

CITY OF WAHOO, NEBRASKA - ANNUAL TIF SUMMARY REPORT

Dated May 1, 2025

Percentage of City designated as blighted = 35%

PAID IN FULL IN 2024

Project (Year approved - #)	Project Title	Estimated Project Costs (Developer)	Pmts to Developer to date	Balance (unpaid to developer)	Est Project Costs - City	Pmts to City	Balance (unpaid to City)	Base Valuation	Estimated Project Valuation (from redev contract)	Assessed value as of Jan 1, 2023	End of TIF - either \$ or yrs - whichever comes first	Estimated Completion Date	Status	Notes
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
TOTAL TAX VALUE ADDED DUE TO REDEVELOPMENT PROJECTS										\$ -				

ACTIVE TIF PROJECTS - balances as of April 15, 2025

Project (Year approved - #)	Project Title	Estimated Project Costs (Developer)	Pmts to Developer to date	Balance (unpaid to developer)	Est Project Costs - City	Pmts to City	Balance (unpaid to City)	Base Valuation	Estimated Project Valuation (from redev contract)	Assessed value as of Jan 1, 2024	End of TIF - either \$ or yrs - whichever comes first	Estimated Completion Date	Status	Notes
2013-01	Omaha Steel Castings, 921 E 12th	\$ 2,500,000	\$ (626,701)	\$ 1,873,299	\$ 650,000	\$ (626,701)	\$ 23,299	\$ 51,110	\$ 3,500,000	\$ 6,488,890	\$3,150,000 or 15 yrs	12/31/2028	Active	
2016-01	Sid Dillons, 1750 County Road J	\$ 744,228	\$ (152,091)	\$ 592,137	\$ 304,772	\$ (156,555)	\$ 148,217	\$ 47,340	\$ 1,607,000	\$ 3,434,674	\$1,049,000 or 15 yrs	12/31/2031	Active	
2017-01	Bomgaars, 1310 34th Street	\$ 600,000	\$ (238,495)	\$ 361,505	\$ 12,000	\$ (12,000)	\$ -	\$ 63,030	\$ 2,400,000	\$ 2,656,583	\$612,000 or 15 yrs	12/31/2030	Active	Estimate early satisfaction of TIF obligation
2019-01	Wahoo State Bank, 164 E 5th	\$ 1,015,000	\$ (280,522)	\$ 734,478	\$ 8,000	\$ (8,000)	\$ -	\$ 34,880	\$ 5,679,000	\$ 2,802,193	\$1,031,000 or 15 yrs	12/31/2033	Active	
2019-02	JEO, 1937 N Chestnut	\$ 750,000	\$ (176,778)	\$ 573,222	\$ 14,000	\$ (14,000)	\$ -	\$ 8,758	\$ 2,500,000	\$ 2,553,890	\$764,000 or 15 yrs	12/31/2034	Active	
2023-01	South Hall Apartments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			Active	Redevelopment Agreement Approved. Once expenses are certified, payments will begin.
2023-02	Wahoo Super Project	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			Active	Redevelopment Agreement Approved. Once expenses are certified, payments will begin.
2024-01	Wilmer Heights Daycare Project	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			Active	Redevelopment Agreement Approved. Once expenses are certified, payments will begin.
TOTAL ACTIVE TIF PROJECTS		\$5,609,228	\$(1,474,587)	\$ 4,134,641	\$ 988,772	\$ (817,256)	\$ 171,516	\$ 205,118	\$ 15,686,000	\$ 17,936,230				