

## NEBRASKA AUDITOR OF PUBLIC ACCOUNTS

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Dear Current Senators and Senator-elects:

The Auditor of Public Accounts (APA) received some concerns from State senators regarding certain Tax Increment Financing (TIF) projects in Nebraska and was asked to ascertain the impact that TIF funding has had upon overall tax distributions to local entities, whether that redevelopment money was spent correctly, and if the statutory requirements in the Community Development Law were followed.

In April 2016, the APA contacted all State senators to determine other TIF projects that may be of interest.

We are pleased to present the information we have examined and accumulated for your review.

### **Background Information**

Tax increment financing (TIF) is a popular funding tool used by local governments throughout the United States to promote economic development and redevelopment. Originating in California in 1952, some form of TIF is currently utilized in 49 states – including Nebraska – and the District of Columbia.

In Nebraska, TIF works by allowing a municipality to create a redevelopment authority for the purpose of helping to rehabilitate an area that has been designated as “substandard and blighted” by the local governing body. Public funds may be expended on that redevelopment project and are repaid by dividing the property tax on the formerly blighted area. The “base” tax, which is determined by the value of the property immediately prior to the redevelopment work, continues to be paid to the governing body. Meanwhile, the “excess” tax paid on any subsequent increase in property value resulting from the redevelopment work is paid into a separate fund for the sole purpose of relieving the debt incurred by the redevelopment project. When that debt is paid in full or after 15 years, whichever comes first, the entire property tax on the redeveloped land is paid once more to the governing body.

It is important to note that TIF is not a tax reduction. The overall property tax paid on an improved area remains the same whether the renovation is financed privately or through TIF pursuant to an approved redevelopment project. TIF merely redistributes temporarily that portion of the increased property tax valuation generated by any improvements financed with public funds.

TIF is made available to Nebraska municipalities through the Community Development Law, which is set out at Neb. Rev. Stat. §§ 18-2101 to 18-2144 (Reissue 2012, Cum. Supp. 2016), and certain supplemental statutes. The origins of the current Community Development Law can be traced back to 1951, when the Legislature adopted the Slum Clearance and Redevelopment Law, authorizing cities of the metropolitan class to create local housing authorities with “the power to plan, undertake, and carry out slum clearance and redevelopment projects . . . .” In 1957, the Legislature amended the Slum Clearance and Redevelopment Law by, among other

things, renaming it the Urban Renewal and Redevelopment Law and expanding its scope to include also primary and first-class cities. In 1965, the Legislature authorized cities of all classes and villages to create urban renewal authorities under the existing redevelopment law. Less than a decade later, in 1973, the Legislature changed the name of the Urban Renewal and Redevelopment Law to the current Community Development Law.

Despite being statutorily authorized to combat municipal blight since 1951, Nebraska's local governments lacked express TIF authority until granted by the State's voters through a constitutional amendment in 1978. Today, Article VIII, § 12, of the Nebraska Constitution provides the following:

*For the purpose of rehabilitating, acquiring, or redeveloping substandard and blighted property in a redevelopment project as determined by law, any city or village of the state may, notwithstanding any other provision in the Constitution, and without regard to charter limitations and restrictions, incur indebtedness, whether by bond, loans, notes, advance of money, or otherwise. Notwithstanding any other provision in the Constitution or a local charter, such cities or villages may also pledge for and apply to the payment of the principal, interest, and any premium on such indebtedness all taxes levied by all taxing bodies, which taxes shall be at such rate for a period not to exceed fifteen years, on the assessed valuation of the property in the project area portion of a designated blighted and substandard area that is in excess of the assessed valuation of such property for the year prior to such rehabilitation, acquisition, or redevelopment.*

*When such indebtedness and the interest thereon have been paid in full, such property thereafter shall be taxed as is other property in the respective taxing jurisdictions and such taxes applied as all other taxes of the respective taxing bodies.*

The following year, in 1979, the Nebraska Legislature passed the necessary enabling legislation, amending the Community Development Law, as well as including additional statutory authority at Neb. Rev. Stat. §§ 18-2147 to 18-2153 (Reissue 2012, Cum. Supp. 2016), to implement the recently adopted constitutional provision.

In 1997, the Community Development Law and TIF statutes underwent a particularly thorough revision aimed at providing much-needed continuity to their provisions. Since then, various other amendments have been made to those laws – some as recently as 2012, 2014, and 2016.

#### Annual Report Filing

Section 18-2117.01(1) of the Community Development Law requires, “On or before December 1 each year, each city which has approved one or more redevelopment plans which are financed in whole or in part through the use of tax-increment financing . . . shall provide a report to the Property Tax Administrator on each such redevelopment plan . . . .” The statute also specifies the contents of such report. In particular, subsection (1)(b) requires the report to include the following:

*A short narrative description of the type of development undertaken by the city or village with the financing and the type of business or commercial activity locating within the redevelopment project area as a result of the redevelopment project.*

This statute appears to require any city with a redevelopment plan to file annually with the Department of Revenue a report containing specified information. The Department has taken the position, however, that an annual report is not required and only those amendments to the original redevelopment plan not previously filed need to be submitted after the initial filing.

We would recommend the Legislature review and, if needed, clarify the language in § 18-2117.01(1) regarding the contents of the required annual filings to the Department of Revenue.

The Department of Revenue Annual TIF Reports can be found at: [http://www.revenue.nebraska.gov/PAD/research/tif\\_reports.html](http://www.revenue.nebraska.gov/PAD/research/tif_reports.html). The 2015 TIF Annual Report showed a total of 766 TIF Projects dating back to 2000.

The APA initially selected 35 TIF projects throughout the State for testing, based on senator requests and auditor judgment, trying to cover projects across the State, as follows:

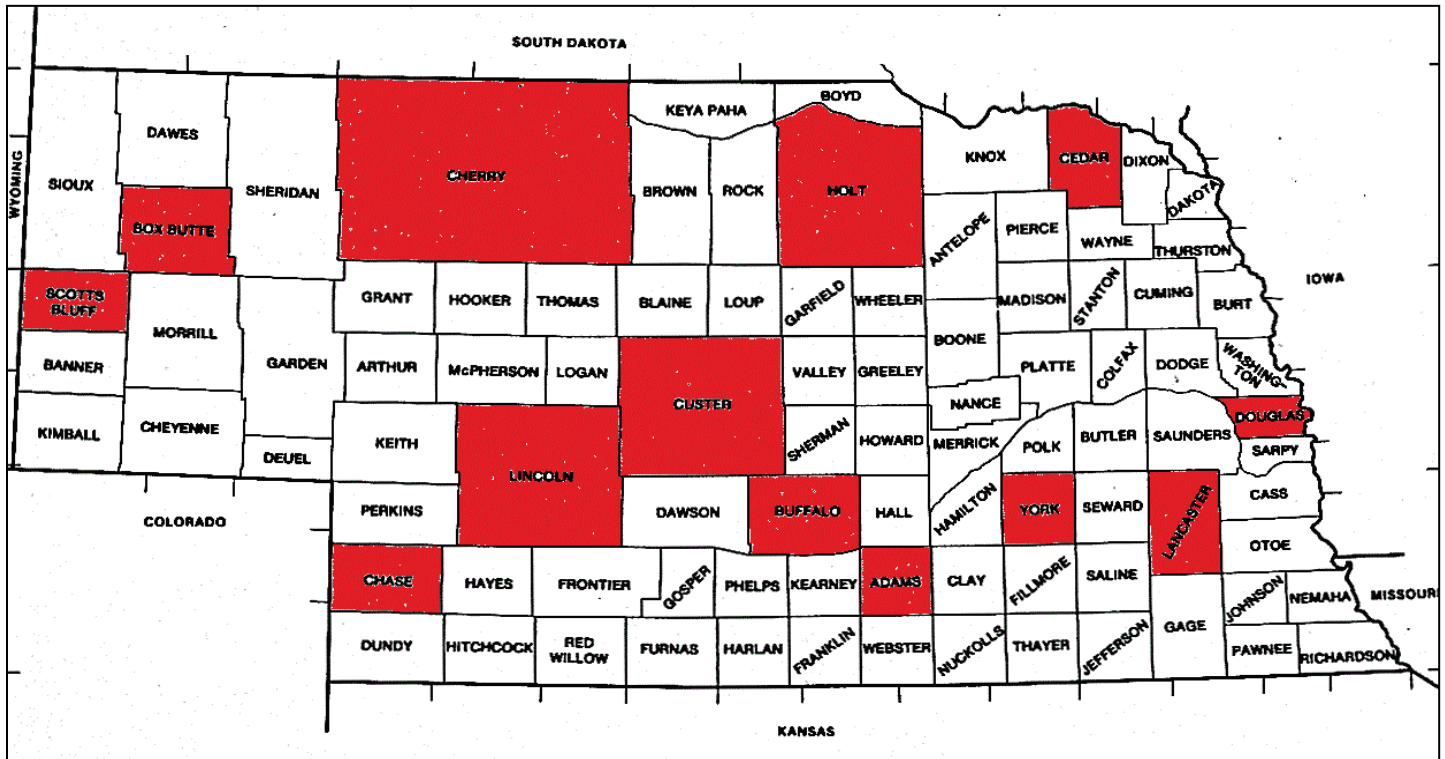
#	County	City	Name of TIF Project	Project Year	Project Amount (Note 1)
1	Adams	Hastings	TIF BURLINGTON CENTER LP	2000	\$ 295,109.92
2	Box Butte	Alliance	TIF OTTO OFFICE BUILDING	2009	\$ 135,000.00
3	Box Butte	Alliance	TIF PEPSI-COLA WESTERN NE LLC	2011	\$ 600,000.00
4	Box Butte	Alliance	TIF WEST PLAINS GRAIN	2012	\$ 1,370,000.00
5	Buffalo	Kearney	TIF BUCKLE DISTRIBUTION	2009	\$ 2,357,100.00
6	Buffalo	Kearney	TIF YOUNES CONFERENCE CENTER	2009	\$ 1,290,182.98
7	Cedar	Laurel	TIF JOBOTI, LLC	2013	\$ 85,000.00
8	Chase	Imperial	TIF HEATHER ESTATES PROJECT	2014	\$ 750,000.00
9	Cherry	Valentine	TIF RANCLAND FOODS	2009	\$407,000.00
10	Custer	Broken Bow	TIF TROTTER PROJECT	2012	\$600,000.00
11	Dakota	So Sioux City	TIF SSC 25 <sup>th</sup> /39 <sup>th</sup> STREETS PROJECT	2010	Note 2
12	Douglas	Omaha	TIF REDEVELOPMENT 172 (UNDERWOOD PROPERTY)	2005	\$ 108,000.00
13	Douglas	Omaha	TIF REDEVELOPMENT 249	2009	Note 2
14	Douglas	Omaha	TIF REDEVELOPMENT 305	2013	Note 2
15	Douglas	Omaha	TIF REDEVELOPMENT 310	2014	Note 2
16	Douglas	Bennington	TIF REDEVELOPMENT BENNINGTON 1 (DIAL RIDGEWOOD DEVELOPMENT)	2006	\$7,924,000.00
17	Hall	Grand Island	TIF COPPER CREEK 2013 LOOKBACK	2014	Note 2
18	Holt	O'Neill	TIF GARDEN FRESH VEGETABLES	2011	\$ 355,000.00
19	Jefferson	Fairbury	TIF ABP LVST –COBBLESTONE INN	2012	Note 2
20	Lancaster	Lincoln	TIF 18 <sup>th</sup> & Q REDEVELOPMENT. 9940	2014	\$ 4,300,000.00
21	Lancaster	Lincoln	TIF NEBR INNOVATION CAMPUS1 9936	2014	Note 2
22	Lancaster	Waverly	TIF WAVERLY TRACTOR SUPPLY 9801	2005	Note 2
23	Lincoln	North Platte	TIF EAGLE ESTATES DEVELOPMENT	2011	\$ 500,000.00
24	Lincoln	North Platte	TIF SOUTHWEST IMPLEMENT	2011	\$ 564,000.00
25	Lincoln	North Platte	TIF WILKINSON DEVELOPMENT PROJECT	2004	\$ 281,944.00
26	Madison	Norfolk	TIF CRAFTS REDEVELOPMENT INC	2007	Note 2
27	Otoe	Nebraska City	TIF MAN ON A BIKE PROJECT	2008	Note 2
28	Red Willow	Bartley	TIF AG VALLEY COOP	2012	Note 2
29	Richardson	Falls City	TIF CONSOLIDATED GRAIN & BARGE	2013	Note 2
30	Scotts Bluff	Scottsbluff	TIF AIRPORT DEVELOPMENT LLC	2009	\$ 130,000.00
31	Scotts Bluff	Scottsbluff	TIF CIRRUS REDEVELOPMENT	2002	\$ 222,679.30
32	Scotts Bluff	Scottsbluff	TIF FAIRFIELD INN	2015	\$ 980,000.00
33	Scotts Bluff	Scottsbluff	TIF REGANIS, LLC	2015	\$ 408,000.00
34	Wayne	Wayne	TIF WESTERN RIDGE II PROJ 4	2010	Note 2
35	York	McCool Junction	TIF MCCOOLJCT FARMERS COOP	2012	\$ 251,700.00

Note 1: In most cases, project costs were projected or estimated costs or were the bond or loan amount.

Note 2: Project costs were not identified because the projects were not examined by the APA.

In early June 2016, the APA requested information for each of the 35 TIF projects, selected for testing, from the City and County in which the project was located. In some cases, the receipt of the information was significantly delayed. See Comment and Recommendation Number 12.

Due to both time constraints and problems obtaining the requested information for each project, the APA was only able to complete the examination on 22 of the 35 originally selected TIF projects. Those 22 projects are shaded blue in the table above. The counties in which the 22 projects are located are highlighted in red on the following map:



### Property Valuation and Taxes

Redevelopment project valuation is defined in § 18-2103(21) of the Community Development Law as, “the valuation for assessment of the taxable real property in a redevelopment project last certified for the year prior to the effective date of the provision authorized in section 18-2147[.]”

As permitted by § 18-2147(1), redevelopment plans usually include a provision that any ad valorem tax levied upon real property in a redevelopment area is to be divided, for a period not to exceed 15 years, as follows:

- a) “That portion of the ad valorem tax which is produced by the levy at the rate fixed each year by or for each such public body upon the redevelopment project valuation shall be paid into the funds of each public body in the same proportion as are all other taxes collected by and for the body.” This is commonly referred to as the “base value.”
- b) “That portion of the ad valorem tax on real property, as provided in the redevelopment contract or bond resolution, in the redevelopment project in excess of such amount, if any, shall be allocated to and, when collected, paid into a special fund of the authority to be used solely to pay the principal of, the interest on, and any premiums due in connection with the bonds of, loans, notes, or advances of money to, or indebtedness incurred by, whether funded, refunded, assumed, or otherwise, such authority for financing or refinancing, in whole or in part, the redevelopment project.” This is known as the “excess value” and is the basis for the TIF revenue received by the cities or villages.

An ad valorem tax is one that is based on the value of land or property.

As defined in § 18-2103(1), “[a]n authority means any community redevelopment authority created pursuant to section 18-2102.01 and a city or village which has created a community development agency pursuant to the provisions of section 18-2101.01 and does not include a limited community redevelopment authority[.]” For each of the 22 projects examined, the APA compiled a five year history of the property tax valuations, along with the amounts collected and distributed. An example is provided below:

**BURLINGTON CENTER LP**

HASTINGS - ADAMS COUNTY

LOT SIZE PER ASSESSOR: .06 ACRES

PROJECT DATE: 2/16/2000

Taxing Authority	PROPERTY TAXES COLLECTED BASED ON TOTAL VALUATION						TAX DISTRIBU- TION	VARIANCE
	TAX YEAR 2011	TAX YEAR 2012	TAX YEAR 2013	TAX YEAR 2014	TAX YEAR 2015	TOTAL		
Adams County	\$695.26	\$663.89	\$640.94	\$629.96	\$574.07	\$3,204.12	\$109.34	-\$3,094.78
Hastings School District 18	\$2,791.96	\$2,791.96	\$2,791.96	\$2,791.96	\$2,918.78	\$14,086.62	\$480.10	-\$13,606.52
ESU 9	\$31.21	\$31.21	\$31.21	\$31.21	\$32.63	\$157.47	\$5.36	-\$152.11
Central Community College	\$241.85	\$243.17	\$234.29	\$229.80	\$211.47	\$1,160.58	\$39.60	-\$1,120.98
Little Blue NRD	\$61.69	\$61.55	\$59.50	\$47.61	\$38.26	\$268.61	\$9.19	-\$259.42
Adams Co. Agricultural Society	\$47.03	\$43.64	\$39.53	\$41.33	\$39.01	\$210.54	\$7.18	-\$203.36
Hastings CRA	\$52.85	\$52.44	\$53.35	\$54.09	\$56.34	\$269.07	\$9.17	-\$259.90
City of Hastings	\$983.57	\$983.57	\$949.18	\$949.18	\$992.29	\$4,857.79	\$23,554.86	\$18,697.07
<b>TOTALS</b>	<b>\$4,905.42</b>	<b>\$4,871.43</b>	<b>\$4,799.96</b>	<b>\$4,775.14</b>	<b>\$4,862.85</b>	<b>\$24,214.80</b>	<b>\$24,214.80</b>	<b>\$0.00</b>
BASE VALUE	\$7,155.00	\$7,155.00	\$7,155.00	\$7,155.00	\$7,155.00			
EXCESS VALUE	\$200,890.00	\$200,890.00	\$200,890.00	\$200,890.00	\$210,340.00			
TOTAL VALUATION	\$208,045.00	\$208,045.00	\$208,045.00	\$208,045.00	\$217,495.00			

In the above table, each tax year column illustrates the total taxes (base value and excess value) collected on the property. Per § 18-2147(1), the taxes collected on the base value of the property are distributed to the public body in the same proportion as all other taxes. The taxes collected on the excess value of the property are distributed to the cities or villages to be held by the authority for payment of costs related to the financing of the project.

The “Variance” column identifies the differences between the amounts collected for each public body and the amounts distributed to each public body. These differences are caused by the taxes on the excess value being used to pay the costs of TIF projects, rather than being distributed to the various entities.

The APA prepared a five year summary, similar to the one above, for each of the 22 projects tested. See **EXHIBIT A**.

Summary of Testing

For each TIF project examined, the APA tested the documentation obtained from the City or County to ensure the following:

Attribute Tested	
<b>A</b>	Amounts received on the excess value did not exceed project expenditures (§ 18-2147)
<b>B</b>	Expenditures could be traced to supporting documentation.
<b>C</b>	Project expenditures were allowable. (§ 18-2103(12))
<b>D</b>	No member or employee of an authority had an undisclosed interest in the redevelopment property. (§ 18-2106)
<b>E</b>	Taxes levied for redevelopment purposes did not exceed the statutory \$2.60 limit. (§ 18-2107(11))
<b>F</b>	The redevelopment area was declared substandard and blighted by the governing body prior to adopting a redevelopment plan and after a public hearing with proper notice. (§ 18-2103(10-11) & § 18-2109)
<b>G</b>	The public hearing for the redevelopment plan was held and properly advertised. (§ 18-2115)

	Attribute Tested
<b>H</b>	The redevelopment plan contained the required elements (§ 18-2111 and § 18-2113), was in conformity with the general redevelopment Plan of the municipality (§ 18-2110), and was properly approved by the governing body.
<b>I</b>	Public notice was given for bidding of the redevelopment contract.(§ 18-2119)
<b>J</b>	Annual reports for the redevelopment plan were filed with the Property Tax Administrator. (§ 18-2117.01)
<b>K</b>	Ad valorem tax levied has not exceeded 15 years (§ 18-2147)
<b>L</b>	The county assessor certified that the property valuations agreed to the value used to calculate taxes. (§ 18-2149)
<b>X</b>	Taxes were appropriately calculated and collected based on County Assessor values and levies. (§18-2147 and §18-2149)
<b>Z</b>	Taxes were appropriately distributed upon receipt from the County Treasurer.
<b>Z</b>	Property tax payments for the TIF property or properties are current.

A summary of findings for the 22 projects is included below:

County	City	Project	Attributes													
			A	B	C	D	E	F	G	H	I	J	K	L	X	Z
Adams	Hastings	Burlington Center														
Box Butte	Alliance	Otto Office Building														
Box Butte	Alliance	Pepsi-Cola Western NE														
Box Butte	Alliance	West Plains Grain														
Buffalo	Kearney	Buckle Distribution														
Buffalo	Kearney	Younes Conference Center														
Cedar	Laurel	Joboti														
Chase	Imperial	Heather Estates Project														
Cherry	Valentine	Ranchland Foods														
Custer	Broken Bow	Trotter Project														
Douglas	Bennington	Redevelopment Bennington 1														
Douglas	Omaha	Redevelopment 172														
Holt	O'Neill	Garden Fresh Vegetables														
Lancaster	Lincoln	18th & Q Redevelopment														
Lincoln	North Platte	Eagle Estates Development														
Lincoln	North Platte	Southwest Implement														
Lincoln	North Platte	Wilkinson Development Project														
Scotts Bluff	Scottsbluff	Airport Development														
Scotts Bluff	Scottsbluff	Cirrus House Apartment Redevelopment														
Scotts Bluff	Scottsbluff	Reganis, LLC														
Scotts Bluff	Scottsbluff	Fairfield Inn														
York	McCool Junction	Farmers Cooperative														

The areas shaded in red represent the areas in which the APA identified problems with that specific requirement for each project.

More specific details on each of these findings are included in the Comments and Recommendations. Additional issues for legislative consideration follow.

### **Issues for Legislative Consideration**

During the course of this examination, the APA identified certain issues that did not necessarily rise to the level of a comment or finding, which typically involves noncompliance with statute or lack of internal controls; nonetheless, the APA believes the issues to be important enough to merit disclosure – if for no other reason than to facilitate discussion regarding the intent of the Community Development Law. Those issues are summarized below:

- Various uses of TIF funds
- Project expenses incurred prior to approval of redevelopment plan/contract
- Criteria for substandard and blighted designations



## **1. Various Uses of TIF Funds**

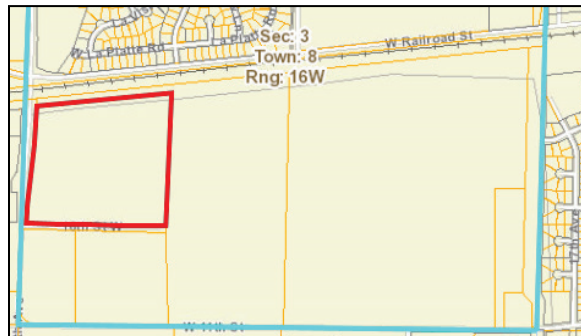
The APA found that TIF funds are being used in a variety of different ways by municipalities. Though these uses may be compliant with the provisions of the Community Development Law, the APA believes that this disclosure is necessary in order to provide the reader with a more complete understanding of the projects funded through TIF.

### **Kearney, Nebraska – Buckle Distribution Center**

This redevelopment project is illustrative of a typical TIF project. A distribution center was constructed, and the property upon which it is located is the source of the TIF revenues. The following description of the project was included in the redevelopment contract:

Use of TIF Revenues generated from the Premises described in Exhibit A, not to exceed 90% of the total TIF Revenues generated (estimated to be \$2,357,100), in conjunction with other sources of financing, to develop, equip and construct a 240,000 square foot building to be used as a distribution center, with 27,000 square feet of the structure to be used as office space, all on the premises described in Exhibit A consisting of approximately 43 acres, to include all site preparation, clearing and grading of the premises, erosion control, installation of on site detention cells, sanitary sewer and water extension along 16<sup>th</sup> Street on the south side of the premises, plus other site improvements, including construction of a concrete parking lot to include between 320 to 370 car parking spaces, landscaping, seeding, irrigation, lighting and other public improvements related to the same. The building will be constructed of painted, load-bearing concrete wall panels and a steel roof structure. Said project shall also consist of significant infrastructure development in the area, to include the paving of 16<sup>th</sup> Street along the south side of the premises, a paving extension from 16<sup>th</sup> Street north on 30<sup>th</sup> Avenue to the overpass, in addition to other area infrastructure improvements related to the same.

The site of the project is designated on the following map:



The developer paid the project costs in advance and is being reimbursed for those costs through the TIF revenues.

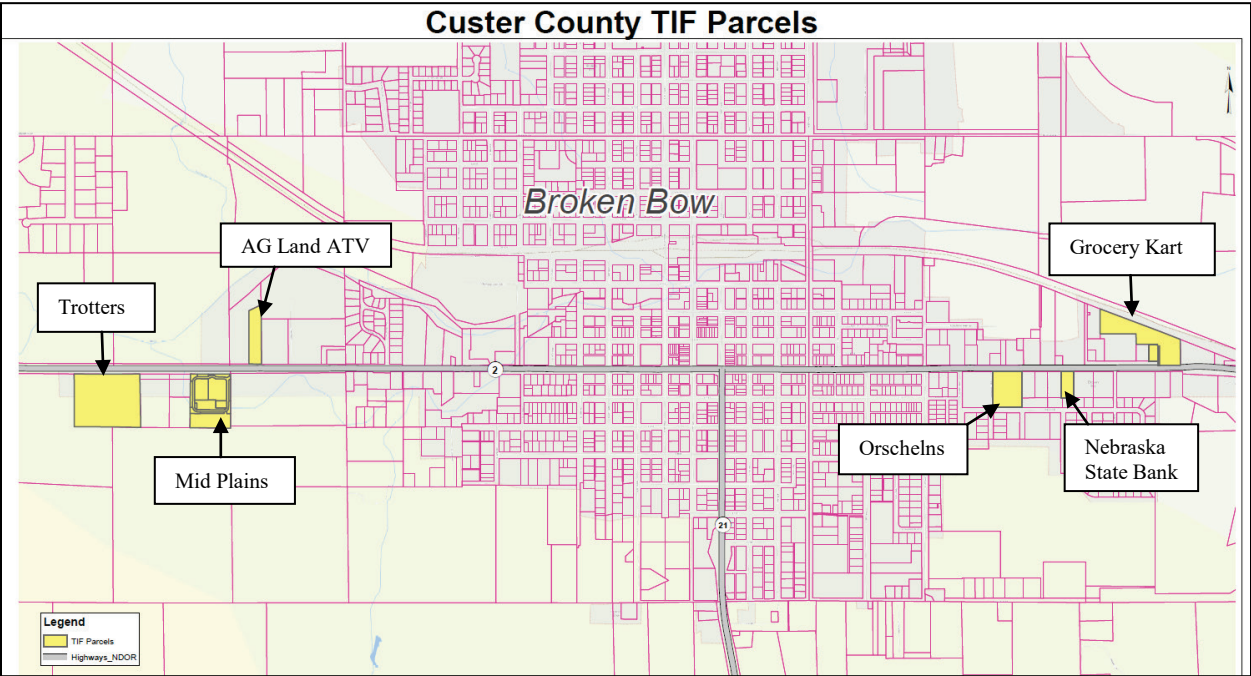
### **Broken Bow, Nebraska – Trotter Project**

This project uses several pieces of unrelated properties to fund the infrastructure costs at the Trotter Project location. A description of this project was included in the redevelopment contract and stated that the developer desired to purchase a portion of the blighted area upon which to construct a truck refueling and repair plaza. The public project costs involved were for the construction of sewer and water extensions to the site. The nonpublic project costs were for site acquisition and preparation, internal site roadways and highway approaches, onsite utility extensions, and fire protection system.

Two bonds were issued for this project. One bond was issued for the nonpublic project costs (site acquisition, etc.) and was purchased by the developer. The TIF revenues collected on the truck stop property were used to repay this bond.

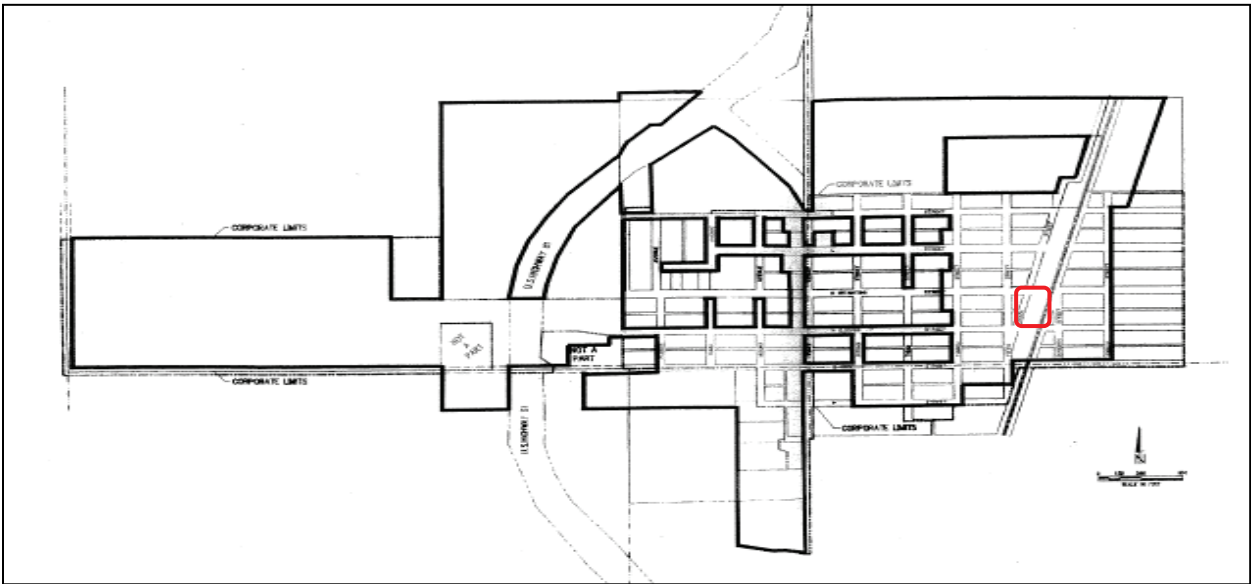
The second bond was issued for the public project costs (sewer and water extensions) to the site. This bond was delivered to the City Treasurer for the City’s use in paying for the infrastructure costs. TIF revenues from various unrelated sites were used to repay this bond.

The following map identifies the location of the Trotter Project and the five other properties that were used to fund the public cost portion of the project:



McCool Junction, Nebraska – Farmer’s Cooperative Project

This project funds general municipal infrastructure projects. The Village of McCool Junction has a rather large redevelopment area, as seen in the illustration included below. All but a portion of the center of town is included in the redevelopment area.





The project tested in McCool Junction is called the Farmer’s Cooperative project. Its name comes from the property that is generating the TIF revenues, highlighted in a red box on the above map. The owner of the property put new silos on the site, increasing the taxable value of the property. That increased value is the source of the TIF revenues.

The Village’s project, which entails a general upgrade of infrastructure, property acquisition and demolition, and the creation of a revolving loan and grant fund, includes the following: twenty-four street infrastructure, along with water and wastewater infrastructure improvements; the construction of new, as well as the refurbishment of existing, municipal-owned buildings and park infrastructure; the purchase of new municipal buildings, structures, and properties; and municipal infrastructure improvements in the downtown area.

Because these are all municipal projects and not related to property with a taxable value, the City identified a specific property, whose value had recently increased, to finance these municipal projects.

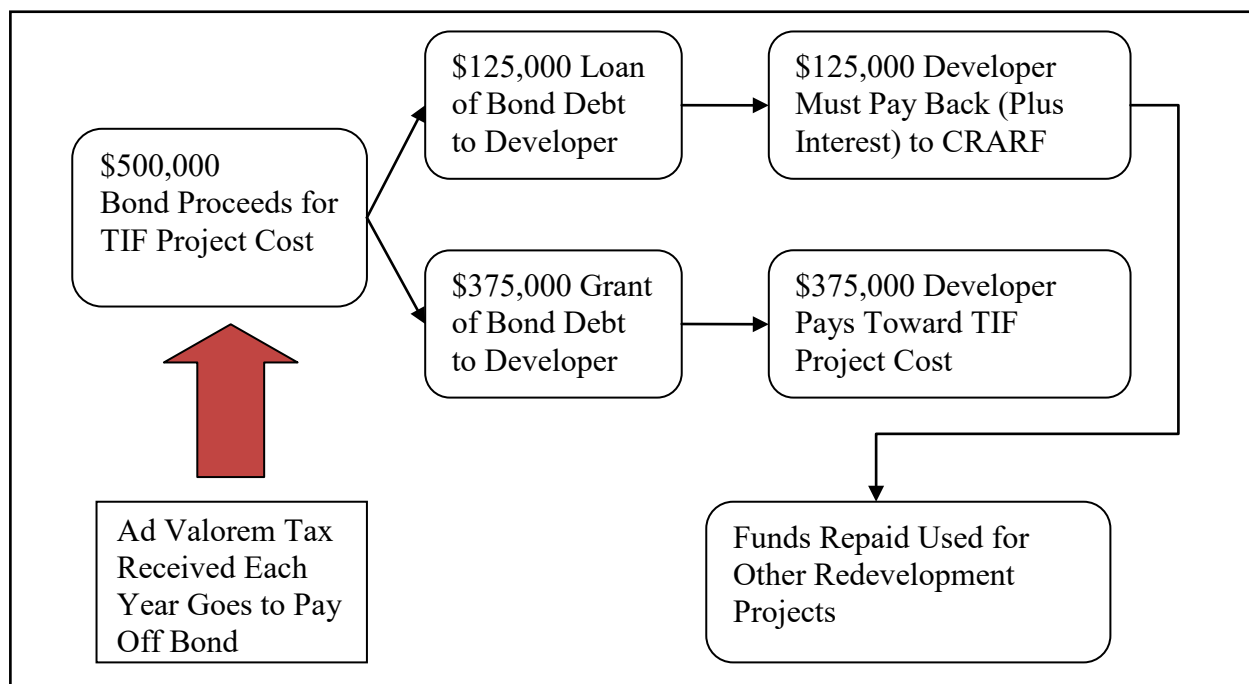
The question posed by this financing mechanism is whether the excess ad valorem taxes – which would normally be distributed to various other public bodies, such as the local school, the county, community colleges, natural resources districts, etc. – should be used to finance the Village’s general municipal improvements to infrastructure.

North Platte, Nebraska – Loan Redevelopment Program Fund

The City of North Platte created a Community Redevelopment Authority Redevelopment Fund (CRARF) for the purpose of funding smaller non-TIF projects. This fund is supported by bond proceeds that have been loaned to the developer for TIF-related projects.

At least 25% of the bond proceeds in North Platte are loaned to the developer and are required to be paid back to the city in order to fund the CRARF. This funding mechanism is unique among the projects examined by the APA and appears to be permitted under the broad language of the Community Development Law.

The following flowchart depicts how the TIF funds are received and paid out.



The following table sets out the three North Platte projects examined and the debt/loan amounts:

<b>Project</b>	<b>Bond Amount</b>	<b>Approximate Loan Amount</b>	<b>APA Notes</b>
Eagle Estates Development	\$500,000.00	\$125,000.00	The developer was entitled to a \$25,000 loan discount if paid in full early.
Southwest Implement	\$564,000.00	\$141,000.00	Prepayments on the loan would entitle the developer a 25% discount of 25% off the principal.
Wilkinson Development	\$281,844.00	\$70,461.00	

The CRARF financing arrangement utilized by North Platte gives rise to the question of whether the intent of the Community Development Law is to allow cities to use TIF revenues to operate a revolving loan program for non-TIF projects.

#### Lincoln, Nebraska – Project Costs

In the City of Lincoln, the APA examined the 18<sup>th</sup> and Q redevelopment project, which included the construction of private residential housing atop a multi-level parking garage. Several of the project costs paid for with TIF funds were unique among the projects examined by the APA. These expenses included wall panels, sun shades, a stair tower, painting, a heat pump, a hydronic piping system, and other building enhancements, as highlighted below.

<b>Description</b>	<b>Types of Project Costs</b>	<b>Total Amount</b>
Residential Façade Enhancements	Metal wall panels, masonry (4th story façade), curtain wall/storefront, and other general contractor costs.	\$308,722
Garage Façade Enhancements	Precast costs, sun shades, stair towers and support piles, waterproofing, painting, curtain wall/storefront, and other general contractor costs.	\$1,684,813
Energy Efficiency Enhancements	Hydronic piping with fluid cooler, heat pump, temperature controls, vinyl window and roofing enhancements, and other general contractor costs.	\$1,915,134

The APA requested the City of Lincoln to specify the statutory authority that permits the use of TIF revenues for these types of expenses. The response received on November 15, 2016, referred to the last line of § 18-2103(12), which mentions “other improvements in accordance with the redevelopment plan.”

As noted previously, § 18-2103(12) provides a definition for redevelopment project, designating the various types of work authorized. Due to that broad statutory language – especially the concluding provision cited by the City of Lincoln – virtually any project cost would be allowable as long as it was included in the redevelopment plan.

We recommend the Legislature review the areas noted herein and determine whether the projects, costs, and uses of TIF funding are in accordance with the intent of the Community Development Law and whether statutory change or clarification is needed.

## **2. Project Expenses Incurred Prior to Plan Approval**

A number of projects examined had expenses incurred prior to the approval of the redevelopment plan, leading to questions as to whether TIF was actually necessary.

City	TIF Project	Date of Plan Approval	Project Costs	Project Costs Prior to Plan Approval
Hastings	Burlington Center*	2/16/2000	\$295,109.92	\$294,586.96
Broken Bow	Trotter Project (Series A Bond)	4/17/2012	\$320,875.00	\$320,875.00
Broken Bow	Trotter Project (Series B Bond)	4/17/2012	\$213,478.90	\$213,478.90
Valentine	Ranchland Foods*	1/8/2009	\$494,160.00	\$175,000.00

\* Adequate documentation to support project expenses was not provided. Therefore, it is possible there were additional project expenses prior to the plan approval.

If project costs are incurred prior to plan approval, questions arise as to whether TIF was necessary to complete the project.

We recommend the Legislature determine whether costs incurred prior to the plan approval are eligible for TIF reimbursement and whether statutory change or clarification is needed.

### **3. Criteria for Substandard and Blighted**

The governing body of a city is responsible for declaring a project area to be substandard and blighted and in need of redevelopment. Section 18-2019 of the Community Development Law provides, in relevant part, the following:

*An authority shall not prepare a redevelopment plan for a redevelopment project area unless the governing body of the city in which such area is located has, by resolution adopted after a public hearing with notice provided as specified in section 18-2115, declared such area to be a substandard and blighted area in need of redevelopment.*

Section 18-2103(10) defines a “substandard” area as one in which there is a “predominance of buildings or improvements” with the following factors or any combination thereof:

- Dilapidation;
- Deterioration;
- Age or obsolescence;
- Inadequate provision for ventilation, light, air, sanitation, or open spaces;
- High density of population and overcrowding; or
- The existence of conditions that endanger life or property by fire and other causes.

According to statute, such conditions make an area “conducive to ill health, transmission of disease, infant mortality, juvenile delinquency and crime” and, consequently, “detrimental to the public health, safety, morals or welfare.”

Despite listing these controlling determinants, § 18-2103(10) is unclear as the degree to which any of them must be present in order for an area to qualify as substandard. The substandard and blight studies examined by the APA reveal a wide range of conditions relied upon for a substandard designation. **Exhibit B** lists the substandard factors for all 22 projects examined.

The following projects had studies with limited information on the substandard factors:

City	Project Name
Alliance	Pepsi-Cola Western NE
Scottsbluff	Cirrus Redevelopment

Some projects offered more specific information, including the percentages of dilapidated or substandard buildings. The following table contains projects for which less than 50% of their structures were determined to be dilapidated or deteriorating:

<b>City</b>	<b>Project Name</b>
Alliance	Otto Office Building
Broken Bow	Trotter Project (Study Area 7)
Imperial	Heather Estates
Kearney	Younes Conference Center Study Area 8
Laurel	Joboti
McCool Junction	Farmer's Coop
North Platte	Eagles Estates
North Platte	Southwest Implement
North Platte	Wilkinson Development
O'Neill	Garden Fresh Vegetables
Scottsbluff	Airport Development
Scottsbluff	Cirrus Redevelopment

Section 18-2103(11) defines a “blighted” area as one with specific conditions, or any combination thereof, which “substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations, or constitutes an economical or social liability and is detrimental to the public health, safety, morals, or welfare in its present condition and use . . . .” Subsection (a) of the statute lists the following determinative factors:

- A substantial number of deteriorated or deteriorating structures;
- Existence of defective or inadequate street layout;
- Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
- Insanitary or unsafe conditions;
- Deterioration of site or other improvements;
- Diversity of ownership;
- Tax or special assessment delinquency exceeding the fair value of the land;
- Defective or unusual conditions of title;
- Improper subdivision or obsolete platting; or
- The existence of conditions which endanger life or property by fire and other causes

Section 18-2103(11)(b) requires that at least one of the following conditions also be present:

- Unemployment in the designated area is at least one hundred twenty percent of the state or national average;
- The average age of the residential or commercial units in the area is at least forty years;
- More than half of the platted and subdivided property in an area is unimproved land that has been within the city for forty years and has remained unimproved during that time;
- The per capita income of the area is lower than the average per capita income of the city or village in which the area is designated; or
- The area has had either stable or decreasing population based on the last two decennial censuses.

Again, the statute does not specify the extent to which each factor in subsection (a) must be present in order for an area to be considered blighted. For example, does a “substantial number” of deteriorating structures mean 33%, 50%, or some other percentage? The only definitive requirements are those found in subsection (b) of the statute.

Such a wide array of conditions, accompanied by a lack of specificity regarding the degree to which any of them must be present, allows for a broad range of areas in a city to be considered blighted.

See **Exhibit C** for a listing of all of the projects examined by the APA and the factors used to determine that the areas were blighted.

Without clear and concise statutory language that specifies the degree to which the determinative factors must be present in order for an area to be declared substandard and blighted, there is an increased risk that such a declaration could be made imprudently.

We recommend the Legislature determine whether the statutory definitions for “substandard” and “blighted” are sufficient to allow for an accurate determination of whether an area is truly in need of redevelopment.

### **Comments and Recommendations**

#### **1. Lack of Documentation Supporting Project Expenses**

The APA determined that, for 14 of 22 projects tested, the city or village did not maintain adequate supporting documentation detailing the project expenses. In some cases, the city or village obtained the documentation from the developer or another source upon our request for information.

The following table identifies the cities and villages for which documentation to support project costs was not maintained:

City	Project	Project Costs	APA Notes
Alliance	Otto Office Building	\$135,000.00	Amount represents the total debt. No invoices or other documentation was maintained by the City.
Alliance	Pepsi-Cola Western NE	\$600,000.00	Amount represents the total debt. No invoices or other documentation was maintained by the City.
Alliance	West Plains Grain	\$1,370,000.00	Amount represents the total debt. The City issued two bonds, one for \$320,000 and the other for \$1,050,000. A cost certification was provided to the APA for \$1,050,000 of the project costs. The City relied on this certification and noted the records supporting exact expenditures were not available. No other documentation to support the costs was provided.
Bennington	Dial Ridgewood Development	\$7,924,000.00	The bond was \$7,924,000. The City provided only a list of TIF-eligible costs totaling \$3,036,820, which did not include costs of property acquisition, grading and site development, and engineering, planning, legal, and financial/fiscal professional services fees. These costs were not specifically identified by the City. The City lacked adequate documentation supporting the TIF-eligible expenses for the project.
Broken Bow	Trotter Project	\$300,000	For the Series A bond, the City obtained only a cost certification from the developer indicating it had incurred TIF-eligible expenses in excess of \$300,000. Upon the APA's inquiry, the City obtained further information from the developer.



City	Project	Project Costs	APA Notes
Hastings	Burlington Center	\$295,109.92	The APA requested documentation to support \$247,187.84 of project costs. For the \$66,286.76 in property acquisition costs, the City initially provided an unsigned closing statement. For \$22,131 in property demolition costs incurred by the City, only a statement with a list of the charges was provided. The APA requested additional documentation that was not provided until after the APA provided the findings to the City. The APA did not receive a cost certification for this project.
Kearney	Younes Conference Center	\$1,290,182.98	The City's CPA responded that the project was completed in 2010 and the invoices no longer exist.
Laurel	Joboti	\$85,000.00	Amount represents the total debt. No invoices or other documentation was maintained by the City. Upon request, the redeveloper provided a listing of amounts paid, of which five payments were selected for testing. The APA identified a \$1,000 payment to an individual for related project work and running errands that lacked proper supporting documentation.
North Platte	Eagle Estates Development	\$500,000.00	Amount represents the total debt. No invoices or other documentation was maintained by the City at the time of the project.
North Platte	Southwest Implement	\$564,000.00	Amount represents the total debt. No invoices or other documentation was maintained by the City at the time of the project.
North Platte	Wilkinson Development	\$281,944.00	Amount represents the total debt. No invoices or other documentation was maintained by the City at the time of the project.
Omaha	TIF Development 172 (Underwood Property)	\$108,000.00	Amount represents the total debt. No invoices or other documentation was maintained by the City at the time of the project. Additional information was provided after the APA reported findings to the City.
O'Neill	Garden Fresh Vegetables	\$355,000.00	Amount represents the total debt. No invoices were maintained by the City at the time of the project. Upon request, the City obtained a list of expenses from the developer. A cost certification was not provided.
Valentine	Ranchland Foods	\$494,160.00	No invoices or other documentation was maintained by the City. A cost certification was required by the contract but was not provided to the APA.

Even when bonds or other similar financing arrangements are used, it is imperative that cities and villages obtain and maintain documentation supporting the TIF-eligible project costs to ensure compliance with statutes.

Section 18-2103(12) of the Community Development Law defines a redevelopment project and its acceptable uses or undertakings. Generally, the following activities are allowable in a redevelopment area:

- To acquire substandard and blighted areas or portions thereof, including lands, structures, or improvements the acquisition of which is necessary or incidental to the proper clearance, development, or redevelopment of such substandard and blighted areas;
- To clear any such areas by demolition or removal of existing buildings, structures, streets, utilities, or other improvements thereon and to install, construct, or reconstruct streets, utilities, parks, playgrounds, public spaces, public parking facilities, sidewalks or moving sidewalks, convention and civic centers, bus stop shelters, lighting, benches or other similar furniture, trash receptacles, shelters, skywalks and pedestrian and vehicular overpasses and underpasses, and any other necessary public improvements essential to the preparation of sites for uses in accordance with a redevelopment plan;
- To sell, lease, or otherwise make available land in such areas for residential, recreational, commercial, industrial, or other uses, including parking or other facilities functionally related or subordinate to such uses, or for public use or to retain such land for public use, in accordance with a redevelopment plan; and may also include the preparation of the redevelopment plan, the planning, survey, and other work incident to a redevelopment project and the preparation of all plans and arrangements for carrying out a redevelopment project;

- To dispose of all real and personal property or any interest in such property, or assets, cash, or other funds held or used in connection with residential, recreational, commercial, industrial, or other uses, including parking or other facilities functionally related or subordinate to such uses, or any public use specified in a redevelopment plan or project, except that such disposition shall be at its fair value for uses in accordance with the redevelopment plan;
- To acquire real property in a community redevelopment area which, under the redevelopment plan, is to be repaired or rehabilitated for dwelling use or related facilities, repair or rehabilitate the structures, and resell the property; and
- To carry out plans for a program of voluntary or compulsory repair, rehabilitation, or demolition of buildings or other improvements in accordance with the redevelopment plan.

Without adequate documentation available to support project expenses, the city or village is unable to confirm that the expenses were used only for the above-described activities.

Furthermore, § 18-2147(1)(b) restricts the use of the excess ad valorem taxes (TIF revenues) to payment of the redevelopment costs, as follows:

*That portion of the ad valorem tax on real property, as provided in the redevelopment contract or bond resolution, in the redevelopment project in excess of such amount, if any, shall be allocated to and, when collected, paid into a special fund of the authority to be used solely to pay the principal of, the interest on, and any premiums due in connection with the bonds of, loans, notes, or advances of money to, or indebtedness incurred by, whether funded, refunded, assumed, or otherwise, such authority for financing or refinancing, in whole or in part, the redevelopment project. When such bonds, loans, notes, advances of money, or indebtedness, including interest and premiums due, have been paid, the authority shall so notify the county assessor and county treasurer and all ad valorem taxes upon taxable real property in such a redevelopment project shall be paid into the funds of the respective public bodies[.]*

(Emphasis added.)

Again, without documentation to support the redevelopment expenses, the city or village may be unable to determine whether the TIF revenues were used in accordance with this clear statutory directive.

Good internal controls require the maintenance of proper documentation to ensure compliance with the provisions of the Community Development Law. Without such records, there is an increased risk for the loss or misuse of TIF funds.

We recommend the cities and villages implement procedures to ensure the project costs are adequately documented, using contracts, agreements, invoices, receipts, or other records that support the nature of the project expenses and allow for a determination regarding compliance with the provisions of the Community Development Law. For those cities and villages without such documentation, we recommend the excess ad valorem taxes set aside for any unsupported project costs be returned to the county treasurer for redistribution.

## **2. Excess Ad Valorem Tax Received**

The APA determined that 3 of 22 projects examined received the incorrect amount of taxes from the county, collected ad valorem taxes that were greater than the project costs, or, unless changes are made, will collect ad valorem taxes that exceed project costs. The following table describes these projects:

City	Project	Project Costs	TIF Revenues	APA Notes
Broken Bow	Trotter Project – Series B Bond	\$231,428.34	\$239,870.02	The APA determined the costs for this portion of the project to be \$213,478.90. With the addition of \$17,949.44 in interest costs paid on the bond, the actual total cost of the project was \$231,428.34. A \$300,000 bond was issued for the project. Upon notification from the APA, the City indicated that it had reduced its bond amount, returned excess funds to the County Treasurer and notified the County Treasurer that the TIF project was complete in order to redistribute the property taxes.
McCool Junction	Farmer's Coop	\$74,528.64	\$172,150.79	The TIF revenues from the Farmer's Coop property were \$70,010.64, and the TIF revenues from the Junction Motor Speedway property were \$101,432.97. The Village has a list of several general infrastructure projects, but none are currently in progress. Additionally, the Village did not incur debt related to this project, so it is merely just collecting and holding TIF funds. See also Comment and Recommendation Number 7.
O'Neill	Garden Fresh Vegetables	\$292,793.07	\$159,069.74	The City provided documentation to support \$292,793.07 in costs for the project. The bond was for \$355,000. At the time of testing, the TIF revenues had not exceeded project costs; however, without adjusting the amount of the bond, the City will eventually receive more TIF funding than was required for the cost of the project.

As mentioned previously, § 18-2147(1)(b) requires the excess ad valorem taxes (TIF revenues) to “be used solely” for the payment of redevelopment costs. After all such financial obligations have been fully satisfied, the county assessor and the county treasurer are to be notified, and the ad valorem taxes are to be paid into the funds of the respective public bodies.

When the amount of the redevelopment debt exceeds the actual project costs, the city or village may receive residual TIF revenues not permitted by statute. Because they may not be used for anything other than eligible redevelopment plan expenses, any unexpended TIF revenues must be returned to the county treasurer for redistribution.

Good internal controls require procedures to ensure that excess ad valorem taxes collected are not greater than the total eligible project costs. Without such procedures, there is an increased risk for the loss or misuse of TIF funds.

Moreover, this finding provides further evidence of the need for cities and villages to maintain adequate documentation of project costs.

We recommend the cities and villages implement procedures to ensure eligible redevelopment project costs equal or exceed the amount of TIF revenues, regardless of the financing mechanism used. We also recommend the cities and villages ensure the county assessor and county treasurer are notified when the ad valorem taxes collected have completely funded the costs of the project. For those cities and villages whose excess ad valorem taxes have exceeded the project costs, we recommend the unused TIF funds be turned over to the county treasurer for redistribution.

### **3. Inaccurate Ad Valorem Taxes Received and Distributed**

For 3 of the 22 redevelopment projects tested, the APA determined that the county did not distribute the correct amount of excess ad valorem taxes to the cities and villages. For another five of the projects tested, the cities or villages did not properly distribute the excess ad valorem taxes received from the county treasurer. The details for this finding are provided in the table below:

City	Project	TIF Revenues Received	APA Notes
Alliance	Otto Office Building	\$30,566.17	The City did not properly pay the 2010 taxes totaling \$191.86. After being notified by the APA, the City confirmed this variance and sent a check to the redeveloper.
Broken Bow	Trotter Project – Series A Bond	\$230,563.70	The City paid the developer 90% of the TIF funds, or \$210,655.63. The City retained the remaining 10%, or \$19,908.07, for the authority, which is not authorized by statute. Upon notification from the APA, the City paid the developer those funds.
Broken Bow	Trotter Project – Series B Bond	\$239,870.02	The City used 90% of the TIF revenue for the bond payment, or \$217,358.14. The City retained the remaining 10%, or \$18,675.92, for the authority, which is not authorized by statute. Upon notification from the APA, the City made a bond payment with the funds and returned the excess \$3,835.96 to the County Treasurer.
Kearney	Buckle Distribution	\$766,879.80	The 2010 tax year amount was not properly distributed by the City because its 2010 calculation used the net tax excess, as opposed to the gross tax excess. Therefore, the tax credit amount of \$1,440.38 was not properly distributed in the City's calculation and distribution. As a result, an additional \$1,283.39 should be paid to the developer, and an additional \$142.59 should be remitted to the County. The remaining \$14.40 was retained by the County as a commission.
Kearney	Younes Conference Center	\$505,646.67	The City did not properly distribute the 2010 taxes, which totaled \$11,078.72. The County withheld \$110.79 for its commission. The City received \$10,967.93 for distribution. The contract required 90% of TIF revenues to be paid to the developer and the remaining 10% be paid back to the County. A total of \$9,871.14 is owed to the developer, and \$1,096.79 is owed to the County.
North Platte	Eagle Estates Development	\$261,511.03	Lincoln County incorrectly distributed tax amounts from 2011, 2012, 2014, and 2015 due to clerical errors in the Treasurer's office. Some of the errors included retaining more than the 1% commission allowed for counties and neglecting to distribute all property tax amounts. The total amount owed to the city is \$1,730.26.
North Platte	Southwest Implement	\$226,020.01	Lincoln County incorrectly distributed tax amounts from 2011, 2012, 2014, and 2015 due to clerical errors in the Treasurer's office. Some of the errors included retaining more than the 1% commission allowed for counties and neglecting to distribute all property tax amounts. The total amount owed to the city is \$1,223.04.
North Platte	Wilkinson Development	\$163,864.89	Lincoln County incorrectly distributed tax amounts from 2011, 2012, 2014, and 2015 due to clerical errors in the Treasurer's office. Some of the errors included retaining more than the 1% commission allowed for counties and neglecting to distribute all property tax amounts. The total amount owed to the city is \$511.35.

Neb. Rev. Stat. § 77-4212(4)(a) (Cum. Supp. 2016) states the following:

*By September 15, the Property Tax Administrator shall determine the amount to be disbursed under this subdivision to each county and certify such amounts to the State Treasurer and to each county. The disbursements to the counties shall occur in two equal payments, the first on or before January 31 and the second on or before April 1. After retaining one percent of the receipts for costs, the county treasurer shall allocate the remaining receipts to each taxing unit levying taxes on taxable property in the tax district in which the real property is located in the same proportion that the levy of such taxing unit bears to the total levy on taxable property of all the taxing units in the tax district in which the real property is located.*

Additionally, as noted previously, § 18-2147(1)(b) requires the excess ad valorem taxes (TIF revenues) to “be used solely” for the payment of redevelopment costs. After all such financial obligations have been fully satisfied, the county assessor and the county treasurer are to be notified, and the ad valorem taxes are to be paid into the funds of the respective public bodies.

Good internal controls require procedures to ensure the excess ad valorem tax is properly distributed by both the counties and the cities and villages. Without such procedures, there is an increased risk for the loss or misuse of TIF funds.

We recommend the Lincoln County Treasurer implement procedures to ensure all TIF revenues are properly distributed. We also recommend that cities and villages implement procedures to ensure an accurate amount of the excess ad valorem taxes are received from the counties, properly distributed, and used only for those purposes authorized under the Community Development Law. Finally, we recommend the cities and villages that made incorrect distributions recalculate and redistribute the excess ad valorem taxes received from the county in accordance with both statute and contractual requirements.

#### **4. Substandard and Blighted Study Concerns**

The APA found that 6 of 22 projects examined failed to meet the statutory requirements for the property to be considered blighted. The details of those projects are included in the table below:

City	Project	APA notes
Broken Bow	Trotter Project	There are two different study areas for this project – Study Area #6 and #7. There was not adequate documentation to support that one of the five specifically stated blighted conditions were met for either study. Both indicated a high level of confidence that the average ages of the structures were greater than 40 years of age. However, neither the average ages of the structures nor the actual ages of the structures were included in the studies. The other factor included in the studies related to the population of the City. The studies indicated that the City has experienced a declining population over the last three census periods. However, the statute requires the “area” to have a stable or decreasing population. Based on this information, there was not adequate information to document that either of the areas was blighted.
Hastings	Burlington Center	The project was approved in February 2000. The area was initially determined to be substandard and blighted during a March 1987 City Council meeting. The City did not have an available copy of the study that was used in this determination. The area was re-designated substandard and blighted in May 2012. The City provided only a summary of the 2012 study to the APA; therefore, there was not enough information to determine whether the requirements of the statute were met.
Imperial	Heather Estates	The only factor found in the study that possibly met one of the five specifically stated blight conditions was that a majority of the lots have been undeveloped. According to the study, these lots have been undeveloped for at least 20 years; however, statute requires land to be unimproved for 40 years. The City Clerk claims the area has been undeveloped for well over 40 years, but this was not stated in the study. Additionally, two lots were included in the TIF project that were not part of the study and do not appear to be eligible for TIF.
Kearney	Buckle Distribution	The study indicated that the estimated average age of the residential structures was 30.1 years of age. This was the only factor used of the five provided in statute. The statutory requirement is that the average age of the units be at least 40 years of age. Based on the study provided, there was not adequate information to document that the area was be blighted.
McCool Junction	Farmer’s Cooperative	There were two different studies that applied to this project – one in 2012 and one in 2014. Neither study said that the average age of the structures was in excess of 40 years; rather, the studies stated that 64.2% and 63.6% of the structures were over 40 years old. An average age of the structures was not provided in either study.
O’Neill	Garden Fresh Vegetables	The study did not document that the average age of the structures was in excess of 40 years; rather, it indicated that over 66% of the structures were over 40 years old. Based on this information, there was not adequate information to document that the area was blighted.



As noted in the background section herein, the term “blighted area” is defined in § 18-2103(11) of the Community Development Law. Per subsection (11)(b) of that statute, an area must meet at least one of five conditions in order to qualify as a blighted. Among those are requirements that “the average age of the residential or commercial units in the area is at least forty years” and “more than half of the plotted and subdivided property in the area is unimproved land that has been within the city for forty years and has remained unimproved during that time.”

Additionally, good internal controls require procedures to ensure the conditions set out at § 18-2103(11)(b) are addressed specifically in any study conducted by the city or village. Without such procedures, there is an increased risk that an area may be improperly designated as substandard and blighted and, though ineligible, receive TIF funding nonetheless.

We recommend the cities and villages implement procedures to ensure the study areas have met the statutory requirement to be considered blighted. Such procedures would necessarily entail a proper understanding of the relevant statutory definitions and a more thorough review and analysis of the studies prior to their approval by the governing bodies of the municipalities.

## 5. Redevelopment Plan and Cost-Benefit Analysis Concerns

Seven of the 22 redevelopment projects examined by the APA failed to meet the statutory requirements for a redevelopment plan. Similarly, eight of the projects tested lack an appropriate cost-benefit analysis. The details of those projects are set out in the following table:

City	Project	APA notes
Alliance	Otto Office Building	On multiple occasions, the APA requested a redevelopment plan specific to the Otto project that would be in compliance with statutory requirements. However, the City provided only a background summary and some maps of the area. Several of the statutory requirements were not met based on the information received.
Alliance	Pepsi-Cola Western NE	On multiple occasions, the APA requested a redevelopment plan specific to the Pepsi-Cola project that would be in compliance with statutory requirements. However, the City provided only a background summary and some maps of the area. Several of the statutory requirements were not met based on the information received.
Alliance	West Plains Grain	The following requirements were not clearly included in the redevelopment plan. The boundaries of the redevelopment project area, with a map showing existing uses and condition of the real property therein; and a land-use plan showing proposed uses of the area. Additionally, the cost benefit analysis received did not appear to include several factors, including tax shifts, impacts on public service, local tax impacts, employers and employees of firms locating or expanding to the area, and any other impacts determined.
Broken Bow	Trotter Project	Broken Bow has two study areas for the project – Study Areas #6 and #7. The plan for Study Area #6 was approved in December 2010. The plan for Study Area #7 was approved in July 2011. These plans did not include some of the factors required by statute. In response, the City referred the APA to Exhibit G of the Redevelopment Contract, which included all of the factors. However, Exhibit G contained only a legal description of Study Area #7, so the exhibit did not appear to apply to Study Area #6. Therefore, the following requirements were not met for Study Area #6: A land-use plan showing proposed uses of the area; information stating the standards of population densities; land coverage and building intensities after redevelopment; a site plan of the area; a statement as to the kind and number of additional public facilities or utilities required to support the new land uses in the area after development. Additionally, the City failed to provide a cost benefit analysis for either study area.
Kearney	Buckle Distribution	The following requirements were not included in the redevelopment plan: Information stating the standards of population densities, land coverage, and building intensities after redevelopment; a site plan of the area; and a statement as to the kind and number of additional public facilities or utilities required to support the new land uses in the area after development. The City also failed to provide a cost benefit analysis.

City	Project	APA notes
Kearney	Younes Conference Center	The following requirements were not included in the redevelopment plan: Information stating the standards of population densities, land coverage, and building intensities after redevelopment; and a site plan of the area. The City also failed to provide a cost benefit analysis.
Laurel	Joboti	Resolution No. 218 states that the City conducted a cost-benefit analysis. Per correspondence with City official, however, no written cost benefit analysis was completed. Therefore, the APA was unable to determine whether the statutory requirements were met.
McCool Junction	Farmer's Cooperative	An actual cost benefit analysis meeting the statutory requirements was not provided. Additionally, after the study area was amended, the Village did not amend its redevelopment plan, which included a site map of the redevelopment area.
North Platte	Wilkinson Development	A cost-benefit analysis memo was completed on April 26, 2003. However, the APA questioned whether all of the factors were considered including the impacts on employees and employers located outside of the boundary of the project area within the City. The APA was assured that all of the requirements had been discussed and analyzed.
Scottsbluff	Cirrus Redevelopment	Per email correspondence, a separate documented cost-benefit analysis was not found for this project, which dated back to 2002. Therefore, the APA could not determine if the analysis met all of the requirements, including an analysis of the project's impact on employment. All of the other projects examined in Scottsbluff addressed each of the statutory requirements.

Section 18-2111 sets out the required contents of a redevelopment plan, which include, but are not limited to, the following:

- The boundaries of the redevelopment project area, with a map showing the existing uses and condition of the real property therein;
- A land-use plan showing proposed uses of the area;
- Information showing the standards of population densities, land coverage, and building intensities in the area after redevelopment;
- A statement of the proposed changes, if any, in zoning ordinances or maps, street layouts, street levels or grades, or building codes and ordinances;
- A site plan of the area; and
- A statement as to the kind and number of additional public facilities or utilities which will be required to support the new land uses in the area after redevelopment.

In addition to the aforementioned requirements, § 18-2113(2) mandates the performance of “a cost-benefit analysis for each redevelopment project whose redevelopment plan includes the use of” TIF funding. Such cost-benefit models must “consider and analyze” the following:

- Tax shifts resulting from the approval of the use of funds pursuant to section 18-2147;
- Public infrastructure and community public service needs impacts and local tax impacts arising from the approval of the redevelopment project;
- Impacts on employers and employees of firms locating or expanding within the boundaries of the area of the redevelopment project;
- Impacts on other employers and employees within the city or village and the immediate area that are located outside of the boundaries of the area of the redevelopment project; and
- Any other impacts determined by the authority to be relevant to the consideration of costs and benefits arising from the redevelopment project.

Good internal control requires procedures to ensure compliance with the statutory requirements for both a redevelopment plan and a cost-benefit analysis. Without such procedures, there is an increased risk for the loss or misuse of TIF funds.

We recommend the cities and villages implement procedures to ensure compliance with the statutory requirements for both a redevelopment plan and a cost-benefit analysis. Such procedures would necessarily entail a proper understanding of those statutory mandates and a more thorough review of the plan and analysis by the city or village.

## 6. **Required Public Notice**

The APA determined that 3 of the 22 projects examined did not maintain documentation to support whether there was proper notice for the public hearings required for both the substandard and blighted study and the redevelopment plan. The details are provided in the table below:

City	Project	APA Notes
Broken Bow	Trotter Project	In December 2010, the City held a hearing for both the Substandard and Blighted Determination and the Redevelopment Plan for Study Area #6. The City was unable to provide the proof of publication for the hearing notice for this public hearing.
Hastings	Burlington Center	The City was unable to provide documentation to support whether proper notice was provided for the public hearing in March 1987 to declare an area substandard and blighted.
Kearney	Younes Conference Center	In October 2006, the City held a hearing to determine whether Study Area #8 should be declared substandard and blighted. The minutes for this meeting indicate that the redevelopment plan was also approved at this meeting. However, the notice of publication for the hearing indicated that the purpose of the meeting was only to determine whether an area was substandard and blighted. No mention was made of the approving of a redevelopment plan.

Section 18-2109 of the Community Development Law requires, in relevant part, the following:

*An authority shall not prepare a redevelopment plan for a redevelopment project area unless the governing body of the city in which such area is located has, by resolution adopted after a public hearing with notice provided as specified in section 18-2115, declared such area to be a substandard and blighted area in need of redevelopment.*

Whenever a redevelopment plan receives a public hearing, moreover, § 18-2115(1) requires notice to be given, as follows:

*The governing body of the city shall hold a public hearing on any redevelopment plan or substantial modification thereof recommended by the authority, after reasonable public notice thereof by publication at least once a week for two consecutive weeks in a legal newspaper of general circulation in the community, the time of the hearing to be at least ten days from the last publication. The notice shall describe the time, date, place, and purpose of the hearing and shall specifically identify the area to be redeveloped under the plan.*

Additionally, § 18-2119(1) requires that public notice of an invitation for proposal be published prior to consideration of any redevelopment contract. That statute provides, in relevant part, the following:

*An authority shall, by public notice by publication once each week for two consecutive weeks in a legal newspaper having a general circulation in the city, prior to the consideration of any redevelopment contract proposal relating to real estate owned or to be owned by the authority, invite proposals from, and make available all pertinent information to, private redevelopers or any persons interested in undertaking the redevelopment of an area, or any part thereof, which the governing body has declared to be in need of redevelopment. Such notice shall identify the area, and shall state that such further information as is available may be obtained at the office of the authority.*

For 2 of the 22 projects tested, no public notice of an invitation for proposal was issued. Those two projects, in Lincoln, Nebraska, and Laurel, Nebraska, are discussed below.

#### City of Lincoln

The 18<sup>th</sup> and Q redevelopment project for City of Lincoln included the construction of private residential housing atop a multi-level parking garage. Part of the project area included city-owned land that was transferred to the University of Nebraska after the redevelopment contract was signed. Because that property transfer occurred subsequent to acceptance of the redevelopment agreement, the APA questioned whether the invitation for proposal publication requirement in public notice requirement § 18-2119(1) had been met for the city-owned land.

On June 30, 2016, the APA received the following email response from the City of Lincoln to our inquiry about this matter:

*If you are requesting information on the Notice of Request for Proposals: The City did not issue an Invitation for Redevelopment Proposals for this project. Most of the land for this project was owned by the University of Nebraska – Lincoln. Therefore, the City considered the RFP process used by the University to sufficiently satisfy the requirements of public advertising for redevelopment proposals. The City was not provided with the proof of publication for the RFP conducted by the University.*

After the APA notified the City of Lincoln about specific concerns with the redevelopment project, including the apparent failure to issue the public notice required by § 18-2119(1), the City of Lincoln offered further explanation, which included the following:

*The City would also argue that the public notice requirement in Neb. Rev. Stat. § 18-2119(1) did not require the City to invite proposals from private developers before considering the sale of the City Property to the University for redevelopment. Rather, the public notice requirement in § 18-2119(1) is limited to proposals to develop property owned or to be owned by the City after the redevelopment contract has been completed.*

The language in § 18-2119(1) is clear that the authority is responsible for giving the required public notice “prior to the consideration of any redevelopment contract proposal relating to real estate owned or to be owned by the authority . . . .” Due to its continued ownership of the project area property at the time the redevelopment agreement was entered into, the City of Lincoln should have complied with 18-2119(1).

#### Joboti Project

The Joboti project in Laurel, Nebraska involved the acquisition of property and the installation thereon of infrastructure for a new manufacturing facility. Land owned by the Community Redevelopment Agency at the time was included within the project area. Consequently, the City of Laurel was responsible for ensuring publication of public notice for the invitation for proposal, as required by § 18-2119(1).

On September 9, 2016, the APA received from the City of Laurel the following email response to our initial inquiry regarding the apparent failure to provide the required notice:

*A public notice was not placed to invite proposals for the development of the property. JOBOTI, LLC held an option agreement for purchase of Lot 7 that was in place before the redevelopment plan/contract was formally approved.*

After the APA provided the City of Laurel with our specific concerns regarding the redevelopment project, including the apparent failure to provide the public notice required by § 18-2119(1), the City sent the APA additional information, including a publisher’s affidavit that public notice had indeed been given in compliance with the statute. It is unclear why this documentation was not included in the initial response received on September 9th.

Good internal control requires procedures the implementation of procedures and the maintenance of records to ensure that proper public notice is given when required by statute. Without such procedures, there is an increased risk for the loss or misuse of TIF funds.

We recommend the cities and villages implement procedures and maintain adequate documentation to ensure proper public notice is provided in accordance with statutory requirements.

## **7. Village of McCool Junction Concerns**

In addition to other issues addressed in these comments and recommendations, the APA identified the following concerns related to the Village of McCool Junction's use of TIF funds:

- Unknown Location of Bond
- Excess TIF Revenues from Junction Motor Speedway Project
- Incurrence of Debt Related to Farmer's Cooperative TIF Project.
- Lack of Bond Filing with APA

Initially, the APA selected the Farmer's Cooperative Project for examination. However, after determining that the Village continued to use TIF revenues from the Junction Motor Speedway Project after the loan for its development work had been repaid, the APA requested information regarding that project as well. A summary of both projects and the APA's concerns relating thereto follows.

### **Junction Motor Speedway Project**

In July 2003, the Village Board approved a redevelopment plan contained in the redevelopment contract that contemplated the use of bonds. In fact, \$58,263.84 in bonds were issued and sold. The proceeds were provided to the developer in the form of a grant with the TIF revenues on the property used to repay the bond. The developer was responsible at this time for the sanitary sewer infrastructure.

In August 2004, however, an amendment to the contract was approved that required the Agency to install the sewer lines and hook them up to the Village's sanitary sewer main. At that time, the amendment called for the redeveloper to deliver the bonds back to the Agency. The Village was unable to determine what happened to the bonds upon their delivery back to the Village.

In December 2004, the Village received an \$82,903 loan from the Nebraska Department of Environmental Quality at 2.5% interest for the construction of the sanitary sewer improvements. The total amount of principal and interest due was \$93,925.45. According to information obtained from the Village and the county treasurer, the loan and an additional \$13,697.80 in project costs were paid off by January 2012. At that time, the Village should have either notified the county treasurer and county assessor that the TIF project was complete or amended its redevelopment plan accordingly. Neither of those actions occurred.

Since that time, \$101,432.97 in TIF revenues for the Junction Motor Speedway Project has accumulated and is being used for the general infrastructure improvements contemplated in the Farmer's Cooperative TIF project.

### **Farmer's Cooperative Project**

In July 2012 the Village Board approved the redevelopment plan known as the Farmer's Cooperative Project to fund certain general infrastructure projects of the Village.



In December 2014, the Village's Community Development Agency issued bonds in the amount of \$251,700 for that project. The bonds do not appear to have been sold, and no money or other consideration was provided in exchange for them. Therefore, questions arise as to whether a valid debt existed to support the use of TIF revenues under § 18-2147.

As discussed previously herein, § 18-2147(1)(b) requires the excess ad valorem taxes (TIF revenues) to "be used solely" for the payment of redevelopment costs. After all such financial obligations have been fully satisfied, the county assessor and the county treasurer are to be notified, and the ad valorem taxes are to be paid into the funds of the municipality.

Because no value was received for the bonds that were issued, it does not appear that any actual debt that would support the utilization of TIF funding under § 18-2147(1)(b) was created merely by virtue of their issuance.

Additionally, the bonds in question were not filed with the APA, as required by Neb. Rev. Stat. § 10-140 (Reissue 2012), which states, in part, the following:

*Within sixty days after the initial issuance and delivery of all fully registered bonds, the issuer shall also file a record of the information required by this section with the Auditor of Public Accounts who shall maintain such information for public inspection.*

To date, \$70,010.64 in TIF revenues have been received by the Village for this project.

Good internal controls require the implementation of procedures and the maintenance of records to ensure the following: 1) bonds are safeguarded and filed in accordance with statutory requirements; 2) the county treasurer and assessor are notified when the TIF project loan is paid off; and 3) debt exists for the use of the excess ad valorem tax contemplated in statute. Without such procedures and records, there is an increased risk for the loss or misuse of TIF funds.

We recommend the Village cease using TIF funding until the concerns addressed in this comment are adequately addressed and appropriate action is taken to ensure compliance with the provisions of the Community Development Law.

## **8. Redevelopment Contract Issues and Other Items**

The APA identified the following issues regarding the redevelopment contracts between the developers and the authorities:

### **Laurel – Joboti Contract**

An original signed redevelopment contract could not be found for this project. Per email correspondence received on October 7, 2016, the City of Laurel has taken steps to rectify this issue. In addition, the City Council's meeting minutes did not reflect specific approval of the original redevelopment contract; rather, the approval was included as part of the separate bond resolution.

### **Broken Bow – Trotter Project**

In Broken Bow, the TIF project tested spans two separate redevelopment areas. The actual development, Trotter's Whoa and Go, is located in Study Area #6. Six land parcels are included in the redevelopment project for which TIF revenues are collected to pay for a second \$300,000 funding bond. Two of the parcels are located in Study Area #6. The other four parcels are located in Study Area #7.

A contract exists between the developer and the authority. The redevelopment area is defined in the contract under Exhibit A, but the legal description provided is only for Study Area #7. Study Area #6 does not seem to be contemplated in the contract.

Furthermore, Sections 301 and 304 of the redevelopment contract discuss the division of ad valorem taxes and the pledge of TIF revenues. Those sections both refer to six separate tracts of land – the Trotter location and five other properties for which the ad valorem tax was collected. Section 304 of the contract reads as follows:

**Section 304. Pledge of TIF Revenues.** The Authority hereby irrevocably pledges the TIF Revenues as security for the TIF Indebtedness, as follows:

- (a) TIF Revenues from Site #1 and paid to the Treasurer of the Authority are irrevocably pledged to the Series 2011 A TIF Indebtedness.
- (b) TIF Revenues from Site #2, Site #3, Site #4, Site #5, and Site #6 and paid to the Treasurer of the Authority are irrevocably pledged to the Series 2011 B TIF Indebtedness.

However, Exhibit G is included as an attachment to the contract and is designated the “Developer’s Redevelopment Plan.” This is the redevelopment plan that was approved by the City. The redevelopment plan discusses the capture of incremental tax revenues from only sites 2, 3, and 4 to amortize the Series B bonds. A copy of the Exhibit G language is provided below:

The Developers propose that the Authority issue \$300,000.00 Series A TIF Indebtedness to be repaid from the incremental tax revenues generated by Site #1, as described in the Redevelopment Contract, being truck stop and convenience store, pursuant to §18-2147 of the Nebraska Revised Statutes, for a period of 15 years from an effective date of January 1, 2012 . Additionally, in order for the City acquire funds to install the infrastructure, the Authority will issue an additional TIF Indebtedness designated Series 2011 B to pay for Public Infrastructure Costs. The capture of incremental tax revenues from Sites #2, #3, and #4, beginning in 2012 will amortize the Series 2011 B TIF Indebtedness.

Clearly, there is a conflict between the TIF funding provisions set out in Section 305 of the contract and those contained in the attached Developer’s Redevelopment Plan.

For some unexplained reason, moreover, the City issued three separate Notices to Divide Taxes for this project. The second two notices were for Industrial Park and Industrial Park 2. Each included a project description that stated: “Extension of Infrastructure for the development of industrial park.” This project description is misleading because the TIF revenues on these properties were used for the infrastructure costs on the Trotter Project.

Good internal controls require the implementation of procedures and the maintenance of records to ensure the Study Area descriptions, the Redevelopment Plan, the developer contracts, and other relevant information defines clearly and accurately the precise specifications of the redevelopment project. Without such procedures and records, there is an increased risk for the loss or misuse of TIF funds.

We recommend the local entities take appropriate action to ensure the language of their contracts, plans, and other documents pertaining to redevelopment projects are consistent and properly approved by the governing body. We also recommend the local entities implement procedures to ensure such documentation for any future TIF projects contain clear and consistent terms.

## **9. Incorrect Valuation Used to Calculate Property Taxes**

While examining the Eagle Estates Development Project in North Platte, Nebraska, the APA identified four instances of the certified valuations received by Lincoln County Assessor for the properties involved not agreeing to the corresponding valuation information obtained from the Lincoln County Treasurer. Those discrepancies are summarized in the table below:

<b>Tax Year</b>	<b>Parcel</b>	<b>Excess Value per Treasurer</b>	<b>Excess Value per Assessor</b>	<b>Variance</b>
2011	1548493	\$166,410	\$173,105	(\$6,695)
2014	1548476	\$100,255	\$101,605	(\$1,350)
2015	1548475	\$175,060	\$176,400	(\$1,340)
2015	1548476	\$100,255	\$101,605	(\$1,350)

According to the Lincoln County Assessor, incorrect amounts were included on the property record cards. Additionally, certain parcels of land included incorrect values from other tax years. Because the Lincoln County Treasurer had the correct valuations for calculating the tax amount due, however, the errors noted above did not have an effect on the ad valorem tax received or paid.

Per § 18-2149, the county assessor is responsible, along with the county board of equalization, for establishing the proper valuation of the taxable real property in a redevelopment project.

Good internal controls require the implementation of procedures to ensure that the county assessor's valuation records are accurate. Without such procedures, there is an increased risk for erroneous tax collections in a redevelopment area.

We recommend the Lincoln County Assessor implement procedures to ensure all valuations for the taxable real property in redevelopment projects are correct.

## **10. Delinquent Property Tax Payments**

For 4 of the 22 projects examined, the APA determined that property taxes either remained outstanding or had been paid late. The following table details those delinquent taxes:

<b>City</b>	<b>Project</b>	<b>APA notes</b>
Bennington	Dial Ridgewood Development	Of the 24 parcels used for TIF, 6 made late property tax payments and were assessed interest, and 3 paid no property taxes.
Hastings	Burlington Center	The second half of the 2015 property taxes was paid late – on October 27, 2016. Payment was considered delinquent on September 1, 2016. Interest in the amount of \$50.08 was paid.
North Platte	Wilkinson Development	The second half of the 2015 property taxes, totaling \$17,437.16, had not been paid as of October 26, 2016. Payment was considered delinquent on September 1, 2016.
O'Neill	Garden Fresh Vegetables	The second half of the 2015 property taxes was paid late – on October 4, 2016. Payment was considered delinquent on September 1, 2016. Interest in the amount of \$106.52 was paid.

Neb. Rev. Stat. §77-203 (Reissue 2009) says in relevant part, "All property taxes levied for any county, city, village, or other political subdivision therein shall be due and payable on December 31 next following the date of levy . . . ." Neb. Rev. Stat. § 77-204 (Reissue 2009) adds the following:

*One-half of the taxes due under section 77-203 shall become delinquent on May 1 and the second half on September 1 next following the date the taxes become due, except that in counties having a population of more than one hundred thousand, the first half shall become delinquent April 1 and the second half August 1 next following the date the taxes become due.*

We recommend the Legislature consider whether the Community Development Law should be amended to include language addressing the timely payment of taxes on real property in a TIF project.

#### **11. 2015 TIF Report from Department of Revenue**

The APA identified the following two inaccuracies in the 2015 TIF report prepared by the Department of Revenue (Department):

City	Project	Year	Description
Bennington	Dial Ridgewood Development	2012	The total valuation for 2012 appears to be inaccurate in the Department's report. The Tax Equalization and Review Commission adjusted the value of the property, which decreased the excess value to \$8,585,800. The Department reported an excess value of \$9,757,400.
McCool Junction	Farmer's Cooperative	2013	The total valuation for 2013 appears to be inaccurate in the Department's report. The County Assessor corrected the value of the property in February 2014, which increased the excess value to \$1,300,247. The Department reported an excess value of \$1,261,254.

The APA did not determine who was responsible for the inaccuracies in the Department's 2015 TIF report.

Good internal controls require the implementation of procedures and the maintenance of records to ensure that any changes in the valuation of properties in a redevelopment project are properly communicated to the Department. Without such procedures and records, there is an increased risk for inaccuracies in the annual TIF report produced by the Department.

We recommend the Department and the counties work together to ensure that adequate procedures are implemented and proper records are maintained to ensure the accuracy of the information used to compile the annual TIF report.

#### **12. Untimely Responses**

The APA encountered some difficulty in obtaining requested information in a reasonable timeframe. The APA sent three separate emails regarding each project: one to the County Assessor requesting detailed tax levy information and certified valuations; one to the County Treasurer requesting tax statements and details regarding the taxes paid; and one to the City or Village requesting specific documentation related to the project.

The following table summarizes the various delays in responding to the APA's initial email requests for documentation and includes both projects tested and not tested.

County	City	Project	Initial Email from APA	Initial Response Received	APA Notes
Box Butte	Alliance	Otto Office Building	6/9/2016	7/26/2016	The City responded on July 26, 2016.
Box Butte	Alliance	Pepsi-Cola Western NE	6/9/2016	7/26/2016	The City responded on July 26, 2016.
Box Butte	Alliance	West Plains Grain	6/9/2016	7/26/2016	The City responded on July 26, 2016.
Cedar	Laurel	Joboti	6/10/2016	7/5/2016	The City responded on July 5, 2016.
Chase	Imperial	Heather Estates	6/10/2016	7/7/2016 & 8/25/2016	The County Treasurer responded on July 7, 2016. The County Assessor responded on August 25, 2016.

County	City	Project	Initial Email from APA	Initial Response Received	APA Notes
Custer	Broken Bow	Trotter Project	6/10/2016	7/8/2016	The City responded on July 8, 2016.
Dakota	South Sioux City	SSC 25th/39th Streets	6/10/2016	7/4/2016	The County Assessor provided a response on July 4, 2016.
Douglas	Bennington	Dial Ridgewood Development	6/10/2016	7/6/2016, 7/27/2016, 8/29/2016	The County Assessor responded on July 6, 2016; the County Treasurer responded on July 27, 2016; the City responded on August 29, 2016.
Douglas	Omaha	Redevelopment 172 (Underwood Property)	6/10/2016	7/6/2016, 7/8/2016, 7/27/2016	The County Assessor responded on July 6, 2016; the City responded on July 8, 2016; the County Treasurer responded on July 27, 2016.
Douglas	Omaha	Redevelopment 249	6/10/2016	7/6/2016, 7/8/2016, 7/27/2016	The County Assessor responded on July 6, 2016; the City responded on July 8, 2016; the County Treasurer responded on July 27, 2016.
Douglas	Omaha	Redevelopment 305	6/10/2016	7/6/2016, 7/8/2016, 7/27/2016	The County Assessor responded on July 6, 2016; the City responded on July 8, 2016; the County Treasurer responded on July 27, 2016.
Douglas	Omaha	Redevelopment 310	6/10/2016	7/6/2016, 7/8/2016, 7/27/2016	The County Assessor responded on July 06, 2016; the City responded on July 8, 2016; the County Treasurer responded on July 27, 2016.
Hall	Grand Island	Copper Creek Look back	6/10/2016	7/6/2016	The City responded on July 6, 2016.
Lancaster	Lincoln	NE Innovation Campus	6/13/2016	7/15/2016	The City responded on July 15, 2016.
Lancaster	Waverly	Waverly Tractor Supply	6/13/2016	8/9/2016	The City began responding on August 9, 2016, and provided the last of the requested information on August 17, 2016.
Lincoln	North Platte	Eagle Estates	6/13/2016	7/8/2016	The City responded on July 8, 2016.
Lincoln	North Platte	Southwest Implement	6/13/2016	7/8/2016	The City responded on July 8, 2016.
Lincoln	North Platte	Wilkinson Development	6/13/2016	7/8/2016	The City responded on July 8, 2016.
Otoe	Nebraska City	Man on a Bike	6/13/2016	9/8/2016	The City responded on September 8, 2016.
York	McCool Junction	Farmer's Cooperative	6/13/2016	8/31/2016	After the initial email was sent, a follow up email was sent June 29, 2016. At some point thereafter, a call was placed to the Village and the emails were sent to another email address on August 9, 2016. The City responded on August 31, 2016.

Neb. Rev. Stat. § 84-305 (Cum. Supp. 2016) grants the APA full and speedy access to the records of public entities. That statute provides, in relevant part, the following:

*(1) The Auditor of Public Accounts shall have access to any and all information and records, confidential or otherwise, of any public entity, in whatever form or mode the records may be, unless the auditor is denied such access by federal law or explicitly named and denied such access by state law. If such a law exists, the public entity shall provide the auditor with a written explanation of its inability to produce such information and records and, after reasonable accommodations are made, shall grant the auditor access to all information and records or portions thereof that can legally be reviewed.*

*(2) Upon receipt of a written request by the Auditor of Public Accounts for access to any information or records, the public entity shall provide to the auditor as soon as is practicable and without delay, but not more than three business days after actual receipt of the request, either (a) the requested materials or (b)(i) if there is a legal basis for refusal to comply with the request, a written denial of the request together with the information specified in subsection (1) of this section or (ii) if the entire request cannot with reasonable good faith efforts be fulfilled within three business days after actual receipt of the request due to the significant difficulty or the extensiveness of the request, a written explanation, including the earliest practicable date for fulfilling the request, and an opportunity for the auditor to modify or prioritize the items within the request. No delay due to the significant difficulty or the extensiveness of any request for access to information or records shall exceed three calendar weeks after actual receipt of such request by any public entity. The three business days shall be computed by excluding the day the request is received, after which the designated period of time begins to run. Business day does not include a Saturday, a Sunday, or a day during which the offices of the custodian of the public records are closed.*



(Emphasis added.) Additionally, Neb. Rev. Stat. § 84-305.01 (Cum. Supp. 2016) states, in relevant part, “Any person who willfully fails to comply with the provisions of section 84-305 . . . shall be guilty of a Class II misdemeanor.”

The lack of available records and employee turnover at the cities or villages was sometimes blamed for the failure to respond to the APA’s records requests in compliance with § 84-305. Additionally, even when the information provided, it was often incomplete. Consequently, the APA had to contact the entity repeatedly.

Good internal controls require the implementation of procedures and the maintenance of records to ensure that documentation pertaining to TIF projects is easily accessible, even in the event of employee turnover. Without such procedures and records, there is an increased risk not only for the loss or misuse of TIF funds but also the inability to respond timely to the APA’s requests for information.

We recommend the public entities implement procedures and maintain records in order both to safeguard TIF funds and to permit timely responses to the APA’s requests for information.

### **Overall Summary**

Some consider TIF to be not only beneficial to local communities but also necessary to promote the continued growth and economic prosperity of Nebraska’s municipalities. It is not the intent of the APA to opine upon either that viewpoint or the purpose of the Community Development Law. Keeping the interests of the Nebraska taxpayers in mind, however, it appears that the Community Development Law and supplementary statutes that authorize TIF projects may merit legislative review to safeguard taxpayer dollars and to ensure that publicly funded redevelopment projects are carried out properly.

As noted in the background section of this letter, the Community Development Law, which serves as the vehicle for TIF in Nebraska, consists of a patchwork of legislation that has existed, in one form or another, since 1951. Subsequently, the law has been amended in ways that may have contributed to what some perceive as the present confusion regarding both its intent and proper application.

To start, certain language in the current Community Development Law is so broad and generic in nature that it undermines significantly any attempt to place definite parameters around the use of TIF. As noted in this letter, for instance, the lengthy definition for “redevelopment project” found at § 18-2103(12), which describes the type of “work or undertaking” upon which TIF monies may be expended, concludes with the sweeping phrase “or other improvements in accordance with the redevelopment plan.” Consequently, virtually anything included in a redevelopment plan may qualify for TIF revenues.

Moreover, § 18-2143 requires a liberal construction of the Community Development Law, as follows:

*The provisions of sections 18-2101 to 18-2144 and all grants of power, authority, rights or discretion herein made to a city and to an authority created under the provisions hereof shall be liberally construed, and all incidental powers necessary to carry into effect the provisions of such sections are hereby expressly granted to and conferred upon a city or an authority created pursuant hereto.*

Section 18-2153 calls also for the liberal construction of §§ 18-2147 to 18-2153, which provide the express authority and guidelines for using TIF to pay for redevelopment projects undertaken pursuant to the Community Development Law.

Compounding the interpretive latitude permitted by both the broad statutory language of the Community Development Law and TIF statutes, as well as the required liberal construction thereof, is the lack of specificity found in some of the act's statutory terminology. An example provided in this letter is the definition of a "substandard" area found § 18-2103(10), which requires a "predominance of buildings or improvements" to reflect any of the designated blight factors. Precisely what constitutes this "predominance" is unclear, however. A similar lack of clarity is noted for the definition of "blighted" at § 18-2103(11). Such ambiguity contributes to uncertainty at best and the potential for the willful abuse of TIF at worst. Under these rather indefinite parameters, TIF revenues can be expended on almost anything.

Additionally, TIF is authorized by the State but administered entirely at the local level by the governing bodies and redevelopment authorities of the cities and villages. The resulting absence of any statewide oversight permits the Community Development Law to be construed and implemented locally in a far more liberal fashion, perhaps, than current legislative preference might condone. Likewise, the absence of any effective control at the State level permits the provisions of the Community Development Law to be infringed, intentionally or otherwise, without meaningful redress, resulting in the various concerns discussed in this letter.

The APA initially selected for testing 35 of the 766 TIF projects included in the Department of Revenue's 2015 TIF Annual Report. In addition to the general observations provided, our examination noted the following:

- ***Various Uses of TIF Funds*** – One project used several unrelated properties, not all in the same area, to fund the infrastructure costs at a new project location. Another project used TIF to finance municipal projects, such as roads and parks, which did not increase the taxable property values. Yet another municipality created a revolving loan program from TIF revenues. Finally, one project incurred questionable expenses that were reimbursed with TIF revenues.
- ***Prior Expenses Incurred*** – In some instances, TIF funds were used to reimburse expenses incurred prior to the project plan approval.
- ***Lack of Documentation*** – Fourteen of 22 projects tested did not maintain adequate supporting documentation for redevelopment expenses. These improper record retention practices made some important financial documents difficult to obtain – when, that is, they were available at all.
- ***Excess Ad Valorem Tax Received*** – For 3 of 22 projects tested, the amount of tax revenues exceeded or will exceed actual project costs.
- ***Inaccurate Ad Valorem Taxes Distributed*** – For 3 of 22 projects tested, the county distributed the taxes improperly. For another five projects, the municipality failed to distribute the taxes correctly.
- ***Substandard and Blighted Study Concerns*** – Six of 22 projects tested failed to meet the specific statutory requirements to be considered blighted.
- ***Redevelopment Plan and Cost-Benefit Analysis Concerns*** – Seven of 22 projects tested failed to meet the statutory requirements for redevelopment plans. Additionally, 8 projects lacked an appropriate cost-benefit analysis, as mandated by statute.
- ***Required Public Notice*** – Three of 22 projects tested failed to maintain documentation to support that the statutorily required notice had been given for the public hearings mandated for both the substandard and blighted study and the redevelopment plan. Additionally, 2 of the 22 projects lacked support that the statutorily required public notice had been given for an invitation for proposal to private redevelopers.
- ***Village Use of TIF funds*** – The APA's examination revealed the following concerns relating to the use of TIF by one village tested: 1) one bond was found to be missing; 2) TIF revenues exceeded the actual costs of one project; 3) TIF revenues were collected for one project for which no debt had been incurred; and 4) one bond was not filed with the APA, as required by statute.

- ***Redevelopment Contract Issues*** – The APA’s examination of redevelopment contracts found agreements that lacked signatures and inconsistent descriptions of a redevelopment area in different sections of the same contract.
- ***Incorrect Valuation Used to Calculate Property Taxes*** – For one project tested, the County Treasurer’s valuation did not agree to the County Assessor’s valuation.
- ***Delinquent Property Tax Payments*** – For 4 of the 22 projects tested, the APA determined that property taxes either remained outstanding or had been paid late.
- ***Untimely Responses*** – The APA encountered some difficulty in obtaining requested information within a reasonable timeframe.

The closest that the Community Development Law comes to invoking some sort of supervision beyond the local level is to require, per § 18-2117.01, an annual filing with the Property Tax Administrator of reports containing specific information regarding redevelopment plans financed with TIF monies. As addressed herein, however, the Property Tax Administrator has been receiving only minimal information, consisting solely of new amendments to the plans, from the municipalities. More importantly, § 18-2117.01 directs the Property Tax Administrator only to transmit electronically to the Clerk of the Legislature a separate report on the information received. The statute says that such report “may” contain recommendations of the Property Tax Administrator regarding the information obtained from the municipalities. Even if the Property Tax Administrator’s submissions were extremely comprehensive and detailed in nature, those materials would prove of little value by simply being stored in the Clerk of the Legislature’s office. Furthermore, for 2 of the 22 projects examined, the valuations reflected on the annual report were incorrect.

Overall, TIF is subject to remarkably little monitoring and oversight. Due to the statutorily allowed 15-year length of these publicly funded redevelopment projects, moreover, there can be significant personnel turnover – of staff and elected officials alike – at the municipalities, which leads to a lack of institutional knowledge regarding both the requirements of the Community Development Law and the details of various TIF projects, past and present.

The Legislature may wish to consider whether the Community Development Law is being utilized effectively, and municipalities are interpreting and implementing its provisions in an appropriate fashion. If not, one possible legislative remedy might be the creation of an oversight committee or authority to monitor statutory compliance and to provide adequate statewide oversight of TIF projects, thereby protecting the interests of both the taxpayers and their communities as a whole.

\* \* \* \* \*

Our limited procedures for this letter were designed primarily on a test basis and, therefore, may not bring to light all weaknesses in policies or procedures that could exist. Nevertheless, our objective is to use the knowledge gained during examination of the TIF projects to make comments and suggestions that we hope will be useful to the Legislature.

The findings in this letter were individually communicated to the entities involved with the specific TIF project, prior to the release of this letter. Responses received from them were taken into consideration.

This communication is intended solely for the information and use of the Legislature. It is not intended to be, and should not be, used by any other parties or individuals. However, this letter is a matter of public record, and its distribution is not limited.

If you have any questions regarding the above information, please contact our office.

Sincerely,

A handwritten signature in black ink, appearing to read "C. J. Janssen", with a long horizontal flourish extending to the right.

Charlie Janssen  
State Auditor

Enclosures

**TIF TAX DISTRIBUTION SUMMARY**  
**TAX YEARS 2011 TO 2015**

**EXHIBIT A**

**BURLINGTON CENTER LP**  
HASTINGS - ADAMS COUNTY  
PROJECT DATE: 2/16/2000

LOT SIZE PER ASSESSOR: .06 ACRES

FUND	DISTRIBUTION OF TOTAL VALUATION					TAXES AT TOTAL VALUATION	ACTUAL TAXES COLLECTED	VARIANCE
	TAX YEAR 2011	TAX YEAR 2012	TAX YEAR 2013	TAX YEAR 2014	TAX YEAR 2015			
	AMOUNT	AMOUNT	AMOUNT	AMOUNT	AMOUNT			
Adams County	\$695.26	\$663.89	\$640.94	\$629.96	\$574.07	\$3,204.12	\$109.34	-\$3,094.78
Hastings School District 18	\$2,791.96	\$2,791.96	\$2,791.96	\$2,791.96	\$2,918.78	\$14,086.62	\$480.10	-\$13,606.52
ESU 9	\$31.21	\$31.21	\$31.21	\$31.21	\$32.63	\$157.47	\$5.36	-\$152.11
Central Community College	\$241.85	\$243.17	\$234.29	\$229.80	\$211.47	\$1,160.58	\$39.60	-\$1,120.98
Little Blue NRD	\$61.69	\$61.55	\$59.50	\$47.61	\$38.26	\$268.61	\$9.19	-\$259.42
Adams Co. Agricultural Society	\$47.03	\$43.64	\$39.53	\$41.33	\$39.01	\$210.54	\$7.18	-\$203.36
Hastings CRA	\$52.85	\$52.44	\$53.35	\$54.09	\$56.34	\$269.07	\$9.17	-\$259.90
City of Hastings	\$983.57	\$983.57	\$949.18	\$949.18	\$992.29	\$4,857.79	\$23,554.86	\$18,697.07
<b>Total</b>	<b>\$4,905.42</b>	<b>\$4,871.43</b>	<b>\$4,799.96</b>	<b>\$4,775.14</b>	<b>\$4,862.85</b>	<b>\$24,214.80</b>	<b>\$24,214.80</b>	<b>\$0.00</b>
BASE VALUE	\$7,155.00	\$7,155.00	\$7,155.00	\$7,155.00	\$7,155.00			
EXCESS VALUE	\$200,890.00	\$200,890.00	\$200,890.00	\$200,890.00	\$210,340.00			
TOTAL VALUATION	\$208,045.00	\$208,045.00	\$208,045.00	\$208,045.00	\$217,495.00			

**OTTO OFFICE BUILDING**  
ALLIANCE - BOX BUTTE COUNTY  
PROJECT DATE: 7/22/2009

LOT SIZE PER ASSESSOR: 14,000 SQ FT

FUND	DISTRIBUTION OF TOTAL VALUATION					TAXES AT TOTAL VALUATION	ACTUAL TAXES COLLECTED	VARIANCE
	TAX YEAR 2011	TAX YEAR 2012	TAX YEAR 2013	TAX YEAR 2014	TAX YEAR 2015			
	AMOUNT	AMOUNT	AMOUNT	AMOUNT	AMOUNT			
Box Butte County	\$1,095.65	\$1,017.89	\$961.27	\$953.76	\$856.68	\$4,885.25	\$361.86	-\$4,523.39
Alliance School District 6	\$3,154.30	\$3,191.86	\$3,131.64	\$3,161.67	\$3,132.42	\$15,771.89	\$1,168.84	-\$14,603.05
ESU 13	\$45.40	\$45.22	\$44.13	\$46.81	\$46.41	\$227.97	\$16.91	-\$211.06
Western NE Community College	\$286.98	\$286.98	\$289.26	\$282.96	\$282.99	\$1,429.17	\$105.90	-\$1,323.27
Upper Niobrara White NRD	\$58.48	\$62.29	\$61.26	\$57.46	\$52.29	\$291.78	\$21.62	-\$270.16
Box Butte Co. Agricultural Society	\$20.96	\$19.57	\$18.79	\$17.42	\$15.59	\$92.33	\$6.85	-\$85.48
City of Alliance	\$1,098.75	\$1,087.09	\$1,067.19	\$1,067.18	\$1,063.14	\$5,383.35	\$26,399.76	\$21,016.41
<b>Total</b>	<b>\$5,760.52</b>	<b>\$5,710.90</b>	<b>\$5,573.54</b>	<b>\$5,587.26</b>	<b>\$5,449.52</b>	<b>\$28,081.74</b>	<b>\$28,081.74</b>	<b>\$0.00</b>
BASE VALUE	\$21,000.00	\$21,000.00	\$21,000.00	\$21,000.00	\$21,000.00			
EXCESS VALUE	\$265,234.00	\$265,234.00	\$260,464.00	\$260,464.00	\$260,464.00			
TOTAL VALUATION	\$286,234.00	\$286,234.00	\$281,464.00	\$281,464.00	\$281,464.00			

**TIF TAX DISTRIBUTION SUMMARY**  
**TAX YEARS 2011 TO 2015**

**EXHIBIT A**

**PEPSI-COLA WESTERN NE LLC**  
ALLIANCE - BOX BUTTE COUNTY  
PROJECT DATE: 1/1/2011

LOT SIZE PER ASSESSOR: 535,700 SQ FT

FUND	DISTRIBUTION OF TOTAL VALUATION					TAXES AT TOTAL VALUATION	ACTUAL TAXES COLLECTED	VARIANCE
	TAX YEAR 2011	TAX YEAR 2012	TAX YEAR 2013	TAX YEAR 2014	TAX YEAR 2015			
	AMOUNT	AMOUNT	AMOUNT	AMOUNT	AMOUNT			
Box Butte County	\$205.05	\$11,062.33	\$10,675.71	\$10,592.26	\$9,514.16	\$42,049.51	\$52.82	-\$41,996.69
Alliance School District 6	\$590.34	\$34,688.76	\$34,779.54	\$35,113.04	\$34,788.14	\$139,959.82	\$170.65	-\$139,789.17
ESU 13	\$8.50	\$491.50	\$490.14	\$519.84	\$515.46	\$2,025.44	\$2.47	-\$2,022.97
Western NE Community College	\$53.71	\$3,118.85	\$3,212.48	\$3,142.46	\$3,142.77	\$12,670.27	\$15.46	-\$12,654.81
Upper Niobrara White NRD	\$10.94	\$676.99	\$680.35	\$638.18	\$580.70	\$2,587.16	\$3.17	-\$2,583.99
Box Butte Co. Agricultural Society	\$3.92	\$212.72	\$208.66	\$193.49	\$173.05	\$791.84	\$1.00	-\$790.84
City of Alliance	\$205.64	\$11,814.35	\$11,852.02	\$11,851.95	\$11,807.00	\$47,530.96	\$247,369.43	\$199,838.47
<b>Total</b>	<b>\$1,078.10</b>	<b>\$62,065.50</b>	<b>\$61,898.90</b>	<b>\$62,051.22</b>	<b>\$60,521.28</b>	<b>\$247,615.00</b>	<b>\$247,615.00</b>	<b>\$0.00</b>
BASE VALUE	\$3,066.00	\$3,066.00	\$3,066.00	\$3,066.00	\$3,066.00			
EXCESS VALUE	\$50,504.00	\$3,107,693.00	\$3,122,828.00	\$3,122,828.00	\$3,122,828.00			
<b>TOTAL VALUATION</b>	<b>\$53,570.00</b>	<b>\$3,110,759.00</b>	<b>\$3,125,894.00</b>	<b>\$3,125,894.00</b>	<b>\$3,125,894.00</b>			

**WEST PLAINS GRAIN**  
ALLIANCE - BOX BUTTE COUNTY  
PROJECT DATE: 1/1/2012

LOT SIZE PER ASSESSOR: 178.50 ACRES

FUND	DISTRIBUTION OF TOTAL VALUATION					TAXES AT TOTAL VALUATION	ACTUAL TAXES COLLECTED	VARIANCE
	TAX YEAR 2011	TAX YEAR 2012	TAX YEAR 2013	TAX YEAR 2014	TAX YEAR 2015			
	AMOUNT	AMOUNT	AMOUNT	AMOUNT	AMOUNT			
Box Butte County		\$18,539.15	\$18,176.70	\$27,297.92	\$25,085.63	\$89,099.40	\$5,368.35	-\$83,731.05
Alliance School District 6		\$58,134.24	\$59,216.42	\$90,491.94	\$91,724.61	\$299,567.21	\$17,878.73	-\$281,688.48
ESU 13		\$823.70	\$834.53	\$1,339.70	\$1,359.10	\$4,357.03	\$258.74	-\$4,098.29
Western NE Community College		\$5,226.82	\$5,469.65	\$8,098.63	\$8,286.44	\$27,081.54	\$1,618.48	-\$25,463.06
Upper Niobrara White NRD		\$1,134.56	\$1,158.38	\$1,644.70	\$1,531.10	\$5,468.74	\$330.51	-\$5,138.23
Box Butte Co. Agricultural Society		\$356.48	\$355.26	\$498.67	\$456.28	\$1,666.69	\$101.08	-\$1,565.61
City of Alliance		\$19,799.45	\$20,179.50	\$30,544.38	\$31,131.10	\$101,654.43	\$503,339.15	\$401,684.72
<b>Total</b>	<b>\$0.00</b>	<b>\$104,014.40</b>	<b>\$105,390.44</b>	<b>\$159,915.94</b>	<b>\$159,574.26</b>	<b>\$528,895.04</b>	<b>\$528,895.04</b>	<b>\$0.00</b>
BASE VALUE		\$400,555.00	\$400,500.00	\$400,500.00	\$400,500.00			
EXCESS VALUE		\$4,812,708.00	\$4,921,716.00	\$7,655,430.00	\$7,841,460.00			
<b>TOTAL VALUATION</b>		<b>\$5,213,263.00</b>	<b>\$5,322,216.00</b>	<b>\$8,055,930.00</b>	<b>\$8,241,960.00</b>			

**TIF TAX DISTRIBUTION SUMMARY**  
**TAX YEARS 2011 TO 2015**

**EXHIBIT A**

**BUCKLE DISTRIBUTION**  
KEARNEY - BUFFALO COUNTY  
PROJECT DATE: 8/25/2009

LOT SIZE PER ASSESSOR: 42.10 ACRES

FUND	DISTRIBUTION OF TOTAL VALUATION					TAXES AT TOTAL VALUATION	ACTUAL TAXES COLLECTED	VARIANCE
	TAX YEAR 2011 AMOUNT	TAX YEAR 2012 AMOUNT	TAX YEAR 2013 AMOUNT	TAX YEAR 2014 AMOUNT	TAX YEAR 2015 AMOUNT			
Buffalo County	\$34,830.66	\$37,025.15	\$35,163.95	\$28,112.15	\$24,690.04	\$159,821.95	\$14,124.28	-\$145,697.67
Kearney School District 7	\$108,343.03	\$108,343.10	\$106,935.09	\$104,064.65	\$98,662.21	\$526,348.08	\$46,510.26	-\$479,837.82
ESU 10	\$1,208.34	\$1,208.33	\$1,210.66	\$1,186.66	\$1,112.30	\$5,926.29	\$523.67	-\$5,402.62
Central Community College	\$9,364.46	\$9,415.59	\$9,089.15	\$8,909.54	\$7,862.89	\$44,641.63	\$3,944.88	-\$40,696.75
Central Platte NRD	\$4,229.75	\$3,601.88	\$3,402.13	\$3,277.83	\$3,106.89	\$17,618.48	\$1,556.97	-\$16,061.51
Buffalo Co Agricultural Society	\$1,584.13	\$1,635.60	\$1,608.13	\$1,386.13	\$1,208.53	\$7,422.52	\$655.95	-\$6,766.57
City of Kearney	\$12,688.91	\$12,681.49	\$12,665.29	\$12,610.98	\$11,639.30	\$62,285.97	\$756,748.91	\$694,462.94
<b>Total</b>	<b>\$172,249.28</b>	<b>\$173,911.14</b>	<b>\$170,074.40</b>	<b>\$159,547.94</b>	<b>\$148,282.16</b>	<b>\$824,064.92</b>	<b>\$824,064.92</b>	<b>\$0.00</b>
BASE VALUE	\$712,800.00	\$712,800.00	\$712,800.00	\$712,800.00	\$712,800.00			
EXCESS VALUE	\$7,342,785.00	\$7,342,785.00	\$7,358,120.00	\$7,353,120.00	\$7,374,260.00			
<b>TOTAL VALUATION</b>	<b>\$8,055,585.00</b>	<b>\$8,055,585.00</b>	<b>\$8,070,920.00</b>	<b>\$8,065,920.00</b>	<b>\$8,087,060.00</b>			

**YOUNES CONF CENTER**  
KEARNEY - BUFFALO COUNTY  
PROJECT DATE: 10/27/2009

LOT SIZE PER ASSESSOR: 5.07 ACRES

FUND	DISTRIBUTION OF TOTAL VALUATION					TAXES AT TOTAL VALUATION	ACTUAL TAXES COLLECTED	VARIANCE
	TAX YEAR 2011 AMOUNT	TAX YEAR 2012 AMOUNT	TAX YEAR 2013 AMOUNT	TAX YEAR 2014 AMOUNT	TAX YEAR 2015 AMOUNT			
Buffalo County	\$22,167.38	\$22,610.02	\$21,432.64	\$17,145.15	\$15,185.62	\$98,540.81	\$1,613.65	-\$96,927.16
Kearney School District 7	\$68,953.08	\$66,161.44	\$65,177.59	\$63,467.36	\$60,682.24	\$324,441.71	\$5,313.65	-\$319,128.06
ESU 10	\$769.03	\$737.89	\$737.89	\$723.72	\$684.12	\$3,652.65	\$59.82	-\$3,592.83
Central Community College	\$5,959.85	\$5,749.79	\$5,539.89	\$5,433.78	\$4,836.07	\$27,519.38	\$450.69	-\$27,068.69
Central Platte NRD	\$2,691.95	\$2,199.56	\$2,073.62	\$1,999.09	\$1,910.90	\$10,875.12	\$177.88	-\$10,697.24
Buffalo Co Agricultural Society	\$1,008.19	\$998.81	\$980.17	\$845.38	\$743.31	\$4,575.86	\$74.93	-\$4,500.93
City of Kearney	\$8,075.64	\$7,744.17	\$7,719.58	\$7,691.24	\$7,158.76	\$38,389.39	\$500,304.30	\$461,914.91
<b>Total</b>	<b>\$109,625.12</b>	<b>\$106,201.68</b>	<b>\$103,661.38</b>	<b>\$97,305.72</b>	<b>\$91,201.02</b>	<b>\$507,994.92</b>	<b>\$507,994.92</b>	<b>\$0.00</b>
BASE VALUE	\$81,435.00	\$81,435.00	\$81,435.00	\$81,435.00	\$81,435.00			
EXCESS VALUE	\$5,045,405.00	\$4,837,840.00	\$4,837,840.00	\$4,837,840.00	\$4,892,515.00			
<b>TOTAL VALUATION</b>	<b>\$5,126,840.00</b>	<b>\$4,919,275.00</b>	<b>\$4,919,275.00</b>	<b>\$4,919,275.00</b>	<b>\$4,973,950.00</b>			

**TIF TAX DISTRIBUTION SUMMARY**  
**TAX YEARS 2011 TO 2015**

**EXHIBIT A**

**JOBOTI, LLC**  
LAUREL - CEDAR COUNTY  
PROJECT DATE: 1/1/2013

LOT SIZE PER ASSESSOR: 4.53 ACRES

FUND	DISTRIBUTION OF TOTAL VALUATION					TAXES AT TOTAL VALUATION	ACTUAL TAXES COLLECTED	VARIANCE
	TAX YEAR 2011	TAX YEAR 2012	TAX YEAR 2013	TAX YEAR 2014	TAX YEAR 2015			
	AMOUNT	AMOUNT	AMOUNT	AMOUNT	AMOUNT			
Cedar County			\$1,201.55	\$1,514.20	\$1,849.47	\$4,565.22	\$54.41	-\$4,510.81
Laurel-Concord School District								
54			\$3,940.19	\$5,001.47	\$6,074.62	\$15,016.28	\$178.93	-\$14,837.35
ESU 1			\$79.17	\$112.92	\$153.18	\$345.27	\$4.02	-\$341.25
Northeast Community College			\$524.07	\$745.23	\$973.65	\$2,242.95	\$26.19	-\$2,216.76
Lower Elkhorn NRD			\$140.45	\$188.98	\$245.71	\$575.14	\$6.76	-\$568.38
Laurel Fire District			\$68.28	\$91.26	\$110.94	\$270.48	\$3.21	-\$267.27
Cedar Co. Agricultural Society			\$29.69	\$36.07	\$44.67	\$110.43	\$1.32	-\$109.11
City of Laurel			\$2,638.80	\$3,763.79	\$5,105.78	\$11,508.37	\$34,359.30	\$22,850.93
<b>Total</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$8,622.20</b>	<b>\$11,453.92</b>	<b>\$14,558.02</b>	<b>\$34,634.14</b>	<b>\$34,634.14</b>	<b>\$0.00</b>
BASE VALUE			\$8,920.00	\$8,920.00	\$8,920.00			
EXCESS VALUE			\$518,840.00	\$743,840.00	\$1,012,265.00			
TOTAL VALUATION			\$527,760.00	\$752,760.00	\$1,021,185.00			

**HEATHER ESTATES PROJ**  
IMPERIAL - CHASE COUNTY  
PROJECT DATE: 1/1/2014

LOT SIZE PER ASSESSOR: 152,361 SQ FT

FUND	DISTRIBUTION OF TOTAL VALUATION					TAXES AT TOTAL VALUATION	ACTUAL TAXES COLLECTED	VARIANCE
	TAX YEAR 2011	TAX YEAR 2012	TAX YEAR 2013	TAX YEAR 2014	TAX YEAR 2015			
	AMOUNT	AMOUNT	AMOUNT	AMOUNT	AMOUNT			
Chase County				\$124.78	\$2,548.84	\$2,673.62	\$55.94	-\$2,617.68
Chase County School District				\$339.60	\$7,208.28	\$7,547.88	\$155.01	-\$7,392.87
ESU 15				\$8.22	\$176.23	\$184.45	\$3.77	-\$180.68
Mid-Plains Community College				\$46.61	\$1,055.04	\$1,101.65	\$21.95	-\$1,079.70
Upper Republican NRD				\$36.96	\$746.89	\$783.85	\$16.49	-\$767.36
Chase County Historical Society				\$0.32	\$6.25	\$6.57	\$0.15	-\$6.42
Imperial Airport				\$16.60	\$376.62	\$393.22	\$7.83	-\$385.39
City of Imperial				\$432.21	\$9,168.51	\$9,600.72	\$22,030.82	\$12,430.10
<b>Total</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$1,005.30</b>	<b>\$21,286.66</b>	<b>\$22,291.96</b>	<b>\$22,291.96</b>	<b>\$0.00</b>
BASE VALUE				\$13,713.00	\$13,713.00			
EXCESS VALUE				\$43,126.00	\$1,338,903.00			
TOTAL VALUATION				\$56,839.00	\$1,352,616.00			



**TIF TAX DISTRIBUTION SUMMARY**  
**TAX YEARS 2011 TO 2015**

**EXHIBIT A**

**RANCHLAND FOODS**  
VALENTINE - CHERRY COUNTY  
PROJECT DATE: 1/8/2009

LOT SIZE PER ASSESSOR: 50,400 SQ FT

	DISTRIBUTION OF TOTAL VALUATION					TAXES AT TOTAL VALUATION	ACTUAL TAXES COLLECTED	VARIANCE
	TAX YEAR 2011	TAX YEAR 2012	TAX YEAR 2013	TAX YEAR 2014	TAX YEAR 2015			
FUND	AMOUNT	AMOUNT	AMOUNT	AMOUNT	AMOUNT			
Cherry County	\$4,332.95	\$4,527.46	\$4,262.49	\$4,145.27	\$3,570.47	\$20,838.64	\$1,470.28	-\$19,368.36
Valentine High 6	\$10,478.76	\$10,367.36	\$9,944.14	\$10,182.44	\$9,259.99	\$50,232.69	\$3,543.92	-\$46,688.77
ESU 17	\$166.82	\$166.82	\$166.82	\$166.82	\$139.88	\$807.16	\$56.94	-\$750.22
Mid-Plains Community College	\$978.60	\$978.10	\$961.49	\$911.94	\$872.82	\$4,702.95	\$331.78	-\$4,371.17
Middle Niobrara NRD	\$351.96	\$351.96	\$380.70	\$380.70	\$437.85	\$1,903.17	\$134.23	-\$1,768.94
Cherry Co. Agricultural Society	\$84.17	\$81.31	\$75.51	\$71.13	\$60.93	\$373.05	\$26.30	-\$346.75
Cherry Co. Historical Society	\$7.82	\$7.63	\$7.34	\$7.15	\$6.35	\$36.29	\$2.57	-\$33.72
City of Valentine	\$3,892.42	\$3,558.78	\$3,558.79	\$3,336.35	\$3,097.65	\$17,443.99	\$90,771.92	\$73,327.93
<b>Total</b>	<b>\$20,293.50</b>	<b>\$20,039.42</b>	<b>\$19,357.28</b>	<b>\$19,201.80</b>	<b>\$17,445.94</b>	<b>\$96,337.94</b>	<b>\$96,337.94</b>	<b>\$0.00</b>
BASE VALUE	\$78,549.00	\$78,549.00	\$78,549.00	\$78,549.00	\$78,549.00			
EXCESS VALUE	\$1,033,571.00	\$1,033,571.00	\$1,033,571.00	\$1,033,571.00	\$1,040,451.00			
TOTAL VALUATION	\$1,112,120.00	\$1,112,120.00	\$1,112,120.00	\$1,112,120.00	\$1,119,000.00			

**TROTTER PROJECT - TROTTER PROPERTY**

BROKEN BOW - CUSTER COUNTY  
PROJECT DATE: 1/1/2012

LOT SIZE PER ASSESSOR: 10.42 ACRES

	DISTRIBUTION OF TOTAL VALUATION					TAXES AT TOTAL VALUATION	ACTUAL TAXES COLLECTED	VARIANCE
	TAX YEAR 2011	TAX YEAR 2012	TAX YEAR 2013	TAX YEAR 2014	TAX YEAR 2015			
FUND	AMOUNT	AMOUNT	AMOUNT	AMOUNT	AMOUNT			
Custer County		\$4,959.44	\$7,197.47	\$6,519.32	\$5,854.96	\$24,531.19	\$604.12	-\$23,927.07
Broken Bow School District		\$20,058.65	\$31,608.85	\$30,348.74	\$34,739.57	\$116,755.81	\$2,811.47	-\$113,944.34
ESU 10		\$261.74	\$411.05	\$403.16	\$426.36	\$1,502.31	\$36.28	-\$1,466.03
Mid-Plains Community College		\$1,534.69	\$2,369.15	\$2,247.07	\$2,417.94	\$8,568.85	\$207.49	-\$8,361.36
Lower Loup NRD		\$347.48	\$815.38	\$662.72	\$1,028.96	\$2,854.54	\$66.41	-\$2,788.13
Broken Bow Township		\$522.86	\$851.41	\$773.26	\$772.25	\$2,919.78	\$70.84	-\$2,848.94
Custer Co. Agricultural Society		\$85.17	\$123.56	\$104.00	\$104.53	\$417.26	\$10.27	-\$406.99
City of Broken Bow		\$14,342.47	\$21,907.23	\$21,649.71	\$23,211.19	\$81,110.60	\$234,853.46	\$153,742.86
<b>Total</b>	<b>\$0.00</b>	<b>\$42,112.50</b>	<b>\$65,284.10</b>	<b>\$62,707.98</b>	<b>\$68,555.76</b>	<b>\$238,660.34</b>	<b>\$238,660.34</b>	<b>\$0.00</b>
BASE VALUE		\$62,048.00	\$62,048.00	\$62,048.00	\$62,048.00			
EXCESS VALUE		\$1,682,932.00	\$2,678,279.00	\$2,678,279.00	\$3,037,878.00			
TOTAL VALUATION		\$1,744,980.00	\$2,740,327.00	\$2,740,327.00	\$3,099,926.00			

**TIF TAX DISTRIBUTION SUMMARY  
TAX YEARS 2011 TO 2015**

**EXHIBIT A**

**TROTTER PROJECT - INDUSTRIAL PARK 1**

BROKEN BOW - CUSTER COUNTY  
PROJECT DATE: 1/1/2012

LOT SIZE PER ASSESSOR: INCLUDES PARCELS 001238400, 001239100, 001239200, 000506701, 000506702, 000506703, 000506704, 000506707, 000506709, 000506712, 000506713, 000506715, 000506718, 000506640, 001197300

FUND	DISTRIBUTION OF TOTAL VALUATION					TAXES AT TOTAL VALUATION	ACTUAL TAXES COLLECTED	VARIANCE
	TAX YEAR 2011	TAX YEAR 2012	TAX YEAR 2013	TAX YEAR 2014	TAX YEAR 2015			
	AMOUNT	AMOUNT	AMOUNT	AMOUNT	AMOUNT			
Custer County	\$3,620.67	\$7,771.24	\$7,168.80	\$6,493.36	\$7,257.06	\$32,311.13	\$10,646.47	-\$21,664.66
Broken Bow School District	\$14,085.58	\$31,431.07	\$31,482.97	\$30,227.88	\$43,058.79	\$150,286.29	\$48,815.96	-\$101,470.33
ESU 10	\$186.94	\$410.14	\$409.41	\$401.55	\$528.47	\$1,936.51	\$631.26	-\$1,305.25
Mid-Plains Community College	\$1,096.62	\$2,404.80	\$2,359.71	\$2,238.12	\$2,996.98	\$11,096.23	\$3,617.78	-\$7,478.45
Lower Loup NRD	\$467.76	\$544.48	\$812.13	\$660.08	\$1,275.37	\$3,759.82	\$1,188.93	-\$2,570.89
Broken Bow Township	\$393.67	\$819.31	\$848.03	\$770.19	\$957.19	\$3,788.39	\$1,240.19	-\$2,548.20
Custer Co. Agricultural Society	\$65.21	\$133.46	\$123.07	\$103.58	\$129.56	\$554.88	\$182.02	-\$372.86
City of Broken Bow	\$10,445.51	\$22,474.06	\$21,820.00	\$21,563.49	\$28,769.67	\$105,072.73	\$242,483.37	\$137,410.64
<b>Total</b>	<b>\$30,361.96</b>	<b>\$65,988.56</b>	<b>\$65,024.12</b>	<b>\$62,458.25</b>	<b>\$84,973.09</b>	<b>\$308,805.98</b>	<b>\$308,805.98</b>	<b>\$0.00</b>
BASE VALUE	\$329,380.00	\$995,188.00	\$995,188.00	\$995,188.00	\$995,188.00			
EXCESS VALUE	\$916,861.00	\$1,739,123.00	\$1,734,226.00	\$1,734,226.00	\$2,847,089.00			
<b>TOTAL VALUATION</b>	<b>\$1,246,241.00</b>	<b>\$2,734,311.00</b>	<b>\$2,729,414.00</b>	<b>\$2,729,414.00</b>	<b>\$3,842,277.00</b>			

**TROTTER PROJECT - INDUSTRIAL PARK 2**

BROKEN BOW - CUSTER COUNTY  
PROJECT DATE: 1/1/2012

LOT SIZE PER ASSESSOR: PARCEL  
001203100

FUND	DISTRIBUTION OF TOTAL VALUATION					TAXES AT TOTAL VALUATION	ACTUAL TAXES COLLECTED	VARIANCE
	TAX YEAR 2011	TAX YEAR 2012	TAX YEAR 2013	TAX YEAR 2014	TAX YEAR 2015			
	AMOUNT	AMOUNT	AMOUNT	AMOUNT	AMOUNT			
Custer County		\$1,244.55	\$1,150.13	\$1,041.77	\$827.07	\$4,263.52	\$700.19	-\$3,563.33
Broken Bow School District		\$5,033.64	\$5,051.00	\$4,849.64	\$4,907.32	\$19,841.60	\$3,258.56	-\$16,583.04
ESU 10		\$65.69	\$65.68	\$64.42	\$60.23	\$256.02	\$42.05	-\$213.97
Mid-Plains Community College		\$385.13	\$378.58	\$359.07	\$341.56	\$1,464.34	\$240.48	-\$1,223.86
Lower Loup NRD		\$87.20	\$130.30	\$105.90	\$145.35	\$468.75	\$76.98	-\$391.77
Broken Bow Township		\$131.21	\$136.05	\$123.56	\$109.09	\$499.91	\$82.10	-\$417.81
Custer Co. Agricultural Society		\$21.37	\$19.75	\$16.62	\$14.76	\$72.50	\$11.90	-\$60.60
City of Broken Bow		\$3,599.19	\$3,500.71	\$3,459.56	\$3,278.82	\$13,838.28	\$36,292.66	\$22,454.38
<b>Total</b>	<b>\$0.00</b>	<b>\$10,567.98</b>	<b>\$10,432.20</b>	<b>\$10,020.54</b>	<b>\$9,684.20</b>	<b>\$40,704.92</b>	<b>\$40,704.92</b>	<b>\$0.00</b>
BASE VALUE		\$71,915.00	\$71,915.00	\$71,915.00	\$71,915.00			
EXCESS VALUE		\$365,981.00	\$365,981.00	\$365,981.00	\$365,981.00			
<b>TOTAL VALUATION</b>		<b>\$437,896.00</b>	<b>\$437,896.00</b>	<b>\$437,896.00</b>	<b>\$437,896.00</b>			

**TIF TAX DISTRIBUTION SUMMARY**  
**TAX YEARS 2011 TO 2015**

**EXHIBIT A**

**REDEVELOPMENT BENN 1**

BENNINGTON - DOUGLAS COUNTY

PROJECT DATE: 10/24/2006

LOT SIZE PER ASSESSOR: 16.09 ACRES

FUND	DISTRIBUTION OF TOTAL VALUATION					TAXES AT TOTAL VALUATION	ACTUAL TAXES COLLECTED	VARIANCE
	TAX YEAR 2011 AMOUNT	TAX YEAR 2012 AMOUNT	TAX YEAR 2013 AMOUNT	TAX YEAR 2014 AMOUNT	TAX YEAR 2015 AMOUNT			
Douglas County	\$20,231.04	\$24,207.51	\$29,306.15	\$31,814.35	\$34,008.52	\$139,567.57	\$1,940.92	-\$137,626.65
Bennington School District	\$31,338.83	\$38,370.64	\$43,935.76	\$47,357.20	\$54,201.47	\$215,203.90	\$2,994.04	-\$212,209.86
ESU 3	\$1,172.66	\$1,400.53	\$1,497.81	\$1,614.45	\$1,725.80	\$7,411.25	\$104.00	-\$7,307.25
Metro Community College	\$6,194.89	\$7,412.51	\$9,486.13	\$10,224.85	\$10,930.04	\$44,248.42	\$613.34	-\$43,635.08
Papio Missouri NRD	\$2,386.85	\$2,856.00	\$3,270.22	\$3,525.96	\$4,376.62	\$16,415.65	\$227.89	-\$16,187.76
Learning Community	\$69,965.76	\$83,717.76	\$95,859.84	\$103,324.80	\$111,169.96	\$464,038.12	\$6,478.83	-\$457,559.29
City of Bennington	\$51,016.70	\$61,044.20	\$69,897.80	\$77,493.60	\$85,139.22	\$344,591.52	\$1,219,117.41	\$874,525.89
<b>Total</b>	<b>\$182,306.73</b>	<b>\$219,009.15</b>	<b>\$253,253.71</b>	<b>\$275,355.21</b>	<b>\$301,551.63</b>	<b>\$1,231,476.43</b>	<b>\$1,231,476.43</b>	<b>\$0.00</b>
BASE VALUE	\$134,800.00	\$134,800.00	\$134,800.00	\$134,800.00	\$134,800.00			
EXCESS VALUE	\$7,153,300.00	\$9,757,400.00	\$9,850,600.00	\$10,628,200.00	\$11,370,500.00			
<b>TOTAL VALUATION</b>	<b>\$7,288,100.00</b>	<b>\$9,892,200.00</b>	<b>\$9,985,400.00</b>	<b>\$10,763,000.00</b>	<b>\$11,505,300.00</b>			

**REDEVELOPMENT 172**

OMAHA - DOUGLAS COUNTY

PROJECT DATE: 11/27/2005

LOT SIZE PER ASSESSOR: 13,500 SQ FT

FUND	DISTRIBUTION OF TOTAL VALUATION					TAXES AT TOTAL VALUATION	ACTUAL TAXES COLLECTED	VARIANCE
	TAX YEAR 2011 AMOUNT	TAX YEAR 2012 AMOUNT	TAX YEAR 2013 AMOUNT	TAX YEAR 2014 AMOUNT	TAX YEAR 2015 AMOUNT			
Douglas County	\$3,215.60	\$3,215.60	\$3,399.79	\$3,424.12	\$3,424.12	\$16,679.23	\$6,303.66	-\$10,375.57
Omaha School District 1	\$3,001.30	\$2,949.87	\$2,919.63	\$2,876.66	\$3,240.63	\$14,988.09	\$5,664.53	-\$9,323.56
ESU 19	\$173.76	\$173.76	\$173.76	\$173.65	\$173.76	\$868.69	\$328.31	-\$540.38
Metro Community College	\$984.64	\$984.64	\$1,100.48	\$1,100.48	\$1,100.48	\$5,270.72	\$1,991.99	-\$3,278.73
Papio Missouri NRD	\$379.38	\$379.38	\$379.38	\$379.49	\$440.66	\$1,958.29	\$740.11	-\$1,218.18
Learning Community	\$11,120.64	\$11,120.64	\$11,120.64	\$11,120.64	\$11,193.04	\$55,675.60	\$21,041.77	-\$34,633.83
Metro Area Transit	\$571.44	\$582.33	\$605.15	\$610.48	\$597.04	\$2,966.44	\$1,121.12	-\$1,845.32
City of Omaha	\$5,782.97	\$5,782.97	\$5,782.97	\$5,667.12	\$5,667.14	\$28,683.17	\$89,898.74	\$61,215.57
<b>Total</b>	<b>\$25,229.73</b>	<b>\$25,189.19</b>	<b>\$25,481.80</b>	<b>\$25,352.64</b>	<b>\$25,836.87</b>	<b>\$127,090.23</b>	<b>\$127,090.23</b>	<b>\$0.00</b>
BASE VALUE	\$437,800.00	\$437,800.00	\$437,800.00	\$437,800.00	\$437,800.00			
EXCESS VALUE	\$720,600.00	\$720,600.00	\$720,600.00	\$720,600.00	\$720,600.00			
<b>TOTAL VALUATION</b>	<b>\$1,158,400.00</b>	<b>\$1,158,400.00</b>	<b>\$1,158,400.00</b>	<b>\$1,158,400.00</b>	<b>\$1,158,400.00</b>			

**TIF TAX DISTRIBUTION SUMMARY**  
**TAX YEARS 2011 TO 2015**

**EXHIBIT A**

**GARDEN FRESH VEGETABLES**

O'NEILL - HOLT COUNTY

PROJECT DATE: 1/1/2011

LOT SIZE PER ASSESSOR: 60.07 ACRES

FUND	DISTRIBUTION OF TOTAL VALUATION					TAXES AT TOTAL VALUATION	ACTUAL TAXES COLLECTED	VARIANCE
	TAX YEAR 2011	TAX YEAR 2012	TAX YEAR 2013	TAX YEAR 2014	TAX YEAR 2015			
	AMOUNT	AMOUNT	AMOUNT	AMOUNT	AMOUNT			
Holt County	\$5,320.79	\$5,475.81	\$5,455.96	\$4,328.05	\$4,078.51	\$24,659.12	\$866.27	-\$23,792.85
O'Neill School District 7	\$17,701.68	\$17,424.04	\$17,550.49	\$14,477.69	\$12,007.44	\$79,161.34	\$2,780.89	-\$76,380.45
ESU 8	\$233.96	\$233.94	\$233.69	\$196.88	\$196.87	\$1,095.34	\$38.49	-\$1,056.85
Northeast Community College	\$1,485.93	\$1,532.73	\$1,548.49	\$1,543.82	\$1,486.82	\$7,597.79	\$266.91	-\$7,330.88
Upper Elkhorn NRD	\$332.34	\$345.15	\$353.74	\$277.14	\$259.81	\$1,568.18	\$55.09	-\$1,513.09
Grattan Township	\$157.06	\$158.49	\$154.08	\$145.26	\$132.17	\$747.06	\$26.24	-\$720.82
O'Neill Airport Authority	\$1,156.87	\$1,014.70	\$1,014.33	\$1,014.33	\$959.21	\$5,159.44	\$181.25	-\$4,978.19
Holt Co. Agricultural Society	\$29.97	\$28.25	\$27.18	\$23.39	\$19.37	\$128.16	\$4.50	-\$123.66
Village of O'Neill	\$9,435.34	\$9,422.87	\$9,406.14	\$9,368.84	\$8,776.90	\$46,410.09	\$162,306.88	\$115,896.79
<b>Total</b>	<b>\$35,853.94</b>	<b>\$35,635.98</b>	<b>\$35,744.10</b>	<b>\$31,375.40</b>	<b>\$27,917.10</b>	<b>\$166,526.52</b>	<b>\$166,526.52</b>	<b>\$0.00</b>
BASE VALUE	\$54,790.00	\$54,790.00	\$54,790.00	\$54,790.00	\$54,790.00			
EXCESS VALUE	\$1,505,190.00	\$1,505,190.00	\$1,504,620.00	\$1,504,620.00	\$1,504,620.00			
<b>TOTAL VALUATION</b>	<b>\$1,559,980.00</b>	<b>\$1,559,980.00</b>	<b>\$1,559,410.00</b>	<b>\$1,559,410.00</b>	<b>\$1,559,410.00</b>			

**18TH & Q REDEVELP. 9940**

LINCOLN - LANCASTER COUNTY

PROJECT DATE: 1/1/2014

LOT SIZE PER ASSESSOR: 38,777 SQ FT

FUND	DISTRIBUTION OF TOTAL VALUATION					TAXES AT TOTAL VALUATION	ACTUAL TAXES COLLECTED	VARIANCE
	TAX YEAR 2011	TAX YEAR 2012	TAX YEAR 2013	TAX YEAR 2014	TAX YEAR 2015			
	AMOUNT	AMOUNT	AMOUNT	AMOUNT	AMOUNT			
Lancaster County				\$4,895.47	\$65,865.82	\$70,761.29	\$1,284.28	-\$69,477.01
Lincoln Public School				\$21,646.64	\$294,158.45	\$315,805.09	\$5,707.06	-\$310,098.03
ESU 18				\$261.05	\$3,550.08	\$3,811.13	\$68.85	-\$3,742.28
Southeast Community College				\$1,040.70	\$17,916.07	\$18,956.77	\$310.97	-\$18,645.80
Lower Platte NRD				\$623.58	\$8,158.56	\$8,782.14	\$161.34	-\$8,620.80
Public Building Commission				\$295.85	\$4,023.42	\$4,319.27	\$78.04	-\$4,241.23
Railroad Safety District				\$226.24	\$3,786.75	\$4,012.99	\$66.56	-\$3,946.43
JPA Jail				\$456.25	\$1,074.25	\$1,530.50	\$70.59	-\$1,459.91
Lancaster Co. Agricultural Society				\$84.63	\$5,783.32	\$5,867.95	\$67.24	-\$5,800.71
City of Lincoln				\$5,561.65	\$75,635.64	\$81,197.29	\$507,229.49	\$426,032.20
<b>Total</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$35,092.06</b>	<b>\$479,952.36</b>	<b>\$515,044.42</b>	<b>\$515,044.42</b>	<b>\$0.00</b>
BASE VALUE				\$229,500.00	\$229,500.00			
EXCESS VALUE				\$1,510,800.00	\$23,437,700.00			
<b>TOTAL VALUATION</b>				<b>\$1,740,300.00</b>	<b>\$23,667,200.00</b>			

**TIF TAX DISTRIBUTION SUMMARY**  
**TAX YEARS 2011 TO 2015**

**EXHIBIT A**

**EAGLE ESTATES DEVELOPMENT**  
NORTH PLATTE - LINCOLN COUNTY  
PROJECT DATE: 1/1/2011

LOT SIZE PER ASSESSOR: 137,002.30 SQ FT

<b>DISTRIBUTION OF TOTAL VALUATION</b>								
	<i>TAX YEAR 2011</i>	<i>TAX YEAR 2012</i>	<i>TAX YEAR 2013</i>	<i>TAX YEAR 2014</i>	<i>TAX YEAR 2015</i>	<b>TAXES AT TOTAL</b>	<b>ACTUAL TAXES</b>	
<b>FUND</b>	<b>AMOUNT</b>	<b>AMOUNT</b>	<b>AMOUNT</b>	<b>AMOUNT</b>	<b>AMOUNT</b>	<b>VALUATION</b>	<b>COLLECTED</b>	<b>VARIANCE</b>
Lincoln County	\$6,912.19	\$7,745.10	\$9,354.21	\$9,822.65	\$8,977.89	\$42,812.04	\$1,410.54	-\$41,401.50
North Platte School District 1	\$25,086.97	\$28,360.34	\$34,453.63	\$37,206.70	\$37,907.64	\$163,015.28	\$5,338.38	-\$157,676.90
ESU 16	\$319.36	\$360.88	\$440.97	\$475.68	\$486.09	\$2,082.98	\$68.20	-\$2,014.78
North Platte Community College	\$1,873.44	\$2,115.91	\$2,541.61	\$2,600.36	\$2,527.66	\$11,658.98	\$384.00	-\$11,274.98
Twin Platte NRD	\$1,471.20	\$1,662.46	\$2,031.44	\$1,991.15	\$1,500.56	\$8,656.81	\$287.64	-\$8,369.17
North Platte Airport	\$1,461.68	\$1,610.61	\$0.00	\$0.00	\$0.00	\$3,072.29	\$123.27	-\$2,949.02
Lincoln Co Agricultural Society	\$170.56	\$193.24	\$226.25	\$231.18	\$217.64	\$1,038.87	\$34.32	-\$1,004.55
City of North Platte	\$10,105.28	\$11,418.98	\$17,131.45	\$17,187.58	\$16,736.48	\$72,579.77	\$297,270.67	\$224,690.90
<b>Total</b>	<b>\$47,400.68</b>	<b>\$53,467.52</b>	<b>\$66,179.56</b>	<b>\$69,515.30</b>	<b>\$68,353.96</b>	<b>\$304,917.02</b>	<b>\$304,917.02</b>	<b>\$0.00</b>
BASE VALUE	\$90,910.00	\$90,910.00	\$90,910.00	\$90,910.00	\$90,910.00			
EXCESS VALUE	\$2,038,145.00	\$2,314,925.00	\$2,848,900.00	\$3,080,265.00	\$3,149,680.00			
TOTAL VALUATION	\$2,129,055.00	\$2,405,835.00	\$2,939,810.00	\$3,171,175.00	\$3,240,590.00			

**SOUTHWEST IMPLEMENT**

LOT SIZE PER ASSESSOR: 1,043,697.60 SQ  
FT

NORTH PLATTE - LINCOLN COUNTY  
PROJECT DATE: 1/1/2011

<b>DISTRIBUTION OF TOTAL VALUATION</b>								
	<i>TAX YEAR 2011</i>	<i>TAX YEAR 2012</i>	<i>TAX YEAR 2013</i>	<i>TAX YEAR 2014</i>	<i>TAX YEAR 2015</i>	<b>TAXES AT TOTAL</b>	<b>ACTUAL TAXES</b>	
<b>FUND</b>	<b>AMOUNT</b>	<b>AMOUNT</b>	<b>AMOUNT</b>	<b>AMOUNT</b>	<b>AMOUNT</b>	<b>VALUATION</b>	<b>COLLECTED</b>	<b>VARIANCE</b>
Lincoln County	\$4,286.99	\$10,456.62	\$10,335.18	\$10,060.94	\$8,998.71	\$44,138.44	\$8,096.83	-\$36,041.61
North Platte School District 1	\$15,559.12	\$38,289.15	\$38,066.75	\$38,109.30	\$37,995.55	\$168,019.87	\$30,643.54	-\$137,376.33
ESU 16	\$198.07	\$487.22	\$487.22	\$487.22	\$487.22	\$2,146.95	\$391.40	-\$1,755.55
North Platte Community College	\$1,161.92	\$2,856.68	\$2,808.15	\$2,663.45	\$2,533.52	\$12,023.72	\$2,204.27	-\$9,819.45
Twin Platte NRD	\$912.45	\$2,244.47	\$2,244.47	\$2,039.46	\$1,504.04	\$8,944.89	\$1,651.10	-\$7,293.79
North Platte Airport	\$906.55	\$2,174.48	\$0.00	\$0.00	\$0.00	\$3,081.03	\$707.62	-\$2,373.41
Lincoln Co Agricultural Society	\$105.78	\$260.89	\$249.98	\$236.79	\$218.14	\$1,071.58	\$196.97	-\$874.61
City of North Platte	\$6,267.37	\$15,416.71	\$18,928.01	\$17,604.54	\$16,775.30	\$74,991.93	\$270,526.68	\$195,534.75
<b>Total</b>	<b>\$29,398.25</b>	<b>\$72,186.22</b>	<b>\$73,119.76</b>	<b>\$71,201.70</b>	<b>\$68,512.48</b>	<b>\$314,418.41</b>	<b>\$314,418.41</b>	<b>\$0.00</b>
BASE VALUE	\$521,845.00	\$521,845.00	\$521,845.00	\$521,845.00	\$521,845.00			
EXCESS VALUE	\$798,610.00	\$2,726,260.00	\$2,726,260.00	\$2,726,260.00	\$2,726,260.00			
TOTAL VALUATION	\$1,320,455.00	\$3,248,105.00	\$3,248,105.00	\$3,248,105.00	\$3,248,105.00			

**TIF TAX DISTRIBUTION SUMMARY  
TAX YEARS 2011 TO 2015**

**EXHIBIT A**

**WILKINSON DEVELOPMENT PROJ**  
NORTH PLATTE - LINCOLN COUNTY  
PROJECT DATE: 1/1/2004

LOT SIZE PER ASSESSOR: 82,764 SQ FT

FUND	DISTRIBUTION OF TOTAL VALUATION					TAXES AT TOTAL VALUATION	ACTUAL TAXES COLLECTED	VARIANCE
	TAX YEAR 2011 AMOUNT	TAX YEAR 2012 AMOUNT	TAX YEAR 2013 AMOUNT	TAX YEAR 2014 AMOUNT	TAX YEAR 2015 AMOUNT			
Lincoln County	\$5,618.40	\$5,571.16	\$5,506.46	\$5,360.35	\$4,794.40	\$26,850.77	\$2,178.72	-\$24,672.05
North Platte School District 1	\$20,391.33	\$20,399.99	\$20,281.49	\$20,304.16	\$20,243.56	\$101,620.53	\$8,245.68	-\$93,374.85
ESU 16	\$259.58	\$259.59	\$259.58	\$259.58	\$259.58	\$1,297.91	\$105.30	-\$1,192.61
North Platte Community College	\$1,522.78	\$1,522.00	\$1,496.15	\$1,419.05	\$1,349.83	\$7,309.81	\$593.13	-\$6,716.68
Twin Platte NRD	\$1,195.83	\$1,195.83	\$1,195.83	\$1,086.60	\$801.33	\$5,475.42	\$444.28	-\$5,031.14
North Platte Airport	\$1,188.09	\$1,158.54	\$0.00	\$0.00	\$0.00	\$2,346.63	\$190.41	-\$2,156.22
Lincoln Co Agricultural Society	\$138.64	\$139.00	\$133.18	\$126.16	\$116.23	\$653.21	\$53.00	-\$600.21
City of North Platte	\$8,213.83	\$8,213.83	\$10,084.61	\$9,379.48	\$8,937.67	\$44,829.42	\$178,573.18	\$133,743.76
<b>Total</b>	<b>\$38,528.48</b>	<b>\$38,459.94</b>	<b>\$38,957.30</b>	<b>\$37,935.38</b>	<b>\$36,502.60</b>	<b>\$190,383.70</b>	<b>\$190,383.70</b>	<b>\$0.00</b>
BASE VALUE	\$140,420.00	\$140,420.00	\$140,420.00	\$140,420.00	\$140,420.00			
EXCESS VALUE	\$1,590,130.00	\$1,590,130.00	\$1,590,130.00	\$1,590,130.00	\$1,590,130.00			
<b>TOTAL VALUATION</b>	<b>\$1,730,550.00</b>	<b>\$1,730,550.00</b>	<b>\$1,730,550.00</b>	<b>\$1,730,550.00</b>	<b>\$1,730,550.00</b>			

**AIRPORT DEVELOPMENT LLC**  
SCOTTSBLUFF - SCOTTS BLUFF COUNTY  
PROJECT DATE: 1/1/2009

LOT SIZE PER ASSESSOR:

FUND	DISTRIBUTION OF TOTAL VALUATION					TAXES AT TOTAL VALUATION	ACTUAL TAXES COLLECTED	VARIANCE
	TAX YEAR 2011 AMOUNT	TAX YEAR 2012 AMOUNT	TAX YEAR 2013 AMOUNT	TAX YEAR 2014 AMOUNT	TAX YEAR 2015 AMOUNT			
Scotts Bluff County	\$3,712.61	\$3,737.32	\$3,682.06	\$3,487.36	\$3,556.56	\$18,175.91	\$2,357.04	-\$15,818.87
Scottsbluff Public Schools	\$10,124.32	\$10,049.78	\$10,052.28	\$10,007.87	\$11,343.55	\$51,577.80	\$6,688.55	-\$44,889.25
ESU 13	\$136.51	\$136.00	\$134.96	\$143.14	\$141.94	\$692.55	\$89.81	-\$602.74
Western NE Community College	\$862.97	\$862.98	\$884.58	\$865.30	\$865.39	\$4,341.22	\$562.96	-\$3,778.26
North Platte NRD	\$496.65	\$419.52	\$454.90	\$515.58	\$459.98	\$2,346.63	\$304.31	-\$2,042.32
West Nebraska Regional Airport	\$366.16	\$360.30	\$359.36	\$360.82	\$362.63	\$1,809.27	\$234.61	-\$1,574.66
Scottsbluff Business Improvement	\$1,863.32	\$1,963.51	\$1,857.21	\$1,819.26	\$1,767.70	\$9,271.00	\$1,202.25	-\$8,068.75
Scotts Bluff Co Agricultural Society	\$57.15	\$55.78	\$56.46	\$55.26	\$54.14	\$278.79	\$36.15	-\$242.64
City of Scottsbluff	\$1,859.19	\$1,859.19	\$1,859.19	\$1,859.19	\$1,859.19	\$9,295.95	\$86,313.44	\$77,017.49
<b>Total</b>	<b>\$19,478.88</b>	<b>\$19,444.38</b>	<b>\$19,341.00</b>	<b>\$19,113.78</b>	<b>\$20,411.08</b>	<b>\$97,789.12</b>	<b>\$97,789.12</b>	<b>\$0.00</b>
BASE VALUE	\$111,619.00	\$111,619.00	\$111,619.00	\$111,619.00	\$111,619.00			
EXCESS VALUE	\$749,117.00	\$749,117.00	\$749,117.00	\$749,117.00	\$749,117.00			
<b>TOTAL VALUATION</b>	<b>\$860,736.00</b>	<b>\$860,736.00</b>	<b>\$860,736.00</b>	<b>\$860,736.00</b>	<b>\$860,736.00</b>			

**CIRRUS HOUSE APARTMENT REDEVELOPMENT**

**TIF TAX DISTRIBUTION SUMMARY**  
**TAX YEARS 2011 TO 2015**

**EXHIBIT A**

SCOTTSLUFF - SCOTTSLUFF COUNTY  
PROJECT DATE: 6/3/2002

LOT SIZE PER ASSESSOR:125,780.45 SQ FT

FUND	DISTRIBUTION OF TOTAL VALUATION					TAXES AT TOTAL VALUATION	ACTUAL TAXES COLLECTED	VARIANCE
	TAX YEAR 2011 AMOUNT	TAX YEAR 2012 AMOUNT	TAX YEAR 2013 AMOUNT	TAX YEAR 2014 AMOUNT	TAX YEAR 2015 AMOUNT			
Scotts Bluff County	\$2,436.24	\$1,793.42	\$2,644.21	\$4,113.63	\$4,195.26	\$15,182.76	\$1,483.70	-\$13,699.06
Scottsbluff Public Schools	\$6,643.64	\$4,822.56	\$7,218.88	\$11,805.10	\$13,380.66	\$43,870.84	\$4,210.31	-\$39,660.53
ESU 13	\$89.58	\$65.26	\$96.92	\$168.85	\$167.43	\$588.04	\$56.53	-\$531.51
Western NE Community College	\$566.29	\$414.11	\$635.25	\$1,020.69	\$1,020.79	\$3,657.13	\$354.38	-\$3,302.75
North Platte NRD	\$325.90	\$201.32	\$326.68	\$608.17	\$542.58	\$2,004.65	\$191.56	-\$1,813.09
West Nebraska Regional Airport	\$240.27	\$172.90	\$258.07	\$425.62	\$427.75	\$1,524.61	\$147.69	-\$1,376.92
Scotts Bluff Co Agricultural Society	\$37.51	\$26.77	\$40.55	\$65.19	\$63.86	\$233.88	\$22.75	-\$211.13
City of Scottsbluff	\$1,220.01	\$892.17	\$1,335.15	\$2,193.07	\$2,193.07	\$7,833.47	\$68,428.46	\$60,594.99
<b>Total</b>	<b>\$11,559.44</b>	<b>\$8,388.51</b>	<b>\$12,555.71</b>	<b>\$20,400.32</b>	<b>\$21,991.40</b>	<b>\$74,895.38</b>	<b>\$74,895.38</b>	<b>\$0.00</b>
BASE VALUE	\$70,262.00	\$70,262.00	\$70,262.00	\$70,262.00	\$70,262.00			
EXCESS VALUE	\$494,558.00	\$342,777.00	\$547,862.00	\$945,047.00	\$945,047.00			
<b>TOTAL VALUATION</b>	<b>\$564,820.00</b>	<b>\$413,039.00</b>	<b>\$618,124.00</b>	<b>\$1,015,309.00</b>	<b>\$1,015,309.00</b>			

**REGANIS, LLC**

SCOTTSLUFF - SCOTTSLUFF COUNTY  
PROJECT DATE: 1/1/2015

LOT SIZE PER ASSESSOR:187,308 SQ FT

FUND	DISTRIBUTION OF TOTAL VALUATION					TAXES AT TOTAL VALUATION	ACTUAL TAXES COLLECTED	VARIANCE
	TAX YEAR 2011 AMOUNT	TAX YEAR 2012 AMOUNT	TAX YEAR 2013 AMOUNT	TAX YEAR 2014 AMOUNT	TAX YEAR 2015 AMOUNT			
Scotts Bluff County					\$4,056.27	\$4,056.27	\$1,142.18	-\$2,914.09
Scottsbluff Public Schools					\$12,937.37	\$12,937.37	\$3,642.95	-\$9,294.42
ESU 13					\$161.88	\$161.88	\$45.58	-\$116.30
Western NE Community College					\$986.98	\$986.98	\$277.92	-\$709.06
North Platte NRD					\$524.61	\$524.61	\$147.72	-\$376.89
West Nebraska Regional Airport					\$413.58	\$413.58	\$116.46	-\$297.12
Scotts Bluff Co Agricultural Society					\$61.75	\$61.75	\$17.39	-\$44.36
City of Scottsbluff					\$2,120.42	\$2,120.42	\$15,872.66	\$13,752.24
<b>Total</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$21,262.86</b>	<b>\$21,262.86</b>	<b>\$21,262.86</b>	<b>\$0.00</b>
BASE VALUE					\$276,423.00			
EXCESS VALUE					\$705,250.00			
<b>TOTAL VALUATION</b>					<b>\$981,673.00</b>			



**TIF TAX DISTRIBUTION SUMMARY**  
**TAX YEARS 2011 TO 2015**

**EXHIBIT A**

**FAIRFIELD INN**

SCOTTSSLUFF - SCOTTS BLUFF COUNTY

LOT SIZE PER ASSESSOR: 3.38 ACRES

PROJECT DATE: 1/1/2015

DISTRIBUTION OF TOTAL VALUATION						TAXES AT TOTAL VALUATION	ACTUAL TAXES COLLECTED	VARIANCE
FUND	TAX YEAR 2011 AMOUNT	TAX YEAR 2012 AMOUNT	TAX YEAR 2013 AMOUNT	TAX YEAR 2014 AMOUNT	TAX YEAR 2015 AMOUNT			
Scotts Bluff County					\$897.79	\$897.79	\$897.79	\$0.00
Scottsbluff Public Schools					\$2,863.47	\$2,863.47	\$2,863.47	\$0.00
ESU 13					\$35.83	\$35.83	\$35.83	\$0.00
Western NE Community College					\$218.45	\$218.45	\$218.45	\$0.00
North Platte NRD					\$116.11	\$116.11	\$116.11	\$0.00
West Nebraska Regional Airport					\$91.54	\$91.54	\$91.54	\$0.00
Scotts Bluff Co Agricultural Society					\$13.67	\$13.67	\$13.67	\$0.00
City of Scottsbluff					\$469.32	\$469.32	\$469.32	\$0.00
<b>Total</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$4,706.18</b>	<b>\$4,706.18</b>	<b>\$4,706.18</b>	<b>\$0.00</b>

BASE VALUE \$217,277.00

EXCESS VALUE \$0.00

TOTAL VALUATION \$217,277.00

**MCCOOL JCT FARMERS COOP**

LOT SIZE PER ASSESSOR: Study area includes 308 of 312 acres in the corporate limits. The property from which the ad valorem tax is assessed is identified by the York County Assessor as (9x42)

MCCOOL JUNCTION - YORK COUNTY

PROJECT DATE: 1/1/2012

DISTRIBUTION OF TOTAL VALUATION						TAXES AT TOTAL VALUATION	ACTUAL TAXES COLLECTED	VARIANCE
FUND	TAX YEAR 2011 AMOUNT	TAX YEAR 2012 AMOUNT	TAX YEAR 2013 AMOUNT	TAX YEAR 2014 AMOUNT	TAX YEAR 2015 AMOUNT			
York County		\$212.23	\$3,869.09	\$2,436.80	\$2,487.90	\$9,006.02	\$669.55	-\$8,336.47
McCool Junction School District								
83		\$722.89	\$11,945.19	\$10,643.10	\$9,558.77	\$32,869.95	\$2,394.71	-\$30,475.24
ESU 6		\$10.70	\$205.74	\$205.74	\$215.74	\$637.92	\$43.32	-\$594.60
Southeast Community College		\$44.72	\$914.84	\$820.20	\$1,038.28	\$2,818.04	\$188.95	-\$2,629.09
Upper Big Blue NRD		\$17.33	\$359.09	\$388.61	\$361.48	\$1,126.51	\$75.01	-\$1,051.50
McCool Junction Fire District		\$34.28	\$537.57	\$454.69	\$643.12	\$1,669.66	\$119.34	-\$1,550.32
York County Historical Association		\$0.10	\$1.69	\$1.44	\$1.37	\$4.60	\$0.34	-\$4.26
York Co Agricultural Society		\$5.42	\$88.14	\$76.75	\$70.93	\$241.24	\$17.68	-\$223.56
Village of McCool Junction		\$335.25	\$7,527.25	\$8,870.11	\$10,873.62	\$27,606.23	\$72,471.27	\$44,865.04
<b>Total</b>	<b>\$0.00</b>	<b>\$1,382.92</b>	<b>\$25,448.60</b>	<b>\$23,897.44</b>	<b>\$25,251.21</b>	<b>\$75,980.17</b>	<b>\$75,980.17</b>	<b>\$0.00</b>

BASE VALUE \$71,329.00

EXCESS VALUE \$0.00

TOTAL VALUATION \$0.00



## TIF SUBSTANDARD FACTORS

## EXHIBIT B

City	Project Name	Dilapidation	Deterioration	Age or Obsolescence	Inadequate Provision for Ventilation, Light, Air, Sanitation, or Open Spaces	High density population and overcrowding	Conditions that Endanger life or property by fire or other
Alliance	Otto Office Building	All 822 parcels were inspected. Of these, 97 parcels (11.8%) are considered dilapidated. Additionally, 226 parcels (27.5%) are considered in poor condition. Within the Central Business District, which has 161 parcels, had six parcels (3.7%) are considered dilapidated. Furthermore, 39 parcels (24.2%) are considered in poor condition.		Of the 822 parcels, 316 either had no building structure or had no age date available. However, the Study found that 405 parcels (49.3%) had a building/structure over 40 years old. Within the Central Business District, 111 parcels (68.9%) had a building /structure over 40 years old.	Nothing Noted	Nothing noted.	The Study mentions field surveys were used to document evidence of site, infrastructure, or building deterioration that present a danger to life or property. Photos with captions show examples of infrastructure deterioration, building deterioration, and safety/fire hazards.
Alliance	Pepsi-Cola Western NE	Nothing Noted.		The Study noted a large majority of the buildings in the project area are over 40 years of age.	Nothing Noted	N/A	The Study found uncontrolled vegetation, inoperable vehicles, and significant amounts of junk that can be detrimental to human health as they provide habitats for rodents and other pests.
Alliance	West Plains Grain	The Study determined that 2 of 4 outbuildings were either substandard or dilapidated. It also found that the one residential building in the study area as deficient – major but not substandard or dilapidated.		The Study found that 3 of the 5 buildings were over 40 years of age.	Not a factor	N/A	The Study found that due to the age, wood structures, and old wiring presents a substantial potential for endangerment of life and property. It also found that 3 structures are in close proximity of each other and that present building codes were not in force when the structures were built.

## TIF SUBSTANDARD FACTORS

## EXHIBIT B

City	Project Name	Dilapidation	Deterioration	Age or Obsolescence	Inadequate Provision for Ventilation, Light, Air, Sanitation, or Open Spaces	High density population and overcrowding	Conditions that Endanger life or property by fire or other
Bennington	Dial Ridgewood Development	6.4% of structures	86.4% of structures with some level of deterioration	80.8% over 40 years old	N/A	N/A	Traffic issues that present a potential for auto-related accidents, junk and debris in public right-of-way, poor drainage conditions
Broken Bow	Trotter Project (Study Area 6)	13% of structures	44% of structures	High confidence that majority are greater than 40 years old	Sanitary sewer has not been extended to the western edge of the study area	N/A	Presence of debris piles, outdoor storage tanks, and drainage culverts in disrepair
Broken Bow	Trotter Project (Study Area 7)	5.5% of structures	26% of structures	High confidence that majority are greater than 40 years old	N/A	N/A	Presence of debris piles, outdoor storage tanks, and drainage culverts in disrepair
Hastings	Burlington Center	Original study not available.					
Imperial	Heather Estates	About 41% of the structures are either deteriorated or dilapidated.		Nothing Noted		N/A	Much of the area is undeveloped and contains large tracts of land. This increases the potential for conditions that are detrimental to public health, safety, and welfare.
Kearney	Buckle Distribution	12.8% of structures	39% of structures	5% over 40 years old. Average age 30.1.	26% with minor debris – also discussed dilapidation and deterioration	Not assessed	Multiple wood frames buildings, 14.9% have substandard porches, steps, and fire escapes, some in 500 year flood plain

## TIF SUBSTANDARD FACTORS

## EXHIBIT B

City	Project Name	Dilapidation	Deterioration	Age or Obsolescence	Inadequate Provision for Ventilation, Light, Air, Sanitation, or Open Spaces	High density population and overcrowding	Conditions that Endanger life or property by fire or other
Kearney	Younes Conference Center Study Area 2 – Amendment 1	60.4% of structures		61.2% over 40 years old	Lack of means of egress, absence or nonfunctional window, excessive debris, frame buildings and vacant or partially vacant buildings	N/A	60.4% of structures were dilapidated or deteriorating and had excessive debris.
Kearney	Younes Conference Center Study Area 8	47% of structures		53% over 40 years old	Strong presence of gravel roads with open storm water ditches, outside storage areas	N/A	Strong presence including areas without modern water and sanitary sewer systems, mains at near 100% of capacity
Laurel	Joboti	Strong Extent – 30.4% were deteriorating or dilapidated		Strong Extent – 81.5% were over 40 years old	Strong Extent – gravel roads with open storm ditches and gravel parking areas	N/A	Strong Extent – excessive debris, substandard porches, steps or fire escapes, lack of modern water or sanitary sewer.
Lincoln	18th and Q Redevelopment	The Study noted the two structures in the area as deteriorating.		The Study noted the two structures in the area were both over 40 years of age.	The study noted portions of the underground water and sewer mains are over 80 years of age and in substandard condition. The structures were rated as dilapidated and half the parcels were listed as having poor overall site conditions.	N/A	The Study found the wood frame buildings were dilapidated and the presence of underground water and sewer mains over 80 years old in substandard condition create a reasonable presence of these conditions.

## TIF SUBSTANDARD FACTORS

## EXHIBIT B

City	Project Name	Dilapidation	Deterioration	Age or Obsolescence	Inadequate Provision for Ventilation, Light, Air, Sanitation, or Open Spaces	High density population and overcrowding	Conditions that Endanger life or property by fire or other
McCool Junction	Farmer's Coop 2012 Study	5.9% of total structures	10.8 % of structures were deteriorating and 11.8% of structures were substandard	64.2% over 40 years old	One area had a required setback of zero which could substantially restrict the availability of sunlight and the size of the building restricted the outdoor open space. The presence of the grain elevator contributes to lessening air quality in the area. Limited negative impact.	N/A	Combustible items stored or junk, debris and waste tires near or against walls of buildings, wood frame buildings, small lot size and close proximity of structures, lack of sidewalks and pedestrian markings in some areas, deep ditches on roadways.
McCool Junction	Farmer's Coop 2014 Study	5.8% of total structures	10.7% of structures had major deterioration and 11.7% were substandard	63.6% over 40 years old	Small lot size could substantially restrict the availability of sunlight and the size of the building restricted the outdoor open space. Decline of air quality in the immediate area surrounding the grain elevator and lack of public sanitary sewer facilities.	N/A	Combustible items stored or junk, debris and waste tires near or against walls of buildings, wood frame buildings, small lot size and close proximity of structures, lack of sidewalks and pedestrian markings in some areas, deep ditches on roadways.

## TIF SUBSTANDARD FACTORS

## EXHIBIT B

City	Project Name	Dilapidation	Deterioration	Age or Obsolescence	Inadequate Provision for Ventilation, Light, Air, Sanitation, or Open Spaces	High density population and overcrowding	Conditions that Endanger life or property by fire or other
North Platte	Eagle Estates	9.7% of structures were dilapidated/substandard	9.7% of structures had major deficiencies	42.2% of buildings were over 40 years old	Size of the buildings on lot and small size of lot contributed to lack of sunlight or open spaces	N/A	Wood frame structures, combustible items, or junk and debris present, uninhabitable buildings
North Platte	Southwest Implement	17.6% of structures were dilapidated/substandard	14.1% of structures had major deficiencies	The Study noted 62.4% of all the structures are in excess of 40 years old.	Not a factor	N/A	Not a factor
North Platte	Wilkinson Development	10.7% of structures were substandard/dilapidated	12.3% of structures had major deficiencies	73.2% over 40 years old	Substandard doors and windows, debris, lack of open spaces	N/A	Inadequate provision for lack of means of egress, excessive debris, frame buildings, age of water and sewer systems
Omaha	Underwood Property	The Study noted the building on the property currently is structurally unsafe and unsound. There is obvious settlement attributed to substandard structural factors and past fire damage.		The Study noted medium age of housing structures is 63 years.	N/A	N/A	The Study found the structure to be unsafe and in need of major restructuring.
O'Neill	Garden Fresh Vegetables	16.2% of structures were substandard/dilapidated	16.0% of structures had major deficiencies	66.6% over 40 years old	Over 50% of the structures lacked adequate setbacks. This restricted the availability of sunlight and usable open space.	N/A	Areas of combustible items, junk, debris, or waste tires stored against walls of buildings, two vacant structures
Scottsbluff	Airport Development	25% of buildings have major deficiencies – Minor Presence		The Study found that the average age of the buildings was 59 years, which is considered to have a major presence.	Not a factor	N/A	Mechanical, electrical, and plumbing facilities are obsolete – Minor Presence

## TIF SUBSTANDARD FACTORS

## EXHIBIT B

City	Project Name	Dilapidation	Deterioration	Age or Obsolescence	Inadequate Provision for Ventilation, Light, Air, Sanitation, or Open Spaces	High density population and overcrowding	Conditions that Endanger life or property by fire or other
Scottsbluff	Cirrus Redevelopment	Minimal or no presence of factors		Minimal or no presence of factor	Minimal or no presence of factor	N/A	APA was not provided with page 60 of the study but the summary indicated this was a major factor.
Scottsbluff	Reganis	The Study noted the area is served only by unimproved gravel streets and lacks both curbs and gutter. There are unimproved parcels which are served by a dilapidated storm sewer structure and require a new obtained system to be installed to allow for development.		The Study noted a majority of the buildings in the area exceed 40 years in age, including a majority , if not all of the residences	N/A	N/A	The Study found the deteriorated right-of-way and sewer improvements are substandard. These continuing conditions and underuse of the properties will lead to further deterioration and the consequent emergence of conditions that constitute an economic liability, which both endanger property and are detrimental to the public welfare.
Scottsbluff	Fairfield Inn	The Study noted the area is served only by unimproved gravel streets and lacks both curbs and gutter. There are unimproved parcels which are served by a dilapidated storm sewer structure and require a new obtained system to be installed to allow for development.		The Study noted a majority of the buildings in the area exceed 40 years in age, including a majority , if not all of the residences	N/A	N/A	The Study found the deteriorated right-of-way and sewer improvements are substandard. These continuing conditions and underuse of the properties will lead to further deterioration and the consequent emergence of conditions that constitute an economic liability, which both endanger property and are detrimental to the public welfare.

TIF SUBSTANDARD FACTORS

**EXHIBIT B**

City	Project Name	Dilapidation	Deterioration	Age or Obsolescence	Inadequate Provision for Ventilation, Light, Air, Sanitation, or Open Spaces	High density population and overcrowding	Conditions that Endanger life or property by fire or other
Valentine	Ranchland Food	52.1% of 211 structures were deteriorated or dilapidated		Average age of the permanent structures within the area was 46.	No properties still had septic tanks, storm sewer inadequate due to flooding, sand plugging pipes, pipes flowing uphill, and inadequate retention facility, overall platting is faulty and inadequate based on size, configuration, accessibility and desirability.	N/A	Area is near the airport's approach. Presence of debris piles, brush piles, and junk vehicles throughout the area, which could lead to fire or other hazards.

TIF BLIGHTED FACTORS

EXHIBIT C

											One of these five				
Substantial number of dilapidated or deteriorated structures	Existence of defective or inadequate street layout	Faulty lot layout in relation to size, adequacy, accessibility, or usefulness	Insanitary or unsafe conditions	Deterioration of site or other improvements	Diversity of ownership	Tax or special assessment delinquency exceeding the fair value of the land	Defective or unusual conditions of title	Improper subdivision or obsolete platting	Existence of conditions which endanger the life or property by fire or other causes	Any combination of such factors that constitutes and economic liability and is detrimental to public health, safety, morals, or welfare	Unemployment at least 120% of the state or national average	Average age of residential or commercial units is a least 40 years of age	More than half of the plotted and subdivided property is unimproved land that has been within the city for 40 years	Per capita income of the area is lower than the average per capita income of the city or village	Area has either stable or decreasing population based on last two decennial censuses
Alliance - Otto Office Building															
All 822 parcels were inspected. Of these, 97 parcels (11.8%) dilapidated. Additionally, 226 parcels (27.5%) are considered in poor condition. Within the Central Business District, which has 161 parcels, had six parcels (3.7%) are considered dilapidated. Furthermore, 39 parcels (24.2%) are considered in poor condition.	Gravel roads, need for street extensions and frontage roads.	The Study found that all sub-areas contained faulty lot layouts and/or obsolete platting, which usually occurs when plots are too small to accommodate current development practices. The Central Business District was one sub-area with numerous narrow lots. Large lots also require additional subdivision.	The Study stated the conditions of curb, gutter, sidewalks, buildings, and the presence of debris piles are contributing to unsafe and insanitary conditions. According to the curb and gutter map, it appears the Study determined they were in poor condition. According to the sidewalk map, it appears the Study determined they were in fair condition.	N/A	The Study found 110 parcels that were owned by individuals or corporations that do not have an Alliance zip code. Furthermore, it found that there were hundreds of different land owners. The Study believes these two conditions worsen the problem of designing and implementing a coordinated, effective approach to urban renewal.	N/A	N/A	N/A	The Study mentions field surveys were used to document evidence of site, infrastructure or building deterioration that present a danger to life or property. A couple of photos with captions show infrastructure deterioration, building deterioration, and safety/fire hazards.	N/A	N/A	The average age of residential and commercial buildings in the study area was over 40 years old. The Central Business District had the oldest average age of 80 years old.	N/A	N/A	The City of Alliance as a whole has decreased in population over the last two decade. The population decreased by 104 from 1980 to 1990 and by 806 from 1990 to 2000 (Census).
Alliance - Pepsi-Cola Western NE															
The Study noted numerous buildings were dilapidated and deteriorated. However, no specific information was provided besides a few photos.	The Study found the existing street layout was not conducive to development as there was not a local street system in the southern part of the project area.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	The Study found uncontrolled vegetation, inoperable vehicles, and significant amounts of junk that can be detrimental to human health as they provide habitats for rodents and other pests.	N/A	N/A	The Study determined that a large majority of the buildings in the project area were over 40 years of age.	The Study determined more than half of the plotted and subdivided property in the area was unimproved land that has been within the City for 40 years and has remained unimproved during that time.	N/A	N/A



TIF BLIGHTED FACTORS

EXHIBIT C

											One of these five				
Substantial number of dilapidated or deteriorated structures	Existence of defective of inadequate street layout	Faulty lot layout in relation to size, adequacy, accessibility, or usefulness	Insanitary or unsafe conditions	Deterioration of site or other improvements	Diversity of ownership	Tax or special assessment delinquency exceeding the fair value of the land	Defective or unusual conditions of title	Improper subdivision or obsolete platting	Existence of conditions which endanger the life or property by fire or other causes	Any combination of such factors that constitutes and economic liability and is detrimental to public health, safety, morals, or welfare	Unemployment at least 120% of the state or national average	Average age of residential or commercial units is a least 40 years of age	More than half of the plotted and subdivided property is unimproved land that has been within the city for 40 years	Per capita income of the area is lower than the average per capita income of the city or village	Area has either stable or decreasing population based on last two decennial censuses
Alliance - West Plains Grain															
The Study determined that 2 of 5 outbuildings were either substandard or dilapidated. It also found that the one residential building in the study area as deficient – major but not substandard or dilapidated.	Not an influence	Not a factor	Average age of structures were older and most were wood framed.	The Study determined the lack of or deterioration of site improvements included: 1) all roadways to the property were gravel, which would not provide an adequate load bearing surface; 2) one of the road ways was in poor conditions; 3)none of the properties with the study area had a sidewalk system.	Not a factor	No Delinquencies	No defective or unusual titles noted.	Platting was deemed adequate.	The Study found that due to the age, wood structures, and old wiring presents a substantial potential for endangerment of life and property. It also found that 3 structures are in close proximity of each other and that present building codes were not in force when the structures were built. Due to these conditions, the Study determined that these contribute to the endangerment of life and property through fire and other causes.	N/A	N/A	The Study determined the average age of the structures in the area were at least 40 years old	N/A	N/A	The study area had a decreasing population in the last two decennial censuses.
Bennington - Dial Ridgewood Development															
92.8% of structures showed some signs of deterioration or dilapidation	Streets are generally in fair or poor condition	Faulty and inadequate due to the size and arrangement of streets and lots. Accessibility and usefulness of some lots are less than desirable.	Three traffic conditions present a potential for auto-related accidents, overgrown vegetation and locations where people have dumped debris or parked abandoned vehicles, two areas have improper drainage conditions.	Missing or poor sidewalk conditions, curb and gutter areas are poor or missing	Not present	Not present	Not present	Faulty and inadequate due to the size and arrangement of streets and lots. Accessibility and usefulness of some lots are less than desirable.	Three traffic conditions present a potential for auto-related accidents, overgrown vegetation and locations where people have dumped debris or parked abandoned vehicles, two areas have improper drainage conditions.	Not present	Not researched	80.8% are 40 years old	Not present	Not researched	Not researched

TIF BLIGHTED FACTORS

EXHIBIT C

											One of these five				
Substantial number of dilapidated or deteriorated structures	Existence of defective of inadequate street layout	Faulty lot layout in relation to size, adequacy, accessibility, or usefulness	Insanitary or unsafe conditions	Deterioration of site or other improvements	Diversity of ownership	Tax or special assessment delinquency exceeding the fair value of the land	Defective or unusual conditions of title	Improper subdivision or obsolete platting	Existence of conditions which endanger the life or property by fire or other causes	Any combination of such factors that constitutes and economic liability and is detrimental to public health, safety, morals, or welfare	Unemployment at least 120% of the state or national average	Average age of residential or commercial units is a least 40 years of age	More than half of the plotted and subdivided property is unimproved land that has been within the city for 40 years	Per capita income of the area is lower than the average per capita income of the city or village	Area has either stable or decreasing population based on last two decennial censuses
Broken Bow - Trotter Project (Study Area 6)															
56.25% deteriorating or dilapidated.	N/A	N/A	Debris piles, outdoor storage tanks and dangerous culverts in disrepair.	Deteriorating structures	Not present	Not present	N/A	Not present	Debris piles, outdoor storage tanks and dangerous culverts in disrepair.	Existing state of the structures creates an economic and social liability for the City.	N/A	High level of confidence that the majority of the structures are greater than 40 years of age.	Not present	N/A	Decreasing population of the <i>City</i> .
Broken Bow - Trotter Project (Study Area 7)															
31.5% deteriorating or dilapidated structures. (not a contributing factor to blight)	Not present	Not present	Many of the drainage structures are inadequate to deteriorating condition.	Many of the drainage structures are inadequate to deteriorating condition.	This was listed as a blighted factor but did not seem to be addressed in the study.	Not researched	Not researched	Not present	Debris piles, outdoor storage tanks and dangerous culverts in disrepair.	Existing state of the structures creates an economic and social liability for the City.	Not present	High level of confidence that the majority of the housing structures are greater than 40 years of age.	Not present	Not present	Decreasing population of the <i>City</i> .
Hastings - Burlington Center															
Original Study not Available															
Imperial - Heather Estates															
About 41% of the structures are either deteriorated or dilapidated.	A number of lots are a single block for large industrial uses, and large lots do not contain access points and/or cross streets.	N/A	The Area has a lack of pedestrian lighting, significant amounts of weeds and other vegetation, and lack of sidewalks in most of the area.	Many streets lack curb, gutters, and sidewalks in most of the area.	N/A	N/A	N/A	Many of the lots are very large, undeveloped for at least 20 years, and located on a single block.	More than half of the property in the area is undeveloped.	N/A	N/A	N/A	The only factor found in the Study that could possibly meet one of the conditions above is that a majority of the lots have been undeveloped. However, the Study stated these lots have been undeveloped for at least 20 years, but does not specifically state they have been undeveloped for 40 years.	N/A	N/A

TIF BLIGHTED FACTORS

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Substantial number of dilapidated or deteriorated structures	Existence of defective or inadequate street layout	Faulty lot layout in relation to size, adequacy, accessibility, or usefulness	Insanitary or unsafe conditions	Deterioration of site or other improvements	Diversity of ownership	Tax or special assessment delinquency exceeding the fair value of the land	Defective or unusual conditions of title	Improper subdivision or obsolete platting	Existence of conditions which endanger the life or property by fire or other causes	Any combination of such factors that constitutes and economic liability and is detrimental to public health, safety, morals, or welfare	Unemployment at least 120% of the state or national average	Average age of residential or commercial units is a least 40 years of age	More than half of the plotted and subdivided property is unimproved land that has been within the city for 40 years	Per capita income of the area is lower than the average per capita income of the city or village	Area has either stable or decreasing population based on last two decennial censuses
Kearney - Buckle Distribution															
51.8% either deteriorating or dilapidated	No street access to the center of the area. Reasonable presence.	Long narrow tracts of land, vacant land, lack of access to property. Strong presence.	Average age of buildings 30.1 years, deteriorating conditions, oldest water and sewer mains are 50+ years old. Strong presence.	67.3% of parcels were in fair condition, 12.7% were in poor condition. 4.7% of parcels lacked sidewalks. Deteriorating and dilapidated structures. Strong presence.	There are 29 unduplicated owners in the area. Reasonable presence.	No presence	No presence	Prevalent throughout the area - long, narrow, individual lots. Strong presence.	Wood frame buildings, deteriorating and dilapidated structures, older water and sewer mains, portion of area is in floodplain. Strong presence.	Several structures are functionally and economically obsolete. Reasonable presence.	N/A	Average age of residential or commercial units is 30.1 years of age.	N/A	N/A	N/A
Kearney - Younes Conference Center (Study Area 2 Amendment 1)															
60.4% deteriorated or dilapidated	N/A	N/A	Designated flood plain and excessive debris. Strong presence.	Excessive debris, lack of sidewalks, needed sanitary sewer improvements. Strong presence.	Seven different property owners. Reasonable presence.	N/A	N/A	N/A	Excessive debris and storage of petroleum products, close proximity to open water and 100 year flood plain. Strong presence.	N/A	Economically and socially undesirable land uses and natural hazards. Reasonable presence.	61.2% of residential and commercial structures are over 40 years old.	N/A	N/A	N/A
Kearney - Younes Conference Center (Study Area 8)															
47% deteriorating or dilapidated. Strong presence	Large areas of land with little or no street access, gravel roads, open storm water ditches. Reasonable presence.	Inadequate lot sizes and limited accessibility. Strong presence.	Substandard structures and age of structures as well as the presence of abandoned and dilapidated buildings. Strong presence.	70.3% of parcels have fair to poor site conditions. Strong presence.	A number of owners would need to be negotiated with to purchase an adequate parcel of land. Reasonable presence.	Little or no presence	N/A	Individual lot sizes are too large. Reasonable presence.	Advanced age of wood framed buildings, underground utility mains that flow to mains that are at or near 100% capacity. Strong presence.	Economically and socially undesirable land uses and functional obsolescence. Reasonable presence.	N/A	Estimated average age of residential buildings is 68.3 and commercial buildings is 50.8. Strong presence.	N/A	N/A	N/A
Laurel - Joboti															
Strong Degree - 30.4% of structures were deteriorating or dilapidated	Reasonable Degree - Large areas of land with little or not road access, gravel roads	Strong Degree - inadequate lot sizes and limited accessibility	Strong Degree - substandard and age of structures, presence of abandoned buildings	Strong Degree - 55.6% of parcels have fair or poor rating, lack of sidewalks, gravel roads, excessive debris	Strong Degree - An estimated 300 unduplicated property owners	Reasonable Degree - 10% property taxes delinquent	N/A	Reasonable Degree - too small in core and too large west of highway 20	Strong Degree - age of wood framed buildings, undersized utility mains	Reasonable Degree - abandoned or obsolete structures	N/A	Estimated age of residential buildings is 74.5 years and the average age of commercial buildings is 67.5 years which meets the requirements above.	N/A	N/A	N/A

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Substantial number of dilapidated or deteriorated structures	Existence of defective or inadequate street layout	Faulty lot layout in relation to size, adequacy, accessibility, or usefulness	Insanitary or unsafe conditions	Deterioration of site or other improvements	Diversity of ownership	Tax or special assessment delinquency exceeding the fair value of the land	Defective or unusual conditions of title	Improper subdivision or obsolete platting	Existence of conditions which endanger the life or property by fire or other causes	Any combination of such factors that constitutes and economic liability and is detrimental to public health, safety, morals, or welfare	Unemployment at least 120% of the state or national average	Average age of residential or commercial units is a least 40 years of age	More than half of the plotted and subdivided property is unimproved land that has been within the city for 40 years	Per capita income of the area is lower than the average per capita income of the city or village	Area has either stable or decreasing population based on last two decennial censuses
Lincoln - 18th and Q Redevelopment															
The Study found one primary structures and one accessory structure both to be dilapidated to a critical extent.	The Study found the municipal streets to be in “fair” condition.	The Study found limited accessibility and a significantly undersized residential parcel.	The Study found “fair” overall site conditions relating to deteriorating streets and parking areas, excessive debris and the age and associated condition of portions of the underground utility mains.	The Study found cracking and settling of several street segments and the parking lot	N/A	N/A	N/A	The Study found most of the block was replatted for the Antelope Valley Parkway but several small lots remain from prior to the addition along the east side of 18th Street.	The Study found the wood frame buildings were dilapidated and the presence of underground water and sewer mains over 80 years old in substandard condition create a reasonable presence of these conditions.	The Study found the presence of economically and functionally obsolescent structures.	N/A	The Study determined the age of the residential property was an estimated 92 years old.	N/A	N/A	N/A
McCool Junction - Farmer's Coop 2012 Study															
28% of structures deteriorating	Inadequacies in the form of traffic movement capabilities and personal property access. Limited condition of blight.	Instances in which faulty lot layout create negative impacts on the development potential of the area. Reasonable blighting influence.	Combustible items, junk, debris, waste tires stored very near or against walls of buildings. Old buildings, hazardous intersection, small lot sizes and close proximity of structure poses a fire hazard.	41% of developed lots served by gravel road, off street parking is gravel/dirt, lack of sidewalks, unkempt areas with debris and junk, undeveloped parcels lack proper access.	Not a problem for developed areas, but several owners for undeveloped areas.	No major delinquencies	No a significant factor	Not a major condition of blight	Combustible items, junk, debris, waste tires stored very near or against walls of buildings. Old buildings, hazardous intersection, small lot sizes and close proximity of structure poses a fire hazard.	A combination of factors limit sound development of the Village, impede adequate housing accommodations and produce an ongoing economic liability.	N/A	Average age in excess of 40 years.	N/A	N/A	N/A
McCool Junction - Farmer's Coop 2014 Study															
Almost 3 deteriorating structures for every 10.	Inadequacies in the form of traffic movement capabilities and personal property access. Limited condition of blight.	Instances in which faulty lot layout create negative impacts on the development potential of the area. Reasonable blighting influence.	Combustible items, junk, debris, waste tires stored very near or against walls of buildings. Old buildings, hazardous intersection, small lot sizes and close proximity of structure poses a fire hazard.	41% of developed lots served by gravel road, off street parking is gravel/dirt, lack of sidewalks, unkempt areas with debris and junk, undeveloped parcels lack proper access.	Not a problem for developed areas, but several owners for undeveloped areas.	No major delinquencies	Not found	Not a major condition of blight	Combustible items, junk, debris, waste tires stored very near or against walls of buildings. Old buildings, hazardous intersection, small lot sizes and close proximity of structure poses a fire hazard.	A combination of factors limit sound development of the Village, impede adequate housing accommodations and produce an ongoing economic liability.	N/A	Average age in excess of 40 years.	N/A	N/A	N/A

TIF BLIGHTED FACTORS

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Substantial number of dilapidated or deteriorated structures	Existence of defective of inadequate street layout	Faulty lot layout in relation to size, adequacy, accessibility, or usefulness	Insanitary or unsafe conditions	Deterioration of site or other improvements	Diversity of ownership	Tax or special assessment delinquency exceeding the fair value of the land	Defective or unusual conditions of title	Improper subdivision or obsolete platting	Existence of conditions which endanger the life or property by fire or other causes	Any combination of such factors that constitutes and economic liability and is detrimental to public health, safety, morals, or welfare	Unemployment at least 120% of the state or national average	Average age of residential or commercial units is a least 40 years of age	More than half of the plotted and subdivided property is unimproved land that has been within the city for 40 years	Per capita income of the area is lower than the average per capita income of the city or village	Area has either stable or decreasing population based on last two decennial censuses
North Platte - Eagle Estates															
One deteriorating or deteriorated structure out of every four. Not a condition of blight.	N/A	All lots in northern part of area have platted widths less than 60 feet.	Combustible items or junk, debris, and waste piles, wood framed buildings, uninhabitable buildings	Gravel roads, no off street parking, no sidewalks	APA was not provided pages 25 and 26 of study				Wood frame buildings, close proximity, combustible items, junk, debris, uninhabitable	N/A	N/A	84% over 40 years old	N/A	The study determined that the per capital income of the residents of this analysis area is only 88% of the average per capita income for the City.	N/A
North Platte Southwest Implement															
31% of all structures at least deteriorating	Gravel roads	Current lack of development indicates lot layout may not be desirable	Junk, debris, flammable materials, unsafe outbuildings, highway through residential area	No major infrastructure improvements, high water table, soil conditions, wetlands	Not considered a factor	No a blighting factor	Not a significant factor	Majority of land not platted or subdivided	Junk, debris, flammable materials, unsafe outbuildings, highway through residential area	N/A	N/A	The study determined that the average age of the majority of all structures in the Area was at least 40 years old.	N/A	N/A	N/A
North Platte - Wilkinson Development															
23% of structures at least deteriorating with major defects	13% of sidewalks in fair or poor condition, street system limits land available for development, pedestrian/vehicle conflicts	Inadequate lot sizes and underutilization of land	Age of structures, deteriorated buildings, lack of or deteriorating sidewalks, inadequately sized utilities, improper roof drainage	Lack of sidewalks, debris, over 50% with fair or poor rating, unimproved parking	At least 469 individual land owners	Not a blight factor	Not a blight factor	There is a multitude of platting and replatting subdivisions	Age of structures, inadequate provisions for or lack of means of egress, water main standards	Unsafe and incompatible mixed land use	N/A	Average age is 84.2 years for residential and 59.1 years for commercial properties	N/A	N/A	N/A

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Omaha - Redevelopment 172 - Underwood Property															
The Study noted the building on the property currently is structurally unsafe and unsound. There is obvious settlement attributed to substandard structural factors and past fire damage	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	The Study found the structure to be unsafe and in need of major restructuring.	N/A	N/A	The median age of the housing structures in the census tract was 63 years, exceeding the 40-year criteria.	N/A	The per capita income level in the area was \$341 lower than the city's per capita income.	The Study determined the property has had a decline of population in the area. The population decreased by 168 persons between 1980 and 1990. The 2000 census showed a loss of 83 persons.
O'Neill - Garden Fresh Vegetables															
32% of structures deteriorating or worse condition	Lack of platted frontage or access roads and lack of proper turning lanes from the highway severely retards the marketability of future development.	Limited number of problems	Combustible items, junk, debris, waste tires stored very near or against walls of buildings. Two vacant structures, old buildings and hazardous turning lanes.	10% of lots served by gravel streets, over 33% have no sidewalks, junk or debris on property, deficiencies in fencing or screening	Diversity in land ownership is extensive with 10 different land owners per block.	No major delinquencies	Not a significant factor	Those present are not major conditions of blight	Combustible items, junk, debris, waste tires stored very near or against walls of buildings. Two vacant structures, old buildings and hazardous turning lanes.	Age and condition of housing units makes the existing housing stock less economically feasible and discourages reinvestment	N/A	Over 66% of the structures are over 40 years of age.	N/A	N/A	N/A
Scottsbluff - Airport Development															
25% of buildings have major deficiencies - Minor Presence	Major defects exist in street layout due to parallel parking rather than angle parking, parking lots are remote, and dead ends due to the railway.	Obsolete planning and subdivisions, peculiar-shaped lots	Weeds, junk, trash and other external effects on property - Minor Presence	Lack of maintenance due to budgetary constraints, walkways affected by freeze/thaw conditions, and deteriorating infrastructure	A significant majority of the 191 properties were owned by different individuals	Not a factor	N/A	Obsolete planning and subdivisions, peculiar-shaped lots - minor presence	Mechanical , electrical, and plumbing facilities are obsolete	N/A	The Study found that unemployment rate for Scotts Bluff County was 5.4% compared to the State's rate of 3.2%. As a result, the County's rate is 168% of the State's rate.	Average age of all buildings is 59 years old.	N/A	N/A	Population growth in City has decreased over last to decades. 11% decrease in last 30 years.

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Scottsbluff - Cirrus Redevelopment															
Minimal or no presence	Majority of area is underutilized due to defective and inadequate street layout and low lying areas that are subject to flooding	Uncovered, sloped Scottsbluff Drain, vegetation, deterioration of infrastructure, lack of sidewalks.			Highly diversified	Does not exceed fair value of land	Conditions present that prohibit the best land use due to encumbrance of land for utility and other easements.	College property suffers greatly from improper subdivision and obsolete platting	Page 60 of the study was not provided to the APA but the summary indicated this factor had a major presence	N/A	The Study found that unemployment rate for Scotts Bluff County was 5.4% compared to the State's rate of 3.2%. As a result, the County's rate is 168% of the State's rate.	No residential buildings. All commercial buildings are less than 40 years old.	The Study also found that the majority of land has been unimproved and within the City limits for a period exceeding 40 years. The College property has been vacant for 35 years.	The Study also found per capital income in area is lower than average of City since a great percentage of land is vacant	Population growth in City has decreased over last to decades. 11% decrease in last 30 years
Scottsbluff - Reganis															
The Study noted the area is served only by unimproved gravel streets and lacks both curbs and gutter. There are unimproved parcels which are served by a dilapidated storm sewer structure and require a new obtained system to be installed to allow for development.	Unimproved gravel streets	N/A	N/A	N/A		N/A	The study found a significant number of different owners and parcels in the area which contributes to the difficulty in developing a unified redevelopment strategy.	N/A	The Study found the deteriorated right-of-way and sewer improvements are substandard. These continuing conditions and underuse of the properties will lead to further deterioration and the consequent emergence of conditions that constitute an economic liability, which both endanger property and are detrimental to the public welfare.	N/A		The Study determined the average age of the houses in the area was greater than 40 years, including a majority, if not all of the residences	N/A	N/A	The study area has had a decline in population from 2,972 in 2000 to 2,943 in 2010.

TIF BLIGHTED FACTORS

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Substantial number of dilapidated or deteriorated structures	Existence of defective or inadequate street layout	Faulty lot layout in relation to size, adequacy, accessibility, or usefulness	Insanitary or unsafe conditions	Deterioration of site or other improvements	Diversity of ownership	Tax or special assessment delinquency exceeding the fair value of the land	Defective or unusual conditions of title	Improper subdivision or obsolete platting	Existence of conditions which endanger the life or property by fire or other causes	Any combination of such factors that constitutes and economic liability and is detrimental to public health, safety, morals, or welfare	Unemployment at least 120% of the state or national average	Average age of residential or commercial units is a least 40 years of age	More than half of the plotted and subdivided property is unimproved land that has been within the city for 40 years	Per capita income of the area is lower than the average per capita income of the city or village	Area has either stable or decreasing population based on last two decennial censuses
Scottsbluff - Fairfield Inn															
The Study noted the area is served only by unimproved gravel streets and lacks both curbs and gutter. There are unimproved parcels which are served by a dilapidated storm sewer structure and require a new obtained system to be installed to allow for development.	Unimproved gravel streets	N/A	N/A	N/A	The study found a significant number of different owners and parcels in the area which contributes to the difficulty in developing a unified redevelopment strategy.	N/A	N/A	N/A	The Study found the deteriorated right-of-way and sewer improvements are substandard. These continuing conditions and underuse of the properties will lead to further deterioration and the consequent emergence of conditions that constitute an economic liability, which both endanger property and are detrimental to the public welfare.		N/A	The Study determined the average age of the houses in the area was greater than 40 years, including a majority, if not all of the residences	N/A	N/A	The study area has had a decline in population from 2,972 in 2000 to 2,943 in 2010.
Valentine - Ranchland Foods															
52.1% deteriorating or dilapidated	Not researched.	Faulty and inadequate based on size, configuration, accessibility, and desirability in the present condition.	Numerous inadequacies of the storm sewer and sanitary sewer infrastructure	Limited sidewalks, curb and gutter issues, gravel roads	Not present	Not present	Not researched	Not researched	Airport approach zones overlay a portion of area causing height restrictions. Also presence of debris piles, brush piles, and junk vehicles.	Sanitation and storm water issues.	Not researched	Average age of permanent structures is 46 years of age.	Not researched	Not researched	Steady population of Valentine.