

STAFF REPORT

TO: Honorable Mayor and City Council
FROM: Jennifer Nabb, Director of Finance
DATE: April 9, 2024
SUBJECT: 2023-2024 Tax-Increment Financing Annual Report

Recommendation: Receive and file 2023-2024 Tax-Increment (TIF) Financing Annual Report

Background: In 2018, the Nebraska Legislature amended the Community Development Law with Legislative Bill 874. The legislation provides for the Community Development Agency to generate a report for the City Council providing the following information:

- 1) Total number of projects receiving TIF
- 2) Total estimated project costs for all TIF projects
- 3) Comparison of projected and actual valuation for all projects receiving TIF
- 4) Number of TIF projects paid in full during the prior year
- 5) Number of TIF projects approved in prior year
- 6) Description of TIF projects in prior year – one new project approved
- 7) Percentage of City designated blighted and substandard:

Acres in blighted and substandard areas	1,929
Divided by total acres within City limits	<u>7,322</u>
Percent blighted and substandard	26.3%

Additional information requested by the City Council and Mayor:

- 8) Number of years remaining
- 9) Amount of tax increment divided to pay for TIF bonds

A few items to note:

- Note there are three projects that have not yet been divided, so there is zero in the divided (or allocated) column.
- The Nebraska Department of Revenue prepares an annual report of all TIF projects. It can be found at:

https://revenue.nebraska.gov/sites/revenue.nebraska.gov/files/doc/pad/research/TIF_Reports/TIF_REPORT_2023.pdf

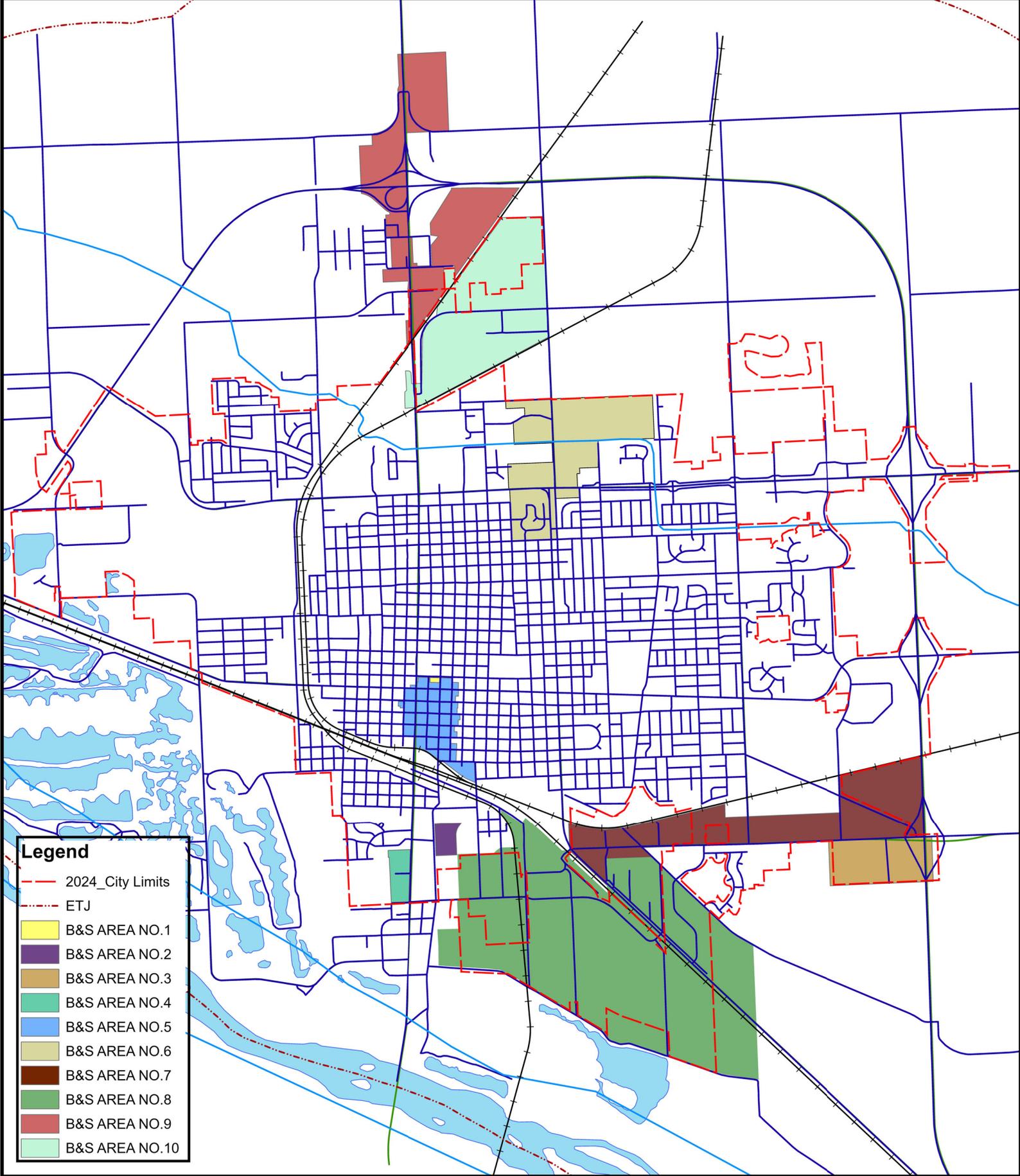
A map showing the Blighted and Substandard areas follows. The area numbers are referenced in the preceding page report.

Fiscal Impact: None

**City of Fremont
Tax Increment Financing Projects
2023-2024 revised**

# of Projects	Developer	Blighted & Substandard Area	Estimated project costs	Projected Valuation	Difference between projected and actual (excess) vs deficit	# Paid in full during prior year	# Approved in prior year	*Years remaining	Per County records		
									Tax value base 2023	Tax value reallocated 2023	TIF Excess Tax
1	South Broad Street (NE HHS Call Center)	4 - South Broad Commercial Redevelopment area	\$2,050,000	\$1,114,811	(\$3,308,388)	0	0	2	2,108,935	4,423,199	79,630
2	Yager Hospitality (Marriott Hotel)	6 - 23rd & Bell Redevelopment Area	\$4,050,000	\$3,850,000	(\$205,079)	0	0	7	345,065	4,055,079	73,003
3	Yager Retail Group P1 (Buffalo Wild Wings, Starbucks, et al)	6 - 23rd & Bell Redevelopment Area	\$2,400,300	\$2,173,800	\$819,291	0	0	7	219,275	1,354,509	24,385
4	Yager Retail Group P2 (Urgent Care/Methodist)	6 - 23rd & Bell Redevelopment Area	\$1,100,000	\$915,700	(\$62,454)	0	0	7	219,270	978,154	17,610
5	Fountain Springs (Senior Townhomes)	6 - 23rd & Bell Redevelopment Area	\$1,174,200	\$1,011,110	\$319,781	0	0	7	223,200	691,329	12,446
6	Costco Poultry Complex, as amended	8 - South Industrial Redevelopment Area	\$93,332,250	\$148,250,000	(\$11,630,068)	0	0	8	2,259,574	159,880,068	2,878,291
7	NE Irrigated Seeds (Refrigerated warehouse on North Broad)	9 - North Broad Redevelopment Area	\$3,845,460	\$4,000,000	(\$2,181,862)	0	0	9	101,800	6,181,862	111,291
8	WCBS, LLC (Western Integrated Seed, on Luther Rd north of Morningside)	7-Morningside Business Park Redevelopment Area	\$1,811,000	\$1,811,000	(\$1,389,233)	0	0	11	148,300	3,200,233	57,613
9	Morningside Commercial LLC * (Six phase project Morningside Crossing)	7-Morningside Business Park Redevelopment Area	\$2,083,000	\$12,000,000	N/A - not yet divided	0	0	Unknown, based on phases	Unknown, based on phases	N/A - not yet divided	-
10	Fremont Enterprises LLC (Fountain Springs +55 Apartments) Phase 1 only	6 - 23rd & Bell Redevelopment Area	\$4,368,000	\$4,368,000	\$205,367	0	0	11	181,500	4,162,633	74,939
11	DPA Auctions	3 - Nelson Business Park	\$3,150,000	\$3,150,000	(\$152,614)	0	0	12	67,800	3,302,614	59,456
12	RD Leasing	7-Morningside Business Park Redevelopment Area	\$7,000,000	\$3,992,000	\$3,484,074	0	0	13	6,034	507,926	9,144
13	Wholestone Farms	8 - South Industrial Redevelopment Area	\$128,550,000	\$128,550,000	N/A - not yet divided	0	0	Unknown, based on phases	N/A - not yet divided	N/A - not yet divided	-
14	Fremont Enterprises LLC (Fountain Springs +55 Apartments) Phase 2	6 - 23rd & Bell Redevelopment Area	\$8,736,000	\$8,736,000	\$6,661,143	0	0	13	194,140	2,074,857	37,353
15	Fremont Enterprises LLC (Fountain Springs +55 Apartments) Phase 3	6 - 23rd & Bell Redevelopment Area	\$6,552,375	\$6,552,375	N/A - not yet divided	0	0	Unknown, based on phases	N/A - not yet divided	N/A - not yet divided	-
16	RD Leasing ph 2	7-Morningside Business Park Redevelopment Area	\$1,574,097	\$1,574,097		0	0	15	166,487	1,407,610	25,341

Totals			\$271,776,682	\$332,048,893	(\$7,440,042)	0	0		6,241,380	192,220,073	3,460,502
Projects not divided			\$ (137,185,375)	\$ (147,102,375)	\$ -	(4)	(5)	(8)	\$ -	\$ -	\$ -
Final Total			\$ 134,591,307	\$ 184,946,518	\$ (7,440,042)				\$ 6,241,380	\$ 192,220,073	\$ 3,460,502
(1) Totals			(2)		(3)				Base value	Add'l value	(9)



Legend

- - - 2024_City Limits
- . . . ETJ
- B&S AREA NO.1
- B&S AREA NO.2
- B&S AREA NO.3
- B&S AREA NO.4
- B&S AREA NO.5
- B&S AREA NO.6
- B&S AREA NO.7
- B&S AREA NO.8
- B&S AREA NO.9
- B&S AREA NO.10