

CITY OF LEXINGTON, NEBRASKA ANNUAL TIF REPORT

Date: May 1, 2026

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, 2026	Financing Amount	Approved by Council Date	Status	Notes
1 Lex Dev Group I	2013-01	1	Commercial	1,725,000.00	19,864.00	1,744,864.00	1,176,684.00	350,000.00	11/5/2013	Active	Commercial project, in first phase to two phase build-out.
2 Legend Oaks II	2013-02	2	Residential	2,265,500.00	34,165.00	2,299,665.00	418,702.00	220,500.00	10/21/2013	Active	Residential low income housing tax credit project, being assessed under market value.
3 Lex Dev Group II	2014-01	1	Commercial	1,650,000.00	10,161.00	1,660,161.00	683,851.00	350,000.00	7/18/2014	Active	Commercial project, in first phase to two phase build-out.
4 Orthman's	2014-02	1	Industrial	8,000,000.00	502,537.00	8,502,537.00	9,560,015.00	1,250,000.00	6/11/2014	Active	
5 Pentad True Value	2015-01	1	Commercial	1,000,000.00	107,851.00	1,107,851.00	911,441.00	200,000.00	6/5/2015	Active	
6 Bauer Built Central Tire	2015-02	1	Commercial	1,870,000.00	26,730.00	1,896,730.00	1,824,675.00	325,000.00	6/1/2015	Active	
7 Designer Craft	2016-01	1	Commercial	500,000.00	24,960.00	524,960.00	816,620.00	85,000.00	4/22/2016	Active	
8 HNB Properties	2017-01	5	Residential	28,520,000.00	149,520.00	28,669,520.00	17,180,492.00	8,167,681.00	6/14/2017	Active	Residential housing project, to be built in several phases over several years. The assessed value as of 1-1-20 is a portion of the first phase of build-out.
9 The Row	2017-02	5	Residential	3,568,000.00	38,070.00	3,606,070.00	5,257,865.00	737,000.00	8/10/2017	Active	Residential housing project, to be built in several phases over several years, including low income housing tax credit properties. The first phase build-out will indicate project value on 1-1-20.
10 B & H Services	2021-01	1	Commercial	500,000.00	9,200.00	509,200.00	379,080.00	134,400.00	4/13/2021	Active	Commercial project, build new business.
11 Levanders	2021-02	1	Commercial	500,000.00	9,154.00	509,154.00	586,729.00	125,000.00	5/11/2021	Active	Commercial project, build new business.
12 Fat Dogs Travel Center	2022-04	1	Commercial	5,348,500.00	1,263,324.00	6,611,824.00	2,683,534.00	700,000.00	3/22/2022	Active	Commercial project, remodel & expand travel center
13 Hamilton Builders, LLC	2022-07	1	Commercial	2,815,000.00	33,781.00	2,848,781.00	1,209,716.00	650,000.00	6/20/2022	Active	Commercial project, three phase project to build self storage units.
16 R Perry	2022-10	1	Residential	3,407,466.00	36,000.00	15,036,000.00	13,954,675.00	2,901,000.00	8/9/2022	Active	Residential Housing Project
17 Vintage Rows	2023-01	6	Residential	6,456,310.00	79,711.00	6,536,021.00	1,391,220.00	304,000.00	12/27/2022	Active	Residential housing project
18 Taco Johns	2023-05	1	Commercial	1,230,000.00	20,000.00	770,000.00	0.00	215,737.65	4/25/2023	Active	Commercial Project
19 HIE	2024-03	1	Commercial	13,500,000.00	18,000.00	8,018,000.00	0.00	1,650,000.00	3/12/2024	Active	Commercial Project
20 Hanks	2024-07	1	Commercial	3,400,000.00	0.00	3,400,000.00	0.00	457,000.00	5/14/2024	Active	Commercial Project
Total Active Redevelopment Projects for 2025				86,255,776.04	2,383,028.00	94,251,338.04	58,035,299.00	18,822,318.65			
Note: TIF Finance amounts do not include accrued interest paid on these loans.											
Redevelopment projects for which financing has been paid in full in calendar year 2024 and for which taxes are no longer being divided.											
1 Legend Oaks I	2009-01	2	Residential	3,140,354.00	18,674.00	3,159,028.00	497,125.00	233,000.00	5/14/2009	Closed December 2025	Residential low income housing tax credit project.
2 Sund Investments	2009-02	1	Industrial	1,000,000.00	9,406.00	1,009,406.00	1,310,012.00	450,000.00	10/12/2009	Closed December 2025	
Total Redevelopment Projects Closed in 2023				4,140,354.00	28,080.00	4,168,434.00	1,807,137.00	683,000.00			
TOTAL Active and Closed in Prior Year				90,396,130.04	2,411,108.00	98,419,772.04	59,842,436.00	19,505,318.65			
Redevelopment projects for which financing has been paid in full in previous calendar years and for which taxes are no longer being divided.											
1 Nebraska Truck & Equipment	1996-01	-	Commercial	825,000.00	12,420.00	837,420.00	540,901.00	29,224.00	6/4/1996	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	8/23/1999	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	8/23/1999	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	8/23/1999	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	8/28/2001	Closed-May 2016	

