned by a redeveloper, the authority may enter into a redevelopment contract providing for such undertakings as the authority shall determine appropriate. Any such redevelopment contract relating to real estate within an enhanced employment area shall include a statement of the redeveloper's consent with respect to the designation of the area as an enhanced employment area, shall be recorded with respect to the real estate owned by the redeveloper, and shall be binding upon all future owners of such real estate.

Sec. 7. Section 18-2130, Reissue Revised Statutes of Nebraska, is amended to read:

18-2130 In connection with the issuance of bonds or the incurring of obligations under leases and in order to secure the payment of such bonds or obligations, an authority, in addition to its other powers, shall have power: (1) To pledge all or any part of its gross or net rents, fees, or revenue to which its right then exists or may thereafter come into existence; (2) to mortgage all or any part of its real or personal property, then owned or thereafter acquired; (3) to covenant against pledging all or any part of its rents, fees, and revenue, or against mortgaging all or any part of its real or personal property, to which its right or title then exists or may thereafter come into existence, or against permitting or suffering any lien on such revenue or property; to covenant with respect to limitations on its right to sell, lease, or otherwise dispose of any redevelopment project, or any part thereof; and to covenant as to what other or additional debts or obligations may be incurred by it; (4) to covenant as to the bonds to be issued and as to the issuance of such bonds in escrow or otherwise, and as to the use and disposition of the proceeds thereof; to provide for the replacement of lost, destroyed, or mutilated bonds; to covenant against extending the time for the payment of its bonds or interest thereon; and to covenant for the

redemption of the bonds and to provide the terms and conditions thereof; (5) to covenant, subject to the limitations contained in ~~sections 18-2101 to 18-2144,~~ the Community Development Law, as to the amount of revenue to be raised each year or other period of time by rents, fees, and other revenue, and as to the use and disposition to be made thereof; to establish or to authorize the establishment of special funds for money held for operating costs, debt service, reserves, or other purposes, and to covenant as to the use and disposition of the money held in such funds; (6) to prescribe the procedure, if any, by which the terms of any contract with bondholders may be amended or abrogated, the amount of bonds the holders of which must consent thereto and the manner in which such consent may be given; (7) to covenant as to the use, maintenance, and replacement of any or all of its real or personal property, the insurance to be carried thereon, and the use and disposition of insurance money, and to warrant its title to such property; (8) to covenant as to the rights, liabilities, powers, and duties arising upon the breach by it of any covenants, conditions, or obligations; and to covenant and prescribe as to events of default and terms and conditions upon which any or all of its bonds or obligations shall become or may be declared due before maturity, and as to the terms and conditions upon which such declaration and its consequences may be waived; (9) to vest in any obligees of the authority the right to enforce the payment of the bonds or any covenants securing or relating to the bonds; to vest in any obligee or obligees holding a specified amount in bonds the right, in the event of a default by ~~said~~ the authority, to take possession of and use, operate, and manage any redevelopment project or any part thereof, title to which is in the authority, or any funds connected therewith, and to collect the rents and revenue arising therefrom and to dispose of such money in accordance with the agreement of the authority with such obligees; to provide for the powers and duties of such obligees and to limit the liabilities thereof; and to provide the terms and conditions upon which such obligees may enforce any covenant or rights securing or relating to the bonds; ~~and~~ (10) to pledge all of the revenue from any occupation tax received or to be received with respect to any enhanced employment area; and (11) to exercise all or any part or combination of the powers herein granted; to make such covenants, other than and in addition to the covenants herein expressly authorized, and to do any and all such acts and things as may be necessary or convenient or desirable in order to secure its bonds, or, in the absolute discretion of the authority, as will tend to make the bonds more marketable notwithstanding that such covenants, acts, or things may not be enumerated herein.

Sec. 8. A city may levy a general business occupation tax upon the businesses and users of space within an enhanced employment area for the purpose of paying all or any part of the costs and expenses of any redevelopment project within such enhanced employment area. For purposes of the tax imposed under this section, the governing body may make a reasonable classification of businesses, users of space, or kinds of transactions. The collection of a tax imposed pursuant to this section shall be made and enforced in such a manner as the governing body shall by ordinance determine to produce the required revenue. The governing body may provide that failure to pay the tax imposed pursuant to this section shall constitute a violation of the ordinance and subject the violator to a fine or other punishment as provided by ordinance. Any such occupation tax agreed to by the authority and the city shall remain in effect so long as the authority has bonds outstanding which have been issued stating such occupation tax as an available source for payment.

Sec. 9. Eminent domain shall not be used to acquire property that will be transferred to a private party in the enhanced employment area.

Sec. 10. (1) For purposes of this section:

(a) Authorized work means the performance of any one or more of the following purposes within an enhanced employment area designated pursuant to this section:

(i) The acquisition, construction, maintenance, and operation of public offstreet parking facilities for the benefit of the enhanced employment area;

(ii) Improvement of any public place or facility in the enhanced employment area, including landscaping, physical improvements for decoration or security purposes, and plantings;

(iii) Construction or installation of pedestrian shopping malls or plazas, sidewalks or moving sidewalks, parks, meeting and display facilities, bus stop shelters, lighting, benches or other seating furniture, sculptures, trash receptacles, shelters, fountains, skywalks, and pedestrian and vehicular overpasses and underpasses, and any useful or necessary public improvements;

(iv) Leasing, acquiring, constructing, reconstructing, extending,

maintaining, or repairing parking lots or parking garages, both above and below ground, or other facilities for the parking of vehicles, including the power to install such facilities in public areas, whether such areas are owned in fee or by easement, in the enhanced employment area;

(v) Creation and implementation of a plan for improving the general architectural design of public areas in the enhanced employment area;

(vi) The development of any public activities and promotion of public events, including the management, promotion, and advocacy of retail trade activities or other promotional activities, in the enhanced employment area;

(vii) Maintenance, repair, and reconstruction of any improvements or facilities authorized by the Community Development Law;

(viii) Any other project or undertaking for the betterment of the public facilities in the enhanced employment area, whether the project is capital or noncapital in nature;

(ix) Enforcement of parking regulations and the provision of security within the enhanced employment area; or

(x) Employing or contracting for personnel, including administrators for any improvement program under the Community Development Law, and providing for any service as may be necessary or proper to carry out the purposes of the Community Development Law;

(b) Employee means a person employed at a business located within an enhanced employment area; and

(c) Number of new employees means the number of equivalent employees that are employed at a business located within an enhanced employment area designated pursuant to this section during a year that are in excess of the number of equivalent employees during the year immediately prior to the year the enhanced employment area was designated pursuant to this section.

(2) If an area is not blighted or substandard, a city may designate an area as an enhanced employment area if the governing body determines that new investment within such enhanced employment area will result in at least (a) two new employees and new investment of one hundred twenty-five thousand dollars in counties with fewer than fifteen thousand inhabitants, (b) five new employees and new investment of two hundred fifty thousand dollars in counties with at least fifteen thousand inhabitants but fewer than twenty-five thousand inhabitants, (c) ten new employees and new investment of five hundred thousand dollars in counties with at least twenty-five thousand inhabitants but fewer than fifty thousand inhabitants, (d) fifteen new employees and new investment of one million dollars in counties with at least fifty thousand inhabitants but fewer than one hundred thousand inhabitants, (e) twenty new employees and new investment of one million five hundred thousand dollars in counties with at least one hundred thousand inhabitants but fewer than two hundred thousand inhabitants, (f) twenty-five new employees and new investment of two million dollars in counties with at least two hundred thousand inhabitants but fewer than four hundred thousand inhabitants, or (g) thirty new employees and new investment of three million dollars in counties with at least four hundred thousand inhabitants. Any business that has one hundred thirty-five thousand square feet or more and annual gross sales of ten million dollars or more shall provide an employer-provided health benefit of at least three thousand dollars annually to all new employees who are working thirty hours per week or more on average and have been employed at least six months. In making such determination, the governing body may rely upon written undertakings provided by any owner of property within such area.

(3) Upon designation of an enhanced employment area under this section, a city may levy a general business occupation tax upon the businesses and users of space within such enhanced employment area for the purpose of paying all or any part of the costs and expenses of authorized work within such enhanced employment area. For purposes of the tax imposed under this section, the governing body may make a reasonable classification of businesses, users of space, or kinds of transactions. The collection of a tax imposed pursuant to this section shall be made and enforced in such a manner as the governing body shall by ordinance determine to produce the required revenue. *The governing body may provide that failure to pay the tax imposed* pursuant to this section shall constitute a violation of the ordinance and subject the violator to a fine or other punishment as provided by ordinance. Any occupation tax levied by the city under this section shall remain in effect so long as the city has bonds outstanding which have been issued under the authority of this section and are secured by such occupation tax or that state such occupation tax as an available source for payment. The total amount of occupation taxes levied shall not exceed the total costs and expenses of the authorized work including the total debt service requirements of any bonds the proceeds of which are expended for or allocated to such authorized

work. The assessments or taxes levied must be specified by ordinance and the proceeds shall not be used for any purpose other than the making of such improvements and for the repayment of bonds issued in whole or in part for the financing of such improvements. The authority to levy the general business occupation tax contained in this section and the authority to issue bonds secured by or payable from such occupation tax shall be independent of and separate from any occupation tax referenced in section 18-2103.

(4) A city may issue revenue bonds for the purpose of defraying the cost of authorized work and to secure the payment of such bonds with the occupation tax revenue described in this section. Such revenue bonds may be issued in one or more series or issues where deemed advisable, and each such series or issue may contain different maturity dates, interest rates, priorities on revenue available for payment of such bonds and priorities on securities available for guaranteeing payment thereof, and such other differing terms and conditions as are deemed necessary. The following shall apply to any such bonds:

(a) Such bonds shall be limited obligations of the city. Bonds and interest on such bonds, issued under the authority of this section, shall not constitute nor give rise to a pecuniary liability of the city or a charge against its general credit or taxing powers. Such limitation shall be plainly stated upon the face of each of such bonds;

(b) Such bonds may (i) be executed and delivered at any time and from time to time, (ii) be in such form and denominations, (iii) be of such tenor, (iv) be payable in such installments and at such time or times not exceeding twenty years from their date, (v) be payable at such place or places, (vi) bear interest at such rate or rates, payable at such place or places, and evidenced in such manner, (vii) be redeemable prior to maturity, with or without premium, and (viii) contain such provisions as shall be deemed in the best interest of the city and provided for in the proceedings of the governing body under which the bonds shall be authorized to be issued;

(c) The authorization, terms, issuance, execution, or delivery of such bonds shall not be subject to sections 10-101 to 10-126; and

(d) Such bonds may be sold at public or private sale in such manner and at such time or times as may be determined by the governing body to be most advantageous. The city may pay all expenses, premiums, and commissions which the governing body may deem necessary or advantageous in connection with the authorization, sale, and issuance thereof from the proceeds or the sale of the bonds or from the revenue of the occupation tax described in this section.

Sec. 11. If any section in this act or any part of any section is declared invalid or unconstitutional, the declaration shall not affect the validity or constitutionality of the remaining portions.

Sec. 12. Original sections 18-2101, 18-2103, 18-2107, 18-2111, 18-2116, 18-2119, and 18-2130, Reissue Revised Statutes of Nebraska, are repealed.

# LEGISLATIVE BILL 562

Approved by the Governor April 25, 2007

Introduced by Adams, 24; Carlson, 38; Flood, 19; Friend, 10; Mines, 18; Stuthman, 22

FOR AN ACT relating to the Community Development Law; to amend sections 18-2101, 18-2103, 18-2107, 18-2111, 18-2116, 18-2119, and 18-2130, Reissue Revised Statutes of Nebraska; to define and redefine terms; to provide powers and duties and change provisions relating to authorities, redevelopment plans, redevelopment contract proposals, bonds, occupation tax, and eminent domain as prescribed; to harmonize provisions; to provide severability; and to repeal the original sections.

Be it enacted by the people of the State of Nebraska,

Section 1. Section 18-2101, Reissue Revised Statutes of Nebraska, is amended to read:

18-2101 Sections 18-2101 to 18-2144 and sections 8 to 10 of this act shall be known and may be cited as the Community Development Law.

Sec. 2. Section 18-2103, Reissue Revised Statutes of Nebraska, is amended to read:

18-2103 For purposes of the Community Development Law, unless the context otherwise requires:

(1) An authority ~~shall mean~~ means any community redevelopment authority created pursuant to section 18-2102.01 and a city or village which has created a community development agency pursuant to the provisions of section 18-2101.01 and ~~shall not mean~~ does not include a limited community redevelopment authority;

(2) Limited community redevelopment authority ~~shall mean~~ means a community redevelopment authority created pursuant to section 18-2102.01 having only one single specific limited pilot project authorized;

(3) City ~~shall mean~~ means any city or incorporated village in the state;

(4) Public body ~~shall mean~~ means the state or any municipality, county, township, board, commission, authority, district, or other political subdivision or public body of the state;

~~(5) Governing body or local governing body shall mean~~ means the city council, board of trustees, or other legislative body charged with governing the municipality;

(6) Mayor ~~shall mean~~ means the mayor of the city or chairperson of the board of trustees of the village;

(7) Clerk ~~shall mean~~ means the clerk of the city or village;

(8) Federal government ~~shall mean~~ means the United States of America, or any agency or instrumentality, corporate or otherwise, of the United States of America;

(9) Area of operation ~~shall mean and include~~ means and includes the area within the corporate limits of the city and such land outside the city as may come within the purview of section 18-2123;

(10) Substandard areas ~~shall mean~~ means an area in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which, by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime, (which cannot be remedied through construction of prisons), and is detrimental to the public health, safety, morals, or welfare;

(11) Blighted area ~~shall mean~~ means an area, which (a) by reason of the presence of a substantial number of deteriorated or deteriorating structures, existence of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility, or usefulness, insanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations, or constitutes an economic or social liability and is detrimental to the public health, safety, morals, or welfare

in its present condition and use and (b) in which there is at least one of the following conditions: (i) Unemployment in the designated area is at least one hundred twenty percent of the state or national average; (ii) the average age of the residential or commercial units in the area is at least forty years; (iii) more than half of the plotted and subdivided property in an area is unimproved land that has been within the city for forty years and has remained unimproved during that time; (iv) the per capita income of the area is lower than the average per capita income of the city or village in which the area is designated; or (v) the area has had either stable or decreasing population based on the last two decennial censuses. In no event shall a city of the metropolitan, primary, or first class designate more than thirty-five percent of the city as blighted, a city of the second class shall not designate an area larger than fifty percent of the city as blighted, and a village shall not designate an area larger than one hundred percent of the village as blighted;

(12) Redevelopment project ~~shall mean~~ means any work or undertaking in one or more community redevelopment areas: (a) To acquire substandard and blighted areas or portions thereof, including lands, structures, or improvements the acquisition of which is necessary or incidental to the proper clearance, development, or redevelopment of such substandard and blighted areas; (b) to clear any such areas by demolition or removal of existing buildings, structures, streets, utilities, or other improvements thereon and to install, construct, or reconstruct streets, utilities, parks, playgrounds, public spaces, public parking facilities, sidewalks or moving sidewalks, convention and civic centers, bus stop shelters, lighting, benches or other similar furniture, trash receptacles, shelters, skywalks and pedestrian and vehicular overpasses and underpasses, and any other necessary public improvements essential to the preparation of sites for uses in accordance with a redevelopment plan; (c) to sell, lease, or otherwise make available land in such areas for residential, recreational, commercial, industrial, or other uses, including parking or other facilities functionally related or subordinate to such uses, or for public use or to retain such land for public use, in accordance with a redevelopment plan; and may also include the preparation of the redevelopment plan, the planning, survey, and other work incident to a redevelopment project and the preparation of all plans and arrangements for carrying out a redevelopment project; (d) to dispose of all real and personal property or any interest in such property, or assets, cash, or other funds held or used in connection with residential, recreational, commercial, industrial, or other uses, including parking or other facilities functionally related or subordinate to such uses, or any public use specified in a redevelopment plan or project, except that such disposition shall be at its fair value for uses in accordance with the redevelopment plan; (e) to acquire real property in a community redevelopment area which, under the redevelopment plan, is to be repaired or rehabilitated for dwelling use or related facilities, repair or rehabilitate the structures, and resell the property; and (f) to carry out plans for a program of voluntary or compulsory repair and rehabilitation of buildings or other improvements in accordance with the redevelopment plan;

(13) Redevelopment plan ~~shall mean~~ means a plan, as it exists from time to time for one or more community redevelopment areas, or for a redevelopment project, which ~~plan~~ (a) ~~shall conform~~ conforms to the general plan for the municipality as a whole~~;~~ and (b) ~~shall be~~ is sufficiently complete to indicate such land acquisition, demolition and removal of structures, redevelopment, improvements, and rehabilitation as may be proposed to be carried out in the community redevelopment area, zoning and planning changes, if any, land uses, maximum densities, and building requirements;

(14) Redeveloper ~~shall mean~~ means any person, partnership, or public or private corporation or agency which ~~shall enter or propose~~ enters or proposes to enter into a redevelopment contract;

(15) Redevelopment contract ~~shall mean~~ means a contract entered into between an authority and a redeveloper for the redevelopment of an area in conformity with a redevelopment plan;

(16) Real property ~~shall mean~~ means all lands, including improvements and fixtures thereon, and property of any nature appurtenant thereto, or used in connection therewith, and every estate, interest and right, legal or equitable, therein, including terms for years and liens by way of judgment, mortgage, or otherwise, and the indebtedness secured by such liens;

(17) Bonds ~~shall mean~~ means any bonds, including refunding bonds, notes, interim certificates, debentures, or other obligations issued pursuant to the Community Development Law except for bonds issued pursuant to section 10 of this act;

(18) Obligee ~~shall mean~~ means any bondholder, agent, or trustee for any bondholder, or lessor demising to any authority, established pursuant to section 18-2102.01, property used in connection with a redevelopment project, or any assignee or assignees of such lessor's interest or any part thereof, and the federal government when it is a party to any contract with such authority;

(19) Person ~~shall mean~~ means any individual, firm, partnership, limited liability company, corporation, company, association, joint-stock association, or body politic and ~~shall include~~ includes any trustee, receiver, assignee, or other similar representative thereof;

(20) Community redevelopment area ~~shall mean~~ means a substandard and blighted area which the community redevelopment authority designates as appropriate for a renewal project; ~~and~~

(21) Redevelopment project valuation ~~shall mean~~ means the valuation for assessment of the taxable real property in a redevelopment project last certified for the year prior to the effective date of the provision authorized in section 18-2147; ~~.~~

(22) Enhanced employment area means an area not exceeding six hundred acres (a) within a community redevelopment area which is designated by an authority as eligible for the imposition of an occupation tax or (b) not within a community redevelopment area as may be designated under section 10 of this act;

(23) Employee means a person employed at a business as a result of a redevelopment project;

(24) Employer-provided health benefit means any item paid for by the employer in total or in part that aids in the cost of health care services, including, but not limited to, health insurance, health savings accounts, and employer reimbursement of health care costs;

(25) Equivalent employees means the number of employees computed by (a) dividing the total hours to be paid in a year by (b) the product of forty times the number of weeks in a year;

(26) Business means any private business located in an enhanced employment area;

(27) New investment means the value of improvements to real estate made in an enhanced employment area by a developer or a business;

(28) Number of new employees means the number of equivalent employees that are employed at a business as a result of the redevelopment project during a year that are in excess of the number of equivalent employees during the year immediately prior to the year that a redevelopment plan is adopted; and

(29) Occupation tax means a tax imposed under section 8 of this act.

Sec. 3. Section 18-2107, Reissue Revised Statutes of Nebraska, is amended to read:

18-2107 An authority shall constitute a public body corporate and politic, exercising public and essential governmental functions and having all the powers necessary or convenient to carry out and effectuate the purposes and provisions of the Community Development Law and sections 18-2147 to 18-2151, including the power:

(1) To sue and to be sued; to have a seal and to alter the same at pleasure; to have perpetual succession; to make and execute contracts and other instruments necessary or convenient to the exercise of the powers of the authority; and to make and from time to time amend and repeal bylaws, rules, and regulations not inconsistent with the Community Development Law;

(2) To prepare or cause to be prepared and recommend redevelopment plans to the governing body of the city and to undertake and carry out redevelopment projects within its area of operation;

(3) To arrange or contract for the furnishing or repair, by any person or agency, public or private, of services, privileges, works, streets, roads, public utilities, or other facilities for or in connection with a redevelopment project; and, notwithstanding anything to the contrary contained in the Community Development Law or any other provision of law, to agree to any conditions that it may deem reasonable and appropriate attached to federal financial assistance and imposed pursuant to federal law relating to the determination of prevailing salaries or wages or compliance with labor standards, in the undertaking or carrying out of a redevelopment project, and to include in any contract let in connection with such a project provisions to fulfill such federally imposed conditions as it may deem reasonable and appropriate;

(4) Within its area of operation, to purchase, lease, obtain options upon, or acquire by gift, grant, bequest, devise, eminent domain, or otherwise any real or personal property or any interest therein, together with any improvements thereon, necessary or incidental to a redevelopment project; to

hold, improve, clear, or prepare for redevelopment any such property; to sell, lease for a term not exceeding ninety-nine years, exchange, transfer, assign, subdivide, retain for its own use, mortgage, pledge, hypothecate, or otherwise encumber or dispose of any real or personal property or any interest therein; to enter into contracts with redevelopers of property containing covenants, restrictions, and conditions regarding the use of such property for residential, commercial, industrial, or recreational purposes or for public purposes in accordance with the redevelopment plan and such other covenants, restrictions, and conditions as the authority may deem necessary to prevent a recurrence of substandard and blighted areas or to effectuate the purposes of the Community Development Law; to make any of the covenants, restrictions, or conditions of the foregoing contracts covenants running with the land and to provide appropriate remedies for any breach of any such covenants or conditions, including the right in the authority to terminate such contracts and any interest in the property created pursuant thereto; to borrow money, issue bonds, and provide security for loans or bonds; to establish a revolving loan fund; to insure or provide for the insurance of any real or personal property or the operation of the authority against any risks or hazards, including the power to pay premiums on any such insurance; to enter into any contracts necessary to effectuate the purposes of the Community Development Law; and to provide grants, loans, or other means of financing to public or private parties in order to accomplish the rehabilitation or redevelopment in accordance with a redevelopment plan. No statutory provision with respect to the acquisition, clearance, or disposition of property by other public bodies shall restrict an authority exercising powers hereunder, in such functions, unless the Legislature shall specifically so state;

(5) To invest any funds held in reserves or sinking funds or any funds not required for immediate disbursement in property or securities in which savings banks or other banks may legally invest funds subject to their control; and to redeem its bonds at the redemption price established therein or to purchase its bonds at less than redemption price, and such bonds redeemed or purchased shall be canceled;

(6) To borrow money and to apply for and accept advances, loans, grants, contributions, and any other form of financial assistance from the federal government, from the state, county, municipality, or other public body, or from any sources, public or private, including charitable funds, foundations, corporations, trusts, or bequests, for purposes of the Community Development Law, to give such security as may be required, and to enter into and carry out contracts in connection therewith; and notwithstanding any other provision of law, to include in any contract for financial assistance with the federal government for a redevelopment project such conditions imposed pursuant to federal law as the authority may deem reasonable and appropriate and which are not inconsistent with the purposes of the Community Development Law;

(7) Acting through one or more members of an authority or other persons designated by the authority, to conduct examinations and investigations and to hear testimony and take proof under oath at public or private hearings on any matter material for its information; to administer oaths and to issue commissions for the examination of witnesses who are outside of the state or unable to attend before the authority or excused from attendance; and to make available to appropriate agencies or public officials, including those charged with the duty of abating or requiring the correction of nuisances or like conditions, demolishing unsafe or insanitary structures, or eliminating conditions of blight within its area of operation, its findings and recommendations with regard to any building or property where conditions exist which are dangerous to the public health, safety, morals, or welfare;

(8) Within its area of operation, to make or have made all surveys, appraisals, studies, and plans, but not including the preparation of a general plan for the community, necessary to the carrying out of the purposes of the Community Development Law and to contract or cooperate with any and all persons or agencies, public or private, in the making and carrying out of such surveys, appraisals, studies, and plans;

(9) To prepare plans and provide reasonable assistance for the relocation of families, business concerns, and others displaced from a redevelopment project area to permit the carrying out of the redevelopment project to the extent essential for acquiring possession of and clearing such area or parts thereof; and to make relocation payments to or with respect to such persons for moving expenses and losses of property for which reimbursement or compensation is not otherwise made, including the making of such payments financed by the federal government;

(10) To make such expenditures as may be necessary to carry out the purposes of the Community Development Law; and to make expenditures from

funds obtained from the federal government without regard to any other laws pertaining to the making and approval of appropriations and expenditures;

(11) To certify on or before September 20 of each year to the governing body of the city the amount of tax to be levied for the succeeding fiscal year for community redevelopment purposes, not to exceed two and six-tenths cents on each one hundred dollars upon the taxable value of the taxable property in such city, which levy is subject to allocation under section 77-3443 on and after July 1, 1998. The governing body shall levy and collect the taxes so certified at the same time and in the same manner as other city taxes are levied and collected, and the proceeds of such taxes, when due and as collected, shall be set aside and deposited in the special account or accounts in which other revenue of the authority is deposited. Such proceeds shall be employed to assist in the defraying of any expenses of redevelopment plans and projects, including the payment of principal and interest on any bonds issued to pay the costs of any such plans and projects;

(12) To exercise all or any part or combination of powers granted in this section; ~~and~~

(13) To plan, undertake, and carry out neighborhood development programs consisting of redevelopment project undertakings and activities in one or more community redevelopment areas which are planned and carried out on the basis of annual increments in accordance with the Community Development Law and sections 18-2145 and 18-2146 for planning and carrying out redevelopment projects; and ~~.~~

(14) To agree with the governing body of the city for the imposition of an occupation tax for an enhanced employment area.

Sec. 4. Section 18-2111, Reissue Revised Statutes of Nebraska, is amended to read:

18-2111 The authority may itself prepare or cause to be prepared a redevelopment plan or any person or agency, public or private, may submit such a plan to an authority. A redevelopment plan shall be sufficiently complete to indicate its relationship to definite local objectives as to appropriate land uses, improved traffic, public transportation, public utilities, recreational and community facilities and other public improvements, and the proposed land uses and building requirements in the redevelopment project area, and shall include without being limited to: (1) The boundaries of the redevelopment project area, with a map showing the existing uses and condition of the real property therein; (2) a land-use plan showing proposed uses of the area; (3) information showing the standards of population densities, land coverage, and ~~building intensities in the area after redevelopment; (4) a statement of the~~ proposed changes, if any, in zoning ordinances or maps, street layouts, street levels or grades, or building codes and ordinances; (5) a site plan of the area; and (6) a statement as to the kind and number of additional public facilities or utilities which will be required to support the new land uses in the area after redevelopment. Any redevelopment plan may include a proposal for the designation of an enhanced employment area.

Sec. 5. Section 18-2116, Reissue Revised Statutes of Nebraska, is amended to read:

18-2116 (1) Following such hearing, the governing body may approve a redevelopment plan if ~~(1)~~ (a) it finds that the plan is feasible and in conformity with the general plan for the development of the city as a whole and the plan is in conformity with the legislative declarations and determinations set forth in the Community Development Law and ~~(2)~~ (b) it finds that, if the plan uses funds authorized in section 18-2147, ~~(a)~~ (i) the redevelopment project in the plan would not be economically feasible without the use of tax-increment financing, ~~(b)~~ (ii) the redevelopment project would not occur in the community redevelopment area without the use of tax-increment financing, and ~~(c)~~ (iii) the costs and benefits of the redevelopment project, including costs and benefits to other affected political subdivisions, the economy of the community, and the demand for public and private services have been analyzed by the governing body and have been found to be in the long-term best interest of the community impacted by the redevelopment project.

(2) In connection with the approval of any redevelopment plan which includes the designation of an enhanced employment area, the governing body may approve the redevelopment plan if it determines that any new investment within such enhanced employment area will result in at least (a) two new employees and new investment of one hundred twenty-five thousand dollars in counties with fewer than fifteen thousand inhabitants, (b) five new employees and new investment of two hundred fifty thousand dollars in counties with at least fifteen thousand inhabitants but fewer than twenty-five thousand inhabitants, (c) ten new employees and new investment of five hundred thousand dollars in counties with at least twenty-five thousand inhabitants but fewer than fifty thousand inhabitants, (d) fifteen new employees and new investment

of one million dollars in counties with at least fifty thousand inhabitants but fewer than one hundred thousand inhabitants, (e) twenty new employees and new investment of one million five hundred thousand dollars in counties with at least one hundred thousand inhabitants but fewer than two hundred thousand inhabitants, (f) twenty-five new employees and new investment of two million dollars in counties with at least two hundred thousand inhabitants but fewer than four hundred thousand inhabitants, or (g) thirty new employees and new investment of three million dollars in counties with at least four hundred thousand inhabitants. Any business that has one hundred thirty-five thousand square feet or more and annual gross sales of ten million dollars or more shall provide an employer-provided health benefit of at least three thousand dollars annually to all new employees who are working thirty hours per week or more on average and have been employed at least six months. In making such determination, the governing body may rely upon written undertakings provided by any redeveloper in connection with application for approval of the redevelopment plan.

Sec. 6. Section 18-2119, Reissue Revised Statutes of Nebraska, is amended to read:

18-2119 (1) An authority shall, by public notice by publication once each week for two consecutive weeks in a legal newspaper having a general circulation in the city, prior to the consideration of any redevelopment contract proposal relating to real estate owned or to be owned by the authority, invite proposals from, and make available all pertinent information to, private redevelopers or any persons interested in undertaking the redevelopment of an area, or any part thereof, which the governing body has declared to be in need of redevelopment. Such notice shall identify the area, and shall state that such further information as is available may be obtained at the office of the authority. The authority shall consider all redevelopment proposals and the financial and legal ability of the prospective redevelopers to carry out their proposals and may negotiate with any redevelopers for proposals for the purchase or lease of any real property in the redevelopment project area. The authority may accept such redevelopment contract proposal as it deems to be in the public interest and in furtherance of the purposes of ~~sections 18-2101 to 18-2144; PROVIDED, that~~ the Community Development Law if the authority has, not less than thirty days prior thereto, notified the governing body in writing of its intention to accept such redevelopment contract proposal. Thereafter, the authority may execute such redevelopment contract in accordance with the provisions of section 18-2118 and deliver deeds, leases, and other instruments and take all steps necessary to effectuate such redevelopment contract. In its discretion, the authority may, without regard to the foregoing provisions of this section, dispose of real property in a redevelopment project area to private redevelopers for redevelopment under such reasonable competitive bidding procedures as it shall prescribe, subject to the provisions of section 18-2118.

(2) In the case of any real estate owned by a redeveloper, the authority may enter into a redevelopment contract providing for such undertakings as the authority shall determine appropriate. Any such redevelopment contract relating to real estate within an enhanced employment area shall include a statement of the redeveloper's consent with respect to the designation of the area as an enhanced employment area, shall be recorded with respect to the real estate owned by the redeveloper, and shall be binding upon all future owners of such real estate.

Sec. 7. Section 18-2130, Reissue Revised Statutes of Nebraska, is amended to read:

18-2130 In connection with the issuance of bonds or the incurring of obligations under leases and in order to secure the payment of such bonds or obligations, an authority, in addition to its other powers, shall have power: (1) To pledge all or any part of its gross or net rents, fees, or revenue to which its right then exists or may thereafter come into existence; (2) to mortgage all or any part of its real or personal property, then owned or thereafter acquired; (3) to covenant against pledging all or any part of its rents, fees, and revenue, or against mortgaging all or any part of its real or personal property, to which its right or title then exists or may thereafter come into existence, or against permitting or suffering any lien on such revenue or property; to covenant with respect to limitations on its right to sell, lease, or otherwise dispose of any redevelopment project, or any part thereof; and to covenant as to what other or additional debts or obligations may be incurred by it; (4) to covenant as to the bonds to be issued and as to the issuance of such bonds in escrow or otherwise, and as to the use and disposition of the proceeds thereof; to provide for the replacement of lost, destroyed, or mutilated bonds; to covenant against extending the time for the payment of its bonds or interest thereon; and to covenant for the

redemption of the bonds and to provide the terms and conditions thereof; (5) to covenant, subject to the limitations contained in ~~sections 18-2101 to 18-2144,~~ the Community Development Law, as to the amount of revenue to be raised each year or other period of time by rents, fees, and other revenue, and as to the use and disposition to be made thereof; to establish or to authorize the establishment of special funds for money held for operating costs, debt service, reserves, or other purposes, and to covenant as to the use and disposition of the money held in such funds; (6) to prescribe the procedure, if any, by which the terms of any contract with bondholders may be amended or abrogated, the amount of bonds the holders of which must consent thereto and the manner in which such consent may be given; (7) to covenant as to the use, maintenance, and replacement of any or all of its real or personal property, the insurance to be carried thereon, and the use and disposition of insurance money, and to warrant its title to such property; (8) to covenant as to the rights, liabilities, powers, and duties arising upon the breach by it of any covenants, conditions, or obligations; and to covenant and prescribe as to events of default and terms and conditions upon which any or all of its bonds or obligations shall become or may be declared due before maturity, and as to the terms and conditions upon which such declaration and its consequences may be waived; (9) to vest in any obligees of the authority the right to enforce the payment of the bonds or any covenants securing or relating to the bonds; to vest in any obligee or obligees holding a specified amount in bonds the right, in the event of a default by ~~said~~ the authority, to take possession of and use, operate, and manage any redevelopment project or any part thereof, title to which is in the authority, or any funds connected therewith, and to collect the rents and revenue arising therefrom and to dispose of such money in accordance with the agreement of the authority with such obligees; to provide for the powers and duties of such obligees and to limit the liabilities thereof; and to provide the terms and conditions upon which such obligees may enforce any covenant or rights securing or relating to the bonds; ~~and~~ (10) to pledge all of the revenue from any occupation tax received or to be received with respect to any enhanced employment area; and (11) to exercise all or any part or combination of the powers herein granted; to make such covenants, other than and in addition to the covenants herein expressly authorized, and to do any and all such acts and things as may be necessary or convenient or desirable in order to secure its bonds, or, in the absolute discretion of the authority, as will tend to make the bonds more marketable notwithstanding that such covenants, acts, or things may not be enumerated herein.

Sec. 8. A city may levy a general business occupation tax upon the businesses and users of space within an enhanced employment area for the purpose of paying all or any part of the costs and expenses of any redevelopment project within such enhanced employment area. For purposes of the tax imposed under this section, the governing body may make a reasonable classification of businesses, users of space, or kinds of transactions. The collection of a tax imposed pursuant to this section shall be made and enforced in such a manner as the governing body shall by ordinance determine to produce the required revenue. The governing body may provide that failure to pay the tax imposed pursuant to this section shall constitute a violation of the ordinance and subject the violator to a fine or other punishment as provided by ordinance. Any such occupation tax agreed to by the authority and the city shall remain in effect so long as the authority has bonds outstanding which have been issued stating such occupation tax as an available source for payment.

Sec. 9. Eminent domain shall not be used to acquire property that will be transferred to a private party in the enhanced employment area.

Sec. 10. (1) For purposes of this section:

(a) Authorized work means the performance of any one or more of the following purposes within an enhanced employment area designated pursuant to this section:

(i) The acquisition, construction, maintenance, and operation of public offstreet parking facilities for the benefit of the enhanced employment area;

(ii) Improvement of any public place or facility in the enhanced employment area, including landscaping, physical improvements for decoration or security purposes, and plantings;

(iii) Construction or installation of pedestrian shopping malls or plazas, sidewalks or moving sidewalks, parks, meeting and display facilities, bus stop shelters, lighting, benches or other seating furniture, sculptures, trash receptacles, shelters, fountains, skywalks, and pedestrian and vehicular overpasses and underpasses, and any useful or necessary public improvements;

(iv) Leasing, acquiring, constructing, reconstructing, extending,

maintaining, or repairing parking lots or parking garages, both above and below ground, or other facilities for the parking of vehicles, including the power to install such facilities in public areas, whether such areas are owned in fee or by easement, in the enhanced employment area;

(v) Creation and implementation of a plan for improving the general architectural design of public areas in the enhanced employment area;

(vi) The development of any public activities and promotion of public events, including the management, promotion, and advocacy of retail trade activities or other promotional activities, in the enhanced employment area;

(vii) Maintenance, repair, and reconstruction of any improvements or facilities authorized by the Community Development Law;

(viii) Any other project or undertaking for the betterment of the public facilities in the enhanced employment area, whether the project is capital or noncapital in nature;

(ix) Enforcement of parking regulations and the provision of security within the enhanced employment area; or

(x) Employing or contracting for personnel, including administrators for any improvement program under the Community Development Law, and providing *for any service as may be necessary or proper to carry out the purposes of the* Community Development Law;

(b) Employee means a person employed at a business located within an enhanced employment area; and

(c) *Number of new employees means the number of equivalent employees* that are employed at a business located within an enhanced employment area designated pursuant to this section during a year that are in excess of the number of equivalent employees during the year immediately prior to the year the enhanced employment area was designated pursuant to this section.

(2) If an area is not blighted or substandard, a city may designate an area as an enhanced employment area if the governing body determines that new investment within such enhanced employment area will result in at least (a) two new employees and new investment of one hundred twenty-five thousand dollars in counties with fewer than fifteen thousand inhabitants, (b) five new employees and new investment of two hundred fifty thousand dollars in counties with at least fifteen thousand inhabitants but fewer than twenty-five thousand inhabitants, (c) ten new employees and new investment of five hundred thousand dollars in counties with at least twenty-five thousand inhabitants but fewer than fifty thousand inhabitants, (d) fifteen new employees and new investment of one million dollars in counties with at least fifty thousand inhabitants but fewer than one hundred thousand inhabitants, (e) twenty new employees and new investment of one million five hundred thousand dollars in counties with at least one hundred thousand inhabitants but fewer than two hundred thousand inhabitants, (f) twenty-five new employees and new investment of two million dollars in counties with at least two hundred thousand inhabitants but fewer than four hundred thousand inhabitants, or (g) thirty new employees and new investment of three million dollars in counties with at least four hundred thousand inhabitants. Any business that has one hundred thirty-five thousand square feet or more and annual gross sales of ten million dollars or more shall provide an employer-provided health benefit of at least three thousand dollars annually to all new employees who are working thirty hours per week *or more on average and have been employed at least six months. In making such* determination, the governing body may rely upon written undertakings provided by any owner of property within such area.

(3) Upon designation of an enhanced employment area under this *section, a city may levy a general business occupation tax upon the businesses* and users of space within such enhanced employment area for the purpose of paying all or any part of the costs and expenses of authorized work within such enhanced employment area. For purposes of the tax imposed under this section, the governing body may make a reasonable classification of businesses, users of space, or kinds of transactions. The collection of a tax imposed pursuant to this section shall be made and enforced in such a manner as the governing body shall by ordinance determine to produce the required revenue. The governing body may provide that failure to pay the tax imposed pursuant to this section shall constitute a violation of the ordinance and subject the violator to a fine or other punishment as provided by ordinance. Any occupation tax levied by the city under this section shall remain in effect so long as the city has bonds outstanding which have been issued under the authority of this section and are secured by such occupation tax or that state such occupation tax as an available source for payment. The total amount of occupation taxes levied shall not exceed the total costs and expenses of the authorized work including the total debt service requirements of any bonds the proceeds of which are expended for or allocated to such authorized

work. The assessments or taxes levied must be specified by ordinance and the proceeds shall not be used for any purpose other than the making of such improvements and for the repayment of bonds issued in whole or in part for the financing of such improvements. The authority to levy the general business occupation tax contained in this section and the authority to issue bonds secured by or payable from such occupation tax shall be independent of and separate from any occupation tax referenced in section 18-2103.

(4) A city may issue revenue bonds for the purpose of defraying the cost of authorized work and to secure the payment of such bonds with the occupation tax revenue described in this section. Such revenue bonds may be issued in one or more series or issues where deemed advisable, and each such series or issue may contain different maturity dates, interest rates, priorities on revenue available for payment of such bonds and priorities on securities available for guaranteeing payment thereof, and such other differing terms and conditions as are deemed necessary. The following shall apply to any such bonds:

(a) Such bonds shall be limited obligations of the city. Bonds and interest on such bonds, issued under the authority of this section, shall not constitute nor give rise to a pecuniary liability of the city or a charge against its general credit or taxing powers. Such limitation shall be plainly stated upon the face of each of such bonds;

(b) Such bonds may (i) be executed and delivered at any time and from time to time, (ii) be in such form and denominations, (iii) be of such tenor, (iv) be payable in such installments and at such time or times not exceeding twenty years from their date, (v) be payable at such place or places, (vi) bear interest at such rate or rates, payable at such place or places, and evidenced in such manner, (vii) be redeemable prior to maturity, with or without premium, and (viii) contain such provisions as shall be deemed in the best interest of the city and provided for in the proceedings of the governing body under which the bonds shall be authorized to be issued;

(c) The authorization, terms, issuance, execution, or delivery of such bonds shall not be subject to sections 10-101 to 10-126; and

(d) Such bonds may be sold at public or private sale in such manner and at such time or times as may be determined by the governing body to be most advantageous. The city may pay all expenses, premiums, and commissions which the governing body may deem necessary or advantageous in connection with the authorization, sale, and issuance thereof from the proceeds or the sale of the bonds or from the revenue of the occupation tax described in this section.

~~Sec. 11. If any section in this act or any part of any section is~~ declared invalid or unconstitutional, the declaration shall not affect the validity or constitutionality of the remaining portions.

Sec. 12. Original sections 18-2101, 18-2103, 18-2107, 18-2111, 18-2116, 18-2119, and 18-2130, Reissue Revised Statutes of Nebraska, are repealed.

| Unemployment Rate at or above 120% of State Rate | | | | Average age of Residential Units at least 40 years | | Per Capita Income Lower than Omaha $21,756 | | Population stable or declining (<5% increase) | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Tract_blkg | Unemployment rate | Over/Under 4.2% | Criteria Met | Median Year Residential Structure Built | Criteria Met | Per Capita Income | Criteria Met | 90 Pop | 2000 Pop | Pop. increase/ decrease | Meets Criteria (>5% increase or decline) |
| 004600 2 | 3.3% | -1.0% | No | 1939 | Yes | $37,107 | No | 682 | 643 | -5.7% | Yes |
| | | | Yes | | | | Yes | | | | |
| 004700 1 | 0.0% | -4.2% | No | 1939 | Yes | $41,971 | No | 1384 | 1234 | -10.8% | Yes |
| | | | Yes | | Yes | | | | | | |
| 006400 1 | 0.0% | -4.2% | No | 1955 | Yes | $16,847 | Yes | 675 | 654 | -3.1% | Yes |
| 006400 2 | 4.9% | 0.7% | Yes | 1957 | Yes | $22,952 | No | 635 | 663 | 4.4% | Yes |
| 006400 3 | 2.1% | -2.1% | No | 1954 | Yes | $16,172 | Yes | 855 | 824 | -3.6% | Yes |
| | | | | | Yes | | | | | | Yes |
| 006400 5 | 0.0% | -4.2% | No | 1957 | Yes | $37,505 | No | 652 | 563 | -13.7% | Yes |
| 006400 6 | 10.4% | 6.2% | Yes | 1954 | Yes | $14,373 | Yes | 1046 | 1051 | 0.5% | Yes |
| 006400 7 | 0.0% | -4.2% | No | 1956 | Yes | $22,478 | No | 809 | 718 | -11.2% | Yes |
| 006602 1 | 4.2% | 0.0% | Yes | 1979 | No | $20,817 | Yes | 778 | 833 | 7.1% | No |
| 006602 2 | 2.8% | -1.4% | No | 1958 | Yes | $29,524 | No | 1121 | 880 | -21.5% | Yes |
| | | | Yes | | | | Yes | | | | Yes |
| 006602 5 | 3.5% | -0.7% | No | 1973 | No | $41,455 | No | 720 | 985 | 36.8% | No |
| 006602 6 | 0.0% | -4.2% | No | 1977 | No | $23,833 | No | 899 | 992 | 10.3% | No |
| 006604 1 | 2.4% | -1.8% | No | 1962 | No | $24,487 | No | 864 | 744 | -13.9% | Yes |
| 006604 2 | 7.8% | 3.6% | Yes | 1965 | No | $20,534 | Yes | 940 | 971 | 3.3% | Yes |
| 006604 3 | 7.1% | 2.9% | Yes | 1958 | Yes | $14,990 | Yes | 840 | 767 | -8.7% | Yes |
| 006604 4 | 0.0% | -4.2% | No | 1956 | Yes | $18,420 | Yes | 788 | 710 | -9.9% | Yes |
| 006604 5 | 0.0% | -4.2% | No | 1957 | Yes | $23,642 | No | 789 | 809 | 2.5% | Yes |
| | | | Yes | | | | | | | | |
| | | | | | Yes | | | | | | Yes |
| 006701 3 | 0.0% | -4.2% | No | 1960 | Yes | $56,601 | No | 1138 | 1166 | 2.5% | Yes |

United States®

# Census 2010

U.S. Census Bureau

AMERICAN FactFinder

P1 | TOTAL POPULATION
Universe: Total population
2010 Census Summary File 1

**To select a data item for your Thematic Map, move the mouse cursor over the table and click a cell.**
**Click Cancel to return to the Table View with no Map View selected.**

NOTE: For information on confidentiality protection, nonsampling error, and definitions, see http://www.census.gov/prod/cen2010/doc/sf1.pdf.

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| | Block Group 2, Census Tract 45, Douglas County, Nebraska | Block Group 3, Census Tract 45, Douglas County, Nebraska | Block Group 4, Census Tract 45, Douglas County, Nebraska | Block Group 1, Census Tract 46, Douglas County, Nebraska | Block Group 2, Census Tract 46, Douglas County, Nebraska | • Block Group 3, Census Tract 46, Douglas County, Nebraska | Block Group 1, Census Tract 47, Douglas County, Nebraska | • Block Group 2, Census Tract 47, Douglas County, Nebraska | Block Group 1, Census Tract 48, Douglas County, Nebraska | Block Group 2, Census Tract 48, Douglas County, Nebraska | Block Group 3, Census Tract 48, Douglas County, Nebraska | Block Group 4, Census Tract 48, Douglas County, Nebraska | Block Group 1, Census Tract 49, Douglas County, Nebraska |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Total | 702 | 845 | 587 | 670 | 600 | 1,048 | 1,230 | 1,856 | 729 | 1,252 | 1,223 | 1,234 | 674 |

Source: U.S. Census Bureau, 2010 Census.

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Source: U.S. Census Bureau | American FactFinder

U.S. Census Bureau

FactFinder

P1 TOTAL POPULATION
Universe: Total population
2010 Census Summary File 1

**To select a data item for your Thematic Map, move the mouse cursor over the table and click a cell.**
**Click Cancel to return to the Table View with no Map View selected.**

NOTE: For information on confidentiality protection, nonsampling error, and definitions, see http://www.census.gov/prod/cen2010/doc/sf1.pdf.

« ‹ 199 - 216 of 497 › »

| | Block Group 2, Census Tract 64, Douglas County, Nebraska | Block Group 3, Census Tract 64, Douglas County, Nebraska | Block Group 4, Census Tract 64, Douglas County, Nebraska | Block Group 5, Census Tract 64, Douglas County, Nebraska | Block Group 6, Census Tract 64, Douglas County, Nebraska | Block Group 7, Census Tract 64, Douglas County, Nebraska | Block Group 1, Census Tract 65.03, Douglas County, Nebraska | Block Group 2, Census Tract 65.03, Douglas County, Nebraska | Block Group 3, Census Tract 65.03, Douglas County, Nebraska | Block Group 1, Census Tract 65.04, Douglas County, Nebraska | Block Group 2, Census Tract 65.04, Douglas County, Nebraska | Block Group 3, Census Tract 65.04, Douglas County, Nebraska | Block Group 4, Census Tract 65.04, Douglas County, Nebraska | Block Group 1, Census Tract 65.05, Douglas County, Nebraska | Block Group 2, Census Tract 65.05, Douglas County, Nebraska | Block Group 1, Census Tract 65.06, Douglas County, Nebraska | Block Group 2, Census Tract 65.06, Douglas County, Nebraska | Block Group 3, Census Tract 65.06, Douglas County, Nebraska |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Total | 600 | 794 | 649 | 608 | 919 | 734 | 655 | 1,005 | 864 | 735 | 234 | 1,296 | 1,201 | 991 | 865 | 1,099 | 1,086 | 1,181 |

Source: U.S. Census Bureau, 2010 Census.

USCENSUSBUREAU
*Helping You Make Informed Decisions*

Source: U.S. Census Bureau | American FactFinder

U.S. Census Bureau

AMERICAN FactFinder

P1 | TOTAL POPULATION
Universe: Total population
2010 Census Summary File 1

**To select a data item for your Thematic Map, move the mouse cursor over the table and click a cell.**
**Click Cancel to return to the Table View with no Map View selected.**

NOTE: For information on confidentiality protection, nonsampling error, and definitions, see http://www.census.gov/prod/cen2010/doc/sf1.pdf.

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| | Block Group 1, Census Tract 66.02, Douglas County, Nebraska | Block Group 2, Census Tract 66.02, Douglas County, Nebraska | Block Group 3, Census Tract 66.02, Douglas County, Nebraska | Block Group 4, Census Tract 66.02, Douglas County, Nebraska | Block Group 5, Census Tract 66.02, Douglas County, Nebraska | Block Group 6, Census Tract 66.02, Douglas County, Nebraska | Block Group 1, Census Tract 66.03, Douglas County, Nebraska | Block Group 2, Census Tract 66.03, Douglas County, Nebraska | Block Group 3, Census Tract 66.03, Douglas County, Nebraska | Block Group 1, Census Tract 66.04, Douglas County, Nebraska | Block Group 2, Census Tract 66.04, Douglas County, Nebraska | Block Group 3, Census Tract 66.04, Douglas County, Nebraska | Block Group 4, Census Tract 66.04, Douglas County, Nebraska | Block Group 5, Census Tract 66.04, Douglas County, Nebraska | Block Group 1, Census Tract 67.01, Douglas County, Nebraska | Block Group 2, Census Tract 67.01, Douglas County, Nebraska | Block Group 3, Census Tract 67.01, Douglas County, Nebraska | Block Group 1, Census Tract 67.03, Douglas County, Nebraska |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Total | 947 | 914 | 1,046 | 778 | 987 | 941 | 812 | 728 | 1,094 | 745 | 947 | 709 | 693 | 794 | 1,425 | 1,117 | 1,155 | 1,167 |

Source: U.S. Census Bureau, 2010 Census.

USCENSUSBUREAU
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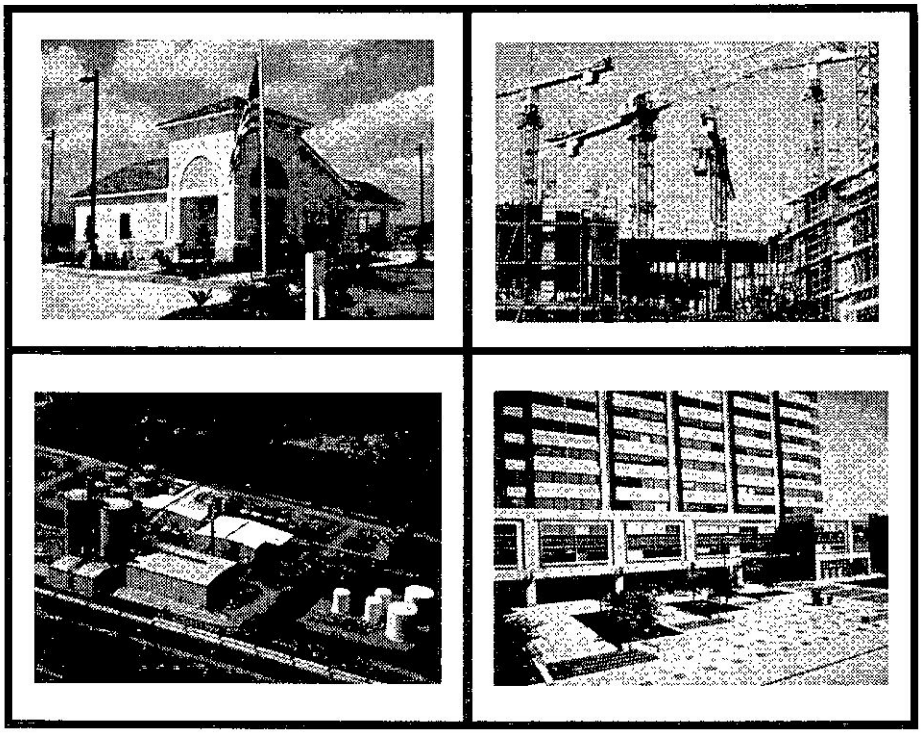
Source: U.S. Census Bureau | American FactFinder

# Community Redevelopment
# Tax Increment Financing Projects
# Tax Year 2010



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

**March 1, 2011**

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

**Dave Heineman**
*Governor*

STATE OF NEBRASKA
**DEPARTMENT OF REVENUE**
**Douglas A. Ewald,** *Tax Commissioner*
**PROPERTY ASSESSMENT DIVISION, Ruth A. Sorensen,** *Administrator*
P.O. Box 98919 • Lincoln, Nebraska 68509-8919
Phone: (402) 471-5984 • Fax (402) 471-5993
www.pat.ne.gov

March 1, 2011

Clerk of the Legislature:

The Property Tax Administrator has compiled the 2010 Community Redevelopment Tax Increment Financing Projects , pursuant to Neb. Rev. Stat. § 18-2117.01. The report provides an overview of each city in the State of Nebraska that is currently engaged in redevelopment projects using Tax Increment Financing. The report can be found online at: www.revenue.ne.gov/PAD/research/tif_reports.html .

The information contained in the report was obtained from the county assessors through the filing of the Certificate of Taxes Levied Report and supplemented by city officials. 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.

Any comments regarding the format, content, and usefulness of the information provided in this report would be appreciated.

FOR THE TAX COMMISSIONER

Sincerely,

Ruth A. Sorensen

Ruth A. Sorensen
Property Tax Administrator

*An Equal Opportunity/Affirmative Action Employer*
Printed with soy ink

**CTL Project Name** TIF REDEVELOPMENT 57
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 1994
**City** OMAHA
**Class:** 5
**CTL-ID#** 28-2057

**Remarks**
Name of Project: Farnam Park Investment, LLC
Corner of Farnam & 16th St., City of Omaha.
Description: Parking garage.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 1994 | 141,000 | 0 | 0 | 0.00 | 0.00 |
| 1995 | 141,000 | 2,609,000 | 2.77074 | 3,906.74 | 72,288.61 |
| 1996 | 141,000 | 2,609,000 | 2.5873 | 3,648.09 | 67,502.66 |
| 1997 | 141,000 | 2,609,000 | 2.4032 | 3,388.51 | 62,699.49 |
| 1998 | 141,000 | 2,609,000 | 2.17132 | 3,061.56 | 56,649.74 |
| 1999 | 141,000 | 2,609,000 | 1.90625 | 2,687.81 | 49,734.06 |
| 2000 | 141,000 | 3,574,400 | 1.88197 | 2,653.58 | 67,269.14 |
| 2001 | 141,000 | 3,574,400 | 2.01321 | 2,838.63 | 71,960.18 |
| 2002 | 141,000 | 3,574,400 | 2.08626 | 2,941.63 | 74,571.28 |
| 2003 | 141,000 | 3,574,400 | 2.16055 | 3,046.38 | 77,226.70 |
| 2004 | 141,000 | 3,574,400 | 2.14791 | 3,028.55 | 76,774.90 |
| 2005 | 141,000 | 3,574,400 | 2.09798 | 2,958.15 | 74,990.20 |
| 2006 | 141,000 | 2,290,100 | 2.07512 | 2,925.92 | 47,522.32 |
| 2007 | 141,000 | 2,290,100 | 2.05403 | 2,896.18 | 47,039.34 |
| 2008 | 141,000 | 2,290,100 | 2.05498 | 2,897.52 | 47,061.10 |
| 2009 | 141,000 | 2,290,100 | 2.13427 | 3,009.32 | 48,876.92 |
| 2010 | 141,000 | 2,290,100 | 2.17816 | 3,071.21 | 49,882.04 |
| | | | Total | 48,959.78 | 992,048.68 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 141,000 | 2,290,100 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

**CTL Project Name** TIF REDEVELOPMENT 58
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 1994
**City** OMAHA
**Class:** 5
**CTL-ID#** 28-2058

**Remarks**
Name of Project: Kohlls Drug Store
30th & Leavenworth St., City of Omaha.
Description: Retail Store.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 1994 | 102,700 | 0 | 0 | 0.00 | 0.00 |
| 1995 | 102,700 | 100,100 | 2.77074 | 2,845.55 | 2,773.51 |
| 1996 | 102,700 | 100,100 | 2.5873 | 2,657.16 | 2,589.89 |
| 1997 | 102,700 | 100,100 | 2.4032 | 2,468.09 | 2,405.60 |
| 1998 | 102,700 | 100,100 | 2.17132 | 2,229.95 | 2,173.49 |
| 1999 | 102,700 | 100,100 | 1.90625 | 1,957.72 | 1,908.16 |
| 2000 | 102,700 | 125,000 | 1.88197 | 1,932.78 | 2,352.46 |
| 2001 | 102,700 | 125,000 | 2.01321 | 2,067.57 | 2,516.51 |
| 2002 | 102,700 | 125,000 | 2.08626 | 2,142.59 | 2,607.83 |
| 2003 | 102,700 | 125,000 | 2.16055 | 2,218.88 | 2,700.69 |
| 2004 | 102,700 | 125,000 | 2.14791 | 2,205.90 | 2,684.89 |
| 2005 | 102,700 | 125,000 | 2.09798 | 2,154.63 | 2,622.48 |
| 2006 | 102,700 | 129,400 | 2.07512 | 2,131.15 | 2,685.21 |
| 2007 | 102,700 | 129,400 | 2.05403 | 2,109.49 | 2,657.91 |
| 2008 | 102,700 | 129,400 | 2.05498 | 2,110.46 | 2,659.14 |
| 2009 | 102,700 | 129,400 | 2.13427 | 2,191.90 | 2,761.75 |
| 2010 | 102,700 | 129,400 | 2.17816 | 2,236.97 | 2,818.54 |
| | | | Total | 35,660.79 | 40,918.06 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 102,700 | 129,400 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

**CTL Project Name** TIF REDEVELOPMENT 61
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 1994
**Class:** 5

**City** OMAHA
**CTL-ID#** 28-2061

**Remarks**
Name of Project: Millard Refrigerated Services - Nebraska Beef
10 acre site bounded by "L" St. between 35th & 36th Sts., City of Omaha.
Description: Renovation for industrial facility.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 1994 | 763,400 | 0 | 0 | 0.00 | 0.00 |
| 1995 | 763,400 | 0 | 0 | 0.00 | 0.00 |
| 1996 | 763,400 | 6,555,600 | 2.5873 | 19,751.45 | 169,613.04 |
| 1997 | 763,400 | 6,555,600 | 2.4032 | 18,346.03 | 157,544.17 |
| 1998 | 763,400 | 6,555,600 | 2.17132 | 16,575.86 | 142,343.05 |
| 1999 | 763,400 | 6,555,600 | 1.90625 | 14,552.31 | 124,966.13 |
| 2000 | 763,400 | 7,739,800 | 1.88197 | 14,366.96 | 145,660.71 |
| 2001 | 763,400 | 7,739,800 | 2.01321 | 15,368.85 | 155,818.43 |
| 2002 | 763,400 | 7,867,800 | 2.08626 | 15,926.51 | 164,142.76 |
| 2003 | 763,400 | 7,867,800 | 2.16055 | 16,493.64 | 169,987.75 |
| 2004 | 763,400 | 8,299,360 | 2.14791 | 16,397.14 | 178,262.78 |
| 2005 | 763,400 | 8,350,500 | 2.09798 | 16,015.98 | 175,191.82 |
| 2006 | 763,400 | 8,350,500 | 2.07512 | 15,841.47 | 173,282.90 |
| 2007 | 763,400 | 8,350,500 | 2.05403 | 15,680.47 | 171,521.78 |
| 2008 | 763,400 | 8,350,500 | 2.05498 | 15,687.72 | 171,601.10 |
| 2009 | 763,400 | 8,579,900 | 2.13427 | 16,293.02 | 183,118.23 |
| 2010 | 763,400 | 8,579,900 | 2.17816 | 16,628.07 | 186,883.95 |
| | | | Total | 243,925.48 | 2,469,938.60 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 0 | 0 |
| Industrial | 763,400 | 8,579,900 |
| Other | 0 | 0 |

**CTL Project Name** TIF REDEVELOPMENT 63
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 1994
**Class:** 5

**City** OMAHA
**CTL-ID#** 28-2063

**Remarks**
Name of Project: 1115 Harney Limited Partnership
1115 Harvey, "George H. Lee" Bldg., City of Omaha.
Description: 8 units low/moderate income housing.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 1994 | 69,000 | 0 | 0 | 0.00 | 0.00 |
| 1995 | 69,000 | 89,500 | 2.77074 | 1,911.81 | 2,479.81 |
| 1996 | 69,000 | 0 | 2.5873 | 1,785.24 | 23,570.30 |
| 1997 | 69,000 | 911,000 | 2.4032 | 1,658.21 | 21,893.15 |
| 1998 | 69,000 | 911,000 | 2.17132 | 1,498.21 | 19,780.73 |
| 1999 | 69,000 | 911,000 | 1.90625 | 1,315.31 | 17,365.94 |
| 2000 | 69,000 | 979,600 | 1.88197 | 1,298.56 | 18,435.78 |
| 2001 | 69,000 | 979,600 | 2.01321 | 1,389.11 | 19,721.41 |
| 2002 | 69,000 | 979,600 | 2.08626 | 1,439.52 | 20,437.00 |
| 2003 | 69,000 | 979,600 | 2.16055 | 1,490.78 | 21,164.75 |
| 2004 | 69,000 | 979,600 | 2.14791 | 1,482.06 | 21,040.93 |
| 2005 | 69,000 | 979,600 | 2.09798 | 1,447.61 | 20,551.81 |
| 2006 | 69,000 | 982,500 | 2.07512 | 1,431.83 | 20,388.05 |
| 2007 | 69,000 | 982,500 | 2.05403 | 1,417.28 | 20,180.84 |
| 2008 | 69,000 | 982,500 | 2.05498 | 1,417.94 | 20,190.18 |
| 2009 | 69,000 | 982,500 | 2.13427 | 1,472.65 | 20,969.20 |
| 2010 | 69,000 | 979,100 | 2.17816 | 1,502.93 | 21,326.36 |
| | | | Total | 23,959.05 | 309,496.24 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 69,000 | 979,100 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

**CTL Project Name** TIF REDEVELOPMENT 64
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 1994
**Class:** 5
**City** OMAHA
**CTL-ID#** 28-2064

**Remarks**
Name of Project: Food Services of America, Inc.
Area bounded by 9th, 14th & Ida Sts., City of Omaha.
Description: Public improvements and site prep for industrial facility.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 1994 | 152,700 | 0 | 0 | 0.00 | 0.00 |
| 1995 | 152,700 | 2,848,400 | 2.77074 | 4,230.92 | 78,921.76 |
| 1996 | 152,700 | 3,288,400 | 2.5873 | 3,950.81 | 85,080.77 |
| 1997 | 152,700 | 3,400,000 | 2.4032 | 3,669.69 | 81,708.80 |
| 1998 | 152,700 | 3,400,000 | 2.17132 | 3,315.61 | 73,824.88 |
| 1999 | 152,700 | 3,400,000 | 1.90625 | 2,910.84 | 64,812.50 |
| 2000 | 152,700 | 4,654,500 | 1.88197 | 2,873.77 | 87,596.29 |
| 2001 | 152,700 | 4,654,500 | 2.01321 | 3,074.17 | 93,704.86 |
| 2002 | 152,700 | 4,654,500 | 2.08626 | 3,185.72 | 97,104.97 |
| 2003 | 152,700 | 4,654,500 | 2.16055 | 3,299.16 | 100,562.80 |
| 2004 | 152,700 | 4,894,860 | 2.14791 | 3,279.86 | 105,137.19 |
| 2005 | 152,700 | 5,313,700 | 2.09798 | 3,203.62 | 111,480.36 |
| 2006 | 152,700 | 5,313,700 | 2.07512 | 3,168.71 | 110,265.65 |
| 2007 | 152,700 | 5,313,700 | 2.05403 | 3,136.50 | 109,144.99 |
| 2008 | 152,700 | 5,313,700 | 2.05498 | 3,137.95 | 109,195.47 |
| 2009 | 152,700 | 5,313,700 | 2.13427 | 3,259.03 | 113,408.70 |
| 2010 | 152,700 | 7,038,000 | 2.17816 | 3,326.05 | 153,298.90 |
| | | | **Total** | 53,022.41 | 1,575,248.89 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 0 | 0 |
| Industrial | 152,700 | 7,038,000 |
| Other | 0 | 0 |

**CTL Project Name** TIF REDEVELOPMENT 65
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 1995
**Class:** 5
**City** OMAHA
**CTL-ID#** 28-2065

**Remarks**
Name of Project: Orchard Manor LP/NCDC
36th St. and Orchard Ave., City of Omaha.
Description: Public improvements for 48 housing units for persons with hearing impairments.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 1995 | 68,200 | 0 | 0 | 0.00 | 0.00 |
| 1996 | 68,200 | 1,081,100 | 2.5873 | 1,764.54 | 27,971.30 |
| 1997 | 68,200 | 1,081,100 | 2.4032 | 1,638.98 | 25,981.00 |
| 1998 | 68,200 | 1,728,100 | 2.17132 | 1,480.84 | 37,522.58 |
| 1999 | 68,200 | 1,728,100 | 1.90625 | 1,300.06 | 32,941.91 |
| 2000 | 68,200 | 1,819,000 | 1.88197 | 1,283.50 | 34,233.03 |
| 2001 | 68,200 | 2,615,000 | 2.01321 | 1,373.01 | 52,645.44 |
| 2002 | 68,200 | 2,351,400 | 2.08626 | 1,422.83 | 49,056.32 |
| 2003 | 68,200 | 2,615,000 | 2.16055 | 1,473.50 | 56,498.38 |
| 2004 | 68,200 | 2,615,000 | 2.14791 | 1,464.87 | 56,167.85 |
| 2005 | 68,200 | 1,688,000 | 2.09798 | 1,430.82 | 35,413.90 |
| 2006 | 68,200 | 1,688,000 | 2.07512 | 1,415.23 | 35,028.03 |
| 2007 | 68,200 | 1,688,000 | 2.05403 | 1,400.85 | 34,672.03 |
| 2008 | 68,200 | 1,012,800 | 2.05498 | 1,401.50 | 20,812.84 |
| 2009 | 68,200 | 1,012,800 | 2.13427 | 1,455.57 | 21,615.89 |
| 2010 | 68,200 | 1,456,790 | 2.17816 | 1,485.51 | 31,731.22 |
| | | | **Total** | 21,791.61 | 552,291.72 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 68,200 | 1,456,790 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

COUNTY: 28 DOUGLAS

**CTL Project Name**
TIF REDEVELOPMENT 67
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 1995
**Class:** 5

**City** OMAHA
**CTL-ID#** 28-2067

**Remarks**
Name of Project: Lozier Corporation III
6316 John J. Pershing Dr., City of Omaha.
Description: Public improvements and site prep for industrial facility expension.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 1995 | 99,200 | 0 | 2.77074 | 2,748.57 | 0.00 |
| 1996 | 99,200 | 2,725,800 | 2.5873 | 2,566.60 | 70,524.62 |
| 1997 | 99,200 | 2,725,800 | 2.4032 | 2,383.97 | 65,506.43 |
| 1998 | 99,200 | 2,766,000 | 2.17132 | 2,153.95 | 60,058.71 |
| 1999 | 99,200 | 2,766,000 | 1.90625 | 1,891.00 | 52,726.88 |
| 2000 | 99,200 | 3,410,500 | 1.88197 | 1,866.91 | 64,184.59 |
| 2001 | 99,200 | 3,410,500 | 2.01321 | 1,997.10 | 68,660.53 |
| 2002 | 99,200 | 3,410,500 | 2.08626 | 2,069.57 | 71,151.90 |
| 2003 | 99,200 | 3,410,500 | 2.16055 | 2,143.27 | 73,685.56 |
| 2004 | 99,200 | 3,585,985 | 2.14791 | 2,130.73 | 77,023.73 |
| 2005 | 99,200 | 3,586,000 | 2.09798 | 2,081.20 | 75,233.56 |
| 2006 | 99,200 | 3,586,000 | 2.07512 | 2,058.52 | 74,413.80 |
| 2007 | 99,200 | 3,586,000 | 2.05403 | 2,037.60 | 73,657.52 |
| 2008 | 99,200 | 3,586,000 | 2.05498 | 2,038.54 | 73,691.58 |
| 2009 | 99,200 | 3,586,000 | 2.13427 | 2,117.20 | 76,534.92 |
| 2010 | 99,200 | 3,586,000 | 2.17816 | 2,160.73 | 78,108.82 |
| | | | **Total** | 34,445.46 | 1,055,163.15 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 0 | 0 |
| Industrial | 99,200 | 3,586,000 |
| Other | 0 | 0 |

**CTL Project Name**
TIF REDEVELOPMENT 69
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 1996
**Class:** 5

**City** OMAHA
**CTL-ID#** 28-2069

**Remarks**
Name of Project: Drake Williams Steel, Inc.
1602 N. 11th St., City of Omaha.
Description: Industrial facility expansion.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 1996 | 446,000 | 779,000 | 2.5873 | 11,539.36 | 20,155.07 |
| 1997 | 446,000 | 938,000 | 2.4032 | 10,718.27 | 22,542.02 |
| 1998 | 446,000 | 938,000 | 2.17132 | 9,684.09 | 20,366.98 |
| 1999 | 446,000 | 938,000 | 1.90625 | 8,501.88 | 17,880.63 |
| 2000 | 446,000 | 1,102,200 | 1.88197 | 8,393.59 | 20,743.07 |
| 2001 | 446,000 | 1,102,200 | 2.01321 | 8,978.92 | 22,189.60 |
| 2002 | 446,000 | 1,847,300 | 2.08626 | 9,304.72 | 38,539.48 |
| 2003 | 446,000 | 1,847,300 | 2.16055 | 9,636.05 | 39,911.84 |
| 2004 | 446,000 | 1,961,965 | 2.14791 | 9,579.68 | 42,141.24 |
| 2005 | 446,000 | 1,961,900 | 2.09798 | 9,356.99 | 41,160.27 |
| 2006 | 446,000 | 1,961,900 | 2.07512 | 9,255.04 | 40,711.78 |
| 2007 | 446,000 | 1,961,900 | 2.05403 | 9,160.97 | 40,298.01 |
| 2008 | 446,000 | 1,961,900 | 2.05498 | 9,165.21 | 40,316.65 |
| 2009 | 446,000 | 1,961,900 | 2.13427 | 9,518.84 | 41,872.24 |
| 2010 | 446,000 | 1,961,900 | 2.17816 | 9,714.59 | 42,733.32 |
| | | | **Total** | 142,508.20 | 491,562.20 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 0 | 0 |
| Industrial | 446,000 | 1,961,900 |
| Other | 0 | 0 |

COUNTY: 28 DOUGLAS

**CTL Project Name** TIF REDEVELOPMENT 70
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 1996
**Class:** 5

**City** OMAHA
**CTL-ID#** 28-2070

**Remarks**
Name of Project: Rivergate Apartments
1323 Jackson St., City of Omaha.
Description: 72 units low/moderate income housing.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 1996 | 504,700 | 0 | 2.5873 | 13,058.10 | 0.00 |
| 1997 | 504,700 | 3,185,300 | 2.4032 | 12,128.95 | 76,549.13 |
| 1998 | 504,700 | 3,185,300 | 2.17132 | 10,958.65 | 69,163.06 |
| 1999 | 504,700 | 3,185,300 | 1.90625 | 9,620.84 | 60,719.78 |
| 2000 | 504,700 | 3,663,100 | 1.88197 | 9,498.30 | 68,938.44 |
| 2001 | 504,700 | 3,663,100 | 2.01321 | 10,160.67 | 73,745.90 |
| 2002 | 504,700 | 3,663,100 | 2.08626 | 10,529.35 | 76,421.79 |
| 2003 | 504,700 | 3,392,300 | 2.16055 | 10,904.30 | 73,292.34 |
| 2004 | 504,700 | 3,480,000 | 2.14791 | 10,840.50 | 74,747.27 |
| 2005 | 504,700 | 3,480,000 | 2.09798 | 10,588.51 | 73,009.70 |
| 2006 | 504,700 | 3,772,000 | 2.07512 | 10,473.13 | 78,273.53 |
| 2007 | 504,700 | 3,772,000 | 2.05403 | 10,366.69 | 77,478.01 |
| 2008 | 504,700 | 3,772,000 | 2.05498 | 10,371.48 | 77,513.85 |
| 2009 | 504,700 | 3,772,000 | 2.13427 | 10,771.66 | 80,504.66 |
| 2010 | 504,700 | 5,315,100 | 2.17816 | 10,993.17 | 115,771.38 |
| | | | **Total** | 161,264.30 | 1,076,128.84 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 504,700 | 5,315,100 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

**CTL Project Name** TIF REDEVELOPMENT 71
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 1996
**Class:** 5

**City** OMAHA
**CTL-ID#** 28-2071

**Remarks**
Name of Project: First Data Resources (Frank Krejci)
805 Crown Point Ave., City of Omaha.
Description: Public improvements for industrial faciltiy.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 1996 | 185,000 | 820,000 | 2.5873 | 4,786.51 | 21,215.86 |
| 1997 | 185,000 | 9,486,300 | 2.4032 | 4,445.92 | 227,974.76 |
| 1998 | 185,000 | 11,235,000 | 2.17132 | 4,016.94 | 243,947.80 |
| 1999 | 185,000 | 11,272,500 | 1.90625 | 3,526.56 | 214,882.03 |
| 2000 | 185,000 | 13,810,400 | 1.88197 | 3,481.64 | 259,907.58 |
| 2001 | 185,000 | 13,810,400 | 2.01321 | 3,724.44 | 278,032.35 |
| 2002 | 185,000 | 14,297,200 | 2.08626 | 3,859.58 | 298,276.76 |
| 2003 | 185,000 | 14,297,200 | 2.16055 | 3,997.02 | 308,898.15 |
| 2004 | 185,000 | 14,526,100 | 2.14791 | 3,973.63 | 312,007.55 |
| 2005 | 185,000 | 14,526,100 | 2.09798 | 3,881.26 | 304,754.67 |
| 2006 | 185,000 | 14,526,100 | 2.07512 | 3,838.97 | 301,434.01 |
| 2007 | 185,000 | 14,526,100 | 2.05403 | 3,799.96 | 298,370.45 |
| 2008 | 185,000 | 14,526,100 | 2.05498 | 3,801.71 | 298,508.45 |
| 2009 | 185,000 | 14,526,100 | 2.13427 | 3,948.40 | 310,026.19 |
| 2010 | 185,000 | 14,526,100 | 2.17816 | 4,029.60 | 316,401.70 |
| | | | **Total** | 59,112.14 | 3,994,638.31 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 0 | 0 |
| Industrial | 185,000 | 14,526,100 |
| Other | 0 | 0 |

**CTL Project Name** TIF REDEVELOPMENT 72
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 1996
**Class:** 5

**City** OMAHA
**CTL-ID#** 28-2072

**Remarks**
Name of Project: Caldwell Limited Partnership Apts.
27th & Caldwell Sts., City of Omaha.
Description: 19 units low/moderate income housing.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 1996 | 800 | 0 | 0 | 0.00 | 0.00 |
| 1997 | 800 | 532,900 | 2.4032 | 19.23 | 12,806.65 |
| 1998 | 800 | 532,900 | 2.17132 | 17.37 | 11,570.96 |
| 1999 | 800 | 532,900 | 1.90625 | 15.25 | 10,158.41 |
| 2000 | 800 | 635,700 | 1.88197 | 15.06 | 11,963.68 |
| 2001 | 800 | 637,000 | 2.01321 | 16.11 | 12,824.15 |
| 2002 | 800 | 637,000 | 2.08626 | 16.69 | 13,289.48 |
| 2003 | 800 | 621,000 | 2.16055 | 17.28 | 13,417.02 |
| 2004 | 800 | 621,000 | 2.14791 | 17.18 | 13,338.52 |
| 2005 | 800 | 1,172,700 | 2.09798 | 16.78 | 24,603.01 |
| 2006 | 800 | 1,172,700 | 2.07512 | 16.60 | 24,334.93 |
| 2007 | 800 | 425,200 | 2.05403 | 16.43 | 8,733.74 |
| 2008 | 800 | 389,200 | 2.05498 | 16.44 | 7,997.98 |
| 2009 | 800 | 389,200 | 2.13427 | 17.07 | 8,306.58 |
| 2010 | 800 | 351,390 | 2.17816 | 17.43 | 7,653.84 |
| | | | Total | 234.92 | 180,998.95 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 800 | 351,390 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

**CTL Project Name** TIF REDEVELOPMENT 73
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 1996
**Class:** 5

**City** OMAHA
**CTL-ID#** 28-2073

**Remarks**
Name of Project: Upstream Brewery Co., LLC Apts
514 S. 11th (Former Firehouse Dinner Theatre), City of Omaha.
Description: Restaurant

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 1996 | 200,000 | 255,000 | 2.5873 | 5,174.60 | 6,597.62 |
| 1997 | 200,000 | 990,000 | 2.4032 | 4,806.40 | 23,791.68 |
| 1998 | 200,000 | 990,000 | 2.17132 | 4,342.64 | 21,496.07 |
| 1999 | 200,000 | 1,095,000 | 1.90625 | 3,812.50 | 20,873.44 |
| 2000 | 200,000 | 1,286,400 | 1.88197 | 3,763.94 | 24,209.66 |
| 2001 | 200,000 | 1,286,400 | 2.01321 | 4,026.42 | 25,897.93 |
| 2002 | 200,000 | 1,286,400 | 2.08626 | 4,172.52 | 26,837.65 |
| 2003 | 200,000 | 1,286,400 | 2.16055 | 4,321.10 | 27,793.32 |
| 2004 | 200,000 | 1,448,600 | 2.14791 | 4,295.82 | 31,114.62 |
| 2005 | 200,000 | 1,448,600 | 2.09798 | 4,195.96 | 30,391.34 |
| 2006 | 200,000 | 1,448,600 | 2.07512 | 4,150.24 | 30,060.19 |
| 2007 | 200,000 | 1,448,600 | 2.05403 | 4,108.06 | 29,754.68 |
| 2008 | 200,000 | 1,448,600 | 2.05498 | 4,109.96 | 29,768.44 |
| 2009 | 200,000 | 1,448,600 | 2.13427 | 4,268.54 | 30,917.04 |
| 2010 | 200,000 | 1,448,600 | 2.17816 | 4,356.32 | 31,552.83 |
| | | | Total | 63,905.02 | 391,056.51 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 200,000 | 1,448,600 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

COUNTY: 28 DOUGLAS

**CTL Project Name** TIF REDEVELOPMENT 76
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 1996
**Class:** 5

**City** OMAHA
**CTL-ID#** 28-2076

**Remarks**
Name of Project: Securities Exchange Bldg., LTD
305 S. 16th St., City of Omaha.
Description: 35 units low/moderate income housing and commercial space.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 1996 | 168,000 | 122,000 | 2.5873 | 4,346.66 | 3,156.51 |
| 1997 | 168,000 | 1,907,000 | 2.4032 | 4,037.38 | 45,829.02 |
| 1998 | 168,000 | 1,907,000 | 2.17132 | 3,647.82 | 41,407.07 |
| 1999 | 168,000 | 1,907,000 | 1.90625 | 3,202.50 | 36,352.19 |
| 2000 | 168,000 | 2,000,000 | 1.88197 | 3,161.71 | 37,639.40 |
| 2001 | 168,000 | 2,000,000 | 2.01321 | 3,382.19 | 40,264.20 |
| 2002 | 168,000 | 2,000,000 | 2.08626 | 3,504.92 | 41,725.20 |
| 2003 | 168,000 | 2,000,000 | 2.16055 | 3,629.72 | 43,211.00 |
| 2004 | 168,000 | 2,000,000 | 2.14791 | 3,608.49 | 42,958.20 |
| 2005 | 1,685,200 | 2,000,000 | 2.09798 | 35,355.16 | 41,959.60 |
| 2006 | 168,000 | 2,107,000 | 2.07512 | 3,486.20 | 43,722.78 |
| 2007 | 168,000 | 2,107,000 | 2.05403 | 3,450.77 | 43,278.41 |
| 2008 | 168,000 | 2,107,000 | 2.05498 | 3,452.37 | 43,298.43 |
| 2009 | 168,000 | 2,107,000 | 2.13427 | 3,585.57 | 44,969.07 |
| 2010 | 168,000 | 2,107,000 | 2.17816 | 3,659.31 | 45,893.83 |
| | | | **Total** | 85,510.77 | 595,664.91 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 168,000 | 2,107,000 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

**CTL Project Name** TIF REDEVELOPMENT 77
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 1997
**Class:** 5

**City** OMAHA
**CTL-ID#** 28-2077

**Remarks**
Name of Project: Riverfront - Hannons/Embassy Suites Hotel
10th & Jackson Sts., City of Omaha.
Description: Public improvements and site prep for downtown hotel.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 1997 | 1,685,200 | 28,287,800 | 2.4032 | 40,498.73 | 679,812.41 |
| 1998 | 1,685,200 | 23,775,000 | 2.17132 | 36,591.08 | 516,231.33 |
| 1999 | 1,685,200 | 23,673,000 | 1.90625 | 32,124.13 | 451,266.56 |
| 2000 | 1,685,200 | 27,599,900 | 1.88197 | 31,714.96 | 519,421.84 |
| 2001 | 1,685,200 | 27,599,900 | 2.01321 | 33,926.61 | 555,643.95 |
| 2002 | 1,685,200 | 27,509,500 | 2.08626 | 35,157.65 | 573,919.69 |
| 2003 | 1,685,200 | 26,509,500 | 2.16055 | 36,409.59 | 572,751.00 |
| 2004 | 1,685,200 | 26,509,500 | 2.14791 | 36,196.58 | 569,400.20 |
| 2005 | 1,685,200 | 26,509,500 | 2.09798 | 35,355.16 | 556,164.01 |
| 2006 | 1,685,200 | 26,509,500 | 2.07512 | 34,969.92 | 550,103.94 |
| 2007 | 1,685,200 | 26,509,500 | 2.05403 | 34,614.51 | 544,513.08 |
| 2008 | 1,685,200 | 26,509,500 | 2.05498 | 34,630.52 | 544,764.92 |
| 2009 | 1,685,200 | 28,426,685 | 2.13427 | 35,966.72 | 606,702.21 |
| 2010 | 1,685,200 | 28,426,700 | 2.17816 | 36,706.35 | 619,179.01 |
| | | | **Total** | 494,862.51 | 7,859,874.15 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 1,685,200 | 28,426,700 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

COUNTY: 28 DOUGLAS

**CTL Project Name** TIF REDEVELOPMENT 78
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 1996
**Class:** 5

**City** OMAHA
**CTL-ID#** 28-2078

**Remarks**
Name of Project: 26th Street, Ltd.
Caldwell & 26th St., City of Omaha.
Description: 19 units low/moderate income housing.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 1996 | 1,200 | 0 | 2.5873 | 31.05 | 0.00 |
| 1997 | 1,200 | 285,800 | 2.4032 | 28.84 | 6,868.35 |
| 1998 | 1,200 | 541,000 | 2.17132 | 26.06 | 11,746.84 |
| 1999 | 1,200 | 541,000 | 1.90625 | 22.88 | 10,312.81 |
| 2000 | 1,200 | 550,000 | 1.88197 | 22.58 | 10,350.84 |
| 2001 | 1,200 | 632,000 | 2.01321 | 24.16 | 12,723.49 |
| 2002 | 1,200 | 632,500 | 2.08626 | 25.04 | 13,195.59 |
| 2003 | 1,200 | 621,000 | 2.16055 | 25.93 | 13,417.02 |
| 2004 | 1,200 | 621,000 | 2.14791 | 25.77 | 13,338.52 |
| 2005 | 1,200 | 1,092,000 | 2.09798 | 25.18 | 22,909.94 |
| 2006 | 1,200 | 1,092,000 | 2.07512 | 24.90 | 22,660.31 |
| 2007 | 1,200 | 427,800 | 2.05403 | 24.65 | 8,787.14 |
| 2008 | 1,200 | 402,800 | 2.05498 | 24.66 | 8,277.46 |
| 2009 | 1,200 | 402,800 | 2.13427 | 25.61 | 8,596.84 |
| 2010 | 1,200 | 353,950 | 2.17816 | 26.14 | 7,709.60 |
| | | | **Total** | 383.45 | 170,894.75 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 1,200 | 353,950 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

**CTL Project Name** TIF REDEVELOPMENT 79
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 1997
**Class:** 5

**City** OMAHA
**CTL-ID#** 28-2079

**Remarks**
Name of Project: Premier/SRS, LLC
Approximately 41 lots bounded by 36th & Springer Streets, city of Omaha
Description: 41 units single familly housing.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 1998 | 17,800 | 237,500 | 2.17132 | 386.49 | 5,156.89 |
| 1999 | 17,800 | 1,007,200 | 1.90625 | 339.31 | 19,199.75 |
| 2000 | 17,800 | 1,836,200 | 1.88197 | 334.99 | 34,556.73 |
| 2001 | 17,800 | 2,587,100 | 2.01321 | 358.35 | 52,083.76 |
| 2002 | 17,800 | 3,677,000 | 2.08626 | 371.35 | 76,711.78 |
| 2003 | 17,800 | 3,826,400 | 2.16055 | 384.58 | 82,671.29 |
| 2004 | 17,800 | 3,833,400 | 2.14791 | 382.33 | 82,337.98 |
| 2005 | 17,800 | 3,846,400 | 2.09798 | 373.44 | 80,696.70 |
| 2006 | 17,800 | 3,846,400 | 2.07512 | 369.37 | 79,817.42 |
| 2007 | 17,800 | 3,846,400 | 2.05403 | 365.62 | 79,006.21 |
| 2008 | 17,800 | 3,846,400 | 2.05498 | 365.79 | 79,042.73 |
| 2009 | 17,800 | 4,489,100 | 2.13427 | 379.90 | 95,809.51 |
| 2010 | 17,800 | 4,489,100 | 2.17816 | 387.71 | 97,779.78 |
| | | | **Total** | 4,799.23 | 864,870.53 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 17800 | 4,489,100 |
| Commercial | 0 | 0 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

**CTL Project Name**
TIF REDEVELOPMENT 80
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 1997
**City** OMAHA
**Class:** 5
**CTL-ID#** 28-2080

**Remarks**
Name of Project: Ames Fontenelle, LLC
4500 Ames Ave., City of Omaha.
Description: Laundry facility renovation.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 1997 | 37,600 | 17,900 | 2.4032 | 903.60 | 430.17 |
| 1998 | 37,600 | 170,300 | 2.17132 | 816.42 | 3,697.76 |
| 1999 | 37,600 | 170,300 | 1.90625 | 716.75 | 3,246.34 |
| 2000 | 37,600 | 208,400 | 1.88197 | 707.62 | 3,922.03 |
| 2001 | 37,600 | 208,400 | 2.01321 | 756.97 | 4,195.53 |
| 2002 | 37,600 | 208,400 | 2.08626 | 784.43 | 4,347.77 |
| 2003 | 37,600 | 208,400 | 2.16055 | 812.37 | 4,502.59 |
| 2004 | 37,600 | 208,400 | 2.14791 | 807.61 | 4,476.24 |
| 2005 | 37,600 | 208,400 | 2.09798 | 788.84 | 4,372.19 |
| 2006 | 37,600 | 208,400 | 2.07512 | 780.25 | 4,324.55 |
| 2007 | 37,600 | 208,400 | 2.05403 | 772.32 | 4,280.60 |
| 2008 | 37,600 | 317,900 | 2.05498 | 772.67 | 6,532.78 |
| 2009 | 37,600 | 317,900 | 2.13427 | 802.49 | 6,784.84 |
| 2010 | 37,600 | 317,900 | 2.17816 | 818.99 | 6,924.37 |
| | | | **Total** | 11,041.33 | 62,037.76 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 37,600 | 317,900 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

**CTL Project Name**
TIF REDEVELOPMENT 81
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 1997
**City** OMAHA
**Class:** 5
**CTL-ID#** 28-2081

**Remarks**
Name of Project: Historic Restoration, Inc. (Marriott)
1006 Douglas & 113 South 10th Streets, City of Omaha
Description: Site prep and renovations for downtown hotel.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 1998 | 905,000 | 0 | 2.17132 | 19,650.45 | 0.00 |
| 1999 | 905,000 | 0 | 1.90625 | 17,251.56 | 0.00 |
| 2000 | 905,000 | 9,132,700 | 1.88197 | 17,031.83 | 171,874.67 |
| 2001 | 905,000 | 9,132,700 | 2.01321 | 18,219.55 | 183,860.43 |
| 2002 | 905,000 | 11,295,000 | 2.08626 | 18,880.65 | 235,643.07 |
| 2003 | 905,000 | 11,295,000 | 2.16055 | 19,552.98 | 244,034.12 |
| 2004 | 905,000 | 11,295,000 | 2.14791 | 19,438.59 | 242,606.43 |
| 2005 | 905,000 | 11,295,000 | 2.09798 | 18,986.72 | 236,966.84 |
| 2006 | 905,000 | 11,774,000 | 2.07512 | 18,779.84 | 244,324.63 |
| 2007 | 905,000 | 11,774,000 | 2.05403 | 18,588.97 | 241,841.49 |
| 2008 | 905,000 | 11,774,000 | 2.05498 | 18,597.57 | 241,953.35 |
| 2009 | 905,000 | 13,236,900 | 2.13427 | 19,315.14 | 282,511.19 |
| 2010 | 905,000 | 13,236,900 | 2.17816 | 19,712.35 | 288,320.86 |
| | | | **Total** | 244,006.20 | 2,613,937.08 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 905,000 | 13,236,900 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

COUNTY: 28 DOUGLAS

**CTL Project Name**
TIF REDEVELOPMENT 82
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 1997
**Class:** 5

**City** OMAHA
**CTL-ID#** 28-2082

**Remarks**
Name of Project: Bull Durham
1013 Leavenworth, City of Omaha
Description: 48 units low/moderate income housing and commercial space.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 1998 | 145,000 | 2,269,500 | 2.17132 | 3,148.41 | 49,278.11 |
| 1999 | 145,000 | 2,393,500 | 1.90625 | 2,764.06 | 45,626.09 |
| 2000 | 145,000 | 2,500,000 | 1.88197 | 2,728.86 | 47,049.25 |
| 2001 | 145,000 | 2,500,000 | 2.01321 | 2,919.15 | 50,330.25 |
| 2002 | 145,000 | 2,500,000 | 2.08626 | 3,025.08 | 52,156.50 |
| 2003 | 145,000 | 2,500,000 | 2.16055 | 3,132.80 | 54,013.75 |
| 2004 | 145,000 | 2,500,000 | 2.14791 | 3,114.47 | 53,697.75 |
| 2005 | 145,000 | 2,500,000 | 2.09798 | 3,042.07 | 52,449.50 |
| 2006 | 145,000 | 2,592,300 | 2.07512 | 3,008.92 | 53,793.34 |
| 2007 | 145,000 | 2,592,300 | 2.05403 | 2,978.34 | 53,246.62 |
| 2008 | 145,000 | 2,592,300 | 2.05498 | 2,979.72 | 53,271.25 |
| 2009 | 145,000 | 2,592,300 | 2.13427 | 3,094.69 | 55,326.68 |
| 2010 | 145,000 | 2,592,300 | 2.17816 | 3,158.33 | 56,464.44 |
| | | | **Total** | 39,094.90 | 676,703.53 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 145,000 | 2,592,300 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

**CTL Project Name**
TIF REDEVELOPMENT 83
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 1997
**Class:** 5

**City** OMAHA
**CTL-ID#** 28-2083

**Remarks**
Name of Project: Grace Plaza/Twentieth Place Apts.
Bounded by Grace Streel on North, Clark Street on South, 16th Street on East and 20th on West
Description: Public improvements and site prep for 18 units low/moderate income housing.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 1998 | 32,000 | 0 | 2.17132 | 694.82 | 0.00 |
| 1999 | 32,000 | 295,500 | 1.90625 | 610.00 | 5,632.97 |
| 2000 | 32,000 | 364,900 | 1.88197 | 602.23 | 6,867.31 |
| 2001 | 32,000 | 626,000 | 2.01321 | 644.23 | 12,602.69 |
| 2002 | 32,000 | 626,000 | 2.08626 | 667.60 | 13,059.99 |
| 2003 | 32,000 | 626,000 | 2.16055 | 691.38 | 13,525.04 |
| 2004 | 32,000 | 626,000 | 2.14791 | 687.33 | 13,445.92 |
| 2005 | 32,000 | 949,200 | 2.09798 | 671.35 | 19,914.03 |
| 2006 | 32,000 | 949,200 | 2.07512 | 664.04 | 19,697.40 |
| 2007 | 32,000 | 949,200 | 2.05403 | 657.29 | 19,496.85 |
| 2008 | 32,000 | 427,500 | 2.05498 | 657.59 | 8,785.04 |
| 2009 | 32,000 | 427,500 | 2.13427 | 682.97 | 9,124.00 |
| 2010 | 32,000 | 383,550 | 2.17816 | 697.01 | 8,354.33 |
| | | | **Total** | 8,627.84 | 150,505.57 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 32,000 | 383,550 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

**CTL Project Name** TIF REDEVELOPMENT 84
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 1997
**Class:** 5

**City** OMAHA
**CTL-ID#** 28-2084

**Remarks**
Name of Project: Riverview Meadows, LTD
5th & Bancroft Streets
Description: Public improvements and site prep for 16 units single family housing (single family dwellings for moderate income & handicapped).

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 1998 | 32,000 | 17,400 | 2.17132 | 694.82 | 377.81 |
| 1999 | 33,000 | 90,700 | 1.90625 | 629.06 | 1,728.97 |
| 2000 | 33,000 | 401,000 | 1.88197 | 621.05 | 7,546.70 |
| 2001 | 32,100 | 426,600 | 2.01321 | 646.24 | 8,588.35 |
| 2002 | 32,100 | 426,600 | 2.08626 | 669.69 | 8,899.99 |
| 2003 | 32,000 | 426,600 | 2.16055 | 693.54 | 9,216.91 |
| 2004 | 32,000 | 426,600 | 2.14791 | 687.33 | 9,162.98 |
| 2005 | 32,000 | 463,400 | 2.09798 | 671.35 | 9,722.04 |
| 2006 | 32,000 | 463,400 | 2.07512 | 664.04 | 9,616.11 |
| 2007 | 32,000 | 463,400 | 2.05403 | 657.29 | 9,518.38 |
| 2008 | 32,000 | 463,400 | 2.05498 | 657.59 | 9,522.77 |
| 2009 | 32,000 | 518,300 | 2.13427 | 682.97 | 11,061.92 |
| 2010 | 32,000 | 518,300 | 2.17816 | 697.01 | 11,289.40 |
| | | | Total | 8,671.98 | 106,252.33 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 32000 | 518,300 |
| Commercial | 0 | 0 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

**CTL Project Name** TIF REDEVELOPMENT 85
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 1997
**Class:** 5

**City** OMAHA
**CTL-ID#** 28-2085

**Remarks**
Name of Project: Campus For Hope Apartments, LLC
Lot 1, Campus For Hope Subdivision
Description: Public improvements and site prep for residential alcohol and drug rehab faciltiy.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 1998 | 3,200 | 0 | 2.17132 | 69.48 | 0.00 |
| 1999 | 3,200 | 716,800 | 1.90625 | 61.00 | 13,664.00 |
| 2000 | 3,200 | 879,500 | 1.88197 | 60.22 | 16,551.93 |
| 2001 | 3,200 | 879,500 | 2.01321 | 64.42 | 17,706.18 |
| 2002 | 3,200 | 879,500 | 2.08626 | 66.76 | 18,348.66 |
| 2003 | 3,200 | 879,500 | 2.16055 | 69.14 | 19,002.04 |
| 2004 | 3,200 | 879,500 | 2.14791 | 68.73 | 18,890.87 |
| 2005 | 3,200 | 880,200 | 2.09798 | 67.14 | 18,466.42 |
| 2006 | 3,200 | 880,200 | 2.07512 | 66.40 | 18,265.21 |
| 2007 | 3,200 | 880,200 | 2.05403 | 65.73 | 18,079.57 |
| 2008 | 3,200 | 415,000 | 2.05498 | 65.76 | 8,528.17 |
| 2009 | 3,200 | 415,000 | 2.13427 | 68.30 | 8,857.22 |
| 2010 | 3,200 | 316,500 | 2.17816 | 69.70 | 6,893.88 |
| | | | Total | 862.78 | 183,254.15 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 3,200 | 316,500 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

COUNTY: 28 DOUGLAS

**CTL Project Name** TIF REDEVELOPMENT 86
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 1997
**Class:** 5

**City** OMAHA
**CTL-ID#** 28-2086

**Remarks**
Name of Project: American Labs, Inc
5036 South 33rd Street (4.84 acres)
Description: Industrial facility renovation.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 1998 | 87,100 | 740,400 | 2.17132 | 1,891.22 | 16,076.45 |
| 1999 | 87,100 | 1,472,100 | 1.90625 | 1,660.34 | 28,061.91 |
| 2000 | 87,100 | 1,805,900 | 1.88197 | 1,639.20 | 33,986.50 |
| 2001 | 87,100 | 1,852,000 | 2.01321 | 1,753.51 | 37,284.65 |
| 2002 | 87,100 | 1,852,000 | 2.08626 | 1,817.13 | 38,637.54 |
| 2003 | 87,100 | 1,852,000 | 2.16055 | 1,881.84 | 40,013.39 |
| 2004 | 87,100 | 1,948,955 | 2.14791 | 1,870.83 | 41,861.80 |
| 2005 | 87,100 | 1,860,500 | 2.09798 | 1,827.34 | 39,032.92 |
| 2006 | 87,100 | 1,860,500 | 2.07512 | 1,807.43 | 38,607.61 |
| 2007 | 87,100 | 1,860,500 | 2.05403 | 1,789.06 | 38,215.23 |
| 2008 | 87,100 | 1,860,500 | 2.05498 | 1,789.89 | 38,232.90 |
| 2009 | 87,100 | 2,029,600 | 2.13427 | 1,858.95 | 43,317.14 |
| 2010 | 87,100 | 2,029,600 | 2.17816 | 1,897.18 | 44,207.94 |
| | | | Total | 23,483.92 | 477,535.98 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 0 | 0 |
| Industrial | 87,100 | 2,029,600 |
| Other | 0 | 0 |

**CTL Project Name** TIF REDEVELOPMENT 87
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 1997
**Class:** 5

**City** OMAHA
**CTL-ID#** 28-2087

**Remarks**
Name of Project: Ak-sar-ben Business & Education Campus I (First Data, Corp)
68th & Pacific
Description: Public improvements and site prep for business and education technology center. (base changed due to parcel being transferred to exempt entity, UNO)

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 1998 | 3,682,000 | 13,280,525 | 2.17132 | 79,948.00 | 288,362.70 |
| 1999 | 3,682,000 | 40,936,005 | 1.90625 | 70,188.13 | 780,342.60 |
| 2000 | 3,682,000 | 58,872,970 | 1.88197 | 69,294.14 | 1,107,971.63 |
| 2001 | 3,682,000 | 54,844,955 | 2.01321 | 74,126.39 | 1,104,144.12 |
| 2002 | 3,682,000 | 71,285,675 | 2.08626 | 76,816.09 | 1,487,204.52 |
| 2003 | 2,792,000 | 84,586,995 | 2.16055 | 60,322.56 | 1,827,544.32 |
| 2004 | 2,792,000 | 67,165,875 | 2.14791 | 59,969.65 | 1,442,662.55 |
| 2005 | 2,792,000 | 84,702,280 | 2.09798 | 58,575.60 | 1,777,036.89 |
| 2006 | 2,792,000 | 78,439,640 | 2.07512 | 57,937.35 | 1,627,716.74 |
| 2007 | 2,792,000 | 66,594,450 | 2.05403 | 57,348.52 | 1,367,869.98 |
| 2008 | 2,792,000 | 63,066,250 | 2.05498 | 57,375.04 | 1,295,998.90 |
| 2009 | 2,792,000 | 99,828,160 | 2.13427 | 59,588.82 | 2,130,602.47 |
| 2010 | 2,792,000 | 97,043,530 | 2.17816 | 60,814.23 | 2,113,763.35 |
| | | | Total | 842,304.52 | 18,351,220.77 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 2,792,000 | 53,835,500 |
| Industrial | 0 | 0 |
| Other | 0 | 43,208,030 |

COUNTY: 28 DOUGLAS

**CTL Project Name**
TIF REDEVELOPMENT 89
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 1998
**Class:** 5

**City** OMAHA
**CTL-ID#** 28-2089

**Remarks**
Name of Project: Spaghetti Building Development, LLC
1105 Howard Street
Description: 48 units market rate housing and retail space.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 1998 | 457,000 | 0 | 2.17132 | 9,922.93 | 0.00 |
| 1999 | 457,000 | 488,000 | 1.90625 | 8,711.56 | 9,302.50 |
| 2000 | 457,000 | 2,856,800 | 1.88197 | 8,600.60 | 53,764.12 |
| 2001 | 457,000 | 2,856,800 | 2.01321 | 9,200.37 | 57,513.38 |
| 2002 | 457,000 | 2,856,800 | 2.08626 | 9,534.21 | 59,600.28 |
| 2003 | 457,000 | 2,856,800 | 2.16055 | 9,873.71 | 61,722.59 |
| 2004 | 457,000 | 2,898,000 | 2.14791 | 9,815.95 | 62,246.43 |
| 2005 | 457,000 | 2,898,000 | 2.09798 | 9,587.77 | 60,799.46 |
| 2006 | 457,000 | 5,021,100 | 2.07512 | 9,483.30 | 104,193.85 |
| 2007 | 457,000 | 5,021,100 | 2.05403 | 9,386.92 | 103,134.90 |
| 2008 | 457,000 | 5,021,100 | 2.05498 | 9,391.26 | 103,182.60 |
| 2009 | 457,000 | 5,021,100 | 2.13427 | 9,753.61 | 107,163.83 |
| 2010 | 457,000 | 6,421,500 | 2.17816 | 9,954.19 | 139,870.54 |
| | | | **Total** | 123,216.38 | 922,494.48 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 457,000 | 6,421,500 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

**CTL Project Name**
TIF REDEVELOPMENT 90
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 1998
**Class:** 5

**City** OMAHA
**CTL-ID#** 28-2090

**Remarks**
Name of Project: Quality Refrigerated Services, Inc
3301 "G" Street
Description: Food processing facility renovation.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 1998 | 490,800 | 0 | 2.17132 | 10,656.84 | 0.00 |
| 1999 | 490,800 | 1,291,600 | 1.90625 | 9,355.88 | 24,621.13 |
| 2000 | 490,800 | 1,623,700 | 1.88197 | 9,236.71 | 30,557.55 |
| 2001 | 490,800 | 1,623,700 | 2.01321 | 9,880.83 | 32,688.49 |
| 2002 | 490,800 | 2,428,300 | 2.08626 | 10,239.36 | 50,660.65 |
| 2003 | 490,800 | 2,730,700 | 2.16055 | 10,603.98 | 58,998.14 |
| 2004 | 490,800 | 2,891,775 | 2.14791 | 10,541.94 | 62,112.72 |
| 2005 | 490,800 | 2,169,500 | 2.09798 | 10,296.89 | 45,515.68 |
| 2006 | 478,100 | 1,989,500 | 2.07512 | 9,921.15 | 41,284.51 |
| 2007 | 478,100 | 1,989,500 | 2.05403 | 9,820.32 | 40,864.93 |
| 2008 | 478,100 | 1,989,500 | 2.05498 | 9,824.86 | 40,883.83 |
| 2009 | 478,100 | 1,989,500 | 2.13427 | 10,203.94 | 42,461.30 |
| 2010 | 478,100 | 1,989,500 | 2.17816 | 10,413.78 | 43,334.49 |
| | | | **Total** | 130,996.48 | 513,983.42 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 0 | 0 |
| Industrial | 478,100 | 1,989,500 |
| Other | 0 | 0 |

**CTL Project Name**
TIF REDEVELOPMENT 91
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 1998
**City** OMAHA
**Class:** 5
**CTL-ID#** 28-2091

**Remarks**
Name of Project: Riley Building, LLC
1014 Douglas Street
Description: 18 units housing and office space.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 1998 | 403,400 | 125,600 | 2.17132 | 8,759.10 | 2,727.18 |
| 1999 | 403,400 | 125,600 | 1.90625 | 7,689.81 | 2,394.25 |
| 2000 | 403,400 | 162,600 | 1.88197 | 7,591.87 | 3,060.08 |
| 2001 | 403,400 | 162,600 | 2.01321 | 8,121.29 | 3,273.48 |
| 2002 | 403,400 | 936,000 | 2.08626 | 8,415.97 | 19,527.39 |
| 2003 | 403,400 | 936,000 | 2.16055 | 8,715.66 | 20,222.75 |
| 2004 | 403,400 | 936,000 | 2.14791 | 8,664.67 | 20,104.44 |
| 2005 | 403,400 | 936,000 | 2.09798 | 8,463.25 | 19,637.09 |
| 2006 | 402,400 | 1,381,000 | 2.07512 | 8,350.28 | 28,657.41 |
| 2007 | 403,400 | 1,381,000 | 2.05403 | 8,285.96 | 28,366.15 |
| 2008 | 403,400 | 1,381,000 | 2.05498 | 8,289.79 | 28,379.25 |
| 2009 | 403,400 | 1,381,000 | 2.13427 | 8,609.65 | 29,474.27 |
| 2010 | 403,400 | 1,381,000 | 2.17816 | 8,786.70 | 30,080.39 |
| | | | **Total** | 108,744.00 | 235,904.13 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 243400 | 833,400 |
| Commercial | 160,000 | 547,600 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

**CTL Project Name**
TIF REDEVELOPMENT 92
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 1998
**City** OMAHA
**Class:** 5
**CTL-ID#** 28-2092

**Remarks**
Name of Project: Cannonball Express #3
706 Crown Point Ave
Description: Public improvements and site prep for industrial warehouse.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 1998 | 89,400 | 0 | 2.17132 | 1,941.16 | 0.00 |
| 1999 | 89,400 | 2,058,600 | 1.90625 | 1,704.19 | 39,242.06 |
| 2000 | 89,400 | 2,200,000 | 1.88197 | 1,682.48 | 41,403.34 |
| 2001 | 89,400 | 2,200,000 | 2.01321 | 1,799.81 | 44,290.62 |
| 2002 | 89,400 | 2,200,000 | 2.08626 | 1,865.12 | 45,897.72 |
| 2003 | 89,400 | 2,200,000 | 2.16055 | 1,931.53 | 47,532.10 |
| 2004 | 89,400 | 2,200,000 | 2.14791 | 1,920.23 | 47,254.02 |
| 2005 | 89,400 | 2,200,000 | 2.09798 | 1,875.59 | 46,155.56 |
| 2006 | 89,400 | 2,220,000 | 2.07512 | 1,855.16 | 46,067.66 |
| 2007 | 89,400 | 2,200,000 | 2.05403 | 1,836.30 | 45,188.66 |
| 2008 | 89,400 | 2,200,000 | 2.05498 | 1,837.15 | 45,209.56 |
| 2009 | 89,400 | 2,468,300 | 2.13427 | 1,908.04 | 52,680.19 |
| 2010 | 89,400 | 2,468,300 | 2.17816 | 1,947.28 | 53,763.52 |
| | | | **Total** | 24,104.04 | 554,685.01 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 0 | 0 |
| Industrial | 89,400 | 2,468,300 |
| Other | 0 | 0 |

COUNTY: 28 DOUGLAS

**CTL Project Name**
TIF REDEVELOPMENT 93
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 1998
**Class:** 5

**City** OMAHA
**CTL-ID#** 28-2093

**Remarks**
Name of Project: Village Development - Lake Street, LLC
Southwest corner of 30th & Lake Streets
Description: Public improvements and site prep for retail facility.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 1998 | 75,300 | 0 | 2.17132 | 1,635.00 | 0.00 |
| 1999 | 75,300 | 138,000 | 1.90625 | 1,435.41 | 2,630.63 |
| 2000 | 75,300 | 746,800 | 1.88197 | 1,417.12 | 14,054.55 |
| 2001 | 75,300 | 746,800 | 2.01321 | 1,515.95 | 15,034.65 |
| 2002 | 75,300 | 1,648,700 | 2.08626 | 1,570.95 | 34,396.17 |
| 2003 | 75,300 | 1,648,700 | 2.16055 | 1,626.89 | 35,620.99 |
| 2004 | 75,300 | 1,648,700 | 2.14791 | 1,617.38 | 35,412.59 |
| 2005 | 75,300 | 1,648,700 | 2.09798 | 1,579.78 | 34,589.40 |
| 2006 | 75,300 | 1,894,700 | 2.07512 | 1,562.57 | 39,317.30 |
| 2007 | 75,300 | 1,894,700 | 2.05403 | 1,546.68 | 38,917.71 |
| 2008 | 75,300 | 1,894,700 | 2.05498 | 1,547.40 | 38,935.71 |
| 2009 | 75,300 | 1,894,700 | 2.13427 | 1,607.11 | 40,438.01 |
| 2010 | 75,300 | 1,894,700 | 2.17816 | 1,640.15 | 41,269.60 |
| | | | **Total** | 20,302.39 | 370,617.31 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 75,300 | 1,894,700 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

**CTL Project Name**
TIF REDEVELOPMENT 94
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 1998
**Class:** 5

**City** OMAHA
**CTL-ID#** 28-2094

**Remarks**
Name of Project: Immaculate Conception School Apartments
2716 South 24th Street
Description: 19 units low/moderate income housing.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 1998 | 141,800 | 0 | 2.17132 | 3,078.93 | 0.00 |
| 1999 | 141,800 | 608,200 | 1.90625 | 2,703.06 | 11,593.81 |
| 2000 | 141,800 | 758,300 | 1.88197 | 2,668.63 | 14,270.98 |
| 2001 | 141,800 | 866,000 | 2.01321 | 2,854.73 | 17,434.40 |
| 2002 | 141,800 | 866,000 | 2.08626 | 2,958.32 | 18,067.01 |
| 2003 | 141,800 | 866,000 | 2.16055 | 3,063.66 | 18,710.36 |
| 2004 | 141,800 | 866,000 | 2.14791 | 3,045.74 | 18,600.90 |
| 2005 | 141,800 | 866,000 | 2.09798 | 2,974.94 | 18,168.51 |
| 2006 | 141,800 | 866,000 | 2.07512 | 2,942.52 | 17,970.54 |
| 2007 | 141,800 | 351,200 | 2.05403 | 2,912.61 | 7,213.75 |
| 2008 | 141,800 | 351,200 | 2.05498 | 2,913.96 | 7,217.09 |
| 2009 | 141,800 | 351,200 | 2.13427 | 3,026.39 | 7,495.56 |
| 2010 | 141,800 | 415,490 | 2.17816 | 3,088.63 | 9,050.04 |
| | | | **Total** | 38,232.12 | 165,792.95 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 141,800 | 415,490 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

**CTL Project Name** TIF REDEVELOPMENT 95
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 1998
**Class:** 5

**City** OMAHA
**CTL-ID#** 28-2095

**Remarks**
Name of Project: Robbins School Apartments, LTD
4302 South 39th Ave
Description: 21 units low/moderate income housing.(base changed in 2003 due to previous system error)

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 1998 | 65,500 | 0 | 2.17132 | 1,422.21 | 0.00 |
| 1999 | 65,500 | 898,000 | 1.90625 | 1,248.59 | 17,118.13 |
| 2000 | 65,500 | 1,109,600 | 1.88197 | 1,232.69 | 20,882.34 |
| 2001 | 65,500 | 1,157,000 | 2.01321 | 1,318.65 | 23,292.84 |
| 2002 | 65,500 | 1,209,000 | 2.08626 | 1,366.50 | 25,222.88 |
| 2003 | 110,700 | 1,163,800 | 2.16055 | 2,391.73 | 25,144.48 |
| 2004 | 65,500 | 1,209,000 | 2.14791 | 1,406.88 | 25,968.23 |
| 2005 | 65,500 | 1,207,500 | 2.09798 | 1,374.18 | 25,333.11 |
| 2006 | 65,500 | 1,207,500 | 2.07512 | 1,359.20 | 25,057.07 |
| 2007 | 65,500 | 459,500 | 2.05403 | 1,345.39 | 9,438.27 |
| 2008 | 65,500 | 459,500 | 2.05498 | 1,346.01 | 9,442.63 |
| 2009 | 65,500 | 459,500 | 2.13427 | 1,397.95 | 9,806.97 |
| 2010 | 65,500 | 481,440 | 2.17816 | 1,426.69 | 10,486.53 |
| | | | **Total** | 18,636.67 | 227,193.48 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 65,500 | 481,440 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

**CTL Project Name** TIF REDEVELOPMENT 96
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 1998
**Class:** 5

**City** OMAHA
**CTL-ID#** 28-2096

**Remarks**
Name of Project: L & R Holdings
1112 North 13th Street.
Description: Industrial facility renovation.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 1998 | 117,400 | 0 | 2.17132 | 2,549.13 | 0.00 |
| 1999 | 117,400 | 489,500 | 1.90625 | 2,237.94 | 9,331.09 |
| 2000 | 117,400 | 532,000 | 1.88197 | 2,209.43 | 10,012.08 |
| 2001 | 117,400 | 532,000 | 2.01321 | 2,363.51 | 10,710.28 |
| 2002 | 117,400 | 532,000 | 2.08626 | 2,449.27 | 11,098.90 |
| 2003 | 117,400 | 532,000 | 2.16055 | 2,536.49 | 11,494.13 |
| 2004 | 117,400 | 532,000 | 2.14791 | 2,521.65 | 11,426.88 |
| 2005 | 117,400 | 532,000 | 2.09798 | 2,463.03 | 11,161.25 |
| 2006 | 117,400 | 532,000 | 2.07512 | 2,436.19 | 11,039.64 |
| 2007 | 117,400 | 532,000 | 2.05403 | 2,411.43 | 10,927.44 |
| 2008 | 117,400 | 532,000 | 2.05498 | 2,412.55 | 10,932.49 |
| 2009 | 117,400 | 349,800 | 2.13427 | 2,505.63 | 7,465.68 |
| 2010 | 117,400 | 349,800 | 2.17816 | 2,557.16 | 7,619.20 |
| | | | **Total** | 31,653.41 | 123,219.06 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 0 | 0 |
| Industrial | 117,400 | 349,800 |
| Other | 0 | 0 |

COUNTY: 28 DOUGLAS

**CTL Project Name** TIF REDEVELOPMENT 98
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 1998
**Class:** 5

**City** OMAHA
**CTL-ID#** 28-2098

**Remarks**
Name of Project: Bemis Company
2445 & 2455 Deer Park Blvd & 3513 S. 25th St.
Description: Industrial facility expansion

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 1999 | 3,273,200 | 960,800 | 1.90625 | 62,395.38 | 18,315.25 |
| 2000 | 3,273,200 | 1,314,300 | 1.88197 | 61,600.64 | 24,734.73 |
| 2001 | 3,273,200 | 1,314,300 | 2.01321 | 65,896.39 | 26,459.62 |
| 2002 | 3,273,200 | 1,314,300 | 2.08626 | 68,287.46 | 27,419.72 |
| 2003 | 3,273,200 | 1,314,300 | 2.16055 | 70,719.12 | 28,396.11 |
| 2004 | 3,273,200 | 1,543,675 | 2.14791 | 70,305.39 | 33,156.75 |
| 2005 | 3,273,200 | 1,751,700 | 2.09798 | 68,671.08 | 36,750.32 |
| 2006 | 3,273,200 | 1,751,700 | 2.07512 | 67,922.83 | 36,349.88 |
| 2007 | 3,273,200 | 1,751,700 | 2.05403 | 67,232.51 | 35,980.44 |
| 2008 | 3,273,200 | 1,751,700 | 2.05498 | 67,263.61 | 35,997.08 |
| 2009 | 3,273,200 | 1,751,700 | 2.13427 | 69,858.93 | 37,386.01 |
| 2010 | 3,273,200 | 1,751,700 | 2.17816 | 71,295.53 | 38,154.83 |
| | | | Total | 811,448.87 | 379,100.74 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 0 | 0 |
| Industrial | 3,273,200 | 1,751,700 |
| Other | 0 | 0 |

**CTL Project Name** TIF REDEVELOPMENT 99
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 1998
**Class:** 5

**City** OMAHA
**CTL-ID#** 28-2099

**Remarks**
Name of Project: Joslyn Lofts, Ltd. Partnership
621 South 15th Street
Description: Conversion of old building into 29-units market rate housing.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 1999 | 148,500 | 0 | 1.90625 | 2,830.78 | 0.00 |
| 2000 | 148,500 | 1,705,800 | 1.88197 | 2,794.73 | 32,102.64 |
| 2001 | 148,500 | 1,705,800 | 2.01321 | 2,989.62 | 34,341.34 |
| 2002 | 148,500 | 1,705,800 | 2.08626 | 3,098.10 | 35,587.42 |
| 2003 | 148,500 | 1,705,800 | 2.16055 | 3,208.42 | 36,854.66 |
| 2004 | 148,500 | 1,705,800 | 2.14791 | 3,189.65 | 36,639.05 |
| 2005 | 148,500 | 1,705,800 | 2.09798 | 3,115.50 | 35,787.34 |
| 2006 | 148,500 | 2,232,000 | 2.07512 | 3,081.55 | 46,316.68 |
| 2007 | 148,500 | 2,232,000 | 2.05403 | 3,050.23 | 45,845.95 |
| 2008 | 148,500 | 2,232,000 | 2.05498 | 3,051.65 | 45,867.15 |
| 2009 | 148,500 | 2,279,000 | 2.13427 | 3,169.39 | 48,640.01 |
| 2010 | 148,500 | 2,877,600 | 2.17816 | 3,234.57 | 62,678.73 |
| | | | Total | 36,814.19 | 460,660.97 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 0 | 0 |
| Industrial | 148,500 | 2,877,600 |
| Other | 0 | 0 |

COUNTY: 28 DOUGLAS

**CTL Project Name** TIF REDEVELOPMENT 101
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 1998
**Class:** 5

**City** OMAHA
**CTL-ID#** 28-2101

**Remarks**
Name of Project: St. Joseph Terrace Apts. LLC
Southeast corner of 10th & Dorcas Streets
Description: Assisted Living Facility

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 1999 | 590,000 | 0 | 1.90625 | 11,246.88 | 0.00 |
| 2000 | 590,000 | 0 | 1.88197 | 11,103.62 | 0.00 |
| 2001 | 590,000 | 4,410,000 | 2.01321 | 11,877.94 | 88,782.56 |
| 2002 | 590,000 | 4,410,000 | 2.08626 | 12,308.93 | 92,004.07 |
| 2003 | 590,000 | 6,790,500 | 2.16055 | 12,747.25 | 146,712.15 |
| 2004 | 590,000 | 6,790,500 | 2.14791 | 12,672.67 | 145,853.83 |
| 2005 | 590,000 | 6,790,500 | 2.09798 | 12,378.08 | 142,463.33 |
| 2006 | 590,000 | 7,206,000 | 2.07512 | 12,243.21 | 149,533.15 |
| 2007 | 590,000 | 7,206,000 | 2.05403 | 12,118.78 | 148,013.40 |
| 2008 | 590,000 | 7,206,000 | 2.05498 | 12,124.38 | 148,081.86 |
| 2009 | 590,000 | 7,206,000 | 2.13427 | 12,592.19 | 153,795.50 |
| 2010 | 590,000 | 7,206,000 | 2.17816 | 12,851.14 | 156,958.21 |
| | | | Total | 146,265.07 | 1,372,198.06 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 590,000 | 7,206,000 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

**CTL Project Name** TIF REDEVELOPMENT 102
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 1998
**Class:** 5

**City** OMAHA
**CTL-ID#** 28-2102

**Remarks**
Name of Project: 1st Natl Data Center Jayhawk (Downtown NE-1st Natl Bank)
Bounded by I-480-N, Douglas-S, 14th-E, 17th-W
Description: Public improvements and parking for data processing facility.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 1999 | 984,400 | 0 | 1.90625 | 18,765.13 | 0.00 |
| 2000 | 984,400 | 0 | 1.88197 | 18,526.11 | 0.00 |
| 2001 | 984,400 | 22,899,300 | 2.01321 | 19,818.04 | 461,011.00 |
| 2002 | 984,400 | 22,899,300 | 2.08626 | 20,537.14 | 477,738.94 |
| 2003 | 984,400 | 22,899,300 | 2.16055 | 21,268.45 | 494,750.83 |
| 2004 | 984,400 | 20,925,200 | 2.14791 | 21,144.03 | 449,454.46 |
| 2005 | 984,400 | 20,925,200 | 2.09798 | 20,652.52 | 439,006.51 |
| 2006 | 984,400 | 20,925,200 | 2.07512 | 20,427.48 | 434,223.01 |
| 2007 | 984,400 | 20,925,200 | 2.05403 | 20,219.87 | 429,809.89 |
| 2008 | 984,400 | 20,925,200 | 2.05498 | 20,229.22 | 430,008.67 |
| 2009 | 984,400 | 20,925,200 | 2.13427 | 21,009.75 | 446,600.27 |
| 2010 | 984,400 | 20,925,200 | 2.17816 | 21,441.81 | 455,784.34 |
| | | | Total | 244,039.55 | 4,518,387.92 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 984,400 | 20,925,200 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

COUNTY: 28 DOUGLAS

**CTL Project Name**
TIF REDEVELOPMENT 103
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 1998
**Class:** 5

**City** OMAHA
**CTL-ID#** 28-2103

**Remarks**
Name of Project: South Omaha Affordable Housing, Crown II
12 scattered sites within area of 25th to 27th, "Z" to Polk
*Description: Construction of 12 single familiy homes in South Omaha*

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 1999 | 31,300 | 0 | 1.90625 | 596.66 | 0.00 |
| 2000 | 31,300 | 0 | 1.88197 | 589.06 | 0.00 |
| 2001 | 543,200 | 0 | 2.01321 | 10,935.76 | 0.00 |
| 2002 | 31,300 | 516,400 | 2.08626 | 653.00 | 10,773.45 |
| 2003 | 31,300 | 516,400 | 2.16055 | 676.25 | 11,157.08 |
| 2004 | 31,300 | 558,500 | 2.14791 | 672.30 | 11,996.08 |
| 2005 | 984,400 | 658,100 | 2.09798 | 20,652.52 | 13,806.81 |
| 2006 | 31,300 | 658,100 | 2.07512 | 649.51 | 13,656.36 |
| 2007 | 31,300 | 658,100 | 2.05403 | 642.91 | 13,517.57 |
| 2008 | 31,300 | 658,100 | 2.05498 | 643.21 | 13,523.81 |
| 2009 | 31,300 | 710,200 | 2.13427 | 668.03 | 15,157.59 |
| 2010 | 31,300 | 703,200 | 2.17816 | 681.76 | 15,316.82 |
| | | | **Total** | 38,060.97 | 118,905.57 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| *Residential* | 31300 | 703,200 |
| Commercial | 0 | 0 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

**CTL Project Name**
TIF REDEVELOPMENT 104
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 1999
**Class:** 5

**City** OMAHA
**CTL-ID#** 28-2104

**Remarks**
Name of Project: 707 South 11th Street, Ltd Partn
707 S. 11th. St.
Description: Renovation of the Butternut West Building that will provide 84 units for moderate income housing & commercial space.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 1999 | 272,500 | 0 | 1.90625 | 5,194.53 | 0.00 |
| 2000 | 272,500 | 0 | 1.88197 | 5,128.37 | 0.00 |
| 2001 | 272,500 | 0 | 2.01321 | 5,486.00 | 0.00 |
| 2002 | 272,500 | 84,100 | 2.08626 | 5,685.06 | 1,754.54 |
| 2003 | 272,500 | 5,945,000 | 2.16055 | 5,887.50 | 128,444.70 |
| 2004 | 272,500 | 5,945,000 | 2.14791 | 5,853.05 | 127,693.25 |
| 2005 | 272,500 | 5,945,000 | 2.09798 | 5,717.00 | 124,724.91 |
| 2006 | 272,500 | 6,717,000 | 2.07512 | 5,654.70 | 139,385.81 |
| 2007 | 272,500 | 6,717,000 | 2.05403 | 5,597.23 | 137,969.20 |
| 2008 | 272,500 | 6,717,000 | 2.05498 | 5,599.82 | 138,033.01 |
| 2009 | 272,500 | 6,717,000 | 2.13427 | 5,815.89 | 143,358.92 |
| 2010 | 272,500 | 8,466,980 | 2.17816 | 5,935.49 | 184,424.37 |
| | | | **Total** | 67,554.64 | 1,125,788.71 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 272,500 | 8,466,980 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

COUNTY: 28 DOUGLAS

**CTL Project Name** TIF REDEVELOPMENT 106
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 1999
**Class:** 5

**City** OMAHA
**CTL-ID#** 28-2106

**Remarks**
Name of Project: 1023 Jones Street, Ltd Partn
1023 Jones Street
Description: Renovation of the Ford East Building that will provide 176 units for moderate income housing and commercial space.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 1999 | 644,900 | 0 | 1.90625 | 12,293.41 | 0.00 |
| 2000 | 644,900 | 0 | 1.88197 | 12,136.82 | 0.00 |
| 2001 | 644,900 | 11,029,100 | 2.01321 | 12,983.19 | 222,038.94 |
| 2002 | 644,900 | 11,029,100 | 2.08626 | 13,454.29 | 230,095.70 |
| 2003 | 644,900 | 11,029,100 | 2.16055 | 13,933.39 | 238,289.22 |
| 2004 | 644,900 | 11,029,100 | 2.14791 | 13,851.87 | 236,895.14 |
| 2005 | 644,900 | 11,401,000 | 2.09798 | 13,529.87 | 239,190.70 |
| 2006 | 644,900 | 11,650,000 | 2.07512 | 13,382.45 | 241,751.48 |
| 2007 | 644,900 | 12,134,000 | 2.05403 | 13,246.44 | 249,236.00 |
| 2008 | 644,900 | 12,134,000 | 2.05498 | 13,252.57 | 249,351.27 |
| 2009 | 644,900 | 12,134,000 | 2.13427 | 13,763.91 | 258,972.32 |
| 2010 | 644,900 | 18,233,300 | 2.17816 | 14,046.95 | 397,150.45 |
| | | | **Total** | 159,875.16 | 2,562,971.22 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 644,900 | 18,233,300 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

**CTL Project Name** TIF REDEVELOPMENT 107
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 1999
**Class:** 5

**City** OMAHA
**CTL-ID#** 28-2107

**Remarks**
Name of Project: E.A. Pedersen Company
3900 Dahlman Avenue
Note: Base was incorrectly reported previously
Project Description: TIF funds used for manufacturing plant expension.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2000 | 758,300 | 0 | 1.88197 | 14,270.98 | 0.00 |
| 2001 | 244,200 | 411,900 | 2.01321 | 4,916.26 | 8,292.41 |
| 2002 | 758,300 | 411,900 | 2.08626 | 15,820.11 | 8,593.30 |
| 2003 | 758,300 | 411,900 | 2.16055 | 16,383.45 | 8,899.31 |
| 2004 | 758,300 | 470,410 | 2.14791 | 16,287.60 | 10,103.98 |
| 2005 | 758,300 | 470,500 | 2.09798 | 15,908.98 | 9,871.00 |
| 2006 | 758,300 | 470,500 | 2.07512 | 15,735.63 | 9,763.44 |
| 2007 | 758,300 | 470,500 | 2.05403 | 15,575.71 | 9,664.21 |
| 2008 | 758,300 | 470,500 | 2.05498 | 15,582.91 | 9,668.68 |
| 2009 | 758,300 | 969,200 | 2.13427 | 16,184.17 | 20,685.34 |
| 2010 | 758,300 | 969,200 | 2.17816 | 16,516.99 | 21,110.73 |
| | | | **Total** | 163,182.79 | 116,652.40 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 0 | 0 |
| Industrial | 758,300 | 969,200 |
| Other | 0 | 0 |

COUNTY: 28 DOUGLAS

**CTL Project Name**
TIF REDEVELOPMENT 108
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 1999
**Class:** 5

**City** OMAHA
**CTL-ID#** 28-2108

**Remarks**
Name of Project: 1234 South 13th Street, LLC.
1234 South 13th Street.
Project Description: Funds used to rehabilitate the historic Bay View Building and create 6 storefront commercial bays and 12 three-bedroom apartments suitable for large families with low to moderate incomes.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2000 | 61,700 | 246,300 | 1.88197 | 1,161.18 | 4,635.29 |
| 2001 | 61,700 | 246,300 | 2.01321 | 1,242.15 | 4,958.54 |
| 2002 | 61,700 | 277,000 | 2.08626 | 1,287.22 | 5,778.94 |
| 2003 | 61,700 | 277,000 | 2.16055 | 1,333.06 | 5,984.72 |
| 2004 | 61,700 | 280,100 | 2.14791 | 1,325.26 | 6,016.30 |
| 2005 | 61,700 | 452,000 | 2.09798 | 1,294.45 | 9,482.87 |
| 2006 | 61,700 | 452,000 | 2.07512 | 1,280.35 | 9,379.54 |
| 2007 | 61,700 | 452,000 | 2.05403 | 1,267.34 | 9,284.22 |
| 2008 | 61,700 | 452,000 | 2.05498 | 1,267.92 | 9,288.51 |
| 2009 | 61,700 | 452,000 | 2.13427 | 1,316.84 | 9,646.90 |
| 2010 | 61,700 | 716,900 | 2.17816 | 1,343.92 | 15,615.23 |
| | | | **Total** | 14,119.69 | 90,071.06 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 61,700 | 716,900 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

**CTL Project Name**
TIF REDEVELOPMENT 109
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 1999
**Class:** 5

**City** OMAHA
**CTL-ID#** 28-2109

**Remarks**
Name of Project: Benson Park Plaza (Ames Center Redevelopment)
72nd Street & Ames Avenue at Military
Project Description: TIF funds used for public improvements for the development of a shopping center that will encompass about 40 acres.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2000 | 2,289,300 | 0 | 1.88197 | 43,083.94 | 0.00 |
| 2001 | 2,289,300 | 5,777,600 | 2.01321 | 46,088.42 | 116,315.22 |
| 2002 | 2,550,200 | 14,150,200 | 2.08626 | 53,203.80 | 295,209.96 |
| 2003 | 2,550,200 | 21,367,300 | 2.16055 | 55,098.35 | 461,651.20 |
| 2004 | 2,550,200 | 21,367,300 | 2.14791 | 54,776.00 | 458,950.37 |
| 2005 | 2,550,200 | 19,018,500 | 2.09798 | 53,502.69 | 399,004.33 |
| 2006 | 2,247,700 | 17,186,100 | 2.07512 | 46,642.47 | 356,632.20 |
| 2007 | 2,247,700 | 17,186,100 | 2.05403 | 46,168.43 | 353,007.65 |
| 2008 | 2,247,700 | 17,484,700 | 2.05498 | 46,189.79 | 359,307.08 |
| 2009 | 2,247,700 | 17,947,200 | 2.13427 | 47,971.99 | 383,041.71 |
| 2010 | 2,247,700 | 17,947,200 | 2.17816 | 48,958.50 | 390,918.73 |
| | | | **Total** | 541,684.38 | 3,574,038.45 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 2,247,700 | 17,947,200 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

**CTL Project Name**
TIF REDEVELOPMENT 110
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 1999
**City** OMAHA
**Class:** 5
**CTL-ID#** 28-2110

**Remarks**
Name of Project: Airlite Plastics Company
Lindberg Drive & Storz Expressway
Note: Base changed due to parcel of land moved to another project.
Project Description: Funds used for the construction of a 330,000 sq. ft. manufacturing and office complex.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2000 | 537,700 | 0 | 1.88197 | 10,119.35 | 0.00 |
| 2001 | 537,700 | 8,000,000 | 2.01321 | 10,825.03 | 161,056.80 |
| 2002 | 502,600 | 14,035,100 | 2.08626 | 10,485.54 | 292,808.68 |
| 2003 | 406,500 | 15,517,300 | 2.16055 | 8,782.64 | 335,259.03 |
| 2004 | 406,500 | 16,313,490 | 2.14791 | 8,731.25 | 350,399.08 |
| 2005 | 406,500 | 20,813,600 | 2.09798 | 8,528.29 | 436,665.17 |
| 2006 | 406,500 | 21,681,100 | 2.07512 | 8,435.36 | 449,908.84 |
| 2007 | 406,500 | 21,681,100 | 2.05403 | 8,349.63 | 445,336.30 |
| 2008 | 406,500 | 21,681,100 | 2.05498 | 8,353.49 | 445,542.27 |
| 2009 | 406,500 | 21,681,100 | 2.13427 | 8,675.81 | 462,733.21 |
| 2010 | 406,500 | 22,331,100 | 2.17816 | 8,854.22 | 486,407.09 |
| | | | **Total** | 100,140.61 | 3,866,116.47 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 0 | 0 |
| Industrial | 406,500 | 22,331,100 |
| Other | 0 | 0 |

**CTL Project Name**
TIF REDEVELOPMENT 111
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 2000
**City** OMAHA
**Class:** 5
**CTL-ID#** 28-2111

**Remarks**
Name of Project: Hilton Garden Inn Hotel
Bounded on the South by the east/west alley between 10th & 11th Streets, Dodge Street on the North, 10th Street on the East, and 11th Street on the West.
Project Description: Funds used for the development of an eight-story, 179-unit hotel which will contain approximately 6,500 sq. ft. of leased restaurant space and a four story, 182-stall parking garage.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2000 | 308,800 | 0 | 1.88197 | 5,811.52 | 0.00 |
| 2001 | 308,800 | 390,900 | 2.01321 | 6,216.79 | 7,869.64 |
| 2002 | 308,800 | 12,691,200 | 2.08626 | 6,442.37 | 264,771.43 |
| 2003 | 308,800 | 12,959,100 | 2.16055 | 6,671.78 | 279,987.84 |
| 2004 | 308,800 | 12,959,100 | 2.14791 | 6,632.75 | 278,349.80 |
| 2005 | 308,800 | 12,959,100 | 2.09798 | 6,478.56 | 271,879.33 |
| 2006 | 308,800 | 12,959,100 | 2.07512 | 6,407.97 | 268,916.88 |
| 2007 | 308,800 | 12,959,100 | 2.05403 | 6,342.84 | 266,183.80 |
| 2008 | 308,800 | 12,959,100 | 2.05498 | 6,345.78 | 266,306.91 |
| 2009 | 308,800 | 13,632,500 | 2.13427 | 6,590.63 | 290,954.36 |
| 2010 | 308,800 | 13,632,500 | 2.17816 | 6,726.16 | 296,937.66 |
| | | | **Total** | 70,667.15 | 2,492,157.65 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 308,800 | 13,632,500 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

COUNTY: 28 DOUGLAS

**CTL Project Name** TIF REDEVELOPMENT 112
**Project Date** 2000
**City** OMAHA
**School :** OMAHA 1
**Class:** 5
**CTL-ID#** 28-2112
**Schcode:** 28-0001

**Remarks**
Name of Project: Roman Marble Products, Inc
5606 Lindbergh Drive
Project Description: TIF funds used for acquisition, public improvements and site preparation for industrial development.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2000 | 348,300 | 0 | 1.88197 | 6,554.90 | 0.00 |
| 2001 | 390,800 | 322,200 | 2.01321 | 7,867.62 | 6,486.56 |
| 2002 | 390,800 | 322,200 | 2.08626 | 8,153.10 | 6,721.93 |
| 2003 | 390,800 | 322,200 | 2.16055 | 8,443.43 | 6,961.29 |
| 2004 | 390,800 | 322,200 | 2.14791 | 8,394.03 | 6,920.57 |
| 2005 | 390,800 | 322,200 | 2.09798 | 8,198.91 | 6,759.69 |
| 2006 | 390,800 | 322,200 | 2.07512 | 8,109.57 | 6,686.04 |
| 2007 | 390,800 | 322,200 | 2.05403 | 8,027.15 | 6,618.08 |
| 2008 | 390,800 | 322,200 | 2.05498 | 8,030.86 | 6,621.15 |
| 2009 | 390,800 | 423,100 | 2.13427 | 8,340.73 | 9,030.10 |
| 2010 | 390,800 | 423,100 | 2.17816 | 8,512.25 | 9,215.79 |
| | | | **Total** | 88,632.55 | 72,021.20 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 390,800 | 423,100 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

**CTL Project Name** TIF REDEVELOPMENT 113
**Project Date** 2000
**City** OMAHA
**School :** OMAHA 1
**Class:** 5
**CTL-ID#** 28-2113
**Schcode:** 28-0001

**Remarks**
Name of Project: Abbot Drive Plaza
Northwest of Avenue "H" and Abbott Drive
Project Description: Funds used for acquisition, public improvements and site preparation for 3.9 acre commercial development.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2000 | 126,500 | 0 | 1.88197 | 2,380.69 | 0.00 |
| 2001 | 126,500 | 0 | 2.01321 | 2,546.71 | 0.00 |
| 2002 | 126,500 | 96,900 | 2.08626 | 2,639.12 | 2,021.59 |
| 2003 | 126,500 | 96,900 | 2.16055 | 2,733.10 | 2,093.57 |
| 2004 | 126,500 | 602,560 | 2.14791 | 2,717.11 | 12,942.45 |
| 2005 | 126,500 | 602,600 | 2.09798 | 2,653.94 | 12,642.43 |
| 2006 | 126,500 | 602,600 | 2.07512 | 2,625.03 | 12,504.67 |
| 2007 | 126,500 | 1,006,800 | 2.05403 | 2,598.35 | 20,679.97 |
| 2008 | 126,500 | 1,006,800 | 2.05498 | 2,599.55 | 20,689.54 |
| 2009 | 126,500 | 4,895,300 | 2.13427 | 2,699.85 | 104,478.92 |
| 2010 | 126,500 | 4,357,100 | 2.17816 | 2,755.37 | 94,904.61 |
| | | | **Total** | 28,948.82 | 282,957.75 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 93,000 | 4,355,400 |
| Industrial | 33,500 | 1,700 |
| Other | 0 | 0 |

**CTL Project Name**
TIF REDEVELOPMENT 114

**Project Date** 2000

**City** OMAHA

**School :** OMAHA 1

**Class:** 5 **CTL-ID#** 28-2114

**Schcode:** 28-0001

**Remarks**
Name of Project: NCDC Meredith Manor
Bounded by Ames & Meredith Avenues, between 33rd & 34th Street.
Project Description: Funds used for the development of approximately 24 units of elderly-assisted housing.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2000 | 47,400 | 0 | 1.88197 | 892.05 | 0.00 |
| 2001 | 47,400 | 375,000 | 2.01321 | 954.26 | 7,549.54 |
| 2002 | 47,400 | 737,200 | 2.08626 | 988.89 | 15,379.91 |
| 2003 | 47,400 | 737,200 | 2.16055 | 1,024.10 | 15,927.57 |
| 2004 | 47,400 | 737,200 | 2.14791 | 1,018.11 | 15,834.39 |
| 2005 | 47,400 | 737,200 | 2.09798 | 994.44 | 15,466.31 |
| 2006 | 47,400 | 737,200 | 2.07512 | 983.61 | 15,297.78 |
| 2007 | 47,400 | 737,200 | 2.05403 | 973.61 | 15,142.31 |
| 2008 | 47,400 | 515,800 | 2.05498 | 974.06 | 10,599.59 |
| 2009 | 47,400 | 515,800 | 2.13427 | 1,011.64 | 11,008.56 |
| 2010 | 47,400 | 394,400 | 2.17816 | 1,032.45 | 8,590.66 |
| | | | **Total** | 10,847.22 | 130,796.62 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 47,400 | 394,400 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

**CTL Project Name**
TIF REDEVELOPMENT 115

**Project Date** 2000

**City** OMAHA

**School :** OMAHA 1

**Class:** 5 **CTL-ID#** 28-2115

**Schcode:** 28-0001

**Remarks**
Name of Project: 1613 Farnam St., LLC
1613 Farnam Street
Project Description: Funds used for the conversion of historic office building to create 30 residential apartments and the renovation of the street level commercial space.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2000 | 364,500 | 0 | 1.88197 | 6,859.78 | 0.00 |
| 2001 | 364,500 | 330,600 | 2.01321 | 7,338.15 | 6,655.67 |
| 2002 | 364,500 | 1,352,300 | 2.08626 | 7,604.42 | 28,212.49 |
| 2003 | 364,500 | 1,352,300 | 2.16055 | 7,875.20 | 29,217.12 |
| 2004 | 364,500 | 2,392,000 | 2.14791 | 7,829.13 | 51,378.01 |
| 2005 | 364,500 | 2,248,500 | 2.09798 | 7,647.14 | 47,173.08 |
| 2006 | 364,500 | 2,567,500 | 2.07512 | 7,563.81 | 53,278.71 |
| 2007 | 364,500 | 2,567,500 | 2.05403 | 7,486.94 | 52,737.22 |
| 2008 | 364,500 | 2,567,500 | 2.05498 | 7,490.40 | 52,761.61 |
| 2009 | 364,500 | 2,567,500 | 2.13427 | 7,779.41 | 54,797.38 |
| 2010 | 364,500 | 2,567,500 | 2.17816 | 7,939.39 | 55,924.26 |
| | | | **Total** | 83,413.77 | 432,135.55 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 364,500 | 2,567,500 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

COUNTY: 28 DOUGLAS

**CTL Project Name**
TIF REDEVELOPMENT 118
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 2000
**City** OMAHA
**Class:** 5
**CTL-ID#** 28-2118

**Remarks**
Name of Project: Cox/Suburban Electric
1875 Ida Street
Description: TIF funds used for acquisition, public improvements and site preparation for industrial development.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2001 | 95,400 | 0 | 2.01321 | 1,920.60 | 0.00 |
| 2002 | 95,400 | 510,900 | 2.08626 | 1,990.29 | 10,658.70 |
| 2003 | 95,400 | 510,900 | 2.16055 | 2,061.16 | 11,038.25 |
| 2004 | 95,400 | 510,900 | 2.14791 | 2,049.11 | 10,973.67 |
| 2005 | 95,400 | 510,900 | 2.09798 | 2,001.47 | 10,718.58 |
| 2006 | 95,400 | 510,900 | 2.07512 | 1,979.66 | 10,601.79 |
| 2007 | 95,400 | 510,600 | 2.05403 | 1,959.54 | 10,487.88 |
| 2008 | 95,400 | 510,600 | 2.05498 | 1,960.45 | 10,492.73 |
| 2009 | 95,400 | 430,500 | 2.13427 | 2,036.09 | 9,188.03 |
| 2010 | 95,400 | 430,500 | 2.17816 | 2,077.96 | 9,376.98 |
| | | | **Total** | 20,036.33 | 93,536.61 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 95,400 | 430,500 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

**CTL Project Name**
TIF REDEVELOPMENT 120
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 2000
**City** OMAHA
**Class:** 5
**CTL-ID#** 28-2120

**Remarks**
Name of Project: T & B Properties, LLC
4115 Lake Street
Description: TIF funds used for public improvements, site preparation for industrial facility.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2001 | 36,100 | 0 | 2.01321 | 726.77 | 0.00 |
| 2002 | 36,100 | 2,500 | 2.08626 | 753.14 | 52.16 |
| 2003 | 36,100 | 380,100 | 2.16055 | 779.96 | 8,212.25 |
| 2004 | 36,100 | 380,100 | 2.14791 | 775.40 | 8,164.21 |
| 2005 | 36,100 | 380,100 | 2.09798 | 757.37 | 7,974.42 |
| 2006 | 36,100 | 380,100 | 2.07512 | 749.12 | 7,887.53 |
| 2007 | 36,100 | 383,800 | 2.05403 | 741.50 | 7,883.37 |
| 2008 | 36,100 | 383,800 | 2.05498 | 741.85 | 7,887.01 |
| 2009 | 36,100 | 476,100 | 2.13427 | 770.47 | 10,161.26 |
| 2010 | 36,100 | 476,100 | 2.17816 | 786.32 | 10,370.22 |
| | | | **Total** | 7,581.90 | 68,592.43 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 36,100 | 476,100 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

COUNTY: 28 DOUGLAS

**CTL Project Name** TIF REDEVELOPMENT 122
**Project Date** 2000
**City** OMAHA
**School :** OMAHA 1
**Class:** 5
**CTL-ID#** 28-2122
**Schcode:** 28-0001

**Remarks**
Name of Project: 1st National Child Development Center
14th & Chicago Streets
Description: TIF funds used for public improvements, site preparation for commercial facility.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2001 | 344,100 | 851,400 | 2.01321 | 6,927.46 | 17,140.47 |
| 2002 | 344,100 | 3,139,800 | 2.08626 | 7,178.82 | 65,504.39 |
| 2003 | 344,100 | 3,139,800 | 2.16055 | 7,434.45 | 67,836.95 |
| 2004 | 344,100 | 3,139,800 | 2.14791 | 7,390.96 | 67,440.08 |
| 2005 | 344,100 | 3,139,800 | 2.09798 | 7,219.15 | 65,872.38 |
| 2006 | 344,100 | 3,139,800 | 2.07512 | 7,140.49 | 65,154.62 |
| 2007 | 344,100 | 3,139,800 | 2.05403 | 7,067.92 | 64,492.43 |
| 2008 | 344,100 | 3,117,900 | 2.05498 | 7,071.19 | 64,072.22 |
| 2009 | 344,100 | 3,334,600 | 2.13427 | 7,344.02 | 71,169.37 |
| 2010 | 344,100 | 3,334,600 | 2.17816 | 7,495.05 | 72,632.92 |
| | | | Total | 72,269.51 | 621,315.83 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 344,100 | 3,334,600 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

**CTL Project Name** TIF REDEVELOPMENT 123
**Project Date** 2001
**City** OMAHA
**School :** OMAHA 1
**Class:** 5
**CTL-ID#** 28-2123
**Schcode:** 28-0001

**Remarks**
Name of Project: Gallup University Riverfront Development
In the area of 6th & Cuming Streets
Note: Base changed to 0 retroactively due to the sale to the City of Omaha.
Description: TIF funds used for public improvements, site preparation for commercial facility.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2001 | 0 | 0 | 2.01321 | 0.00 | 0.00 |
| 2002 | 0 | 2,932,600 | 2.08626 | 0.00 | 61,181.66 |
| 2003 | 0 | 21,442,640 | 2.16055 | 0.00 | 463,278.96 |
| 2004 | 0 | 52,001,100 | 2.14791 | 0.00 | 1,116,936.83 |
| 2005 | 0 | 50,849,800 | 2.09798 | 0.00 | 1,066,818.63 |
| 2006 | 0 | 50,848,100 | 2.07512 | 0.00 | 1,055,159.09 |
| 2007 | 0 | 53,997,500 | 2.05403 | 0.00 | 1,109,124.85 |
| 2008 | 0 | 54,822,900 | 2.05498 | 0.00 | 1,126,599.63 |
| 2009 | 0 | 54,822,900 | 2.13427 | 0.00 | 1,170,068.71 |
| 2010 | 0 | 54,822,900 | 2.17816 | 0.00 | 1,194,130.48 |
| | | | Total | 0.00 | 8,363,298.84 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 0 | 54,822,900 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

COUNTY: 28 DOUGLAS

**CTL Project Name** TIF REDEVELOPMENT 124
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 2001
**Class:** 5

**City** OMAHA
**CTL-ID#** 28-2124

**Remarks**
Name of Project: James Warren DBA Big Jim's
3024 Ames Avenue
Description: TIF funds used for site preparation for commercial development.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2001 | 34,600 | 70,900 | 2.01321 | 696.57 | 1,427.37 |
| 2002 | 34,600 | 210,700 | 2.08626 | 721.85 | 4,395.75 |
| 2003 | 34,600 | 210,700 | 2.16055 | 747.55 | 4,552.28 |
| 2004 | 34,600 | 210,700 | 2.14791 | 743.18 | 4,525.65 |
| 2005 | 34,600 | 210,700 | 2.09798 | 725.90 | 4,420.44 |
| 2006 | 34,600 | 210,700 | 2.07512 | 717.99 | 4,372.28 |
| 2007 | 34,600 | 210,700 | 2.05403 | 710.69 | 4,327.84 |
| 2008 | 34,600 | 210,700 | 2.05498 | 711.02 | 4,329.84 |
| 2009 | 34,600 | 693,400 | 2.13427 | 738.46 | 14,799.03 |
| 2010 | 34,600 | 693,400 | 2.17816 | 753.64 | 15,103.36 |
| | | | Total | 7,266.85 | 62,253.84 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 34,600 | 693,400 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

**CTL Project Name** TIF REDEVELOPMENT 126
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 1999
**Class:** 5

**City** OMAHA
**CTL-ID#** 28-2126

**Remarks**
Name of Project: 1st National Office Tower
Bounded by Dodge Street on the north; Douglas on south; 16th on east; and, 17th on west
Description: TIF funds used for public improvements, site preparation and demolition for office tower.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2001 | 4,127,700 | 26,405,200 | 2.01321 | 83,099.27 | 531,592.13 |
| 2002 | 4,127,700 | 83,769,000 | 2.08626 | 86,114.55 | 1,747,639.14 |
| 2003 | 4,127,700 | 120,673,000 | 2.16055 | 89,181.02 | 2,607,200.50 |
| 2004 | 4,127,700 | 120,673,000 | 2.14791 | 88,659.28 | 2,591,947.43 |
| 2005 | 4,127,700 | 120,673,000 | 2.09798 | 86,598.32 | 2,531,695.41 |
| 2006 | 4,127,700 | 120,673,000 | 2.07512 | 85,654.73 | 2,504,109.56 |
| 2007 | 4,127,700 | 145,952,600 | 2.05403 | 84,784.20 | 2,997,910.19 |
| 2008 | 4,127,700 | 126,243,700 | 2.05498 | 84,823.41 | 2,594,282.79 |
| 2009 | 4,127,700 | 126,243,700 | 2.13427 | 88,096.26 | 2,694,381.42 |
| 2010 | 4,127,700 | 126,243,700 | 2.17816 | 89,907.91 | 2,749,789.78 |
| | | | Total | 866,918.95 | 23,550,548.35 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 4,127,700 | 126,243,700 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

COUNTY: 28 DOUGLAS

**CTL Project Name** TIF REDEVELOPMENT 127
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 1998
**City** OMAHA
**Class:** 5
**CTL-ID#** 28-2127

**Remarks**
Name of Project: Capitol Avenue/World Herald
Bounded by Chicago on the north; Capitol on the south; 12th on the east; and, 14th on the west
Note: Base was in error previously
Description: TIF funds used for public improvements and parking for newspaper printing faciltiy, warehouse.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2001 | 4,967,700 | 0 | 2.01321 | 100,010.23 | 0.00 |
| 2002 | 1,857,000 | 33,643,000 | 2.08626 | 38,741.85 | 701,880.45 |
| 2003 | 1,857,000 | 33,643,000 | 2.16055 | 40,121.41 | 726,873.84 |
| 2004 | 1,857,000 | 33,643,000 | 2.14791 | 39,886.69 | 722,621.36 |
| 2005 | 1,857,000 | 33,643,000 | 2.09798 | 38,959.49 | 705,823.41 |
| 2006 | 1,857,000 | 33,643,000 | 2.07512 | 38,534.98 | 698,132.62 |
| 2007 | 1,857,000 | 33,643,000 | 2.05403 | 38,143.34 | 691,037.31 |
| 2008 | 1,857,000 | 33,643,000 | 2.05498 | 38,160.98 | 691,356.93 |
| 2009 | 1,857,000 | 33,643,000 | 2.13427 | 39,633.39 | 718,032.46 |
| 2010 | 1,857,000 | 33,643,000 | 2.17816 | 40,448.43 | 732,798.37 |
| | | | **Total** | 452,640.79 | 6,388,556.75 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 373,000 | 6,899,400 |
| Industrial | 1,484,000 | 26,743,600 |
| Other | 0 | 0 |

**CTL Project Name** TIF REDEVELOPMENT 128
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 2001
**City** OMAHA
**Class:** 5
**CTL-ID#** 28-2128

**Remarks**
Name of Project: Channell Construction Company
13th Street and Ellison Avenue
Description: TIF funds approved for public improvements for industrial developments.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2001 | 0 | 0 | 2.01321 | 0.00 | 0.00 |
| 2002 | 0 | 0 | 2.08626 | 0.00 | 0.00 |
| 2003 | 49,100 | 928,600 | 2.16055 | 1,060.83 | 20,062.87 |
| 2004 | 49,100 | 977,485 | 2.14791 | 1,054.62 | 20,995.50 |
| 2005 | 49,100 | 977,500 | 2.09798 | 1,030.11 | 20,507.75 |
| 2006 | 49,100 | 977,500 | 2.07512 | 1,018.88 | 20,284.30 |
| 2007 | 49,100 | 855,000 | 2.05403 | 1,008.53 | 17,561.96 |
| 2008 | 49,100 | 855,000 | 2.05498 | 1,009.00 | 17,570.08 |
| 2009 | 49,100 | 855,000 | 2.13427 | 1,047.93 | 18,248.01 |
| 2010 | 49,100 | 871,100 | 2.17816 | 1,069.48 | 18,973.95 |
| | | | **Total** | 8,299.38 | 154,204.42 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 0 | 0 |
| Industrial | 49,100 | 871,100 |
| Other | 0 | 0 |

COUNTY: 28 DOUGLAS

**CTL Project Name**
TIF REDEVELOPMENT 129
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 2001
**Class:** 5

**City** OMAHA
**CTL-ID#** 28-2129

**Remarks**
Name of Project: Cohen Squared, LLC
1123 Howard Street
Description: TIF funds approved for warehouse conversion to 10 units housing. No base value provided yet.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2001 | 0 | 0 | 2.01321 | 0.00 | 0.00 |
| 2002 | 217,600 | 1,028,300 | 2.08626 | 4,539.70 | 21,453.01 |
| 2003 | 217,600 | 2,201,900 | 2.16055 | 4,701.36 | 47,573.15 |
| 2004 | 217,600 | 1,498,000 | 2.14791 | 4,673.85 | 32,175.69 |
| 2005 | 217,600 | 1,498,000 | 2.09798 | 4,565.20 | 31,427.74 |
| 2006 | 217,600 | 1,687,000 | 2.07512 | 4,515.46 | 35,007.27 |
| 2007 | 217,600 | 1,687,000 | 2.05403 | 4,469.57 | 34,651.49 |
| 2008 | 217,200 | 1,687,000 | 2.05498 | 4,463.42 | 34,667.51 |
| 2009 | 217,200 | 1,687,000 | 2.13427 | 4,635.63 | 36,005.13 |
| 2010 | 217,200 | 1,886,700 | 2.17816 | 4,730.96 | 41,095.34 |
| | | | **Total** | 41,295.15 | 314,056.33 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 217,200 | 1,886,700 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

**CTL Project Name**
TIF REDEVELOPMENT 130
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 2001
**Class:** 5

**City** OMAHA
**CTL-ID#** 28-2130

**Remarks**
Name of Project: Fullwood Square Apartments
20th & Lake Streets
Description: TIF funds approved for the conversion of school building to 10 apartments and the construction of 12 townhouses. No base value provided yet.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2001 | 0 | 0 | 2.01321 | 0.00 | 0.00 |
| 2002 | 100,900 | 300 | 2.08626 | 2,105.04 | 6.26 |
| 2003 | 100,900 | 400,900 | 2.16055 | 2,179.99 | 8,661.64 |
| 2004 | 100,900 | 1,281,800 | 2.14791 | 2,167.24 | 27,531.91 |
| 2005 | 100,900 | 578,000 | 2.09798 | 2,116.86 | 12,126.32 |
| 2006 | 100,900 | 578,000 | 2.07512 | 2,093.80 | 11,994.19 |
| 2007 | 100,900 | 578,000 | 2.05403 | 2,072.52 | 11,872.29 |
| 2008 | 100,900 | 533,100 | 2.05498 | 2,073.47 | 10,955.10 |
| 2009 | 100,900 | 533,100 | 2.13427 | 2,153.48 | 11,377.79 |
| 2010 | 100,900 | 473,980 | 2.17816 | 2,197.76 | 10,324.04 |
| | | | **Total** | 19,160.16 | 104,849.54 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 100,900 | 473,980 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

COUNTY: 28 DOUGLAS

**CTL Project Name** TIF REDEVELOPMENT 131
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 2001
**Class:** 5

**City** OMAHA
**CTL-ID#** 28-2131

**Remarks**
Name of Project: O'Keefe Elevator Company
1402 Jones Street
Description: TIF funds approved for historical restoration of the building facade and public improvements including sidewalks to this historical warehouse for office space and parts storage. No base value provided yet.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2001 | 0 | 0 | 2.01321 | 0.00 | 0.00 |
| 2002 | 292,000 | 100,100 | 2.08626 | 6,091.88 | 2,088.35 |
| 2003 | 292,000 | 2,370,000 | 2.16055 | 6,308.81 | 51,205.04 |
| 2004 | 292,000 | 2,370,000 | 2.14791 | 6,271.90 | 50,905.47 |
| 2005 | 292,000 | 2,370,000 | 2.09798 | 6,126.10 | 49,722.13 |
| 2006 | 292,000 | 2,370,000 | 2.07512 | 6,059.35 | 49,180.34 |
| 2007 | 292,000 | 2,370,000 | 2.05403 | 5,997.77 | 48,680.51 |
| 2008 | 292,000 | 2,370,000 | 2.05498 | 6,000.54 | 48,703.03 |
| 2009 | 292,000 | 2,054,000 | 2.13427 | 6,232.07 | 43,837.91 |
| 2010 | 292,000 | 2,054,000 | 2.17816 | 6,360.23 | 44,739.41 |
| | | | **Total** | 55,448.65 | 389,062.19 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 0 | 0 |
| Industrial | 292,000 | 2,054,000 |
| Other | 0 | 0 |

**CTL Project Name** TIF REDEVELOPMENT 132
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 2001
**Class:** 5

**City** OMAHA
**CTL-ID#** 28-2132

**Remarks**
Name of Project: ConAgra Campus Amended
Part of area: 6th to 10th, Jones to Famam
Description: New parking structure and office building.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2002 | 17,328,400 | 8,003,000 | 2.08626 | 361,515.48 | 166,963.39 |
| 2003 | 17,328,400 | 8,598,200 | 2.16055 | 374,388.75 | 185,768.41 |
| 2004 | 17,328,400 | 8,003,000 | 2.14791 | 372,198.44 | 171,897.24 |
| 2005 | 17,328,400 | 8,003,000 | 2.09798 | 363,546.37 | 167,901.34 |
| 2006 | 17,328,400 | 8,003,000 | 2.07512 | 359,585.09 | 166,071.85 |
| 2007 | 17,328,400 | 8,003,000 | 2.05403 | 355,930.53 | 164,384.02 |
| 2008 | 17,328,400 | 6,982,900 | 2.05498 | 356,095.15 | 143,497.20 |
| 2009 | 17,328,400 | 6,982,900 | 2.13427 | 369,834.84 | 149,033.94 |
| 2010 | 17,328,400 | 6,982,900 | 2.17816 | 377,440.28 | 152,098.73 |
| | | | **Total** | 3,290,534.93 | 1,467,616.12 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 17,328,400 | 6,982,900 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

COUNTY: 28 DOUGLAS

**CTL Project Name** TIF REDEVELOPMENT 133
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 2001
**Class:** 5

**City** OMAHA
**CTL-ID#** 28-2133

**Remarks**
Name of Project: Village Dev. Ames
Fonrenelle Blvd and Ames Avenue
Description: Public improvements/commercial development

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2002 | 229,000 | 18,500 | 2.08626 | 4,777.54 | 385.96 |
| 2003 | 229,000 | 2,181,200 | 2.16055 | 4,947.66 | 47,125.92 |
| 2004 | 229,000 | 2,181,200 | 2.14791 | 4,918.71 | 46,850.21 |
| 2005 | 229,000 | 2,181,200 | 2.09798 | 4,804.37 | 45,761.14 |
| 2006 | 229,000 | 1,849,000 | 2.07512 | 4,752.02 | 38,368.97 |
| 2007 | 229,000 | 1,849,000 | 2.05403 | 4,703.73 | 37,979.01 |
| 2008 | 229,000 | 1,849,000 | 2.05498 | 4,705.90 | 37,996.58 |
| 2009 | 229,000 | 1,849,000 | 2.13427 | 4,887.48 | 39,462.65 |
| 2010 | 229,000 | 1,849,000 | 2.17816 | 4,987.99 | 40,274.18 |
| | | | **Total** | 43,485.40 | 334,204.62 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 229,000 | 1,849,000 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

**CTL Project Name** TIF REDEVELOPMENT 134
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 2001
**Class:** 5

**City** OMAHA
**CTL-ID#** 28-2134

**Remarks**
Name of Project: Village Dev 24th Street LLC
24th & Vinton Streets
Description: Public improvements commercial development.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2002 | 307,900 | 33,800 | 2.08626 | 6,423.59 | 705.16 |
| 2003 | 307,900 | 2,124,800 | 2.16055 | 6,652.33 | 45,907.37 |
| 2004 | 307,900 | 2,124,800 | 2.14791 | 6,613.41 | 45,638.79 |
| 2005 | 307,900 | 2,124,800 | 2.09798 | 6,459.68 | 44,577.88 |
| 2006 | 307,900 | 2,078,100 | 2.07512 | 6,389.29 | 43,123.07 |
| 2007 | 307,900 | 2,078,100 | 2.05403 | 6,324.36 | 42,684.80 |
| 2008 | 307,900 | 2,078,100 | 2.05498 | 6,327.28 | 42,704.54 |
| 2009 | 307,900 | 2,078,100 | 2.13427 | 6,571.42 | 44,352.26 |
| 2010 | 307,900 | 2,078,100 | 2.17816 | 6,706.55 | 45,264.34 |
| | | | **Total** | 58,467.91 | 354,958.21 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 307,900 | 2,078,100 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

COUNTY: 28 DOUGLAS

**CTL Project Name**
TIF REDEVELOPMENT 135
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 2001
**Class:** 5

**City** OMAHA
**CTL-ID#** 28-2135

**Remarks**
Name of Project: Turner Park LLC
Turner Blvd & Dodge Street
Description: Public improvements commercial development

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2002 | 481,400 | 0 | 2.08626 | 10,043.26 | 0.00 |
| 2003 | 481,400 | 1,999,200 | 2.16055 | 10,400.89 | 43,193.72 |
| 2004 | 481,400 | 1,999,200 | 2.14791 | 10,340.04 | 42,941.02 |
| 2005 | 481,400 | 1,999,200 | 2.09798 | 10,099.68 | 41,942.82 |
| 2006 | 481,400 | 1,904,600 | 2.07512 | 9,989.63 | 39,522.74 |
| 2007 | 480,400 | 1,904,600 | 2.05403 | 9,867.56 | 39,121.06 |
| 2008 | 481,400 | 1,904,600 | 2.05498 | 9,892.67 | 39,139.15 |
| 2009 | 481,400 | 1,904,600 | 2.13427 | 10,274.38 | 40,649.31 |
| 2010 | 481,400 | 1,904,600 | 2.17816 | 10,485.66 | 41,485.24 |
| | | | **Total** | 91,393.77 | 327,995.06 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 481,400 | 1,904,600 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

**CTL Project Name**
TIF REDEVELOPMENT 136
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 2001
**Class:** 5

**City** OMAHA
**CTL-ID#** 28-2136

**Remarks**
Name of Project: Bradford Investment Group
Military Avenue & Radial Hwy
Description: Demolition and site preparation for retail center.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2002 | 147,000 | 0 | 2.08626 | 3,066.80 | 0.00 |
| 2003 | 147,000 | 84,400 | 2.16055 | 3,176.01 | 1,823.50 |
| 2004 | 147,000 | 84,400 | 2.14791 | 3,157.43 | 1,812.84 |
| 2005 | 147,000 | 84,400 | 2.09798 | 3,084.03 | 1,770.70 |
| 2006 | 147,000 | 84,400 | 2.07512 | 3,050.43 | 1,751.40 |
| 2007 | 147,000 | 84,400 | 2.05403 | 3,019.42 | 1,733.60 |
| 2008 | 147,000 | 84,400 | 2.05498 | 3,020.82 | 1,734.40 |
| 2009 | 147,000 | 84,400 | 2.13427 | 3,137.38 | 1,801.32 |
| 2010 | 147,000 | 84,400 | 2.17816 | 3,201.90 | 1,838.37 |
| | | | **Total** | 27,914.22 | 14,266.13 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 147,000 | 84,400 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

COUNTY: 28 DOUGLAS

**CTL Project Name** TIF REDEVELOPMENT 137
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 2001
**Class:** 5

**City** OMAHA
**CTL-ID#** 28-2137

**Remarks**
Name of Project: Cintas Corporation
24th & Seward Streets
Property is owned by the City of Omaha, thus base is exempt.
Description: Public improvements/site preparation for industrial facility

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2002 | 0 | 0 | 2.08626 | 0.00 | 0.00 |
| 2003 | 0 | 262,100 | 2.16055 | 0.00 | 5,662.80 |
| 2004 | 0 | 2,248,400 | 2.14791 | 0.00 | 48,293.61 |
| 2005 | 0 | 2,248,400 | 2.09798 | 0.00 | 47,170.98 |
| 2006 | 0 | 2,253,700 | 2.07512 | 0.00 | 46,766.98 |
| 2007 | 0 | 2,253,700 | 2.05403 | 0.00 | 46,291.67 |
| 2008 | 0 | 2,253,700 | 2.05498 | 0.00 | 46,313.08 |
| 2009 | 0 | 2,253,700 | 2.13427 | 0.00 | 48,100.04 |
| 2010 | 0 | 2,253,700 | 2.17816 | 0.00 | 49,089.19 |
| | | | **Total** | 0.00 | 337,688.35 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 0 | 0 |
| Industrial | 0 | 2,253,700 |
| Other | 0 | 0 |

**CTL Project Name** TIF REDEVELOPMENT 138
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 2002
**Class:** 5

**City** OMAHA
**CTL-ID#** 28-2138

**Remarks**
Name of Project: 710 South 20th Street LLC
710 S. 20th Street
Note: An original parcel was removed from the base. Reason for change.
Description: Renovation of Drake Court Apartments

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2002 | 1,402,600 | 0 | 2.08626 | 29,261.88 | 0.00 |
| 2003 | 1,402,600 | 4,032,800 | 2.16055 | 30,303.87 | 87,130.66 |
| 2004 | 1,270,300 | 7,182,900 | 2.14791 | 27,284.90 | 154,282.23 |
| 2005 | 1,270,300 | 8,341,800 | 2.09798 | 26,650.64 | 175,009.30 |
| 2006 | 1,270,300 | 8,341,800 | 2.07512 | 26,360.25 | 173,102.36 |
| 2007 | 1,270,300 | 8,341,800 | 2.05403 | 26,092.34 | 171,343.07 |
| 2008 | 1,270,300 | 8,794,200 | 2.05498 | 26,104.41 | 180,719.05 |
| 2009 | 1,270,300 | 7,777,400 | 2.13427 | 27,111.63 | 165,990.71 |
| 2010 | 1,270,300 | 7,777,400 | 2.17816 | 27,669.17 | 169,404.22 |
| | | | **Total** | 246,839.09 | 1,276,981.60 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 1,270,300 | 7,777,400 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

COUNTY: 28 DOUGLAS

**CTL Project Name** TIF REDEVELOPMENT 139
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 2002
**Class:** 5

**City** OMAHA
**CTL-ID#** 28-2139

**Remarks**
Name of Project: Signa Dev Services
2002 Douglas Street
Description: Rehabilitation commercial development.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2002 | 0 | 0 | 2.08626 | 0.00 | 0.00 |
| 2003 | 844,100 | 0 | 2.16055 | 18,237.20 | 0.00 |
| 2004 | 844,100 | 0 | 2.14791 | 18,130.51 | 0.00 |
| 2005 | 844,100 | 0 | 2.09798 | 17,709.05 | 0.00 |
| 2006 | 844,100 | 0 | 2.07512 | 17,516.09 | 0.00 |
| 2007 | 844,100 | 305,900 | 2.05403 | 17,338.07 | 6,283.28 |
| 2008 | 844,100 | 299,800 | 2.05498 | 17,346.09 | 6,160.83 |
| 2009 | 844,100 | 299,800 | 2.13427 | 18,015.37 | 6,398.54 |
| 2010 | 844,100 | 926,000 | 2.17816 | 18,385.85 | 20,169.76 |
| | | | **Total** | 142,678.23 | 39,012.41 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 844,100 | 926,000 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

**CTL Project Name** TIF REDEVELOPMENT 141
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 2002
**Class:** 5

**City** OMAHA
**CTL-ID#** 28-2141

**Remarks**
Name of Project: Kellom Villa LP
25th Avenue & Indiana Street
Description: Public improvements, site preparation for low/moderate housing - 15 units

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2002 | 28,500 | 200 | 2.08626 | 594.58 | 4.17 |
| 2003 | 28,500 | 347,200 | 2.16055 | 615.76 | 7,501.43 |
| 2004 | 28,500 | 347,200 | 2.14791 | 612.15 | 7,457.54 |
| 2005 | 28,500 | 1,145,200 | 2.09798 | 597.92 | 24,026.07 |
| 2006 | 28,500 | 1,209,000 | 2.07512 | 591.41 | 25,088.20 |
| 2007 | 28,500 | 472,500 | 2.05403 | 585.40 | 9,705.29 |
| 2008 | 28,500 | 442,500 | 2.05498 | 585.67 | 9,093.27 |
| 2009 | 28,500 | 1,042,900 | 2.13427 | 608.27 | 22,258.30 |
| 2010 | 28,500 | 356,100 | 2.17816 | 620.78 | 7,756.43 |
| | | | **Total** | 5,411.94 | 112,890.70 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 28500 | 356,100 |
| Commercial | 0 | 0 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

**CTL Project Name** TIF REDEVELOPMENT 142
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 2002
**Class:** 5

**City** OMAHA
**CTL-ID#** 28-2142

**Remarks**
Name of Project: Kellom Gardens LP
26th & Caldwell Streets
Description: Public improvements, site preparation for elderly housing - 20 units

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2002 | 300 | 1,200 | 2.08626 | 6.26 | 25.04 |
| 2003 | 300 | 574,000 | 2.16055 | 6.48 | 12,401.56 |
| 2004 | 300 | 574,000 | 2.14791 | 6.44 | 12,329.00 |
| 2005 | 300 | 574,000 | 2.09798 | 6.29 | 12,042.41 |
| 2006 | 300 | 630,000 | 2.07512 | 6.23 | 13,073.26 |
| 2007 | 300 | 403,700 | 2.05403 | 6.16 | 8,292.12 |
| 2008 | 300 | 403,700 | 2.05498 | 6.16 | 8,295.95 |
| 2009 | 300 | 403,700 | 2.13427 | 6.40 | 8,616.05 |
| 2010 | 300 | 334,400 | 2.17816 | 6.53 | 7,283.77 |
| | | | Total | 56.95 | 82,359.16 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 300 | 334,400 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

**CTL Project Name** TIF REDEVELOPMENT 143
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 2002
**Class:** 5

**City** OMAHA
**CTL-ID#** 28-2143

**Remarks**
Name of Project: Armored Knights, Inc.
2330 Paul Street
Description: Public improvements, acquisition, demolition, site prep for commercial development.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2002 | 0 | 0 | 2.08626 | 0.00 | 0.00 |
| 2003 | 0 | 0 | 2.16055 | 0.00 | 0.00 |
| 2004 | 29,600 | 314,500 | 2.14791 | 635.78 | 6,755.18 |
| 2005 | 29,600 | 314,500 | 2.09798 | 621.00 | 6,598.15 |
| 2006 | 29,600 | 318,000 | 2.07512 | 614.24 | 6,598.88 |
| 2007 | 29,600 | 318,000 | 2.05403 | 607.99 | 6,531.82 |
| 2008 | 29,600 | 318,000 | 2.05498 | 608.27 | 6,534.84 |
| 2009 | 29,600 | 330,800 | 2.13427 | 631.74 | 7,060.17 |
| 2010 | 29,600 | 330,800 | 2.17816 | 644.74 | 7,205.35 |
| | | | Total | 4,363.76 | 47,284.39 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 29,600 | 330,800 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

COUNTY: 28 DOUGLAS

**CTL Project Name** TIF REDEVELOPMENT 144
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 2002
**Class:** 5

**City** OMAHA
**CTL-ID#** 28-2144

**Remarks**
Name of Project: Phillips Realty
Stockyards Business Park
Note: Base has not been established. Property is currently city owned.
Description: Public improvements, acqusition, site preparation for industrial development.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2002 | 0 | 0 | 2.08626 | 0.00 | 0.00 |
| 2003 | 0 | 282,500 | 2.16055 | 0.00 | 6,103.55 |
| 2004 | 0 | 3,977,700 | 2.14791 | 0.00 | 85,437.42 |
| 2005 | 0 | 6,405,000 | 2.09798 | 0.00 | 134,375.62 |
| 2006 | 0 | 6,405,000 | 2.07512 | 0.00 | 132,911.44 |
| 2007 | 0 | 6,405,000 | 2.05403 | 0.00 | 131,560.62 |
| 2008 | 0 | 6,405,000 | 2.05498 | 0.00 | 131,621.47 |
| 2009 | 0 | 6,405,000 | 2.13427 | 0.00 | 136,699.99 |
| 2010 | 0 | 6,405,000 | 2.17816 | 0.00 | 139,511.15 |
| | | | Total | 0.00 | 898,221.26 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 0 | 110,700 |
| Industrial | 0 | 6,294,300 |
| Other | 0 | 0 |

**CTL Project Name** TIF REDEVELOPMENT 145
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 2002
**Class:** 5

**City** OMAHA
**CTL-ID#** 28-2145

**Remarks**
Name of Project: Kings Heritage Estates I
Area of 52nd and Bauman Ave
Description: TIF used for public improvements for 14 units infill residential development.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2003 | 43,900 | 368,100 | 2.16055 | 948.48 | 7,952.98 |
| 2004 | 43,900 | 1,206,400 | 2.14791 | 942.93 | 25,912.39 |
| 2005 | 43,900 | 925,500 | 2.09798 | 921.01 | 19,416.80 |
| 2006 | 47,900 | 1,183,200 | 2.07512 | 993.98 | 24,552.82 |
| 2007 | 47,900 | 1,186,200 | 2.05403 | 983.88 | 24,364.90 |
| 2008 | 47,900 | 1,186,200 | 2.05498 | 984.34 | 24,376.17 |
| 2009 | 47,900 | 1,260,000 | 2.13427 | 1,022.32 | 26,891.80 |
| 2010 | 47,900 | 1,212,500 | 2.17816 | 1,043.34 | 26,410.19 |
| | | | Total | 7,840.28 | 179,878.05 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 47900 | 1,212,500 |
| Commercial | 0 | 0 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

COUNTY: 28 DOUGLAS

**CTL Project Name**
TIF REDEVELOPMENT 146
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 2003
**Class:** 5

**City** OMAHA
**CTL-ID#** 28-2146

**Remarks**
Name of Project: 1000 Dodge Street LLC
1000 Dodge Street
Description: TIF used to rehabilitate 12 residential units.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2003 | 525,000 | 0 | 2.16055 | 11,342.89 | 0.00 |
| 2004 | 525,000 | 1,627,700 | 2.14791 | 11,276.53 | 34,961.53 |
| 2005 | 525,000 | 3,507,500 | 2.09798 | 11,014.40 | 73,586.65 |
| 2006 | 525,000 | 3,478,700 | 2.07512 | 10,894.38 | 72,187.20 |
| 2007 | 525,000 | 5,830,400 | 2.05403 | 10,783.66 | 119,758.17 |
| 2008 | 525,000 | 5,830,400 | 2.05498 | 10,788.64 | 119,813.55 |
| 2009 | 525,000 | 5,830,400 | 2.13427 | 11,204.92 | 124,436.48 |
| 2010 | 525,000 | 5,830,400 | 2.17816 | 11,435.34 | 126,995.44 |
| | | | **Total** | 88,740.76 | 671,739.02 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 357000 | 5,439,100 |
| Commercial | 168,000 | 391,300 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

**CTL Project Name**
TIF REDEVELOPMENT 147
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 2003
**Class:** 5

**City** OMAHA
**CTL-ID#** 28-2147

**Remarks**
Name of Project: Livestock Exchange Building, LLC
4920 South 30th Street
Description: TIF used for the rehabilitation/conversion of 102 residential units and commercial space.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2003 | 0 | 0 | 2.16055 | 0.00 | 0.00 |
| 2004 | 0 | 2,834,800 | 2.14791 | 0.00 | 60,888.95 |
| 2005 | 0 | 11,209,900 | 2.09798 | 0.00 | 235,181.46 |
| 2006 | 0 | 11,275,000 | 2.07512 | 0.00 | 233,969.78 |
| 2007 | 0 | 11,372,000 | 2.05403 | 0.00 | 233,584.29 |
| 2008 | 0 | 11,372,000 | 2.05498 | 0.00 | 233,692.33 |
| 2009 | 0 | 11,372,000 | 2.13427 | 0.00 | 242,709.18 |
| 2010 | 0 | 11,372,000 | 2.17816 | 0.00 | 247,700.36 |
| | | | **Total** | 0.00 | 1,487,726.35 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 0 | 11,372,000 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

COUNTY: 28 DOUGLAS

**CTL Project Name** TIF REDEVELOPMENT 148
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 2003
**Class:** 5

**City** OMAHA
**CTL-ID#** 28-2148

**Remarks**
Name of Project: Miami Heights Development Co., LLC
Phase I Lake to Miami, 31st to 33rd Streets
Description: TIF used for public improvements for 18 units infill residential development.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2003 | 16,200 | 0 | 2.16055 | 350.01 | 0.00 |
| 2004 | 16,200 | 86,100 | 2.14791 | 347.96 | 1,849.35 |
| 2005 | 18,500 | 1,100,200 | 2.09798 | 388.13 | 23,081.98 |
| 2006 | 16,200 | 2,246,900 | 2.07512 | 336.17 | 46,625.87 |
| 2007 | 16,200 | 2,996,800 | 2.05403 | 332.75 | 61,555.17 |
| 2008 | 16,200 | 3,292,100 | 2.05498 | 332.91 | 67,652.00 |
| 2009 | 16,200 | 3,311,700 | 2.13427 | 345.75 | 70,680.62 |
| 2010 | 16,200 | 3,095,100 | 2.17816 | 352.86 | 67,416.23 |
| | | | **Total** | 2,786.54 | 338,861.22 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 16200 | 3,095,100 |
| Commercial | 0 | 0 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

**CTL Project Name** TIF REDEVELOPMENT 149
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 2003
**Class:** 5

**City** OMAHA
**CTL-ID#** 28-2149

**Remarks**
Name of Project: Greater Omaha Packing Approximately 31st and Edward Babe Gomez Ave Description: TIF funds used for site preparation for industrial expansion.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2007 | 109,800 | 10,202,800 | 2.05403 | 2,255.32 | 209,568.57 |
| 2008 | 109,800 | 10,202,800 | 2.05498 | 2,256.37 | 209,665.50 |
| 2009 | 109,800 | 10,202,800 | 2.13427 | 2,343.43 | 217,755.30 |
| 2010 | 109,800 | 10,202,800 | 2.17816 | 2,391.62 | 222,233.31 |
| | | | **Total** | 9,246.74 | 859,222.68 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 0 | 0 |
| Industrial | 109,800 | 10,202,800 |
| Other | 0 | 0 |

**CTL Project Name** TIF REDEVELOPMENT 150
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 2003
**Class:** 5

**City** OMAHA
**CTL-ID#** 28-2150

**Remarks**
Name of Project: Airlite Plastics
525 Kansas Avenue
Description: TIF funds used for site preparation for industrial expansion.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2003 | 96,100 | 217,800 | 2.16055 | 2,076.29 | 4,705.68 |
| 2004 | 96,100 | 4,781,570 | 2.14791 | 2,064.14 | 102,703.82 |
| 2005 | 96,100 | 4,781,600 | 2.09798 | 2,016.16 | 100,317.01 |
| 2006 | 96,100 | 4,781,600 | 2.07512 | 1,994.19 | 99,223.94 |
| 2007 | 96,100 | 4,781,600 | 2.05403 | 1,973.92 | 98,215.50 |
| 2008 | 96,100 | 4,781,600 | 2.05498 | 1,974.84 | 98,260.92 |
| 2009 | 96,100 | 3,204,100 | 2.13427 | 2,051.03 | 68,384.15 |
| 2010 | 96,100 | 3,204,100 | 2.17816 | 2,093.21 | 69,790.42 |
| | | | **Total** | 16,243.78 | 641,601.44 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 0 | 0 |
| Industrial | 96,100 | 3,204,100 |
| Other | 0 | 0 |

COUNTY: 28 DOUGLAS

**CTL Project Name** TIF REDEVELOPMENT 151
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 2003
**City** OMAHA
**Class:** 5
**CTL-ID#** 28-2151

**Remarks**
Name of Project: California Housing, LLC
3636 California Street
Description: TIF funds used for rehab/conversion for 55 units assisted living.
No base or excess established yet.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2003 | 0 | 0 | 2.16055 | 0.00 | 0.00 |
| 2004 | 0 | 444,300 | 2.14791 | 0.00 | 9,543.16 |
| 2005 | 0 | 353,200 | 2.09798 | 0.00 | 7,410.07 |
| 2006 | 0 | 3,871,000 | 2.07512 | 0.00 | 80,327.90 |
| 2007 | 0 | 3,871,000 | 2.05403 | 0.00 | 79,511.50 |
| 2008 | 0 | 3,871,000 | 2.05498 | 0.00 | 79,548.28 |
| 2009 | 0 | 3,871,000 | 2.13427 | 0.00 | 82,617.59 |
| 2010 | 0 | 3,871,000 | 2.17816 | 0.00 | 84,316.57 |
| | | | Total | 0.00 | 423,275.07 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 0 | 3,871,000 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

**CTL Project Name** TIF REDEVELOPMENT 152
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 2002
**City** OMAHA
**Class:** 5
**CTL-ID#** 28-2152

**Remarks**
Name of Project: Quality Refrigerated Service #2.
3301 "G" Street
Description: This is a new amended plan to the original project. TIF funds used for the relocation of the rail spur behind building and developing a solid base at the site to accomodate expansion of this processing plant.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2003 | 0 | 0 | 2.16055 | 0.00 | 0.00 |
| 2004 | 0 | 0 | 0 | 0.00 | 0.00 |
| 2006 | 12,700 | 838,800 | 2.07512 | 263.54 | 17,406.11 |
| 2007 | 12,700 | 838,800 | 2.05403 | 260.86 | 17,229.20 |
| 2008 | 12,700 | 838,800 | 2.05498 | 260.98 | 17,237.17 |
| 2009 | 12,700 | 838,800 | 2.13427 | 271.05 | 17,902.26 |
| 2010 | 12,700 | 838,800 | 2.17816 | 276.63 | 18,270.41 |
| | | | Total | 1,333.06 | 88,045.15 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 0 | 0 |
| Industrial | 12,700 | 838,800 |
| Other | 0 | 0 |

**CTL Project Name** TIF REDEVELOPMENT 153
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 2003
**City** OMAHA
**Class:** 5
**CTL-ID#** 28-2153

**Remarks**
Name of Project: Hy-Vee, Inc
Area is located between 51st Street and 52nd bounded by Center Street on the south and Hickory street on the north
Description: Public improvements and sewer relocation

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2004 | 1,960,100 | 100 | 2.14791 | 42,101.18 | 2.15 |
| 2005 | 1,960,100 | 2,090,500 | 2.09798 | 41,122.51 | 43,858.27 |
| 2006 | 1,960,100 | 3,843,900 | 2.07512 | 40,674.43 | 79,765.54 |
| 2007 | 1,960,100 | 3,843,900 | 2.05403 | 40,261.04 | 78,954.86 |
| 2008 | 1,960,100 | 3,843,900 | 2.05498 | 40,279.66 | 78,991.38 |
| 2009 | 1,960,100 | 3,843,900 | 2.13427 | 41,833.83 | 82,039.20 |
| 2010 | 1,960,100 | 3,843,900 | 2.17816 | 42,694.11 | 83,726.29 |
| | | | Total | 288,966.76 | 447,337.69 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 1,960,100 | 3,843,900 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

COUNTY: 28 DOUGLAS

**CTL Project Name** TIF REDEVELOPMENT 155
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 2003
**Class:** 5

**City** OMAHA
**CTL-ID#** 28-2155

**Remarks**
Name of Project: Twenty Fourth & Hamilton, LLC 24th & Hamilton
Description: TIF funds used for public improvements and site prep for commercial development.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2007 | 62,200 | 1,242,100 | 2.05403 | 1,277.61 | 25,513.11 |
| 2008 | 62,200 | 1,242,100 | 2.05498 | 1,278.20 | 25,524.90 |
| 2009 | 62,200 | 1,242,100 | 2.13427 | 1,327.52 | 26,509.77 |
| 2010 | 62,200 | 1,487,500 | 2.17816 | 1,354.82 | 32,400.13 |
| | | | Total | 5,238.15 | 109,947.91 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 62,200 | 1,487,500 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

**CTL Project Name** TIF REDEVELOPMENT 156
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 2004
**Class:** 5

**City** OMAHA
**CTL-ID#** 28-2156

**Remarks**
Name of Project: 701 South 15th LLC
701 South 15th Street
Description: public improvements and rehabilitation for commercial use - office building

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2004 | 0 | 0 | 2.14791 | 0.00 | 0.00 |
| 2005 | 201,800 | 0 | 2.09798 | 4,233.72 | 0.00 |
| 2006 | 201,800 | 1,440,300 | 2.07512 | 4,187.59 | 29,887.95 |
| 2007 | 201,800 | 1,440,300 | 2.05403 | 4,145.03 | 29,584.19 |
| 2008 | 201,800 | 1,434,600 | 2.05498 | 4,146.95 | 29,480.74 |
| 2009 | 201,800 | 1,434,600 | 2.13427 | 4,306.96 | 30,618.24 |
| 2010 | 201,800 | 1,434,600 | 2.17816 | 4,395.53 | 31,247.88 |
| | | | Total | 25,415.78 | 150,819.00 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 201800 | 1,434,600 |
| Commercial | 0 | 0 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

**CTL Project Name** TIF REDEVELOPMENT 157
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 2004
**Class:** 5

**City** OMAHA
**CTL-ID#** 28-2157

**Remarks**
Name of Project: Courtland Place No. 1 LLC
Area in the Old Market bounded by 12th Street, Leavenworth Street, 11th Street and UP Railroad tracks
Description: Public improvements and site prep for the construction of 81 upper-end downtown residential units.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2004 | 0 | 0 | 2.14791 | 0.00 | 0.00 |
| 2005 | 679,900 | 1,020,000 | 2.09798 | 14,264.17 | 21,399.40 |
| 2006 | 807,900 | 11,478,700 | 2.07512 | 16,764.89 | 238,196.80 |
| 2007 | 679,900 | 21,329,600 | 2.05403 | 13,965.35 | 438,116.38 |
| 2008 | 679,900 | 27,760,200 | 2.05498 | 13,971.81 | 570,466.65 |
| 2009 | 679,900 | 26,353,700 | 2.13427 | 14,510.90 | 562,459.11 |
| 2010 | 677,900 | 23,704,400 | 2.17816 | 14,765.75 | 516,319.76 |
| | | | Total | 88,242.87 | 2,346,958.10 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 677900 | 23,704,400 |
| Commercial | 0 | 0 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

COUNTY: 28 DOUGLAS

**CTL Project Name** TIF REDEVELOPMENT 158
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 2004
**Class:** 5

**City** OMAHA
**CTL-ID#** 28-2158

**Remarks**
Name of Project: Beacon Partners LLC fka Harwood & Associates
Avenue H & North 15th Street East
Description: Public improvements and site prep for INS Regional Headquarters

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2004 | 0 | 0 | 2.14791 | 0.00 | 0.00 |
| 2005 | 0 | 396,400 | 2.09798 | 0.00 | 8,316.39 |
| 2006 | 0 | 13,300,000 | 2.07512 | 0.00 | 275,990.96 |
| 2007 | 0 | 12,771,800 | 2.05403 | 0.00 | 262,336.60 |
| 2008 | 0 | 8,985,000 | 2.05498 | 0.00 | 184,639.95 |
| 2009 | 0 | 11,218,400 | 2.13427 | 0.00 | 239,430.95 |
| 2010 | 0 | 11,218,400 | 2.17816 | 0.00 | 244,354.70 |
| | | | Total | 0.00 | 1,215,069.55 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 0 | 11,218,400 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

**CTL Project Name** TIF REDEVELOPMENT 159
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 2004
**Class:** 5

**City** OMAHA
**CTL-ID#** 28-2159

**Remarks**
Name of Project: Riverfront Partners LLC
Lots 1-6 and Outlots A, B & C, Gallup Riverfront Subdivision
Description: Public improvements, acquisition and site prep for residential and commercial development

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2004 | 0 | 0 | 2.14791 | 0.00 | 0.00 |
| 2005 | 0 | 0 | 2.09798 | 0.00 | 0.00 |
| 2006 | 0 | 7,071,400 | 2.07512 | 0.00 | 146,740.04 |
| 2007 | 0 | 23,723,200 | 2.05403 | 0.00 | 487,281.64 |
| 2008 | 0 | 27,266,000 | 2.05498 | 0.00 | 560,310.80 |
| 2009 | 0 | 27,396,200 | 2.13427 | 0.00 | 584,708.88 |
| 2010 | 0 | 28,727,700 | 2.17816 | 0.00 | 625,735.27 |
| | | | Total | 0.00 | 2,404,776.63 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 27,763,900 |
| Commercial | 0 | 963,800 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

**CTL Project Name** TIF REDEVELOPMENT 160
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 2004
**Class:** 5

**City** OMAHA
**CTL-ID#** 28-2160

**Remarks**
Name of Project: 1111 Jones Street LLC
1111 Jones Street
Description: Public improvements, acquisition and renovation for art museum in the Old Market District

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2004 | 0 | 0 | 2.14791 | 0.00 | 0.00 |
| 2005 | 582,000 | 1,090,000 | 2.09798 | 12,210.24 | 22,867.98 |
| 2006 | 582,000 | 1,090,000 | 2.07512 | 12,077.20 | 22,618.81 |
| 2007 | 582,000 | 1,090,000 | 2.05403 | 11,954.45 | 22,388.93 |
| 2008 | 582,000 | 6,670,700 | 2.05498 | 11,959.98 | 137,081.55 |
| 2009 | 582,000 | 6,670,700 | 2.13427 | 12,421.45 | 142,370.75 |
| 2010 | 582,000 | 6,684,100 | 2.17816 | 12,676.89 | 145,590.39 |
| | | | Total | 73,300.21 | 492,918.41 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 582,000 | 6,684,100 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

COUNTY: 28 DOUGLAS

**CTL Project Name** TIF REDEVELOPMENT 161
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 2004
**Class:** 5

**City** OMAHA
**CTL-ID#** 28-2161

**Remarks**
Name of Project: DTG, LLC
416 South 12th Street
Description: Restoration of historic building for restaurant

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2004 | 0 | 0 | 2.14791 | 0.00 | 0.00 |
| 2005 | 136,100 | 97,900 | 2.09798 | 2,855.35 | 2,053.92 |
| 2006 | 136,100 | 1,105,400 | 2.07512 | 2,824.24 | 22,938.38 |
| 2007 | 136,100 | 1,105,400 | 2.05403 | 2,795.53 | 22,705.25 |
| 2008 | 136,100 | 994,900 | 2.05498 | 2,796.83 | 20,445.00 |
| 2009 | 136,100 | 994,900 | 2.13427 | 2,904.74 | 21,233.85 |
| 2010 | 136,100 | 1,008,900 | 2.17816 | 2,964.48 | 21,975.46 |
| | | | Total | 17,141.17 | 111,351.86 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 136,100 | 1,008,900 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

**CTL Project Name** TIF REDEVELOPMENT 162
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 2004
**Class:** 5

**City** OMAHA
**CTL-ID#** 28-2162

**Remarks**
Name of Project: National Park Service Redevelopment Project
Lot 18, Gallup Riverfront Campus
Description: Public improvements and site prep for NPS Regional Headquarters

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2004 | 0 | 0 | 2.14791 | 0.00 | 0.00 |
| 2005 | 293,100 | 7,000,000 | 2.09798 | 6,149.18 | 146,858.60 |
| 2006 | 293,100 | 7,524,000 | 2.07512 | 6,082.18 | 156,132.03 |
| 2007 | 293,100 | 11,817,900 | 2.05403 | 6,020.36 | 242,743.21 |
| 2008 | 293,100 | 8,258,100 | 2.05498 | 6,023.15 | 169,702.30 |
| 2009 | 293,100 | 8,258,100 | 2.13427 | 6,255.55 | 176,250.15 |
| 2010 | 293,100 | 8,258,100 | 2.17816 | 6,384.19 | 179,874.63 |
| | | | Total | 36,914.61 | 1,071,560.92 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 293,100 | 8,258,100 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

**CTL Project Name** TIF REDEVELOPMENT 163
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 2003
**Class:** 5

**City** OMAHA
**CTL-ID#** 28-2163

**Remarks**
Name of Project: Second Amendment to the Convention Center/Arena Redevelopment Plan
Lots 1 & 2, Union Pacific Place
Description: Public improvements and site prep for convention center hote

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2004 | 0 | 0 | 2.14791 | 0.00 | 0.00 |
| 2005 | 0 | 53,500,000 | 2.09798 | 0.00 | 1,122,419.30 |
| 2006 | 0 | 56,970,000 | 2.07512 | 0.00 | 1,182,195.86 |
| 2007 | 0 | 58,352,300 | 2.05403 | 0.00 | 1,198,573.75 |
| 2008 | 0 | 58,714,000 | 2.05498 | 0.00 | 1,206,560.95 |
| 2009 | 0 | 58,953,600 | 2.13427 | 0.00 | 1,258,229.00 |
| 2010 | 0 | 58,953,600 | 2.17816 | 0.00 | 1,284,103.73 |
| | | | Total | 0.00 | 7,252,082.59 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 0 | 58,953,600 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

COUNTY: 28 DOUGLAS

**CTL Project Name** TIF REDEVELOPMENT 164
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 2004
**Class:** 5

**City** OMAHA
**CTL-ID#** 28-2164

**Remarks**
Name of Project: Model T Ford Bldg, LLC
1502 N. 16th Street
Description: Housing and commercial/entertainment

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2005 | 289,300 | 1,509,700 | 2.09798 | 6,069.46 | 31,673.20 |
| 2006 | 289,300 | 11,313,100 | 2.07512 | 6,003.32 | 234,760.40 |
| 2007 | 289,200 | 11,224,200 | 2.05403 | 5,940.25 | 230,548.44 |
| 2008 | 289,200 | 11,224,200 | 2.05498 | 5,943.00 | 230,655.07 |
| 2009 | 289,200 | 11,224,200 | 2.13427 | 6,172.31 | 239,554.73 |
| 2010 | 289,200 | 11,224,200 | 2.17816 | 6,299.24 | 244,481.03 |
| | | | **Total** | 36,427.58 | 1,211,672.87 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 289,200 | 11,224,200 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

**CTL Project Name** TIF REDEVELOPMENT 165
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 2004
**Class:** 5

**City** OMAHA
**CTL-ID#** 28-2165

**Remarks**
Name of Project: T.S. McShane LLC/P.E. ILER Building
1113 Howard Street
Description: 26 units residential conversion

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2005 | 447,200 | 0 | 2.09798 | 9,382.17 | 0.00 |
| 2006 | 447,200 | 0 | 2.07512 | 9,279.94 | 0.00 |
| 2007 | 447,200 | 0 | 2.05403 | 9,185.62 | 0.00 |
| 2008 | 447,200 | 0 | 2.05498 | 9,189.87 | 0.00 |
| 2009 | 447,200 | 40,500 | 2.13427 | 9,544.46 | 864.38 |
| 2010 | 447,200 | 3,294,100 | 2.17816 | 9,740.73 | 71,750.77 |
| | | | **Total** | 56,322.79 | 72,615.15 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 447,200 | 3,294,100 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

**CTL Project Name** TIF REDEVELOPMENT 166
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 2005
**Class:** 5

**City** OMAHA
**CTL-ID#** 28-2166

**Remarks**
Name of Project: Sorenson Park Plaza
6600 N. 72 Street
Description: Conversion of industrial site to commercial center.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2005 | 4,886,805 | 0 | 2.09798 | 102,524.19 | 0.00 |
| 2006 | 4,886,800 | 1,667,100 | 2.07512 | 101,406.96 | 34,594.33 |
| 2007 | 4,886,800 | 36,170,000 | 2.05403 | 100,376.34 | 742,942.65 |
| 2008 | 4,886,800 | 37,848,500 | 2.05498 | 100,422.76 | 777,779.12 |
| 2009 | 4,886,800 | 39,249,400 | 2.13427 | 104,297.51 | 837,688.17 |
| 2010 | 4,886,800 | 39,145,500 | 2.17816 | 106,442.32 | 852,651.62 |
| | | | **Total** | 615,470.08 | 3,245,655.89 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 4,886,800 | 39,145,500 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

**CTL Project Name** TIF REDEVELOPMENT 167
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 2004
**City** OMAHA
**Class:** 5
**CTL-ID#** 28-2167

**Remarks**
Name of Project: Sutherland Plaza LLC
L Street and Dahlman Avenue
Description: Restoration of absolete commercial site

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2006 | 503,700 | 354,900 | 2.07512 | 10,452.38 | 7,364.60 |
| 2007 | 503,700 | 354,900 | 2.05403 | 10,346.15 | 7,289.75 |
| 2008 | 503,700 | 2,263,400 | 2.05498 | 10,350.93 | 46,512.42 |
| 2009 | 503,700 | 2,453,800 | 2.13427 | 10,750.32 | 52,370.72 |
| 2010 | 503,700 | 2,453,800 | 2.17816 | 10,971.39 | 53,447.69 |
| | | | Total | 52,871.17 | 166,985.18 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 503,700 | 2,453,800 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

**CTL Project Name** TIF REDEVELOPMENT 168
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 2004
**City** OMAHA
**Class:** 5
**CTL-ID#** 28-2168

**Remarks**
Name of Project: Alliant/U.S. Foodservice
6315 John J. Pershing Drive
Description: Industrial expansion

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2005 | 5,841,600 | 0 | 2.09798 | 122,555.60 | 0.00 |
| 2006 | 3,472,400 | 2,369,200 | 2.07512 | 72,056.47 | 49,163.74 |
| 2007 | 3,472,400 | 2,369,200 | 2.05403 | 71,324.14 | 48,664.08 |
| 2008 | 3,472,400 | 2,369,200 | 2.05498 | 71,357.13 | 48,686.59 |
| 2009 | 3,472,400 | 2,369,200 | 2.13427 | 74,110.39 | 50,565.12 |
| 2010 | 3,472,400 | 3,078,900 | 2.17816 | 75,634.43 | 67,063.37 |
| | | | Total | 487,038.16 | 264,142.90 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 0 | 0 |
| Industrial | 3,472,400 | 3,078,900 |
| Other | 0 | 0 |

**CTL Project Name** TIF REDEVELOPMENT 169
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 2005
**City** OMAHA
**Class:** 5
**CTL-ID#** 28-2169

**Remarks**
Name of Project: Village at Omaha, LP
30th and W Streets
Description: Development of 36 single-family and duplex affordable rental units

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2005 | 213,400 | 0 | 2.09798 | 4,477.09 | 0.00 |
| 2006 | 213,400 | 0 | 2.07512 | 4,428.31 | 0.00 |
| 2007 | 213,400 | 1,443,700 | 2.05403 | 4,383.30 | 29,654.03 |
| 2008 | 213,400 | 1,504,800 | 2.05498 | 4,385.33 | 30,923.39 |
| 2009 | 213,400 | 2,031,600 | 2.13427 | 4,554.53 | 43,359.83 |
| 2010 | 213,400 | 2,031,600 | 2.17816 | 4,648.19 | 44,251.50 |
| | | | Total | 26,876.75 | 148,188.75 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 213400 | 2,031,600 |
| Commercial | 0 | 0 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

**CTL Project Name** TIF REDEVELOPMENT 170
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 2005
**City** OMAHA
**Class:** 5
**CTL-ID#** 28-2170

**Remarks**
Name of Project: 5217 S. 28 St. LLC (Stephen Center0
5217 S. 28th Street
Description: Construction of residential treatment facility

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2005 | 6,500 | 0 | 2.09798 | 136.37 | 0.00 |
| 2006 | 16,600 | 0 | 2.07512 | 344.47 | 0.00 |
| 2007 | 16,600 | 1,313,000 | 2.05403 | 340.97 | 26,969.41 |
| 2008 | 16,600 | 381,400 | 2.05498 | 341.13 | 7,837.69 |
| 2009 | 16,600 | 381,400 | 2.13427 | 354.29 | 8,140.11 |
| 2010 | 16,600 | 515,100 | 2.17816 | 361.57 | 11,219.70 |
| | | | **Total** | 1,878.80 | 54,166.91 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 16,600 | 515,100 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

**CTL Project Name** TIF REDEVELOPMENT 172
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 2005
**City** OMAHA
**Class:** 5
**CTL-ID#** 28-2172

**Remarks**
Name of Project: Underwood Property, Inc
5001 Underwood Ave
Description: Rehabilitation of storefront commercial w/housing

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2006 | 437,800 | 0 | 2.07512 | 9,084.88 | 0.00 |
| 2007 | 437,800 | 720,600 | 2.05403 | 8,992.54 | 14,801.34 |
| 2008 | 437,800 | 720,600 | 2.05498 | 8,996.70 | 14,808.19 |
| 2009 | 437,800 | 720,600 | 2.13427 | 9,343.83 | 15,379.55 |
| 2010 | 437,800 | 720,600 | 2.17816 | 9,535.98 | 15,695.82 |
| | | | **Total** | 45,953.93 | 60,684.90 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 437,800 | 720,600 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

**CTL Project Name** TIF REDEVELOPMENT 173
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 2005
**City** OMAHA
**Class:** 5
**CTL-ID#** 28-2173

**Remarks**
Name of Project: Shamrock Parking, LLC (Paxton Building)
1403 Farnam Street
Description: Rehabilitation and conversion to residential condos

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2006 | 160,600 | 0 | 2.07512 | 3,332.64 | 0.00 |
| 2007 | 1,337,600 | 16,916,500 | 2.05403 | 27,474.71 | 347,469.98 |
| 2008 | 1,337,600 | 27,128,650 | 2.05498 | 27,487.41 | 557,488.78 |
| 2009 | 1,337,600 | 29,113,100 | 2.13427 | 28,548.00 | 621,352.16 |
| 2010 | 1,337,600 | 29,039,500 | 2.17816 | 29,135.07 | 632,526.77 |
| | | | **Total** | 115,977.83 | 2,158,837.69 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 455000 | 24,499,400 |
| Commercial | 882,600 | 4,540,100 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

**CTL Project Name** TIF REDEVELOPMENT 174
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 2005
**Class:** 5

**City** OMAHA
**CTL-ID#** 28-2174

**Remarks**
Name of Project: BM&J Holdings, LLC (Omaha Paper Stock)
1111 Fort Street
Description: Construction of the Omaha Paper Stock Facility

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2006 | 50,000 | 1,960,900 | 2.07512 | 1,037.56 | 40,691.03 |
| 2007 | 50,000 | 1,960,900 | 2.05403 | 1,027.02 | 40,277.47 |
| 2008 | 50,000 | 1,960,900 | 2.05498 | 1,027.49 | 40,296.10 |
| 2009 | 50,000 | 1,856,200 | 2.13427 | 1,067.14 | 39,616.32 |
| 2010 | 50,000 | 1,856,200 | 2.17816 | 1,089.08 | 40,431.01 |
| | | | Total | 5,248.29 | 201,311.93 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 0 | 0 |
| Industrial | 50,000 | 1,856,200 |
| Other | 0 | 0 |

**CTL Project Name** TIF REDEVELOPMENT 175
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 2005
**Class:** 5

**City** OMAHA
**CTL-ID#** 28-2175

**Remarks**
Name of Project: Mullen Holdings, LLC (RYCAN, INC/Wes & Willy)
1701 N. 24 Street
Description: Site purchase and cosntruction in the North Omaha Business Park

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2006 | 0 | 51,700 | 2.07512 | 0.00 | 1,072.84 |
| 2007 | 0 | 1,055,100 | 2.05403 | 0.00 | 21,672.07 |
| 2008 | 0 | 1,055,100 | 2.05498 | 0.00 | 21,682.09 |
| 2009 | 0 | 1,249,900 | 2.13427 | 0.00 | 26,676.24 |
| 2010 | 0 | 1,249,900 | 2.17816 | 0.00 | 27,224.82 |
| | | | Total | 0.00 | 98,328.06 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 0 | 1,249,900 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

**CTL Project Name** TIF REDEVELOPMENT 176
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 2005
**Class:** 5

**City** OMAHA
**CTL-ID#** 28-2176

**Remarks**
Name of Project: St. Clair Condos, LLC
2313 - 15 Harney Street
Description: Rehab/conversion of the St. Clair Apts. to condominiums

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2006 | 794,000 | 0 | 2.07512 | 16,476.45 | 0.00 |
| 2007 | 434,000 | 1,720,400 | 2.05403 | 8,914.49 | 35,337.53 |
| 2008 | 434,000 | 1,719,900 | 2.05498 | 8,918.61 | 35,343.59 |
| 2009 | 434,000 | 1,633,200 | 2.13427 | 9,262.73 | 34,856.90 |
| 2010 | 434,000 | 1,633,200 | 2.17816 | 9,453.21 | 35,573.71 |
| | | | Total | 53,025.49 | 141,111.73 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 434000 | 1,633,200 |
| Commercial | 0 | 0 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

COUNTY: 28 DOUGLAS

**CTL Project Name**
TIF REDEVELOPMENT 178
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 2005
**Class:** 5

**City** OMAHA
**CTL-ID#** 28-2178

**Remarks**
Name of Project: BOCA Development, LLC
105 South 9th Street
Description: Conversion to residential condominiums

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2006 | 1,096,100 | 16,532,400 | 2.07512 | 22,745.39 | 343,067.14 |
| 2007 | 1,100,300 | 21,854,900 | 2.05403 | 22,600.49 | 448,906.20 |
| 2008 | 1,100,300 | 24,682,600 | 2.05498 | 22,610.94 | 507,222.52 |
| 2009 | 1,100,300 | 22,784,300 | 2.13427 | 23,483.37 | 486,278.48 |
| 2010 | 1,096,100 | 22,964,700 | 2.17816 | 23,874.81 | 500,207.91 |
| | | | Total | 115,315.00 | 2,285,682.25 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 1096100 | 22,964,700 |
| Commercial | 0 | 0 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

**CTL Project Name**
TIF REDEVELOPMENT 179
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 2006
**Class:** 5

**City** OMAHA
**CTL-ID#** 28-2179

**Remarks**
Name of Project: Brandeis Lofts, LLC
210 South 16th Street
Description: Conversion of the J.L. Brandeis Building to condominiums

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2006 | 650,000 | 5,161,700 | 2.07512 | 13,488.28 | 107,111.47 |
| 2007 | 7,160,000 | 18,374,200 | 2.05403 | 147,068.55 | 377,411.58 |
| 2008 | 6,500,000 | 18,430,000 | 2.05498 | 133,573.70 | 378,732.80 |
| 2009 | 6,500,000 | 22,011,600 | 2.13427 | 138,727.55 | 469,786.98 |
| 2010 | 6,500,000 | 20,952,800 | 2.17816 | 141,580.40 | 456,385.51 |
| | | | Total | 574,438.48 | 1,789,428.34 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 4281400 | 15,123,500 |
| Commercial | 2,218,600 | 5,829,300 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

**CTL Project Name**
TIF REDEVELOPMENT 180
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 2005
**Class:** 5

**City** OMAHA
**CTL-ID#** 28-2180

**Remarks**
Name of Project: Jackson Lofts, LLC
1101 Jackson Street
Description: Rehabilitation/conversion to condominiums

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2006 | 263,300 | 0 | 2.07512 | 5,463.79 | 0.00 |
| 2007 | 263,300 | 2,441,800 | 2.05403 | 5,408.26 | 50,155.30 |
| 2008 | 263,600 | 11,429,400 | 2.05498 | 5,416.93 | 234,871.87 |
| 2009 | 263,600 | 11,390,500 | 2.13427 | 5,625.94 | 243,104.02 |
| 2010 | 263,300 | 11,115,100 | 2.17816 | 5,735.10 | 242,104.66 |
| | | | Total | 27,650.02 | 770,235.85 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 263300 | 11,115,100 |
| Commercial | 0 | 0 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

COUNTY: 28 DOUGLAS

**CTL Project Name** TIF REDEVELOPMENT 181
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 2006
**Class:** 5

**City** OMAHA
**CTL-ID#** 28-2181

**Remarks**
Name of Project: Benson Park Plaza II
Area bounded by Benson Park, Grand Avenue, Boyd Street, Ames Avenue, 70th
Description: Conversion from Phase I to Phase II of development

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2006 | 2,134,900 | 0 | 2.0751 | 44,301.31 | 0.00 |
| 2007 | 2,134,900 | 0 | 2.05403 | 43,851.49 | 0.00 |
| 2008 | 2,134,900 | 3,670,500 | 2.05498 | 43,871.77 | 75,428.04 |
| 2009 | 2,134,900 | 5,592,400 | 2.13427 | 45,564.53 | 119,356.92 |
| 2010 | 755,500 | 3,407,900 | 2.17816 | 16,456.00 | 74,229.51 |
| | | | **Total** | 194,045.10 | 269,014.47 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 755,500 | 3,407,900 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

**CTL Project Name** TIF REDEVELOPMENT 182
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 2005
**Class:** 5

**City** OMAHA
**CTL-ID#** 28-2182

**Remarks**
Name of Project: Bushido University, LLC
14th & Webster Streets
Description: Commercial development

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2006 | 0 | 897,300 | 2.07512 | 0.00 | 18,620.05 |
| 2007 | 0 | 1,662,400 | 2.05403 | 0.00 | 34,146.19 |
| 2008 | 0 | 5,014,600 | 2.05498 | 0.00 | 103,049.03 |
| 2009 | 0 | 7,813,900 | 2.13427 | 0.00 | 166,769.72 |
| 2010 | 0 | 7,813,900 | 2.17816 | 0.00 | 170,199.24 |
| | | | **Total** | 0.00 | 492,784.23 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 0 | 7,813,900 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

**CTL Project Name** TIF REDEVELOPMENT 183
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 2006
**Class:** 5

**City** OMAHA
**CTL-ID#** 28-2183

**Remarks**
Name of Project: La Cuadra, LLC
33rd & Q Streets
Description: Commercial Development

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2006 | 166,700 | 0 | 2.07512 | 3,459.23 | 0.00 |
| 2007 | 166,700 | 1,115,100 | 2.05403 | 3,424.07 | 22,904.49 |
| 2008 | 166,700 | 1,595,200 | 2.05498 | 3,425.65 | 32,781.04 |
| 2009 | 166,700 | 1,955,300 | 2.13427 | 3,557.83 | 41,731.38 |
| 2010 | 56,600 | 1,595,200 | 2.17816 | 1,232.84 | 34,746.01 |
| | | | **Total** | 15,099.62 | 132,162.92 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 56,600 | 1,595,200 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

COUNTY: 28 DOUGLAS

**CTL Project Name**
TIF REDEVELOPMENT 184
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 2006
**City** OMAHA
**Class:** 5
**CTL-ID#** 28-2184

**Remarks**
Name of Project: Nathan Development, LLC
2401 N. 16th Street
Description: Housing construction

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2006 | 14,400 | 0 | 2.07512 | 298.82 | 0.00 |
| 2007 | 82,000 | 301,000 | 2.05403 | 1,684.30 | 6,182.63 |
| 2008 | 82,000 | 334,000 | 2.05498 | 1,685.08 | 6,863.63 |
| 2009 | 82,000 | 445,000 | 2.13427 | 1,750.10 | 9,497.50 |
| 2010 | 82,000 | 238,200 | 2.17816 | 1,786.09 | 5,188.38 |
| | | | **Total** | 7,204.39 | 27,732.14 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 82,000 | 238,200 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

**CTL Project Name**
TIF REDEVELOPMENT 185
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 2006
**City** OMAHA
**Class:** 5
**CTL-ID#** 28-2185

**Remarks**
Name of Project: River City Lodging, LLC
Area of 15th and 16th Streets, Izard and Nicholas Streets Description: TIF funds used for commercial hotel development.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2007 | 45,100 | 75,900 | 2.05403 | 926.37 | 1,559.01 |
| 2008 | 45,100 | 2,283,200 | 2.05498 | 926.80 | 46,919.30 |
| 2009 | 45,100 | 5,002,500 | 2.13427 | 962.56 | 106,766.86 |
| 2010 | 45,100 | 5,002,500 | 2.17816 | 982.35 | 108,962.45 |
| | | | **Total** | 3,798.08 | 264,207.62 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 45,100 | 5,002,500 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

**CTL Project Name**
TIF REDEVELOPMENT 186
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 2006
**City** OMAHA
**Class:** 5
**CTL-ID#** 28-2186

**Remarks**
Name of Project: Revitalize Omaha, LLC
Hill 2th Ave and Douglas Street
Description: TIF funds for housing rehabilitation and convention.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2007 | 533,400 | 0 | 2.05403 | 10,956.20 | 0.00 |
| 2008 | 603,000 | 1,411,300 | 2.05498 | 12,391.53 | 29,001.92 |
| 2009 | 603,000 | 1,928,400 | 2.13427 | 12,869.65 | 41,157.26 |
| 2010 | 603,000 | 1,928,400 | 2.17816 | 13,134.30 | 42,003.64 |
| | | | **Total** | 49,351.68 | 112,162.82 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 603000 | 1,928,400 |
| Commercial | 0 | 0 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

COUNTY: 28 DOUGLAS

**CTL Project Name** TIF REDEVELOPMENT 187
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 2006
**Class:** 5
**City** OMAHA
**CTL-ID#** 28-2187

**Remarks**
Name of Project: North Central Group (Lot 1 Hampton Inn Suites) Area of 12th and 14th Streets at Cuming and Izard Streets Description: TIF funds used for commercial hotel development.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2007 | 162,100 | 0 | 2.05403 | 3,329.58 | 0.00 |
| 2008 | 162,100 | 7,689,500 | 2.05498 | 3,331.12 | 158,017.69 |
| 2009 | 162,100 | 13,058,500 | 2.13427 | 3,459.65 | 278,703.65 |
| 2010 | 162,100 | 13,058,500 | 2.17816 | 3,530.80 | 284,435.02 |
| | | | Total | 13,651.15 | 721,156.36 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 162,100 | 13,058,500 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

**CTL Project Name** TIF REDEVELOPMENT 188
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 2006
**Class:** 5
**City** OMAHA
**CTL-ID#** 28-2188

**Remarks**
Name of Project: North Central Group (Lot 2 Homewood Suites) Area of 12th and 14th Streets at Cuming and Izard Streets Description: TIF funds used for commercial hotel development.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2007 | 149,600 | 0 | 2.05403 | 3,072.83 | 0.00 |
| 2008 | 149,600 | 8,535,000 | 2.05498 | 3,074.25 | 175,392.54 |
| 2009 | 149,600 | 10,102,300 | 2.13427 | 3,192.87 | 215,610.36 |
| 2010 | 149,600 | 10,102,300 | 2.17816 | 3,258.53 | 220,044.26 |
| | | | Total | 12,598.48 | 611,047.16 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 149,600 | 10,102,300 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

**CTL Project Name** TIF REDEVELOPMENT 189
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 2006
**Class:** 5
**City** OMAHA
**CTL-ID#** 28-2189

**Remarks**
Name of Project: DEEL Investments, LLC
706 South 18th Street
Description: TIF funds used for downtown condo development.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2007 | 83,000 | 825,000 | 2.05403 | 1,704.84 | 16,945.75 |
| 2008 | 83,000 | 1,169,800 | 2.05498 | 1,705.63 | 24,039.15 |
| 2009 | 83,000 | 1,143,600 | 2.13427 | 1,771.44 | 24,407.51 |
| 2010 | 83,000 | 794,900 | 2.17816 | 1,807.87 | 17,314.19 |
| | | | Total | 6,989.78 | 82,706.60 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 83000 | 794,900 |
| Commercial | 0 | 0 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

COUNTY: 28 DOUGLAS

**CTL Project Name**
TIF REDEVELOPMENT 190
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 2006
**Class:** 5

**City** OMAHA
**CTL-ID#** 28-2190

**Remarks**
Name of Project: Kimball Lofts, LLC (Kimball Laundry Bldg)
1502 Jones Street
Description: TIF funds used for downtown condo development.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2007 | 314,000 | 1,659,800 | 2.05403 | 6,449.65 | 34,092.79 |
| 2008 | 314,000 | 4,814,500 | 2.05498 | 6,452.64 | 98,937.01 |
| 2009 | 314,000 | 5,434,100 | 2.13427 | 6,701.61 | 115,978.37 |
| 2010 | 314,000 | 5,515,800 | 2.17816 | 6,839.42 | 120,142.95 |
| | | | Total | 26,443.32 | 369,151.12 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 314000 | 5,515,800 |
| Commercial | 0 | 0 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

**CTL Project Name**
TIF REDEVELOPMENT 191
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 2006
**Class:** 5

**City** OMAHA
**CTL-ID#** 28-2191

**Remarks**
Name of Project: DMK LLC (Holiday Inn)
North 15th and Cuming Street
Description: TIF funds used for North commercial development.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2007 | 57,100 | 95,700 | 2.05403 | 1,172.85 | 1,965.71 |
| 2008 | 57,100 | 95,700 | 2.05498 | 1,173.39 | 1,966.62 |
| 2009 | 57,100 | 6,192,700 | 2.13427 | 1,218.67 | 132,168.94 |
| 2010 | 57,100 | 5,855,500 | 2.17816 | 1,243.73 | 127,542.16 |
| | | | Total | 4,808.64 | 263,643.43 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 0 | 0 |
| Industrial | 57,100 | 5,855,500 |
| Other | 0 | 0 |

**CTL Project Name**
TIF REDEVELOPMENT 192
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 2006
**Class:** 5

**City** OMAHA
**CTL-ID#** 28-2192

**Remarks**
Name of Project: Townsend Inv LLC (Walstreet Tower)
1416 Dodge Street
Description: TIF funds used for downtown condominium/retail mixed use development.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2007 | 35,000 | 0 | 2.05403 | 718.91 | 0.00 |
| 2008 | 35,000 | 1,549,000 | 2.05498 | 719.24 | 31,831.64 |
| 2009 | 35,000 | 1,549,000 | 2.13427 | 746.99 | 33,059.84 |
| 2010 | 35,000 | 1,549,000 | 2.17816 | 762.36 | 33,739.70 |
| | | | Total | 2,947.50 | 98,631.18 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 35,000 | 1,549,000 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

COUNTY: 28 DOUGLAS

**CTL Project Name** TIF REDEVELOPMENT 193
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 2006
**Class:** 5

**City** OMAHA
**CTL-ID#** 28-2193

**Remarks**
Name of Project: CF Studio LLC
26th & Leavenworth Streets
Description: TIF funds used for downtown mixed-use office/residential development.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2007 | 50,200 | 66,400 | 2.05403 | 1,031.12 | 1,363.88 |
| 2008 | 50,200 | 109,500 | 2.05498 | 1,031.60 | 2,250.20 |
| 2009 | 50,200 | 109,500 | 2.13427 | 1,071.40 | 2,337.03 |
| 2010 | 50,200 | 109,500 | 2.17816 | 1,093.44 | 2,385.09 |
| | | | Total | 4,227.56 | 8,336.20 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 50,200 | 109,500 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

**CTL Project Name** TIF REDEVELOPMENT 194
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 2007
**Class:** 5

**City** OMAHA
**CTL-ID#** 28-2194

**Remarks**
Name of Project: 1308 Jackson Development LLC
13th and Jackson Streets
Description: TIF funds used for condominium lofts and commercial.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2007 | 493,800 | 0 | 2.05403 | 10,142.80 | 0.00 |
| 2008 | 493,800 | 0 | 2.05498 | 10,147.49 | 0.00 |
| 2009 | 493,800 | 2,341,900 | 2.13427 | 10,539.03 | 49,982.47 |
| 2010 | 493,800 | 20,021,400 | 2.17816 | 10,755.75 | 436,098.13 |
| | | | Total | 41,585.07 | 486,080.60 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 493800 | 20,021,400 |
| Commercial | 0 | 0 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

**CTL Project Name** TIF REDEVELOPMENT 195
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 2007
**Class:** 5

**City** OMAHA
**CTL-ID#** 28-2195

**Remarks**
Name of Project: James Tinsley Villas LLC
58th and Fort Streets
Description: TIF funds used for senior housing development.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2007 | 23,000 | 0 | 2.05403 | 472.43 | 0.00 |
| 2008 | 23,000 | 1,547,700 | 2.05498 | 472.65 | 31,804.93 |
| 2009 | 23,000 | 1,547,700 | 2.13427 | 490.88 | 33,032.10 |
| 2010 | 23,000 | 1,547,700 | 2.17816 | 500.98 | 33,711.38 |
| | | | Total | 1,936.94 | 98,548.41 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 23000 | 1,547,700 |
| Commercial | 0 | 0 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

COUNTY: 28 DOUGLAS

**CTL Project Name** TIF REDEVELOPMENT 196
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 2007
**Class:** 5

**City** OMAHA
**CTL-ID#** 28-2196

**Remarks**
Name of Project: Downtown Dodge Development LLC
8th to 10th Streets, Dodge to Capitol
Description: TIF funds used for downtown condominium construction.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2007 | 842,000 | 1,659,300 | 2.05403 | 17,294.93 | 34,082.52 |
| 2008 | 842,000 | 5,770,900 | 2.05498 | 17,302.93 | 118,590.86 |
| 2009 | 842,000 | 5,662,400 | 2.13427 | 17,970.55 | 120,850.90 |
| 2010 | 842,000 | 3,913,600 | 2.17816 | 18,340.11 | 85,244.47 |
| | | | **Total** | 70,908.52 | 358,768.75 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 842000 | 3,913,600 |
| Commercial | 0 | 0 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

**CTL Project Name** TIF REDEVELOPMENT 197
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 2007
**Class:** 5

**City** OMAHA
**CTL-ID#** 28-2197

**Remarks**
Name of Project: P&A McGill LLC #1
1205-07-09 Harney Street
Description: TIF funds used for historic building condominium development

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2007 | 1,632,000 | 0 | 2.05403 | 33,521.77 | 0.00 |
| 2008 | 1,632,000 | 439,200 | 2.05498 | 33,537.27 | 9,025.47 |
| 2009 | 1,632,000 | 1,725,800 | 2.13427 | 34,831.29 | 36,833.23 |
| 2010 | 1,632,000 | 1,725,800 | 2.17816 | 35,547.57 | 37,590.69 |
| | | | **Total** | 137,437.90 | 83,449.39 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 595400 | 149,500 |
| Commercial | 1,036,600 | 1,576,300 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

**CTL Project Name** TIF REDEVELOPMENT 198
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 2007
**Class:** 5

**City** OMAHA
**CTL-ID#** 28-2198

**Remarks**
Name of Project: Columbo LLC (Aksarben Place)
Southeast of 67th and Center Streets
Description: TIF funds used for midtown mixed-used development.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2007 | 609,400 | 317,900 | 2.05403 | 12,517.26 | 6,529.76 |
| 2008 | 871,300 | 1,461,900 | 2.05498 | 17,905.04 | 30,041.75 |
| 2009 | 871,300 | 4,084,300 | 2.13427 | 18,595.89 | 87,169.99 |
| 2010 | 871,300 | 4,084,300 | 2.17816 | 18,978.31 | 88,962.59 |
| | | | **Total** | 67,996.50 | 212,704.09 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 871,300 | 4,084,300 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

COUNTY: 28 DOUGLAS

**CTL Project Name**
TIF REDEVELOPMENT 199
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 2007
**City** OMAHA
**Class:** 5
**CTL-ID#** 28-2199

**Remarks**
Name of Project: Zone 5 LLC
Aksarben Village Northeast of 67th and Center Streets
Description: TIF funds used for midtown mixed-used development.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2007 | 470,300 | 0 | 2.05403 | 9,660.10 | 0.00 |
| 2008 | 470,300 | 0 | 2.05498 | 9,664.57 | 0.00 |
| 2009 | 470,300 | 0 | 2.13427 | 10,037.47 | 0.00 |
| 2010 | 298,700 | 394,900 | 2.17816 | 6,506.16 | 8,601.55 |
| | | | **Total** | 35,868.30 | 8,601.55 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 298,700 | 394,900 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

**CTL Project Name**
TIF REDEVELOPMENT 201
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 2007
**City** OMAHA
**Class:** 5
**CTL-ID#** 28-2201

**Remarks**
Name of Project: Noddle Development Co (Noddle A.V. 2 LLC Aksarben Village Northeast of 67th and Center Streets
Description: TIF funds used for midtown mixed-used development.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2007 | 266,800 | 0 | 2.05403 | 5,480.15 | 0.00 |
| 2008 | 266,800 | 0 | 2.05498 | 5,482.69 | 0.00 |
| 2009 | 266,800 | 2,262,300 | 2.13427 | 5,694.23 | 48,283.59 |
| 2010 | 266,800 | 3,459,600 | 2.17816 | 5,811.33 | 75,355.62 |
| | | | **Total** | 22,468.40 | 123,639.21 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 266800 | 3,459,600 |
| Commercial | 0 | 0 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

**CTL Project Name**
TIF REDEVELOPMENT 202
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 2007
**City** OMAHA
**Class:** 5
**CTL-ID#** 28-2202

**Remarks**
Name of Project: Noddle Development Co (Noddle A.V. 3 LLC Aksarben Village Northeast of 67th and Center Streets
Description: TIF funds used for midtown mixed-used development.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2007 | 355,700 | 0 | 2.05403 | 7,306.18 | 0.00 |
| 2008 | 355,700 | 0 | 2.05498 | 7,309.56 | 0.00 |
| 2009 | 355,700 | 3,713,000 | 2.13427 | 7,591.60 | 79,245.45 |
| 2010 | 355,700 | 8,314,600 | 2.17816 | 7,747.72 | 181,105.29 |
| | | | **Total** | 29,955.06 | 260,350.74 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 355,700 | 8,314,600 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

COUNTY: 28 DOUGLAS

**CTL Project Name**
TIF REDEVELOPMENT 203
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 2007
**City** OMAHA
**Class:** 5
**CTL-ID#** 28-2203

**Remarks**
Name of Project: Noddle Development Co (Noddle A.V. 4 LLC Aksarben Village Northeast of 67th and Center Streets
Description: TIF funds used for midtown mixed-used development.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2007 | 310,000 | 0 | 2.05403 | 6,367.49 | 0.00 |
| 2008 | 310,000 | 0 | 2.05498 | 6,370.44 | 0.00 |
| 2009 | 310,000 | 4,880,300 | 2.13427 | 6,616.24 | 104,158.78 |
| 2010 | 310,000 | 12,466,400 | 2.17816 | 6,752.30 | 271,538.14 |
| | | | Total | 26,106.47 | 375,696.92 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 310,000 | 12,466,400 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

**CTL Project Name**
TIF REDEVELOPMENT 204
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 2007
**City** OMAHA
**Class:** 5
**CTL-ID#** 28-2204

**Remarks**
Name of Project: Noddle Zone Three Commons LLC
Aksarben Village Northeast of 67th and Center Streets
Description: TIF funds used for midtown mixed-used development.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2007 | 859,600 | 0 | 2.05403 | 17,656.44 | 0.00 |
| 2008 | 859,600 | 0 | 2.05498 | 17,664.61 | 0.00 |
| 2009 | 859,600 | 3,531,300 | 2.13427 | 18,346.18 | 75,367.48 |
| 2010 | 859,600 | 3,531,300 | 2.17816 | 18,723.46 | 76,917.36 |
| | | | Total | 72,390.69 | 152,284.84 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 859,600 | 3,531,300 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

**CTL Project Name**
TIF REDEVELOPMENT 205
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 2007
**City** OMAHA
**Class:** 5
**CTL-ID#** 28-2205

**Remarks**
Name of Project: S&S Properties LLC (Heartland Scenic)
5329 Lindberg Drive
Description: TIF funds used for North Airport Business Park Mised use development - light industrial/office.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2007 | 100,300 | 1,046,400 | 2.05403 | 2,060.19 | 21,493.37 |
| 2008 | 100,300 | 1,046,400 | 2.05498 | 2,061.14 | 21,503.31 |
| 2009 | 100,300 | 1,289,600 | 2.13427 | 2,140.67 | 27,523.55 |
| 2010 | 100,300 | 1,289,600 | 2.17816 | 2,184.69 | 28,089.55 |
| | | | Total | 8,446.69 | 98,609.78 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 0 | 0 |
| Industrial | 100,300 | 1,289,600 |
| Other | 0 | 0 |

COUNTY: 28 DOUGLAS

**CTL Project Name** TIF REDEVELOPMENT 206
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 2007
**Class:** 5

**City** OMAHA
**CTL-ID#** 28-2206

**Remarks**
Name of Project: RHW Management, Inc / Proj. 5 Aksarben Village Northeast of 67th and Center Streets
Description: TIF funds used for midtown mixed-used development.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2007 | 669,600 | 0 | 2.05403 | 13,753.78 | 0.00 |
| 2008 | 669,600 | 0 | 2.05498 | 13,760.15 | 0.00 |
| 2009 | 669,600 | 4,015,900 | 2.13427 | 14,291.07 | 85,710.15 |
| 2010 | 669,600 | 9,720,000 | 2.17816 | 14,584.96 | 211,717.15 |
| | | | Total | 56,389.96 | 297,427.30 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 669,600 | 9,720,000 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

**CTL Project Name** TIF REDEVELOPMENT 207
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 2007
**Class:** 5

**City** OMAHA
**CTL-ID#** 28-2207

**Remarks**
Name of Project: Kimball Lofts/Graham Ice Cream Bldg.
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 |
| | | | Total | 14,097.50 | 170,815.43 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 167400 | 2,770,500 |
| Commercial | 0 | 0 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

**CTL Project Name** TIF REDEVELOPMENT 208
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 2007
**Class:** 5

**City** OMAHA
**CTL-ID#** 28-2208

**Remarks**
Name of Project: Aksarben Apartments, LLC
Aksarben Village Northeast of 67th and Center Streets
Description: Midtown mixed use development.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2008 | 2,158,300 | 0 | 2.05498 | 44,352.63 | 0.00 |
| 2009 | 2,158,300 | 4,745,000 | 2.13427 | 46,063.95 | 101,271.11 |
| 2010 | 2,158,300 | 6,794,600 | 2.17816 | 47,011.23 | 147,997.26 |
| | | | Total | 137,427.81 | 249,268.37 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 2,158,300 | 6,794,600 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

COUNTY: 28 DOUGLAS

**CTL Project Name** TIF REDEVELOPMENT 209
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 2007
**City** OMAHA
**Class:** 5
**CTL-ID#** 28-2209

**Remarks**
Name of Project: Georgetown Properties, LLC/Alchemy Aksarben
Aksarben Village Northeast of 67th and Center Streets
Description: Midtown mixed use development.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2008 | 757,500 | 562,300 | 2.05498 | 15,566.47 | 11,555.15 |
| 2009 | 757,500 | 8,354,500 | 2.13427 | 16,167.10 | 178,307.59 |
| 2010 | 757,500 | 7,820,200 | 2.17816 | 16,499.56 | 170,336.47 |
| | | | Total | 48,233.13 | 360,199.21 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 757,500 | 7,820,200 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

**CTL Project Name** TIF REDEVELOPMENT 210
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 2006
**City** OMAHA
**Class:** 5
**CTL-ID#** 28-2210

**Remarks**
Name of Project: Ontrack Development LLC (Burlington Bldg.)
1001 South 10th Street
Description: TIF funds used for downtown condominium/commercial mixed use development.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2007 | 617,700 | 0 | 2.05403 | 12,687.74 | 0.00 |
| 2008 | 617,700 | 0 | 2.05498 | 12,693.61 | 0.00 |
| 2009 | 617,700 | 0 | 2.13427 | 13,183.39 | 0.00 |
| 2010 | 617,700 | 0 | 2.17816 | 13,454.49 | 0.00 |
| | | | Total | 52,019.23 | 0.00 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 617,700 | 0 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

**CTL Project Name** TIF REDEVELOPMENT 211
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 2007
**City** OMAHA
**Class:** 5
**CTL-ID#** 28-2211

**Remarks**
Name of Project: New Community Development Corp.
Salem Village @Miami Heights
North 36th and Lake Streets
Description: North Senior Housing

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2008 | 33,800 | 2,439,600 | 2.05498 | 694.58 | 50,133.29 |
| 2009 | 33,800 | 2,439,600 | 2.13427 | 721.38 | 52,067.65 |
| 2010 | 33,800 | 2,439,600 | 2.17816 | 736.22 | 53,138.39 |
| | | | Total | 2,152.18 | 155,339.33 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 33,800 | 2,439,600 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

COUNTY: 28 DOUGLAS

**CTL Project Name**
TIF REDEVELOPMENT 212
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 2007
**City** OMAHA
**Class:** 5
**CTL-ID#** 28-2212

**Remarks**
Name of Project: Giovanna Townhouses, LLC
6th & Pierce Streets
Description: TIF funds used for South of Downtown townhouses.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2007 | 139,700 | 0 | 2.05403 | 2,869.48 | 0.00 |
| 2008 | 139,700 | 1,219,100 | 2.05498 | 2,870.81 | 25,052.27 |
| 2009 | 139,700 | 1,285,100 | 2.13427 | 2,981.58 | 27,427.50 |
| 2010 | 139,700 | 1,978,600 | 2.17816 | 3,042.89 | 43,097.07 |
| | | | **Total** | 11,764.76 | 95,576.84 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 132800 | 1,930,000 |
| Commercial | 6,900 | 48,600 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

**CTL Project Name**
TIF REDEVELOPMENT 213
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 2007
**City** OMAHA
**Class:** 5
**CTL-ID#** 28-2213

**Remarks**
Name of Project: Dial-Kinseth Development, Inc
12th & Jackson Streets
Description: TIF funds used for hotel/retail/commercial development.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2007 | 751,300 | 0 | 2.05403 | 15,431.93 | 0.00 |
| 2008 | 751,300 | 265,300 | 2.05498 | 15,439.06 | 5,451.86 |
| 2009 | 751,300 | 178,200 | 2.13427 | 16,034.77 | 3,803.27 |
| 2010 | 751,300 | 178,200 | 2.17816 | 16,364.52 | 3,881.48 |
| | | | **Total** | 63,270.28 | 13,136.61 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 751,300 | 178,200 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

**CTL Project Name**
TIF REDEVELOPMENT 214
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 2007
**City** OMAHA
**Class:** 5
**CTL-ID#** 28-2214

**Remarks**
Name of Project: Anzaldo Incontro LLC
4400 South 16th Street
Description: TIF funds used for townhome development.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2007 | 16,700 | 0 | 2.05403 | 343.02 | 0.00 |
| 2008 | 16,700 | 630,900 | 2.05498 | 343.18 | 12,964.87 |
| 2009 | 16,700 | 797,800 | 2.13427 | 356.42 | 17,027.21 |
| 2010 | 16,700 | 797,800 | 2.17816 | 363.75 | 17,377.36 |
| | | | **Total** | 1,406.37 | 47,369.44 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 16700 | 797,800 |
| Commercial | 0 | 0 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

COUNTY: 28 DOUGLAS

**CTL Project Name** TIF REDEVELOPMENT 215
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 2006
**Class:** 5

**City** OMAHA
**CTL-ID#** 28-2215

**Remarks**
Name of Project: Coniglia Little Italy, LLC
Description: TIF funds used for South housing

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2007 | 466,000 | 0 | 2.05403 | 9,571.78 | 0.00 |
| 2008 | 564,600 | 5,406,300 | 2.05498 | 11,602.42 | 111,098.37 |
| 2009 | 564,600 | 8,855,900 | 2.13427 | 12,050.09 | 189,008.82 |
| 2010 | 564,600 | 8,411,200 | 2.17816 | 12,297.89 | 183,209.39 |
| | | | Total | 45,522.18 | 483,316.58 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 564600 | 8,411,200 |
| Commercial | 0 | 0 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

**CTL Project Name** TIF REDEVELOPMENT 216
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 2007
**Class:** 5

**City** OMAHA
**CTL-ID#** 28-2216

**Remarks**
Name of Project: S&R Development LLC
3213 South 24th Street
Description: Tif funds used for a medical office.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2007 | 274,600 | 0 | 2.05403 | 5,640.37 | 0.00 |
| 2008 | 274,600 | 0 | 2.05498 | 5,642.98 | 0.00 |
| 2009 | 274,600 | 1,555,600 | 2.13427 | 5,860.71 | 33,200.70 |
| 2010 | 274,600 | 1,555,600 | 2.17816 | 5,981.23 | 33,883.46 |
| | | | Total | 23,125.29 | 67,084.16 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 274,600 | 1,555,600 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

**CTL Project Name** TIF REDEVELOPMENT 217
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 2007
**Class:** 5

**City** OMAHA
**CTL-ID#** 28-2217

**Remarks**
Name of Project: Ryan J. Barry TIF Project Plan
3027 Farnam St, 305 Turner Blvd & 311 Turner Blvd
Description: TIF funds used for the rehabilitation and conversion of the 3 Clarinda Page apt. bldgs. Into 21 condominuium units.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2007 | 295,000 | 0 | 2.05403 | 6,059.39 | 0.00 |
| 2008 | 295,000 | 0 | 2.05498 | 6,062.19 | 0.00 |
| 2009 | 295,000 | 0 | 2.13427 | 6,296.10 | 0.00 |
| 2010 | 295,000 | 1,290,000 | 2.17816 | 6,425.57 | 28,098.26 |
| | | | Total | 24,843.25 | 28,098.26 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 295000 | 1,290,000 |
| Commercial | 0 | 0 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

COUNTY: 28 DOUGLAS

**CTL Project Name** TIF REDEVELOPMENT 218
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 2007
**Class:** 5

**City** OMAHA
**CTL-ID#** 28-2218

**Remarks**
Name of Project: East Campus Realty, LLC
Midtown Crossing at Turner Park
Description: 23.30-acre Midtown Crossing mixed use development

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2007 | 16,101,900 | 0 | 2.05403 | 330,737.86 | 0.00 |
| 2008 | 11,171,100 | 0 | 2.05498 | 229,563.87 | 0.00 |
| 2009 | 11,171,100 | 2,164,400 | 2.13427 | 238,421.44 | 46,194.14 |
| 2010 | 10,990,900 | 61,722,700 | 2.17816 | 239,399.39 | 1,344,419.16 |
| | | | Total | 1,038,122.56 | 1,390,613.30 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 10,990,900 | 61,722,700 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

**CTL Project Name** TIF REDEVELOPMENT 219
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 2007
**Class:** 5

**City** OMAHA
**CTL-ID#** 28-2219

**Remarks**
Name of Project: Deel Investments LLC
706 South 18th Street
Description: TIF funds used for the rehabilitation of project site and the construction of 6 for sale residential units with off street and underground parking and other site improvements as required.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2007 | 13,200 | 0 | 2.05403 | 271.13 | 0.00 |
| 2008 | 13,200 | 0 | 2.05498 | 271.26 | 0.00 |
| 2009 | 13,200 | 0 | 2.13427 | 281.72 | 0.00 |
| 2010 | 13,200 | 0 | 2.17816 | 287.52 | 0.00 |
| | | | Total | 1,111.63 | 0.00 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 13200 | 0 |
| Commercial | 0 | 0 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

**CTL Project Name** TIF REDEVELOPMENT 220
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 2007
**Class:** 5

**City** OMAHA
**CTL-ID#** 28-2220

**Remarks**
Name of Project: Burlington Postal
950 South 10th Steet
Description: TIF funds used to renovate historical property into apartments.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2007 | 20,000 | 0 | 2.05403 | 410.81 | 0.00 |
| 2008 | 20,000 | 0 | 2.05498 | 411.00 | 0.00 |
| 2009 | 20,000 | 0 | 2.13427 | 426.85 | 0.00 |
| 2010 | 20,000 | 0 | 2.17816 | 435.63 | 0.00 |
| | | | Total | 1,684.29 | 0.00 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 20,000 | 0 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

COUNTY: 28 DOUGLAS

**CTL Project Name**
TIF REDEVELOPMENT 221
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 2006
**City** OMAHA
**Class:** 5
**CTL-ID#** 28-2221

**Remarks**
Name of Project: Incontro Enterprises,LLC
60th & Hascall Streets
Description: TIF funds used for development of townhomes.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2007 | 361,400 | 0 | 2.05403 | 7,423.26 | 0.00 |
| 2008 | 361,400 | 572,900 | 2.05498 | 7,426.70 | 11,772.98 |
| 2009 | 361,400 | 572,900 | 2.13427 | 7,713.25 | 12,227.23 |
| 2010 | 361,400 | 572,900 | 2.17816 | 7,871.87 | 12,478.68 |
| | | | **Total** | 30,435.08 | 36,478.89 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 361400 | 572,900 |
| Commercial | 0 | 0 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

**CTL Project Name**
TIF REDEVELOPMENT 222
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 2007
**City** OMAHA
**Class:** 5
**CTL-ID#** 28-2222

**Remarks**
Name of Project: Skyline Retirement Communtiy
7350 Graceland Drive
Description: TIF funds used for redevelopment of cintinuing care retirement community.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2008 | 9,627,600 | 0 | 2.05498 | 197,845.25 | 0.00 |
| 2009 | 9,627,600 | 0 | 2.13427 | 205,478.98 | 0.00 |
| 2010 | 9,627,600 | 0 | 2.17816 | 209,704.53 | 0.00 |
| | | | **Total** | 613,028.76 | 0.00 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 9,627,600 | 0 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

**CTL Project Name**
TIF REDEVELOPMENT 223
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 2007
**City** OMAHA
**Class:** 5
**CTL-ID#** 28-2223

**Remarks**
Name of Project: Creighton University/Modern Equipment, Co.
6161 Abbot Drive
Description: TIF funds for the development of the North Industrial Airport Business Park

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2008 | 653,800 | 0 | 2.05498 | 13,435.46 | 0.00 |
| 2009 | 653,800 | 8,748,900 | 2.13427 | 13,953.86 | 186,725.15 |
| 2010 | 653,800 | 9,224,200 | 2.17816 | 14,240.81 | 200,917.83 |
| | | | **Total** | 41,630.13 | 387,642.98 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 653,800 | 9,224,200 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

**CTL Project Name** TIF REDEVELOPMENT 224
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 2006
**City** OMAHA
**Class:** 5
**CTL-ID#** 28-2224

**Remarks**
Name of Project: ALDI, Inc
Sutherlands Plaza at Dahlman Ave and L Street
Description: TIF funds used for a South commercial development grocery store.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2008 | 177,400 | 481,500 | 2.05498 | 3,645.53 | 9,894.73 |
| 2009 | 177,400 | 481,500 | 2.13427 | 3,786.19 | 10,276.51 |
| 2010 | 177,400 | 481,500 | 2.17816 | 3,864.06 | 10,487.84 |
| | | | Total | 11,295.78 | 30,659.08 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 177,400 | 481,500 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

**CTL Project Name** TIF REDEVELOPMENT 225
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 2006
**City** OMAHA
**Class:** 5
**CTL-ID#** 28-2225

**Remarks**
Name of Project:Sutherlands Plaza, LLC
Dalhman Ave and L Streets
Description: TIF funds used for South mixed use commercial development.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2008 | 156,400 | 0 | 2.05498 | 3,213.99 | 0.00 |
| 2009 | 156,400 | 0 | 2.13427 | 3,338.00 | 0.00 |
| 2010 | 156,400 | 0 | 2.17816 | 3,406.64 | 0.00 |
| | | | Total | 9,958.63 | 0.00 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 156,400 | 0 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

**CTL Project Name** TIF REDEVELOPMENT 226
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 2007
**City** OMAHA
**Class:** 5
**CTL-ID#** 28-2226

**Remarks**
Name of Project: South 72nd St Associates LLC
72nd & F Streets
Description: TIF funds used for subdividing & renovating sections of vacant industrial bldg & site, platting & development.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2008 | 4,890,000 | 0 | 2.05498 | 100,488.52 | 0.00 |
| 2009 | 4,890,000 | 0 | 2.13427 | 104,365.80 | 0.00 |
| 2010 | 4,890,000 | 2,864,800 | 2.17816 | 106,512.02 | 62,399.93 |
| | | | Total | 311,366.34 | 62,399.93 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 0 | 0 |
| Industrial | 4,890,000 | 2,864,800 |
| Other | 0 | 0 |

**CTL Project Name** TIF REDEVELOPMENT 227
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 2008
**City** OMAHA
**Class:** 5
**CTL-ID#** 28-2227

**Remarks**
Name of Project: Storage Canada, LLC/Brookline Storage Complex, Dino's Storage.
5328 Center Street
Description: TIF funds used for an electronically and environmentally controlled, monitored and secured storage complex.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2008 | 322,000 | 0 | 2.05498 | 6,617.04 | 0.00 |
| 2009 | 322,000 | 2,747,100 | 2.13427 | 6,872.35 | 58,630.53 |
| 2010 | 322,000 | 2,525,100 | 2.17816 | 7,013.68 | 55,000.72 |
| | | | Total | 20,503.07 | 113,631.25 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 322,000 | 2,525,100 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

COUNTY: 28 DOUGLAS

**CTL Project Name** TIF REDEVELOPMENT 228
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 2008
**Class:** 5

**City** OMAHA
**CTL-ID#** 28-2228

**Remarks**
Name of Project: Greenview Estates, LLC
Lots 1-14 and Outlook A, a subdivision located southwest of 16th & Grace Streets
Description: TIF funds used to redevelop the site to accommodate the construction of 14 rent-to-own residential units.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2008 | 35,100 | 0 | 2.05498 | 721.30 | 0.00 |
| 2009 | 35,100 | 1,587,400 | 2.13427 | 749.13 | 33,879.40 |
| 2010 | 35,100 | 1,587,400 | 2.17816 | 764.53 | 34,576.11 |
| | | | **Total** | 2,234.96 | 68,455.51 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 35100 | 1,587,400 |
| Commercial | 0 | 0 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

**CTL Project Name** TIF REDEVELOPMENT 229
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 2009
**Class:** 5

**City** OMAHA
**CTL-ID#** 28-2229

**Remarks**
Name of Project: CCL & B Johnstone Supply
4747 South 30th Street
Description: TIF funds used for total redevelopment of Lots 7 & 8 of the Stockyards Business Park for the construction of a new 30,000 sq ft office, warehouse and distribution center for Johnstone Supply.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2008 | 296,000 | 0 | 2.05498 | 6,082.74 | 0.00 |
| 2009 | 296,000 | 1,990,800 | 2.13427 | 6,317.44 | 42,489.05 |
| 2010 | 296,000 | 1,972,500 | 2.17816 | 6,447.35 | 42,964.21 |
| | | | **Total** | 18,847.53 | 85,453.26 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 0 | 0 |
| Industrial | 296,000 | 1,972,500 |
| Other | 0 | 0 |

**CTL Project Name** TIF REDEVELOPMENT 230
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 2007
**Class:** 5

**City** OMAHA
**CTL-ID#** 28-2230

**Remarks**
Name of Project: DLR Group Headquarters Building
65th & Frances Streets
Description: Tif Funds used for the development of new 30,000 sq ft DLR Headquarters Building.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2008 | 252,760 | 0 | 2.05498 | 5,194.17 | 0.00 |
| 2009 | 252,760 | 0 | 2.13427 | 5,394.58 | 0.00 |
| 2010 | 252,700 | 283,900 | 2.17816 | 5,504.21 | 6,183.80 |
| | | | **Total** | 16,092.96 | 6,183.80 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 252,700 | 283,900 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

COUNTY: 28 DOUGLAS

**CTL Project Name** TIF REDEVELOPMENT 231
**Project Date** 2009
**City** OMAHA
**School :** OMAHA 1
**Class:** 5
**CTL-ID#** 28-2231
**Schcode:** 28-0001

**Remarks**
Name of Project: National Atheletic Trainer's Association Board of Certification, Inc.
1415 Harney Street
Description: TIF funds used for the total rehabilitation and renovation of the two-story building to provide offices with approximately 3000 sq ft on the first floor to rent as office or for retail business.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2008 | 300,300 | 0 | 2.05498 | 6,171.10 | 0.00 |
| 2009 | 300,300 | 0 | 2.13427 | 6,409.21 | 0.00 |
| 2010 | 300,300 | 571,400 | 2.17816 | 6,541.01 | 12,446.01 |
| | | | **Total** | 19,121.32 | 12,446.01 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 300,300 | 571,400 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

**CTL Project Name** TIF REDEVELOPMENT 232
**Project Date** 2010
**City** OMAHA
**School :** OMAHA 1
**Class:** 5
**CTL-ID#** 28-2232
**Schcode:** 28-0001 **Unif/LC: 00-9000**

**Remarks**
Name of Project: Omaha Collision Company, LLC
Lot 4, Block O, Irregular 1.14 AC, North Omaha Business Park Setion 15 Tnsp 15 Range 13; 2340 Paul St.
Description: 2010 Notice to Divide refiled and replaced project dated April 30, 2008. TIF funds used for acquistion, demolition of interior, rehabilitation and renovation of the existing, former Jobash/Jones Body Shop building by new owners, Omaha Collision Co., LLC a/k/a B Street Collision Center North, LLC.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2010 | 378,900 | 953,200 | 2.17816 | 8,253.05 | 20,762.22 |
| | | | **Total** | 8,253.05 | 20,762.22 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 378,900 | 953,200 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

**CTL Project Name** TIF REDEVELOPMENT 233
**Project Date** 2007
**City** OMAHA
**School :** OMAHA 1
**Class:** 5
**CTL-ID#** 28-2233
**Schcode:** 28-0001

**Remarks**
Name of Project: Bluestone Developments Blues Lofts LLC
13th & Webster Streets
Description: TIF funds for the development of 3-story MU loft bldg, containing residential & commercial components.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2008 | 110,640 | 0 | 2.05498 | 2,273.63 | 0.00 |
| 2009 | 110,640 | 793,360 | 2.13427 | 2,361.36 | 16,932.44 |
| 2010 | 110,640 | 2,268,500 | 2.17816 | 2,409.92 | 49,411.56 |
| | | | **Total** | 7,044.91 | 66,344.00 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 110,640 | 2,268,500 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

**CTL Project Name** TIF REDEVELOPMENT 234
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 2007
**Class:** 5

**City** OMAHA
**CTL-ID#** 28-2234

**Remarks**
Name of Project: Riverfront Campus Developers II, LLC
1001 Gallup Drive
Description: TIF funds for the continued rehababilitation and expansion of Gallup, Inc. Corporate Campus

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2008 | 442,000 | 0 | 2.05498 | 9,083.01 | 0.00 |
| 2009 | 442,000 | 0 | 2.13427 | 9,433.47 | 0.00 |
| 2010 | 442,000 | 15,980,600 | 2.17816 | 9,627.47 | 348,083.04 |
| | | | Total | 28,143.95 | 348,083.04 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 442,000 | 15,980,600 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

**CTL Project Name** TIF REDEVELOPMENT 235
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 2009
**Class:** 5

**City** OMAHA
**CTL-ID#** 28-2235

**Remarks**
Name of Project: 2566 Leavenworth, LLC
2562/2566 Leavenworth Street
Description: TIF funds used for the acquisition and renovation of the building to house the offices of the Alliant Group.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2008 | 375,600 | 0 | 2.05498 | 7,718.50 | 0.00 |
| 2009 | 375,600 | 0 | 2.13427 | 8,016.32 | 0.00 |
| 2010 | 271,000 | 1,522,200 | 2.17816 | 5,902.81 | 33,155.95 |
| | | | Total | 21,637.63 | 33,155.95 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 271,000 | 1,522,200 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

**CTL Project Name** TIF REDEVELOPMENT 236
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 2007
**Class:** 5

**City** OMAHA
**CTL-ID#** 28-2236

**Remarks**
Name of Project: Building 500 LLC
500 S. 18th Street
Description: TIF funds used for the conversion of historical Standard Oil Building, built in 1921, into a multi-story, multi-mixed use residential/office/retail/rental and condo project.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2008 | 711,000 | 0 | 2.05498 | 14,610.91 | 0.00 |
| 2009 | 711,000 | 0 | 2.13427 | 15,174.66 | 0.00 |
| 2010 | 700,000 | 0 | 2.17816 | 15,247.12 | 0.00 |
| | | | Total | 45,032.69 | 0.00 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 700,000 | 0 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

**CTL Project Name** TIF REDEVELOPMENT 237
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 2007
**Class:** 5

**City** OMAHA
**CTL-ID#** 28-2237

**Remarks**
Name of Project: No Man's Land, LLC
2320 Paul Street
Description: TIF funds used for the development of 20,000 sq ft office and operations building for Signs & Shapes International.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2008 | 65,800 | 0 | 2.05498 | 1,352.18 | 0.00 |
| 2009 | 65,800 | 0 | 2.13427 | 1,404.35 | 0.00 |
| 2010 | 65,800 | 756,800 | 2.17816 | 1,433.23 | 16,484.31 |
| | | | Total | 4,189.76 | 16,484.31 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 65,800 | 756,800 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

**CTL Project Name** TIF REDEVELOPMENT 238
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 2008
**Class:** 5

**City** OMAHA
**CTL-ID#** 28-2238

**Remarks**
Name of Project: Logan Holdings Housing Partners
No project plan rceived from city

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2008 | 503,000 | 0 | 2.05498 | 10,336.55 | 0.00 |
| 2009 | 503,000 | 0 | 2.13427 | 10,735.38 | 0.00 |
| 2010 | 503,000 | 0 | 2.17816 | 10,956.14 | 0.00 |
| | | | Total | 32,028.07 | 0.00 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 503000 | 0 |
| Commercial | 0 | 0 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

**CTL Project Name** TIF REDEVELOPMENT 239
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 2008
**Class:** 5

**City** OMAHA
**CTL-ID#** 28-2239

**Remarks**
Name of Project: Nebraska cold storage.
This project was cancelled.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2008 | 410,000 | 0 | 2.05498 | 8,425.42 | 0.00 |
| 2009 | 410,000 | 0 | 2.13427 | 8,750.51 | 0.00 |
| 2010 | 410,000 | 0 | 2.17816 | 8,930.46 | 0.00 |
| | | | Total | 26,106.39 | 0.00 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 410,000 | 0 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

**CTL Project Name** TIF REDEVELOPMENT 240
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 2007
**Class:** 5

**City** OMAHA
**CTL-ID#** 28-2240

**Remarks**
Name of Project: Aldi, Inc
Sorensen & 30th Street
Description: TIF funds used to facilitate the rehabilitation of the site to develop a 16,560 sq ft Aldi's Inc discount grocery store with 70 plus parking spaces and site entrances on both streets.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2008 | 216,100 | 0 | 2.05498 | 4,440.81 | 0.00 |
| 2009 | 216,100 | 0 | 2.13427 | 4,612.16 | 0.00 |
| 2010 | 216,100 | 906,800 | 2.17816 | 4,707.00 | 19,751.55 |
| | | | Total | 13,759.97 | 19,751.55 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 216,100 | 906,800 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

**CTL Project Name** TIF REDEVELOPMENT 241
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 2007
**Class:** 5

**City** OMAHA
**CTL-ID#** 28-2241

**Remarks**
Name of Project: 901 Land LLC
Between 11th Plaza & Marcy Plaza at 11th & Leavenworth
Description: TIF funds used for the continued rehabilitation & redevelopment of project site with construction of 15-unit loft 5-story building.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2008 | 1,500 | 150,000 | 2.05498 | 30.82 | 3,082.50 |
| 2009 | 1,500 | 150,000 | 2.13427 | 32.01 | 3,201.40 |
| 2010 | 1,500 | 3,931,000 | 2.17816 | 32.67 | 85,623.47 |
| | | | Total | 95.50 | 91,907.37 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 1500 | 3,931,000 |
| Commercial | 0 | 0 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

COUNTY: 28 DOUGLAS

**CTL Project Name** TIF REDEVELOPMENT 242
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 2008
**Class:** 5

**City** OMAHA
**CTL-ID#** 28-2242

**Remarks**
Name of Project: Bakers Supply, LTD
1307/1309 Leavenworth Street
Description: TIF funds used for the construction of medical offices, general office space, and twelve loft style apartments and other residential uses.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2008 | 961,200 | 0 | 2.05498 | 19,752.47 | 0.00 |
| 2009 | 961,200 | 310,900 | 2.13427 | 20,514.60 | 6,635.45 |
| 2010 | 961,200 | 643,800 | 2.17816 | 20,936.47 | 14,022.99 |
| | | | Total | 61,203.54 | 20,658.44 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 961,200 | 643,800 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

**CTL Project Name** TIF REDEVELOPMENT 243
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 2009
**Class:** 5

**City** OMAHA
**CTL-ID#** 28-2243

**Remarks**
Name of Project: Urban Chiral LLC/Driscoll Leather
No project plan received from City.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2008 | 128,600 | 0 | 2.05498 | 2,642.70 | 0.00 |
| 2009 | 128,600 | 0 | 2.13427 | 2,744.67 | 0.00 |
| 2010 | 128,600 | 0 | 2.17816 | 2,801.11 | 0.00 |
| | | | Total | 8,188.48 | 0.00 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 128,600 | 0 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

**CTL Project Name** TIF REDEVELOPMENT 244
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 2009
**Class:** 5

**City** OMAHA
**CTL-ID#** 28-2244

**Remarks**
Name of Project: Help the Homeless of the Metro, LLC
No project jplan received from City

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2008 | 10,000 | 0 | 2.05498 | 205.50 | 0.00 |
| 2009 | 10,000 | 0 | 2.13427 | 213.43 | 0.00 |
| 2010 | 10,000 | 0 | 2.17816 | 217.82 | 0.00 |
| | | | Total | 636.75 | 0.00 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 10000 | 0 |
| Commercial | 0 | 0 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

**CTL Project Name** TIF REDEVELOPMENT 245
**School :** OMAHA 1
**Schcode:** 28-0001

**Project Date** 2007
**Class:** 5

**City** OMAHA
**CTL-ID#** 28-2245

**Remarks**
Name of Project: Courtland Place No. 2
12th & Leavenworth
Description: TIF funds used for the continued redevelopment of project site with construction of 29 additional rowhouses.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2008 | 433,100 | 0 | 2.05498 | 8,900.12 | 0.00 |
| 2009 | 433,100 | 13,600 | 2.13427 | 9,243.52 | 290.26 |
| 2010 | 433,100 | 2,854,900 | 2.17816 | 9,433.61 | 62,184.29 |
| | | | Total | 27,577.25 | 62,474.55 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 433100 | 2,854,900 |
| Commercial | 0 | 0 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

COUNTY: 28 DOUGLAS

**CTL Project Name** TIF REDEVELOPMENT 246
**Project Date** 2008
**City** OMAHA
**School :** OMAHA 1
**Class:** 5
**CTL-ID#** 28-2246
**Schcode:** 28-0001
**Unif/LC:** 00-9000

**Remarks**
Name of Project: Quad Tech, LLC (Blue Cross Blue Shield Headquarters Office Building
1919 Aksarben Drive
Description: TIF funds used for the acquisition, rehabilitation and design for the office headquarters and parking garage. This 10.3 acre tract will develop 315,000 sq ft of new corportate office building.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2009 | 2,446,700 | 0 | 2.13427 | 52,219.18 | 0.00 |
| 2010 | 2,446,700 | 3,368,800 | 2.17816 | 53,293.04 | 73,377.85 |
| | | | Total | 105,512.22 | 73,377.85 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 2,446,700 | 3,368,800 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

**CTL Project Name** TIF REDEVELOPMENT 247
**Project Date** 2009
**City** OMAHA
**School :** OMAHA 1
**Class:** 5
**CTL-ID#** 28-2247
**Schcode:** 28-0001
**Unif/LC:** 00-9000

**Remarks**
Name of Project: Gahm's Block, LLC
1202 Howard Street
Description: TIF funds used for the conversion and rehabilitation of the upper floors 2-6 of the building into market-rate aprtments and continue commercial uses currently in place on the main floor.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2009 | 815,000 | 163,100 | 2.13427 | 17,394.30 | 3,480.99 |
| 2010 | 815,000 | 163,100 | 2.17816 | 17,752.00 | 3,552.58 |
| | | | Total | 35,146.30 | 7,033.57 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 815,000 | 163,100 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

**CTL Project Name** TIF REDEVELOPMENT 248
**Project Date** 2009
**City** OMAHA
**School :** OMAHA 1
**Class:** 5
**CTL-ID#** 28-2248
**Schcode:** 28-0001
**Unif/LC:** 00-9000

**Remarks**
Name of Project: Fores Hills Properties, LLC (The Dunsany)
1113 South 10th Street
Description: TIF funds used to rehabilitate and convert "The Dunsany" a historic apartment building into 18 residential condos and 1 retail condominium for a total of approximately 23,400 sq ft of sellable retail space.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2009 | 4,342,200 | 0 | 2.13427 | 92,674.27 | 0.00 |
| 2010 | 434,200 | 1,364,200 | 2.17816 | 9,457.57 | 29,714.46 |
| | | | Total | 102,131.84 | 29,714.46 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 142800 | 1,296,600 |
| Commercial | 291,400 | 67,600 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

**CTL Project Name** TIF REDEVELOPMENT 249
**Project Date** 2009
**City** OMAHA
**School :** OMAHA 1
**Class:** 5
**CTL-ID#** 28-2249
**Schcode:** 28-0001
**Unif/LC:** 00-9000

**Remarks**
Name of Project: Zone 5, LLC Phase 11
Aksarben Village Northeast of 67th and Center Streets
Description: TIF funds used for midtown mixed-used development and entertainment center containing 91,054 sq ft.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2009 | 550,100 | 0 | 2.13427 | 11,740.62 | 0.00 |
| 2010 | 550,100 | 1,007,700 | 2.17816 | 11,982.06 | 21,949.32 |
| | | | Total | 23,722.68 | 21,949.32 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 550,100 | 1,007,700 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

COUNTY: 28 DOUGLAS

**CTL Project Name** TIF REDEVELOPMENT 251 | **Project Date** 2010 | **City** OMAHA
**School :** OMAHA 1 | **Class:** 5 | **CTL-ID#** 28-2251
**Schcode:** 28-0001 **Unif/LC: 00-9000**

**Remarks**
Name of Project: OMAR-5, LLC
W73ft of N132ft Sublot 1 Tax Lot 16 in SE1/4 NW1/4 Section 21 T15 R13; 4383 Nicholas St. Omaha
Description: Rehabilitation and conversion of Omar Baking Company into a campus complex of office and warehouse suites with limited shared services, common areas and facilities.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2010 | 231,000 | 0 | 2.17816 | 5,031.55 | 0.00 |
| | | | Total | 5,031.55 | 0.00 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 0 | 0 |
| Industrial | 231,000 | 0 |
| Other | 0 | 0 |

**CTL Project Name** TIF REDEVELOPMENT 252 | **Project Date** 2010 | **City** OMAHA
**School :** OMAHA 1 | **Class:** 5 | **CTL-ID#** 28-2252
**Schcode:** 28-0001 **Unif/LC: 00-9000**

**Remarks**
Name of Project: TBF Company, LLC Southern Valley Townhomes
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 |
| | | | Total | 8,625.51 | 0.00 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 0 | 0 |
| Industrial | 396,000 | 0 |
| Other | 0 | 0 |

**CTL Project Name** TIF REDEVELOPMENT 253 | **Project Date** 2010 | **City** OMAHA
**School :** OMAHA 1 | **Class:** 5 | **CTL-ID#** 28-2253
**Schcode:** 28-0001 **Unif/LC: 00-9000**

**Remarks**
Name of Project: Marcy Mason, LLC
Lots 1 through 35, Block 25, Leavenworth Business Place, together with the west half of the vacated 39th street; located at 39th and 40th Streets between Marcy and Mason Streets
Description: Acquistion, demolition, rehabilitation, total redevelopment and adaptive reuse of industrial project site into a 47-unit, market rate, mixed-use housing subdivision.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2010 | 308,900 | 0 | 2.17816 | 6,728.34 | 0.00 |
| | | | Total | 6,728.34 | 0.00 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 0 | 0 |
| Industrial | 308,900 | 0 |
| Other | 0 | 0 |

**CTL Project Name** TIF REDEVELOPMENT 254 | **Project Date** 2010 | **City** OMAHA
**School :** OMAHA 1 | **Class:** 5 | **CTL-ID#** 28-2254
**Schcode:** 28-0001 **Unif/LC: 00-9000**

**Remarks**
Name of Project: Capitol Rows, LLC
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 commerical 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 |
| | | | Total | 13,870.52 | 0.00 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 636,800 | 0 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

COUNTY: 28 DOUGLAS

**CTL Project Name** TIF REDEVELOPMENT 255
**Project Date** 2010
**City** OMAHA
**School :** OMAHA 1
**Class:** 5
**CTL-ID#** 28-2255
**Schcode:** 28-0001
**Unif/LC:** 00-9000

**Remarks**
Name of Project: 828 South 17th St, LLC
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 |
| | | | Total | 13,132.13 | 0.00 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 0 | 0 |
| Industrial | 602,900 | 0 |
| Other | 0 | 0 |

**CTL Project Name** TIF REDEVELOPMENT 256
**Project Date** 2010
**City** OMAHA
**School :** OMAHA 1
**Class:** 5
**CTL-ID#** 28-2256
**Schcode:** 28-0001
**Unif/LC:** 00-9000

**Remarks**
Name of Project: 1009 Capital Avenue, LLC
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 |
| | | | Total | 13,132.13 | 0.00 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 0 | 0 |
| Industrial | 602,900 | 0 |
| Other | 0 | 0 |

**CTL Project Name** TIF REDEVELOPMENT RALST 10
**Project Date** 2006
**City** RALSTON
**School :** RALSTON 54
**Class:** 3
**CTL-ID#** 28-5459
**Schcode:** 28-0054

**Remarks**
Name of Project: Keystone Ralston, LLC
Lots 2 & 3, GT3 Replat 1 (72nd & Q Streets, Ralston)
Description: TIF funds used for site preparation, public improvements, acquisition of land, and other specific costs for the construction of an approximate 10,000 sq ft building on Lot 2 and an approximate 18,000 sq ft builidng on Lot 3 for commercial uses.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2006 | 732,800 | 0 | 2.19967 | 16,119.18 | 0.00 |
| 2007 | 732,800 | 0 | 2.14946 | 15,751.24 | 0.00 |
| 2008 | 732,800 | 733,500 | 2.15299 | 15,777.11 | 15,792.18 |
| 2009 | 732,800 | 2,021,400 | 2.21692 | 16,245.59 | 44,812.82 |
| 2010 | 732,800 | 2,158,600 | 2.24944 | 16,483.90 | 48,556.41 |
| | | | Total | 80,377.02 | 109,161.41 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 732,800 | 2,158,600 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

COUNTY: 28 DOUGLAS

**CTL Project Name** TIF REDEVELOPMENT RALST 11
**Project Date** 2006
**City** RALSTON
**School :** RALSTON 54
**Class:** 3
**CTL-ID#** 28-5460
**Schcode:** 28-0054

**Remarks**
Name of Project: Shoppes at Lakeview
South 72nd & Q Streets
Description: TIF funds used for public, buildig and site improvements for mix commercial, retail and office use.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2007 | 502,400 | 0 | 2.14946 | 10,798.89 | 0.00 |
| 2008 | 502,400 | 0 | 2.15299 | 10,816.62 | 0.00 |
| 2009 | 502,400 | 627,500 | 2.21692 | 11,137.81 | 13,911.17 |
| 2010 | 502,400 | 627,500 | 2.24944 | 11,301.19 | 14,115.24 |
| | | | **Total** | 44,054.51 | 28,026.41 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 502,400 | 627,500 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

**CTL Project Name** TIF REDEVELOPMENT RALST 12
**Project Date** 2005
**City** RALSTON
**School :** RALSTON 54
**Class:** 3
**CTL-ID#** 28-5461
**Schcode:** 28-0054

**Remarks**
Name of Project: Hoith Lakeview Village Apartments, LLC 5003 County Club Circle Description: TIF funds used for site and building improvements for modern multi-family use

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2007 | 750,000 | 268,000 | 2.14946 | 16,120.95 | 5,760.55 |
| 2008 | 750,000 | 268,000 | 2.15299 | 16,147.42 | 5,770.01 |
| 2009 | 750,000 | 268,000 | 2.21692 | 16,626.90 | 5,941.35 |
| 2010 | 750,000 | 268,000 | 2.24944 | 16,870.80 | 6,028.50 |
| | | | **Total** | 65,766.07 | 23,500.41 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 750,000 | 268,000 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

**CTL Project Name** TIF REDEVELOPMENT RALST 13
**Project Date** 2010
**City** RALSTON
**School :** RALSTON 54
**Class:** 3
**CTL-ID#** 28-5462
**Schcode:** 28-0054 **Unif/LC: 00-9000**

**Remarks**
Name of Project: KEYFM Lakeview, LLC
Lot 1 & 2, Lakeview Center Addtion Ralston and the remainder of Lakeview Golf Course property (parcel #0126080015) and Lot 1, GT3 Replat 1 (Parcel # 1222600250).
Description: Initial phase to develop on Lot 1, Lakeview Center is the construction of 252 apartments and public improvements to serve the development. Additional development will consist of residential, commercial and retail development.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2010 | 780,500 | 0 | 2.24944 | 17,556.88 | 0.00 |
| | | | **Total** | 17,556.88 | 0.00 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 780,500 | 0 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

COUNTY: 28 DOUGLAS

**CTL Project Name** TIF REDEVELOPMENT RALST 3
**School :** RALSTON 54
**Schcode:** 28-0054

**Project Date** 1996
**Class:** 3

**City** RALSTON
**CTL-ID#** 28-5452

**Remarks**
Name of Project: The Ralston A 72nd Street Self-Storage Redevelopment Lots 1-7, Block 1; Lot 1 Block 2, parts of Lots 2 & 3, Block 2; and part of lot 1, Block 10; and parts of Block 11, First Addition to the Village of Ralston.
Description: Project consists of 20,000 sq ft of office and self-storage facilities providing for both inside and outside storage situated on approximately 2 1/2 acres.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 1997 | 46,100 | 296,800 | 2.64615 | 1,219.88 | 7,853.77 |
| 1998 | 46,100 | 296,800 | 2.30934 | 1,064.62 | 6,854.12 |
| 1999 | 46,100 | 443,300 | 2.18456 | 1,007.08 | 9,684.15 |
| 2000 | 46,100 | 735,000 | 2.14095 | 986.98 | 15,735.98 |
| 2001 | 46,100 | 735,000 | 2.28059 | 1,051.35 | 16,762.34 |
| 2002 | 46,100 | 734,600 | 2.292 | 1,056.61 | 16,837.03 |
| 2003 | 46,100 | 734,600 | 2.39067 | 1,102.10 | 17,561.86 |
| 2004 | 46,100 | 901,840 | 2.39007 | 1,101.82 | 21,554.61 |
| 2005 | 46,100 | 901,800 | 2.36388 | 1,089.75 | 21,317.47 |
| 2006 | 46,100 | 901,800 | 2.19967 | 1,014.05 | 19,836.62 |
| 2007 | 46,100 | 901,800 | 2.14946 | 990.90 | 19,383.83 |
| 2008 | 46,100 | 901,800 | 2.15299 | 992.53 | 19,415.66 |
| 2009 | 46,100 | 901,800 | 2.21692 | 1,022.00 | 19,992.18 |
| 2010 | 46,100 | 901,800 | 2.24944 | 1,036.99 | 20,285.45 |
| | | | Total | 14,736.66 | 233,075.07 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 0 | 0 |
| Industrial | 46,100 | 901,800 |
| Other | 0 | 0 |

**CTL Project Name** TIF REDEVELOPMENT RALST 4
**School :** RALSTON 54
**Schcode:** 28-0054

**Project Date** 1999
**Class:** 3

**City** RALSTON
**CTL-ID#** 28-5453

**Remarks**
Name of Project: Burlington Street Redevelopment
5700 South 75th Street
Description: TIF funds used for acquisition, demolition, grading and site preparation. Business is theatrical construction, warehouse and office space with additional ground for future development.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2000 | 257,300 | 0 | 2.14095 | 5,508.66 | 0.00 |
| 2001 | 257,300 | 1,457,000 | 2.28059 | 5,867.96 | 33,228.20 |
| 2002 | 257,300 | 1,457,000 | 2.292 | 5,897.32 | 33,394.44 |
| 2003 | 257,300 | 1,457,000 | 2.39067 | 6,151.19 | 34,832.06 |
| 2004 | 257,300 | 1,604,140 | 2.39007 | 6,149.65 | 38,340.07 |
| 2005 | 257,300 | 1,604,100 | 2.36388 | 6,082.26 | 37,919.00 |
| 2006 | 257,300 | 1,604,100 | 2.19967 | 5,659.75 | 35,284.91 |
| 2007 | 257,300 | 1,604,100 | 2.14946 | 5,530.56 | 34,479.49 |
| 2008 | 257,300 | 1,604,100 | 2.15299 | 5,539.64 | 34,536.11 |
| 2009 | 257,300 | 1,604,100 | 2.21692 | 5,704.14 | 35,561.61 |
| 2010 | 257,300 | 1,776,400 | 2.24944 | 5,787.81 | 39,959.05 |
| | | | Total | 63,878.94 | 357,534.94 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 0 | 0 |
| Industrial | 257,300 | 1,776,400 |
| Other | 0 | 0 |

**CTL Project Name** TIF REDEVELOPMENT RALST 5
**School :** RALSTON 54
**Schcode:** 28-0054

**Project Date** 2000
**Class:** 3

**City** RALSTON
**CTL-ID#** 28-5454

**Remarks**

Name of Project: The Colonies at Cedar Crest (Venture Development Group, Inc. & Rosenthal Family, LLC)
Lots 1 - 25, The Colonies at Cedar Crest, an addition to the City of Ralston.
Description: TIF funds used for the purpose of puchasing land, installation of public improvements (streets, curb & gutter, water, sewer, other utilities and earthwork), site preparation, engineering, construction, landscaping and professional fees for the development of a residential community consisting of 24 single-family home lots, one larger lot intended for 2 townhouse and 12 condominiums on a site approximately 11 acres in total.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2002 | 227,100 | 255,300 | 2.292 | 5,205.13 | 5,851.48 |
| 2003 | 227,100 | 1,638,100 | 2.39067 | 5,429.21 | 39,161.57 |
| 2004 | 227,100 | 3,704,300 | 2.39007 | 5,427.85 | 88,535.36 |
| 2005 | 227,100 | 4,480,000 | 2.36388 | 5,368.37 | 105,901.82 |
| 2006 | 227,100 | 4,583,700 | 2.19967 | 4,995.45 | 100,826.27 |
| 2007 | 227,100 | 5,258,900 | 2.14946 | 4,881.42 | 113,037.95 |
| 2008 | 227,100 | 5,956,300 | 2.15299 | 4,889.44 | 128,238.51 |
| 2009 | 227,100 | 6,075,900 | 2.21692 | 5,034.63 | 134,697.84 |
| 2010 | 227,100 | 5,582,000 | 2.24944 | 5,108.48 | 125,563.74 |
| | | | **Total** | 46,339.98 | 841,814.54 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 227,100 | 5,582,000 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

**CTL Project Name** TIF REDEVELOPMENT RALST 6
**School :** RALSTON 54
**Schcode:** 28-0054

**Project Date** 2000
**Class:** 3

**City** RALSTON
**CTL-ID#** 28-5455

**Remarks**

Name of Project: Plywood, Inc.
5853 South 77th Street (corner of 77th & Serum Ave)
Description: TIF funds used for the purpose of land acquisition, demolition of existing building, installation of public utilities and site preparation for the development of a commercial/warehouse/office building of approximately 24,000 sq ft on a site of approximately 1.6 acres.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2002 | 119,100 | 809,600 | 2.292 | 2,729.77 | 18,556.03 |
| 2003 | 119,100 | 1,723,800 | 2.39067 | 2,847.29 | 41,210.37 |
| 2004 | 119,100 | 1,723,800 | 2.39007 | 2,846.57 | 41,200.03 |
| 2005 | 119,100 | 1,723,800 | 2.36388 | 2,815.38 | 40,748.56 |
| 2006 | 119,100 | 1,723,800 | 2.19967 | 2,619.81 | 37,917.91 |
| 2007 | 119,100 | 1,723,800 | 2.14946 | 2,560.01 | 37,052.39 |
| 2008 | 119,100 | 1,723,800 | 2.15299 | 2,564.21 | 37,113.24 |
| 2009 | 119,100 | 1,499,600 | 2.21692 | 2,640.35 | 33,244.93 |
| 2010 | 119,100 | 1,499,600 | 2.24944 | 2,679.08 | 33,732.60 |
| | | | **Total** | 24,302.47 | 320,776.06 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 119,100 | 1,499,600 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

COUNTY: 28 DOUGLAS

**CTL Project Name** TIF REDEVELOPMENT RALST 7
**Project Date** 2000
**City** RALSTON
**School :** RALSTON 54
**Class:** 3
**CTL-ID#** 28-5456
**Schcode:** 28-0054

**Remarks**
Name of Project: Keystone Ralston, LLC.
Lots 1 - 5, inclusive and Outlot 1, all in Lakeview Commercial Park, a subdivisiion in the City of Ralston.(SW corner of 72nd and Q Streets)
Description: TIF funds used for the purpose of land acquisition, demolition of existing buildings, installation of public utilities and site preparation for the development of a commercial/office business park consisting of approximately 49,000 sq ft of commercial/office buildings on a site of approximately 11 acres.
Note: This project is in two phases and the base is being divided between the two projects. Reason for base change. City has the two Keystone Projects as one.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2002 | 423,200 | 371,200 | 2.292 | 9,699.74 | 8,507.90 |
| 2003 | 423,200 | 2,044,900 | 2.39067 | 10,117.32 | 48,886.81 |
| 2004 | 412,200 | 5,076,800 | 2.39007 | 9,851.87 | 121,339.07 |
| 2005 | 561,800 | 6,304,900 | 2.36388 | 13,280.28 | 149,040.27 |
| 2006 | 412,200 | 7,462,000 | 2.19967 | 9,067.04 | 164,139.38 |
| 2007 | 412,200 | 7,462,000 | 2.14946 | 8,860.07 | 160,392.71 |
| 2008 | 412,200 | 7,462,000 | 2.15299 | 8,874.62 | 160,656.11 |
| 2009 | 412,200 | 7,657,700 | 2.21692 | 9,138.14 | 169,765.08 |
| 2010 | 412,200 | 6,864,800 | 2.24944 | 9,272.19 | 154,419.56 |
| | | | Total | 88,161.27 | 1,137,146.89 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 412,200 | 6,864,800 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

**CTL Project Name** TIF REDEVELOPMENT RALST 8
**Project Date** 2000
**City** RALSTON
**School :** RALSTON 54
**Class:** 3
**CTL-ID#** 28-5457
**Schcode:** 28-0054

**Remarks**
Name of Project: Keystone Ralston, LLC, Phase II (part of project 7)
Lots 1 - 5, inclusive and Outlot 1, all in Lakeview Commercial Park, a subdivisiion in the City of Ralston.(SW corner of 72nd and Q Streets)
Description: TIF funds used for the purpose of land acquisition, demolition of existing buildings, installation of public utilities and site preparation for the development of a commercial/office business park consisting of approximately 49,000 sq ft of commercial/office buildings on a site of approximately 11 acres.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2004 | 82,000 | 402,800 | 2.39007 | 1,959.86 | 9,627.20 |
| 2005 | 231,600 | 1,713,000 | 2.36388 | 5,474.75 | 40,493.26 |
| 2006 | 231,600 | 2,989,000 | 2.19967 | 5,094.44 | 65,748.14 |
| 2007 | 231,600 | 2,989,000 | 2.14946 | 4,978.15 | 64,247.36 |
| 2008 | 231,600 | 2,989,000 | 2.15299 | 4,986.32 | 64,352.87 |
| 2009 | 231,600 | 2,989,000 | 2.21692 | 5,134.39 | 66,263.74 |
| 2010 | 231,600 | 2,989,000 | 2.24944 | 5,209.70 | 67,235.76 |
| | | | Total | 32,837.61 | 377,968.33 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 231,600 | 2,989,000 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

COUNTY: 28 DOUGLAS

**CTL Project Name** TIF REDEVELOPMENT RALST 9
**Project Date** 2004
**City** RALSTON
**School :** RALSTON 54
**Class:** 3
**CTL-ID#** 28-5458
**Schcode:** 28-0054

**Remarks**
Name of Project: J & M Ralston Granary LLC
7401 & 7305 Main Street
Description: Site Acquisition, demolition and site preparation including re-locating utilities, re-grading, installing lighting and landscaping to transform the property into a regional destination center with tenants offering food and entertainment services, retail shopping, art galleries and artists workshopd with emphasis on the county western theme.
Valuation will began in 2005.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2004 | 0 | 0 | 2.39007 | 0.00 | 0.00 |
| 2005 | 1,032,100 | 250,700 | 2.36388 | 24,397.61 | 5,926.25 |
| 2006 | 1,032,100 | 833,900 | 2.19967 | 22,702.79 | 18,343.05 |
| 2007 | 1,032,100 | 833,900 | 2.14946 | 22,184.58 | 17,924.35 |
| 2008 | 1,032,100 | 833,900 | 2.15299 | 22,221.01 | 17,953.78 |
| 2009 | 1,032,100 | 1,137,900 | 2.21692 | 22,880.83 | 25,226.33 |
| 2010 | 1,032,100 | 1,137,900 | 2.24944 | 23,216.47 | 25,596.38 |
| | | | Total | 137,603.29 | 110,970.14 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 1,032,100 | 1,137,900 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

**CTL Project Name** TIF REDEVELOPMENT VALLEY 1
**Project Date** 2003
**City** VALLEY
**School :** DOUGLAS CO. WEST CO
**Class:** 3
**CTL-ID#** 28-1571
**Schcode:** 28-0015

**Remarks**
Name of Project: Valley Shores
Lots 1-144 and Out Lots 1-8, Valley Shores Subdivision
Description: TIF funds used for infrastructure to develop approximately 140 lakeside homes and 4 commercial buildings.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2006 | 638,300 | 1,091,800 | 2.21724 | 14,152.64 | 24,207.83 |
| 2007 | 638,300 | 4,797,800 | 2.22155 | 14,180.15 | 106,585.53 |
| 2008 | 638,300 | 10,223,800 | 2.22642 | 14,211.24 | 227,624.71 |
| 2009 | 638,300 | 14,429,700 | 2.20526 | 14,076.17 | 318,212.40 |
| 2010 | 638,300 | 17,328,800 | 2.12265 | 13,548.87 | 367,829.77 |
| | | | Total | 70,169.07 | 1,044,460.24 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 638300 | 17,328,800 |
| Commercial | 0 | 0 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

**CTL Project Name** TIF REDEVELOPMENT VALLEY 2
**Project Date** 2006
**City** VALLEY
**School :** DOUGLAS CO. WEST CO
**Class:** 3
**CTL-ID#** 28-1572
**Schcode:** 28-0015

**Remarks**
Name of Project: Dial Land Development, Inc (Mallard Lake)
All the lots and lands included within the Mallard Lake Addition.
Description: TIF funds used to acquire, develop and rehabilitate the Mallard Lake area by constructing an approximately 149 lot single family housing development.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2008 | 19,100 | 0 | 2.22642 | 425.25 | 0.00 |
| 2009 | 19,100 | 0 | 2.20526 | 421.20 | 0.00 |
| 2010 | 22,900 | 0 | 2.12265 | 486.09 | 0.00 |
| | | | Total | 1,332.54 | 0.00 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 22900 | 0 |
| Commercial | 0 | 0 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

COUNTY: 28 DOUGLAS

**CTL Project Name** TIF REDEVELOPMENT VALLEY 3
**Project Date** 2009
**City** VALLEY
**School :** DOUGLAS CO. WEST CO **Class:** 3 **CTL-ID#** 28-1573
**Schcode:** 28-0015 **Unif/LC: 00-9000**

**Remarks**
Name of Project: Menard, Inc.
A tract of land in Seciton 6-T15-R9
Description: TIF funds used for developer to construct a truss manufacturing facility, trailer parking and loading facility, and sheet steel facilty together with all equipment necessary for the operation thereof.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2009 | 1,962,180 | 17,130 | 2.20526 | 43,271.17 | 377.76 |
| 2010 | 1,907,040 | 977,370 | 2.12265 | 40,479.78 | 20,746.14 |
| | | | Total | 83,750.95 | 21,123.90 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 0 | 0 |
| Commercial | 0 | 0 |
| Industrial | 1,666,900 | 960,200 |
| Other | 240,140 | 17,170 |

**CTL Project Name** TIF REDEVELOPMENT VALLEY 4
**Project Date** 2010
**City** VALLEY
**School :** DOUGLAS CO. WEST CO **Class:** 3 **CTL-ID#** 28-1574
**Schcode:** 28-0015 **Unif/LC: 00-9000**

**Remarks**
Name of Project: Mallard Lake
Lot 16 Mallard Lake Phase 1, Lots 23, 29, 36, 42, 43, 44, 45, 46 and 47; Mallard Lake Phase 1, Replat 1; Lots 1 & 3, Mallard Lake Phase 1, Replat 2, Lot 3, Mallard Lake Phase 1, Replat 3; and Lots 52 and 66 Mallard Lake Phase 2, Valley NE
Description: Project acquisition and infrastructure development.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2010 | 28,000 | 4,716,500 | 2.12265 | 594.34 | 100,114.79 |
| | | | Total | 594.34 | 100,114.79 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 28000 | 4,716,500 |
| Commercial | 0 | 0 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

**CTL Project Name** TIF REDEVELOPMENT WATERL 3
**Project Date** 2005
**City** WATERLOO
**School :** DOUGLAS CO. WEST CO **Class:** 3 **CTL-ID#** 28-1533
**Schcode:** 28-0015

**Remarks**
Name of Project: Homes at River Road, LLC
All the lots and lands included within the Homes at the River Road Subdivision to the Village of Waterloo
Description: Developer will acquire and develop approximately 120 residential lots and related infrastructure to develop 18 lots as part of first phase. Thereafter, additional development will occur at the rate of 15 additional residential lots annually.
This plan was amended on 7/17/2006 to include additional lots.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2005 | 30,300 | 455,000 | 2.14914 | 651.19 | 9,778.59 |
| 2006 | 30,300 | 1,966,600 | 2.11707 | 641.47 | 41,634.30 |
| 2007 | 30,300 | 2,115,200 | 2.01694 | 611.13 | 42,662.31 |
| 2008 | 30,300 | 2,125,900 | 1.98671 | 601.97 | 42,235.49 |
| 2009 | 30,300 | 2,097,200 | 1.99846 | 605.53 | 41,911.70 |
| 2010 | 30,300 | 2,098,500 | 2.02107 | 612.38 | 42,412.15 |
| | | | Total | 3,723.67 | 220,634.54 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 30300 | 2,098,500 |
| Commercial | 0 | 0 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

COUNTY: 28 DOUGLAS

**CTL Project Name** TIF REDEVELOPMENT WATERL 4
**Project Date** 2006
**City** WATERLOO
**School :** DOUGLAS CO. WEST CO
**Class:** 3
**CTL-ID#** 28-1534
**Schcode:** 28-0015

**Remarks**
Name of Project: Homes at River Road, LLC #4
Part of the lots and lands included within the Homes at the River Road Subdivision to the Village of Waterloo
Description: This is part of the orginal Project #3 with the development of 15 additional residential lots.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2006 | 680,800 | 0 | 2.11707 | 14,413.01 | 0.00 |
| 2007 | 114,600 | 2,990,200 | 2.01694 | 2,311.41 | 60,310.54 |
| 2008 | 114,600 | 1,148,700 | 1.98671 | 2,276.77 | 22,821.34 |
| 2009 | 114,600 | 1,108,700 | 1.99846 | 2,290.24 | 22,156.93 |
| 2010 | 114,600 | 1,108,700 | 2.02107 | 2,316.15 | 22,407.60 |
| | | | **Total** | 23,607.58 | 127,696.41 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 114600 | 1,108,700 |
| Commercial | 0 | 0 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

**CTL Project Name** TIF REDEVELOPMENT WATERL 5
**Project Date** 2007
**City** WATERLOO
**School :** DOUGLAS CO. WEST CO
**Class:** 3
**CTL-ID#** 28-1535
**Schcode:** 28-0015

**Remarks**
Name of Project: Homes at River Road, LLC #5
Part of the lots and lands included within the Homes at the River Road Subdivision to the Village of Waterloo
Description: This is a continuation of Project # 3 to include 15 additional lots as originally planned.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2007 | 55,700 | 0 | 2.01694 | 1,123.44 | 0.00 |
| 2008 | 55,700 | 2,887,200 | 1.98671 | 1,106.60 | 57,360.27 |
| 2009 | 55,700 | 2,921,100 | 1.99846 | 1,113.14 | 58,377.02 |
| 2010 | 55,700 | 2,831,200 | 2.02107 | 1,125.74 | 57,220.53 |
| | | | **Total** | 4,468.92 | 172,957.82 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 55700 | 2,831,200 |
| Commercial | 0 | 0 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

**CTL Project Name** TIF REDEVELOPMENT WATERL 6
**Project Date** 2007
**City** WATERLOO
**School :** DOUGLAS CO. WEST CO
**Class:** 3
**CTL-ID#** 28-1536
**Schcode:** 28-0015

**Remarks**
Name of Project: Properties Unlimited, LLC (Waterloo Business Park)
Tracts of land in Section 10-T15-R10
Description: TIF funds used for commercial land development and infrastructure improvements; architectural engineering and other eligible costs for the Waterloo Business Park.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2008 | 368,600 | 1,875,200 | 1.98671 | 7,323.01 | 37,254.79 |
| 2009 | 41,300 | 1,003,600 | 1.99846 | 825.36 | 20,056.54 |
| 2010 | 41,300 | 1,435,000 | 2.02107 | 834.70 | 29,002.35 |
| | | | **Total** | 8,983.07 | 86,313.68 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 41300 | 1,435,000 |
| Commercial | 0 | 0 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

COUNTY: 28 DOUGLAS

**CTL Project Name** TIF REDEVELOPMENT WATERL 7 **Project Date** 2008 **City** WATERLOO
**School :** DOUGLAS CO. WEST CO **Class:** 3 **CTL-ID#** 28-1537
**Schcode:** 28-0015 **Unif/LC: 00-9000**

**Remarks**
Name of Project: Homes at River Road, LLC #7
Part of the lots and lands included within the Homes at the River Road Subdivision to the Village of Waterloo
Description: This is part of orginial # 3 which added 15 additional residential lots as orgininally planned.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2009 | 368,600 | 2,042,700 | 1.99846 | 7,366.32 | 40,822.54 |
| 2010 | 368,600 | 1,975,100 | 2.02107 | 7,449.66 | 39,918.15 |
| | | | Total | 14,815.98 | 80,740.69 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 368600 | 1,975,100 |
| Commercial | 0 | 0 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

**CTL Project Name** TIF REDEVELOPMENT WATERL 8 **Project Date** 2009 **City** WATERLOO
**School :** DOUGLAS CO. WEST CO **Class:** 3 **CTL-ID#** 28-1538
**Schcode:** 28-0015 **Unif/LC: 00-9000**

**Remarks**
Name of Project: Homes at River Road (Dial)
Lots 23, 35 and 49, Homes at River Road, a subdivision located in the SW1/2 of the SE1/4 and the SE1/4 of the SW1/4 all in Section 10, T15 N, R10 E, and lots 74, 75, 76,77,78,88,90,91,93,98,108, and 109 of Homes at River Road, 1st Addition, located in SW1/2 of SE1/4 and SE1/4 of SW1/4 all in Section 10, T15 N, R10 E, Waterloo Village.
Description: Acquisition and infrastructure development; construct an approx. 108 lot housing development, phased in over 5 phases.

| Year | Base Value | Excess Value | Tax Rate | TIF Base Tax | TIF Excess Tax |
|---|---|---|---|---|---|
| 2010 | 47,700 | 619,800 | 2.02107 | 964.05 | 12,526.59 |
| | | | Total | 964.05 | 12,526.59 |

| Current Year | Base Value | Excess Value |
|---|---|---|
| Residential | 47700 | 619,800 |
| Commercial | 0 | 0 |
| Industrial | 0 | 0 |
| Other | 0 | 0 |

**2010 TOTALS FOR COUNTY : # 28 DOUGLAS**

| Current Year | Base Value | Excess Value | Base Tax | Excess Tax |
|---|---|---|---|---|
| Residential | 15,712,400 | 242,015,500 | 340,969.37 | 5,243,865.89 |
| Commercial | 98,875,140 | 855,629,870 | 2,157,203.86 | 18,666,356.88 |
| Industrial | 22,059,800 | 143,478,700 | 479,788.71 | 3,126,571.67 |
| other | 240,140 | 43,225,200 | 5,097.33 | 941,504.49 |
| **Total** | **136,887,480** | **1,284,349,270** | **2,983,059.27** | **27,978,298.93** |

**Project Count 201**

Plng/Misc.
S

No. 886

Document submitted by Mike Coyle, Attorney representing Westside Community Schools, re: the resolution to declare the Crossroads District study area as blighted and substandard.

446 ✓

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Presented to Council:
August 9, 2011 – From Chair on File

Buster Brown
City Clerk

GREATER OMAHA CHAMBER

August 9, 2011

Hon. Tom Mulligan
President
Omaha City Council
1819 Farnam Street
Omaha, Nebraska 68183

RE: Crossroads District Community Redevelopment

Dear President Mulligan:

On behalf of the Greater Omaha Chamber, I am reaffirming our support for the proposed Crossroads District Community Redevelopment Area designation.

The health of the 72nd and Dodge Street intersection and associated commercial corridors are critical to the long-term vibrancy of the surrounding neighborhoods, and this area holds great potential for employment and investment expansion.

We understand that there is concern that property taxes within all areas of the Community Redevelopment Area Designation will be frozen at current levels and future taxes utilized for redevelopment. We also understand that the process for creating a Tax Increment Financing (TIF) project, which does capture future tax growth, is separate from creating the Community Redevelopment Area designation. As has been the practice of the City in the past, each proposed project that seeks TIF will have its own approval process and public hearings where the appropriateness of that development is evaluated on its own merit. The Community Redevelopment Area Designation simply makes projects eligible for TIF consideration and for that discussion of merit to occur. TIF does not freeze current tax receipts on any property that is not approved for TIF.

Redevelopment efforts will set in motion a chain of economic activity that boosts overall economic output throughout the community. The increase in spending will be felt throughout the community.

We urge support for the Crossroads District Community Redevelopment Area designation.

Thank you for your time and consideration.

Regards,

David G. Brown
President and CEO

| | TO | CY |
|---|---|---|
| ALL CM'S | ✓ | |
| DIST. #1 | | |
| DIST. #2 | | |
| DIST. #3 | | |
| DIST. #4 | | |
| DIST. #5 | | |
| DIST. #6 | | |
| DIST. #7 | | |
| CH. OF STAFF | | ✓ |
| STAFF | | ✓ |
| CITY CLERK | | ✓ |
| LOBBYIST | | |

OmahaChamber.org
1301 Harney St., Omaha, NE 68102 • 13206 Grover St., Omaha, NE 68144
Phone: (402) 346-5000 • Fax: (402) 346-7050

AUG 09 '11
TIME 1:30
A 44

No. 886

Communication submitted by David G. Brown, President and CEO, Greater Omaha Chamber, supporting the resolution to declare the Crossroads District study area as blighted and substandard.

44 C ✓

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Presented to Council:
August 9, 2011 – From Chair on File

Buster Brown
City Clerk