

CITY OF  
**FREMONT**  
NEBRASKA PATHFINDERS

400 East Military Avenue, Fremont, NE 68025-5141

Agenda Item # 32 a ii  
Date 5/8/19



**COPY**

May 1, 2019

In 2018, the Nebraska Legislature amended the Community Development Law with Legislative Bill 874. The legislation provides for the Community Development Agency of the City of Fremont to generate an annual report for taxing entities providing the following information regarding tax-increment financing:

- 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
- 7) Percentage of City designated blighted and substandard

The report is attached. Please contact me if you have any questions.

Thank you,

Tyler Ficken  
City Clerk  
400 E. Military  
Fremont, Nebraska 68025  
(402) 727-2630

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Dodge Co Highway Dept



City of Fremont  
Tax Increment Financing Projects  
2018

# of Projects	Developer	Development Area	Estimated project Costs	Projected Valuation	Difference between projected and actual (excess) vs deficit	# Paid in full during prior year	# Approved in prior year
1	TCK Leasing, LLC	3 - Nelson Business Park	\$5,300,000	\$5,300,000	\$887,940	0	0
2	MDI Limited Partnership	1 - Residential Downtown	\$456,420	\$456,420	(\$1,411,582)	0	0
3	Logger Investments, LLC	2 - Christensen Lumber	\$3,200,000	\$2,391,610	\$108,660	0	0
4	South Broad Street	4 - South Broad Commercial Redevelopment area	\$1,000,000	\$1,000,000	(\$979,801)	0	0
5	Yager Hospitality	6 - 23rd & Bell Redevelopment Area	\$4,050,000	\$3,850,000	\$282,735	0	0
6	Yager Retail Group P1	6 - 23rd & Bell Redevelopment Area	\$2,400,300	\$2,173,800	\$1,303,605	0	0
7	Yager Retail Group P2	6 - 23rd & Bell Redevelopment Area	\$1,100,000	\$915,700	\$98,430	0	0
8	Fountain Springs	6 - 23rd & Bell Redevelopment Area	\$1,174,200	\$1,011,110	(\$1,501,740)	0	0
9	Costco Poultry Complex	8 - South Industrial Redevelopment Area	\$93,332,250	\$95,556,000	\$95,306,895	0	0
10	NE Irrigated Seeds	9 - North Broad Redevelopment Area	\$3,845,460	N/A - not yet divided	N/A - not yet divided	0	1
<b>Totals</b>			<b>\$115,858,630</b>	<b>\$112,654,640</b>	<b>\$94,095,142</b>	<b>0</b>	<b>1</b>
<b>Less projects not divided</b>			<b>\$ (3,845,460)</b>	<b>\$ -</b>	<b>\$ -</b>		
<b>Final Total</b>			<b>\$ 112,013,170</b>	<b>\$ 112,654,640</b>	<b>\$ 94,095,142</b>		

