

**CITY OF LEXINGTON, NEBRASKA ANNUAL TIF REPORT**

Date: May 1, 2022

Percentage of City designated as blighted: 33%

Project Name	Project Number	Area	Project Type	Estimated Project Costs	Base Valuation	Estimated Project Valuation	Assessed Value as of January 1, 2022	Financing Amount	Approved by Council Date	Status	Notes
1 CED Addition	2007-01	5	Residential	3,575,000.00	10,120.00	3,585,120.00	1,227,049.00	500,000.00	12/20/2007	Active	Residential housing project, ultimately contained the development of several subsidized housing units that are assessed under market value for a period of 15 years.
2 Legend Oaks I	2009-01	2	Residential	3,140,354.00	18,674.00	3,159,028.00	330,473.00	233,000.00	05/14/2009	Active	Residential low income housing tax credit project, being assessed under market value.
3 Sund Investments	2009-02	1	Industrial	1,000,000.00	9,406.00	1,009,406.00	1,039,987.00	450,000.00	10/12/2009	Active	
4 Lex Dev Group I	2013-01	1	Commercial	1,725,000.00	19,864.00	1,744,864.00	1,032,255.00	350,000.00	11/05/2013	Active	Commercial project, in first phase to two phase build-out.
5 Legend Oaks II	2013-02	2	Residential	2,265,500.00	34,165.00	2,299,665.00	522,803.00	220,500.00	10/21/2013	Active	Residential low income housing tax credit project, being assessed under market value.
6 Lex Dev Group II	2014-01	1	Commercial	1,650,000.00	10,161.00	1,660,161.00	460,151.00	350,000.00	07/18/2014	Active	Commercial project, in first phase to two phase build-out.
7 Orthman's	2014-02	1	Industrial	8,000,000.00	502,537.00	8,502,537.00	8,299,340.00	1,250,000.00	06/11/2014	Active	
8 Pentad True Value	2015-01	1	Commercial	1,000,000.00	107,851.00	1,107,851.00	873,856.00	200,000.00	06/05/2015	Active	
9 Bauer Built Central Tire	2015-02	1	Commercial	1,870,000.00	26,730.00	1,896,730.00	1,583,815.00	325,000.00	06/01/2015	Active	
10 Designer Craft	2016-01	1	Commercial	500,000.00	24,960.00	524,960.00	697,883.00	85,000.00	04/22/2016	Active	
11 HNB Properties	2017-01	5	Residential	28,520,000.00	87,137.00	28,607,137.00	7,605,799.00	8,167,681.00	06/14/2017	Active	Residential housing project, to be built in several phase over several years. The assessed value as of 1-1-20 is a portion of the first phase of build-out.
12 The Row	2017-02	5	Residential	3,568,000.00	19,381.00	3,587,381.00	4,378,056.00	737,000.00	08/10/2017	Active	Residential housing project, to be built in several phase over several years, including low income housing tax credit properties. The first phase build-out will indicate project value on 1-1-20.
13 B & H Services	2021-01	1	Commercial	500,000.00	9,200.00	509,200.00		134,400.00	04/13/2021	Active	Commercial project, build new business.
14 Levanders	2021-02	1	Commercial	500,000.00	9,154.00	509,154.00		125,000.00	05/11/2021	Active	Commercial project, build new business.
<b>Total Active Redevelopment Projects for 2022</b>				<b>57,813,854.00</b>	<b>889,340.00</b>	<b>58,703,194.00</b>	<b>28,051,467.00</b>	<b>13,127,581.00</b>			
<b>Note: TIF Finance amounts do not include accrued interest paid on these loans.</b>											
<b>Redevelopment projects for which financing has been paid in full in calendar year 2021 and for which taxes are no longer being divided.</b>											
1 Nw Improvements GLC# 1,2,3	2005-01	2	Residential	3,500,000.00	389,917.00	3,889,917.00	5,842,801.00	560,000.00	05/03/2005	Closed-December 2021	
<b>Total Redevelopment Projects Closed in 2021</b>				<b>3,500,000.00</b>	<b>389,917.00</b>	<b>3,889,917.00</b>	<b>5,842,801.00</b>	<b>560,000.00</b>			
<b>TOTAL Active and Closed in Prior Year</b>				<b>61,313,854.00</b>	<b>1,279,257.00</b>	<b>62,593,111.00</b>	<b>33,894,268.00</b>	<b>13,687,581.00</b>			
<b>Redevelopment projects for which financing has been paid in full in previous calendar years and for which taxes are no longer being divided.</b>											
1 Nebraska Truck & Equipment	1996-01	-	Commercial	825,000.00	12,420.00	837,420.00	540,901.00	29,224.00	06/04/1996	Closed-June 2007	
2 Lex Lodging Lot 1	1999-01	1	Commercial	0.00	101,189.00	101,189.00	136,644.00	0.00	08/23/1999	Closed-December 2015	Intended restaurant project was not completed as planned.
3 Lex Lodging Lot 2	1999-02	1	Commercial	2,500,000.00	86,668.00	2,586,668.00	3,985,878.00	342,000.00	08/23/1999	Closed-December 2015	
4 Lex Lodging Lot 3	1999-03	1	Commercial	1,000,000.00	72,807.00	1,072,807.00	955,897.00	178,647.00	08/23/1999	Closed-December 2015	
5 Plum Creek Care Center	2001-01	2	Commercial	1,100,000.00	1,244,050.00	2,344,050.00	2,056,172.00	56,000.00	08/28/2001	Closed-May 2016	
6 Adams Street Redevelopment	2002-01	2	Res & Comm	1,270,000.00	7,385,017.00	8,655,017.00	9,156,795.00	290,000.00	03/12/2002	Closed-December 2016	Area wide project.
7 Cornhusker Energy	2002-02	4	Industrial	85,000,000.00	138,582.00	12,138,582.00	16,291,562.00	4,866,327.00	07/30/2002	Closed-December 2018	Ethanol facility, high personal property equipment value in project costs, which depreciate.
8 Fertitta Addition Lot 1	2003-01	1	Commercial	7,000,000.00	36,481.00	7,036,481.00	8,629,692.00	1,850,000.00	01/14/2003	Closed-December 2018	Area wide project.
9 Cattlemen's Crossing	2003-02	1	Commercial	1,000,000.00	109,192.00	1,109,192.00	1,296,956.00	165,000.00	01/14/2003	Closed-December 2018	Area wide project.
10 Ford & Ford (Sonic)	2004-01	1	Commercial	500,000.00	100,287.00	600,287.00	630,545.00	78,835.00	10/05/2004	Closed-December 2020	
<b>Total Redevelopment Projects Closed in previous years</b>				<b>100,195,000.00</b>	<b>9,286,693.00</b>	<b>36,481,693.00</b>	<b>43,681,042.00</b>	<b>7,856,033.00</b>			
<b>TOTAL ALL PROJECTS</b>				<b>161,508,854.00</b>	<b>10,565,950.00</b>	<b>99,074,804.00</b>	<b>77,575,310.00</b>	<b>21,543,614.00</b>			