

**AGENDA**  
**COMMUNITY REDEVELOPMENT AUTHORITY**  
**CITY COUNCIL CHAMBERS**  
**306 PEARL STREET**  
**July 26, 2022**

1. 4:00 p.m. - Call the meeting to order

Anyone desiring to view the Open Meetings Act may do so. The document is available for public inspection and is located on the southwest wall of the City Council Chambers as well as on the City of Wayne website.

The Community Redevelopment Authority may go into closed session to discuss certain agenda items to protect the public interest or to prevent the needless injury to the reputation of an individual and if such individual has not requested a public hearing.

2. Action to approve the Minutes of June 28, 2022
3. Action to approve the Claims
4. Update and receipt of recommendation from the Wayne City Council on the Redevelopment Plan of the R. Perry Construction, Inc., Redevelopment Project
5. CRA Resolution 2022-4: Authorizing and providing for the issuance of a Tax Increment Development Revenue Bond, Note or other Obligation and Approving the Redevelopment Contract — R. Perry Construction, Inc., Redevelopment Project
6. Action to approve the Plans and Specifications for the Jimmy John's Project
7. Update and discussion and/or action on the following properties:
  - Lot 5 and Part of Lot 6, Block 5, John Lake's Addition to the City of Wayne, Wayne County, Nebraska (106 E. 7<sup>th</sup> Street)
  - Part of Lot 5 and all of Lot 6, Block 14, Original Town of Wayne, and Lots 7 and 8, Block 14, Original Town of Wayne (located at 2<sup>nd</sup> and Logan/Nebraska Streets)

Action on the request for an extension (until March, 2023) to remove the metal on the property — BJ Woehler, representing Robert Woehler & Sons Construction, Inc.

  - 200 S. Lincoln Street
8. Review proposed budget and action to set public hearing on the budget for August 30, 2022, at or about 4:00 p.m.
9. Discussion regarding other potential properties of interest
10. Adjourn

**NEXT MEETING IS SCHEDULED FOR AUGUST 30, 2022**

June 28, 2022

The Wayne Community Redevelopment Authority (CRA) met in regular session in the Council Chambers of City Hall on Tuesday, June 28, 2022, at 4:00 o'clock p.m. Chair Jill Brodersen called the meeting to order with the following in attendance: Members Greg Ptacek, Jon Meyer, and Cale Giese; City Attorney Amy Miller; City Administrator Wes Blecke; and City Clerk Betty McGuire. Absent: Members Mark Lenihan, Terry Sievers and Mike Powicki.

Notice of the convening meeting was given in advance thereof by publication in the Wayne Herald, Wayne, Nebraska, the designated method of giving notice, as shown by Affidavit of Publication. In addition, notice was given to the Chair and all members of the Community Redevelopment Authority, and a copy of their acknowledgement of receipt of notice and agenda is on file with the City Clerk. Availability of the agenda was communicated in the advance notice and in the notice to the Chair and Members of this meeting. All proceedings hereafter shown were taken while the Community Redevelopment Authority convened in open session.

Chair Brodersen advised the public that a copy of the Open Meetings Act was located on the southwest wall of the Council Chambers and was available for public inspection as well as on the City of Wayne website. In addition, she advised the public that the Community Redevelopment Authority may go into closed session to discuss certain agenda items to protect the public interest or to prevent the needless injury to the reputation of an individual and if such individual has not requested a public hearing.

Member Giese made a motion, which was seconded by Member Ptacek, to approve the minutes of the May 31, 2022, meeting. Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Members Lenihan, Sievers and Powicki who were absent, the Chair declared the motion carried.

Member Meyer made a motion, which was seconded by Member Ptacek, to approve the following CRA Claims:

City of Wayne	
Attorney Fees	\$800.00
Utilities – 106 E. 7 <sup>th</sup>	37.00
Morrow’s Housemoving	
Housemoving 711 Main Street	10,440.00
Pinkelman Construction, Inc.	
8’x8’ wall; pump truck; egress windows	11,730.00
Zach Heating & Cooling	
Recover units 705 Main Street	240.00

Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Members Lenihan, Sievers and Powicki who were absent, the Chair declared the motion carried.

Administrator Blecke stated the Planning Commission held a public hearing on the Redevelopment Plan of the R. Perry Construction, Inc., Project on June 6, 2022. They reviewed the same and have forwarded a recommendation of approval by way of Resolution. The vote was 7-1.

The next step in this process is to approve the following Resolution forwarding the Redevelopment Plan to the City Council for public hearing and approval. That will take place on July 19, 2022. The matter will come back before the CRA again at their July 26<sup>th</sup> meeting. The sale of the property is contingent upon tax increment financing, so if this would not move forward in the final stage, then the sale of the property would be null and void.

Member Meyer introduced CRA Resolution No. 2022-3 and moved for its approval; Member Ptacek seconded.

CRA RESOLUTION NO. 2022-3

A RESOLUTION RECOMMENDING APPROVAL OF A REDEVELOPMENT PLAN OF THE CITY OF WAYNE, NEBRASKA; APPROVAL OF A REDEVELOPMENT PROJECT OF THE CITY OF WAYNE, NEBRASKA; AND APPROVAL OF RELATED ACTIONS.

Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Members Lenihan, Sievers and Powicki who were absent, the Chair declared the motion carried.

Chair Brodersen went to agenda item no. 7 - Part of Lot 5 and all of Lot 6, Block 14, Original Town of Wayne, and Lots 7 and 8, Block 14, Original Town of Wayne (located at 2<sup>nd</sup> and Logan/Nebraska Streets).

Administrator Blecke stated in order to get someone to do the asbestos abatement, the south building needs to be torn down. BJ Woehler contacted him earlier in the day regarding the matter. Mr. Woehler would like to honor their commitment to taking the building down and provide the CRA with a hard and fast date to do the same.

BJ Woehler, representing Robert Woehler & Sons Construction, Inc., was present. He stated he would like to honor the contract that he had previously entered into with the City regarding this property.

Administrator Blecke stated if the CRA awards the abatement contract, it will be to somebody that could probably start mid-August. He visited with Mr. Woehler, and Mr. Woehler was hesitant on being able to have the building down by the end of July. Mr. Woehler said he could have the building down for sure by the end of August. Mr. Blecke recommended splitting the difference – mid-August. It was noted that the original date to have the building down was May 31<sup>st</sup>.

Member Giese asked Mr. Woehler if he could having the building down by August 1<sup>st</sup>. Mr. Woehler has already delayed this project once, and we are looking for the abatement to take place in the middle of August, so he does not want Mr. Woehler's deadline to be the same as when this person is going to start.

Administrator Blecke asked if Mr. Woehler could have the building down by the end of July/August 1<sup>st</sup>, and then if it hasn't been cut up and removed, it can be on the other property until August 15<sup>th</sup>.

Attorney Miller recapped what was just talked about. The building will be completely taken down by August 1<sup>st</sup> and completely cleaned up by August 15<sup>th</sup>. Attorney Blecke stated when we say completely cleaned up, we mean all of the metal sidewalls - everything is gone. We know the foundation is still in the ground and that is not part of it. We will have to go out for bids to clean up and take the other building down, along with two foundations.

Member Meyer made a motion, which was seconded by Member Ptacek, to amend the original lease agreement with Robert Woehler & Sons Construction, Inc., that the south building shall be torn down by August 1, 2022, and that the site shall be cleaned of all metal and building structure (south building) by August 15, 2022. Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Members Lenihan, Sievers and Powicki who were absent, the Chair declared the motion carried.

Administrator Blecke stated he had received three proposals regarding the asbestos abatement project on the property at 2<sup>nd</sup> and Logan Street/Nebraska Street. The low proposal was from Bockmann, Inc., in the amount of \$29,979. He also received proposals from Environmental Services and McGill Asbestos. They also bid on this in the fall of 2020. Bockmann's proposal increased by about \$5,000 since that time, but their proposal is still the lowest. Bockmann should be able to do the asbestos abatement any time from mid-August on. We would then go out for bids on removing the two foundations and the other building.

Member Meyer made a motion, which was seconded by Member Giese accepting the proposal and awarding the contract to Bockmann, Inc., in the amount of \$29,979 for asbestos removal on the property located at 2<sup>nd</sup> and Logan Street/Nebraska Street. Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Members Lenihan, Sievers and Powicki who were absent, the Chair declared the motion carried.

Administrator Blecke updated the CRA on the following properties:

- Lot 5 and Part of Lot 6, Block 5, John Lake's Addition to the City of Wayne, Wayne County, Nebraska (106 E. 7<sup>th</sup> Street)

Olsson should have the plans and specs to him within the next two weeks. The CRA would like to review the same.

➤ 200 S. Lincoln Street

Administrator Blecke stated he has had a couple of people call him who are interested in the house. Staff was directed to visit with the real estate agents to see who is interested in selling the property, with the understanding that the CRA will finish up the water and sewer, power to the panel/house, drain tile, etc.

Discussion took place regarding other potential properties of interest. There were no updates on the brown house on the corner of 8<sup>th</sup> and Main Street owned by Tom Jacobsen. Administrator Blecke noted he would contact Mr. Jacobsen for an update.

There being no further business to come before the CRA, Chair Brodersen declared the meeting adjourned at 4:37 p.m.

**City of Wayne  
CRA Claims List**

**July 13, 2022**

7/13/2022	#1483	Matt & Mollie Sudbeck DPA loan	\$	10,000.00
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**July 26, 2022**

7/26/2022	#1484	City of Wayne Attorney fees \$800.00 Ads/notices \$91.37 Utilites 106 E 7th St \$37.00	\$	928.37
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7/26/2022	#1485	Kay Contracting Supply backflow preventer & 6" stick of pipe	\$	367.33
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7/26/2022	#1486	Pilger Sand & Gravel Basement floor & backfill foundation	\$	1,388.89
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		<b>Total</b>	<b>\$</b>	<b>12,684.59</b>
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CRA  
BANK SUMMARY  
CHECKING ACCOUNT  
July 26, 2022

BALANCE 6/28/22		4,274.34
DEPOSITS:		
Interest	2.08	
LOC draw	10,000.00	
SUBTOTAL:		14,276.42
CLAIMS:		
Claims Paid	12,684.59	
BOOK BALANCE as of 7/26/22		1,591.83



## REDEVELOPMENT CONTRACT

This Redevelopment Contract is made and entered into as of the \_\_\_\_\_ day of \_\_\_\_\_, 2022, by and between the Community Redevelopment Authority of the City of Wayne, Nebraska ("Authority"), and R. Perry Construction, Inc., an Iowa Corporation authorized to do business in Nebraska ("Redeveloper").

### **WITNESSETH:**

WHEREAS, the City of Wayne, Nebraska (the "City"), in furtherance of the purposes and pursuant to the provisions of Section 12 of Article VIII of the Nebraska Constitution and Sections 18-2101 through 18-2155, Reissue Revised Statutes of Nebraska, 2012, as amended (collectively the "Act"), has designated an area within the City as blighted and substandard; and

WHEREAS, the Authority has adopted, after approval by the Mayor and Council of the City, that the redevelopment plan entitled "City of Wayne Redevelopment Plan For The R. Perry Apartment Development" (the "Redevelopment Plan"), a copy of which is on file in the office of the Wayne City Clerk and is incorporated herein as though fully set forth; and

WHEREAS, the Redevelopment Plan calls for the Authority to support two redevelopment projects designated in the Redevelopment Plan as Project One and Project Two. Project One includes Redeveloper's real estate acquisition and construction of an apartment complex on real estate to be purchased from the City. Project Two includes the construction of a recreational lake on property owned by the City. Exhibit 1 attached hereto and incorporated herein by this reference describes the Redevelopment Project Area and shows the Project One real estate designated as the "Apartment Site" and Project Two real estate designated as the "Lake Site;" and

WHEREAS, Section 18-2107 of the Act authorizes the Authority to carry out plans for a program of acquisition and improvements in connection with redevelopment of the Redevelopment Project Area and to pay for the same from TIF Proceeds (as defined herein). The Redeveloper intends to utilize the TIF Proceeds from the Apartment Site to pay for the eligible costs on Project One and Project Two as defined herein; and

WHEREAS, Section 18-2107 of the Act authorizes the Authority to enter into contracts with redevelopers of property containing covenants and conditions regarding the use of such property as the Authority may deem necessary to prevent the recurrence of substandard and blighted areas; and

WHEREAS, Redeveloper is willing to enter into this Contract and invest in excess of Twenty-Two Million Dollars (\$22,000,000.00) on Project One and undertake community

betterment improvements in the amount of Two Million Two Hundred Thousand Dollars (\$2,200,000) on Project Two. The site plan attached hereto as Exhibit 2 shows the Project One design; and

WHEREAS, in order to help remove blight and substandard conditions and improve conditions in an economically underutilized area, the Authority is willing to enter into this Contract and to utilize TIF Proceeds to fund a portion of the Project Costs in order to induce the Redeveloper to undertake the Private Improvements (“Private Improvements”) and Public Improvements (“Public Improvements”) described below; and

WHEREAS, the Private Improvements and Public Improvements on the Project Site comprise the Redevelopment Project and are collectively known as the “Redevelopment Project Improvements.” The costs of the Redevelopment Project Improvements are collectively known as the “Redevelopment Project Costs” and are shown on Exhibit 3, which is attached hereto and incorporated herein by this reference. The Authority and Redeveloper agree that assistance with the Redevelopment Project Costs is deemed essential, and the Redevelopment Project would not be economically feasible without it; and

WHEREAS, the Authority is willing to support the above-described redevelopment of the Project Site in accordance with the Redevelopment Plan; provided that, Redeveloper is willing to agree to covenants and conditions regarding compulsory maintenance and upkeep of the Private Improvements to prevent a recurrence of substandard and blighted conditions; and

WHEREAS, the Authority and Redeveloper desire to enter into this Redevelopment Contract in order to implement the Redevelopment Plan and provide for the redevelopment of the Project Site.

NOW, THEREFORE, in consideration of the mutual covenants and agreements herein set forth, the Authority and Redeveloper do hereby covenant, agree and bind themselves as follows:

## **ARTICLE I**

### **DEFINITIONS AND INTERPRETATION**

#### Section 1.01 Terms Defined in this Redevelopment Contract

Unless the context otherwise requires, the following terms shall have the following meanings for all purposes of this Redevelopment Contract; such definitions to be equally applicable to both the singular and plural forms and masculine, feminine and neuter gender of any of the terms defined:

"Act" means Section 12 of Article VIII of the Nebraska Constitution, Sections 18-2101 through 18-2155, Reissue Revised Statutes of Nebraska, 2012, as amended, and acts amendatory thereof and supplemental thereto.

"Authority" means the Community Redevelopment Authority of the City of Wayne, Nebraska.

"City" means the City of Wayne, Nebraska.

"Governing Body" means the Mayor and City Council of the City.

"Owner(s)" means the registered owner or owners of Indebtedness issued by the Authority from time to time outstanding.

"Indebtedness" means any notes, loans, and advances of money or other indebtedness, including interest and premium, if any, thereon, incurred by the Authority pursuant to the Resolution and Article III hereof to provide financing for a portion of the Project Costs and secured in whole or in part by TIF Revenues. The Indebtedness as initially issued by the Authority shall consist of a Tax Increment Development Revenue Note in an amount not to exceed \$4,880,000.00 and purchased by the Redeveloper or Redeveloper's lender, as set forth in Section 3.02 of this Redevelopment Contract.

"Liquidated Damages Amount" means the amounts to be repaid to the Authority by the Redeveloper pursuant to Section 6.02 of this Redevelopment Contract.

"Redevelopment Project" means the improvements to the Redevelopment Project Area, as further described in the Redevelopment Plan and, as used herein, shall include the Project Site and additions and improvements thereto. Without limitation, those improvements include the following public and private improvements:

**Private improvements:**

Site acquisition, preparation, private roadways, infrastructure extension, sidewalks, exterior lighting, public parking, right-of-way improvements and construction of 144 apartments in four separate buildings, club house, pool and associated improvements, including the planning and engineering therefore.

**Public improvements:**

Planning, engineering, excavation, contouring and general construction of a recreational lake not to exceed 4 acres, as shall be determined by the City;

"Project Costs" means only costs or expenses incurred by the Redeveloper for the purposes set forth in §18-2103(28)(a) through (f), inclusive, including the providing for such costs by the exercise of the powers set forth in §18-2107(4) of the Act, all as identified on Exhibit 3.

"Redeveloper" means R. Perry Construction, Inc., an Iowa Corporation authorized to do business in Nebraska, and its successors and assigns.

"Redevelopment Project Area" means that certain real property situated in the City of Wayne, Wayne County, Nebraska, which has been declared blighted and substandard by the City pursuant to the Act, and which is more particularly described on Exhibit 1 attached hereto and

incorporated herein by this reference. All such legal descriptions are subject to change based upon any re-platting requested by the Redeveloper and approved by the City.

"Project Site" means all of the Redevelopment Project Area which is the site for the improvements constituting the Project, as more particularly described on Exhibit 1 attached hereto and incorporated herein by this reference.

"Redevelopment Contract" means this redevelopment contract between the Authority and the Redeveloper with respect to the Project.

"Redevelopment Plan" means the Redevelopment Plan (also defined in the recitals hereto) for the Redevelopment Project Area related to the Project, prepared by the Authority, approved by the City and adopted by the Authority pursuant to the Act.

"Resolution" means the Resolution of the Authority authorizing the issuance of the Indebtedness, as supplemented from time to time, and also approving this Redevelopment Contract.

"Shortfall Payment" means amount of funds to be paid by the Redeveloper to the Authority as described in Section 4.05 of this Redevelopment Contract.

"TIF Proceeds" means the Note proceeds described in Section 3.02.

"TIF Revenues" means incremental ad valorem taxes generated on the Apartment Site which are to be allocated to and paid to the Authority pursuant to the Act.

#### Section 1.02 Construction and Interpretation

The provisions of this Redevelopment Contract shall be construed and interpreted in accordance with the following provisions:

(a) Whenever in this Redevelopment Contract it is provided that any person may do or perform any act or thing the word "may" shall be deemed permissive and not mandatory, and it shall be construed that such person shall have the right, but shall not be obligated, to do and perform any such act or thing.

(b) The phrase "at any time" shall be construed as meaning at any time or from time to time.

(c) The word "including" shall be construed as meaning "including, but not limited to."

(d) The words "will" and "shall" shall each be construed as mandatory.

(e) The words "herein," "hereof," "hereunder," "hereinafter" and words of similar import shall refer to the Redevelopment Contract as a whole rather than to any particular paragraph, section or subsection, unless the context specifically refers thereto.

(f) Forms of words in the singular, plural, masculine, feminine or neuter shall be construed to include the other forms as the context may require.

(g) The captions to the sections of this Redevelopment Contract are for convenience only and shall not be deemed part of the text of the respective sections and shall not vary by implication or otherwise any of the provisions hereof.

## ARTICLE II

### FINDINGS AND REPRESENTATIONS

#### Section 2.01 Findings of Authority

The Authority makes the following findings:

(a) The Authority is a duly organized and validly existing Community Redevelopment Authority under the Act.

(b) The Redevelopment Plan has been duly approved by the City and adopted by the Authority pursuant to Sections 18-2109 through 18-2117 of the Act.

(c) The Authority deems it to be in the public interest and in furtherance of the purposes of the Act to accept the proposal submitted by the Redeveloper as specified herein.

(d) The Redevelopment Project is expected to achieve the public purposes of the Act by among other things, increasing employment, improving public infrastructure, increasing the tax base, and lessening blighted and substandard conditions in the Redevelopment Project Area and other purposes set forth in the Act.

(e) (1) The Redevelopment Plan is feasible and in conformity with the general plan for the development of the City as a whole and the Redevelopment Plan is in conformity with the legislative declarations and determinations set forth in the Act; and

(2) Based on representations made by the Redeveloper and information provided to the Authority:

(i) the Project would not be economically feasible without the use of tax-increment financing, and

(ii) the Project would not occur in the Redevelopment Project Area without the use of tax-increment financing. Documentation of this finding is

provided by correspondence from the Redeveloper's lender showing that the project will not be financed without the provision of tax-increment financing.

(f) The Authority has determined that the costs and benefits of the Project, including costs and benefits to other affected political subdivisions, the economy of the community, and the demand for public and private services have been analyzed by the Authority and have been found to be in the long-term best interest of the community impacted by the Project.

(g) The Authority has determined that the proposed land uses and building requirements in the Redevelopment Area are designed with the general purpose of accomplishing, in conformance with the general plan, a coordinated, adjusted, and harmonious development of the City and its environs which will, in accordance with present and future needs, promote health, safety, morals, order, convenience, prosperity, and the general welfare, as well as efficiency and economy in the process of development: including, among other things, adequate provision for traffic, vehicular parking, the promotion of safety from fire, panic, and other dangers, adequate provision for light and air, the promotion of the healthful and convenient distribution of population, the provision of adequate transportation, water, sewerage and other public utilities, schools, parks, recreational and community facilities, and other public requirements, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds, and the prevention of the recurrence of insanitary or unsafe dwelling accommodations, or conditions of blight.

(h) The Redevelopment Plan includes a cost benefit analysis pursuant to §18-2113 of the Act. The Authority has reviewed such analysis and adopts and approves the cost benefit analysis.

## Section 2.02 Representations of Redeveloper

The Redeveloper makes the following representations:

(a) The Redeveloper is an Iowa Corporation authorized to do business in Nebraska having the power to enter into this Redevelopment Contract and perform all obligations contained herein and by proper action has been duly authorized to execute and deliver this Redevelopment Contract. Prior to the execution and delivery of this Redevelopment Contract, the Redeveloper has delivered to the Authority a certificate of good standing, a certified copy of the Redeveloper's by-laws and a certified copy of the resolution or resolutions authorizing the execution and delivery of this Redevelopment Contract.

(b) The execution and delivery of this Redevelopment Contract and the consummation of the transactions herein contemplated will not conflict with or constitute a breach of or default under any debenture, note or other evidence of indebtedness or any contract, loan agreement or lease to which Redeveloper is a party or by which it is bound, or result in the creation or imposition of any lien, charge or encumbrance of any nature

upon any of the property or assets of the Redeveloper contrary to the terms of any instrument or agreement.

(c) There is no litigation pending or to the best of its knowledge threatened against the Redeveloper affecting its ability to carry out the acquisition, construction, equipping and furnishing of the Project or the carrying into effect of this Redevelopment Contract or in any other matter materially affecting the ability of Redeveloper to perform its obligations hereunder.

(d) The Project would not be economically feasible without the use of tax increment financing. Documentation of this fact has been provided in a letter from the Redeveloper's lender. Financing of the redevelopment project is contingent on receipt of the TIF proceeds.

(e) The Project would not occur in the Redevelopment Project Area without the use of tax-increment financing.

(f) The Redeveloper certifies that it has not and will not apply for (i) tax incentives under the Nebraska Advantage Act or the ImagiNe Act for a project located or to be located within the redevelopment project area; (ii) a refund of the city's local option sales tax revenue; and (iii) no application has been made or approved under the Nebraska Advantage Act or the ImagiNe Act.

### **ARTICLE III**

#### **OBLIGATIONS OF THE AUTHORITY**

##### Section 3.01 Division of Taxes

In accordance with Section 18-2147 of the Act and the terms of the Resolution, the Authority hereby provides that any ad valorem tax on the Apartment Site portion of the Redevelopment Project Area for the benefit of any public body be divided for a period of fifteen years after the effective date as described in Section 18-2147 (1) of the Act which shall be identified in a Redevelopment Contract Amendment executed on behalf of the Redeveloper and delivered to the Authority in the form attached hereto as Exhibit 4. The Authority shall file with the Wayne County Assessor the "Notice to Divide Taxes" on or prior to August 1 in the calendar year of the Effective Date. Said taxes shall be divided as follows:

(a) That portion of the ad valorem tax on the real estate located within the Redevelopment Project Area which is produced by levy at the rate fixed each year by or for each public body upon the "redevelopment project valuation" (as defined in the Act) shall be paid into the funds of each such public body in the same proportion as all other taxes collected by or for the bodies; and

(b) That portion of the ad valorem tax on real property within the Project Lot in excess of such amount (the "Incremental Ad Valorem Tax"), if any, shall be allocated to, is pledged to, and, when collected, paid into a special fund of the Authority to pay the principal of, the interest on, and any premium due in connection with the Indebtedness. When such Indebtedness, including interest and premium due have been paid, the Authority shall so notify the County Assessor and County Treasurer and all ad valorem taxes upon real property within the Redevelopment Project Area shall be paid into the funds of the respective public bodies.

With respect to the Redevelopment Project Area, Redeveloper shall execute and deliver to the Authority the Redevelopment Contract Amendment by no later than July 1 of the year of the Effective Date proposed in the Redevelopment Contract Amendment.

### Section 3.02 Issuance of Indebtedness

The Authority shall authorize the issuance of the Indebtedness in one taxable note (the "Note"). The Note (referred to as the "TIF Note") shall be in the form and stated principal amount and bearing interest and being subject to such terms and conditions as are specified in the Resolution and this Redevelopment Contract. No Indebtedness will be issued until the Redeveloper has acquired fee title to the Project Site, provided proof of financial ability to construct the Redevelopment Project and become obligated for construction of the additions and improvements forming a part of the Project as described in the Plan.

The Redeveloper has agreed to purchase the Indebtedness from the Authority for a price equal to the principal amount thereof and has also made arrangements for [REDACTED] (the "Bank") to take a pledge interest in the Indebtedness in order to secure indebtedness of the Redeveloper to the Bank. In addition, the Bank will agree, by separate instrument delivered to the Authority, to act as disbursing agent for the Authority with respect to the grant to be made from the proceeds of the Indebtedness to the Redeveloper upon the terms and conditions set forth in this Section 3.02. One hundred percent of the net proceeds of the Indebtedness shall be deposited by the Authority for disbursing by the Bank to the Redeveloper in accordance with the terms of the Redevelopment Plan and this Redevelopment Contract. In accordance with the terms of the Redevelopment Plan, the Redeveloper is to receive grant amounts sufficient to pay the costs described on Exhibit 3 (the "Project Costs") with such costs anticipated to require grant amounts estimated at \$4,880,000. Any investment earnings on amounts held by the Bank as disbursing agent shall also be applied to make the grants described in this Section 3.02. Disbursement of grant funds may be requested and certified by the Redeveloper from time to time as needed and in one or more advances in accordance with the following requirements:

Project Costs: The Bank acting as disbursing agent for the Authority is hereby directed to make disbursement of amounts from the proceeds of the Indebtedness for Project Costs upon receipt of the following items:

(1) To the Redeveloper upon the furnishing of contractors', architects' or engineers' invoices showing amounts due for construction costs incurred by the Redeveloper for Project Costs. Bank shall obtain approval of the City of Wayne Finance Director prior to making disbursements.

(2) Evidence that there is in effect materials and labor payment bonds, as appropriate, for the benefit of the Authority and City for any work on public right-of-way or real estate owned by the City.

(3) Any such additional requirements with respect to the Redeveloper's disbursement requests as the Bank (in its dual capacity of disbursing agent for the Authority and pledgee of the Indebtedness) shall deem appropriate.

In addition to the requirements for disbursement by the Bank, as agent for the Authority as set forth above, the making of the grant described in this Redevelopment Contract shall be subject to the following conditions, each of which must be satisfied by the Redeveloper prior to the payment of any grant funds:

(1) The Indebtedness shall have been issued and proceeds received by the Authority as provided in Section 3.02 of this Redevelopment Contract.

(2) The Redeveloper shall furnish evidence satisfactory to the Authority that the Redeveloper has marketable title to the Apartment Site (such evidence shall be in the form of a title insurance policy which may be in the form of an owner's policy, or in the form of a mortgagee's policy).

Redeveloper acknowledges that it is its understanding and the Authority's understanding that interest on the Indebtedness may be includable in gross income for federal income tax purposes and subject to Nebraska State income taxation.

The parties agree that any grant paid hereunder to the Redeveloper as reimbursement for the cost of the Public Improvements are for the benefit of the City and the public and are granted pursuant to the contract provisions described herein and that such grant funds are not under the dominion and control of the Redeveloper and should not be construed as income to the Redeveloper under the Internal Revenue Code Section 61 (I.R.C. § 61).

Any excess TIF Revenues resulting from the Apartment Site not needed or required to pay the TIF Note Purchaser shall be expended by the Authority or returned to the applicable taxing authorities as provided in the Community Development Law. Any shortfall in anticipated TIF funds from the TIF Revenues for any reason whatsoever, specifically including a decline in taxable valuation of the Apartment Site, shall be borne entirely by the Redeveloper and/or TIF Note Purchaser without recourse of any kind against the Authority or the City.

### Section 3.03 Pledge of Revenues

Under the terms of the Resolution, the Authority pledges 100% of the available annual TIF Revenues derived from the Apartment Site and the Shortfall Payments as security for and to provide payment of the Indebtedness as the same fall due (including payment of any mandatory redemption amounts set for the Indebtedness in accordance with the terms of the Resolution). The tax increment is to be derived from the increased valuation, determined in the manner provided for in Article 8, Section 12 of the Constitution of the State of Nebraska and the Act which will be attributable to the redevelopment contemplated under this Contract and within the Redevelopment Project Area. The TIF Revenues, which are to be used to pay debt service on the TIF Note, will be derived from the increased valuation from redeveloping the Apartment Site as provided in this Contract. Redeveloper specifically acknowledges that a reduction in assessed valuation of all or any portion of the Apartment Site shall reduce the TIF Revenues available for payment on the TIF Note. The Redeveloper specifically acknowledges, as the TIF Note Purchaser, that it bears the entire risk of an assessed valuation being less than projected and any subsequent reduction in assessed valuation or tax levy.

### Section 3.04 Creation of Funds

In the Resolution, the Authority has provided for the creation of the following fund and account which fund shall be held by the Authority separate and apart from all other funds and moneys of the Authority and the City:

A special trust fund called the “Perry Project Note Fund” (the “Project Note Fund”). All of the TIF Revenues from the Apartment Site and all Shortfall Payments shall be deposited into the Project Note Fund. The TIF Revenues accumulated in the Project Note Fund shall be used and applied on the Business Day prior to each Interest Payment Date to pay principal of or interest on the TIF Note to the extent of any money then remaining in the Project Note Fund on such Interest Payment Date. Money in the Project Note Fund shall be used solely for the purposes described herein and in the Resolution. All TIF Revenues and Shortfall Payments received shall be used solely for the payments required herein and by the Resolution.

## **ARTICLE IV**

### **OBLIGATIONS OF REDEVELOPER**

#### Section 4.01 Construction of Project

Redeveloper shall:

- (a) Purchase from the City the Apartment Site pursuant to the purchase agreement with the City. In the event the City does not provide transfer of title of the Apartment Site to the Redeveloper prior to September 15, 2022, then and in that event all obligations of the Authority and Redeveloper hereunder shall terminate without further obligation on the part of the signatories hereto.

- (b) Provide and pay for: (1) the timely installation of the extension of sanitary sewer, water mains, storm sewers and improvements in the public right-of-way for Project One; (2) construction of the improvements for Project One in accordance with the plans and specifications provided to the Authority and City in a timely manner; (3) construction of the recreational lake on the Lake Site in accordance with plans and specifications as agreed with the City and approved by the City's Engineer and subject to the City's inspection; and (4) inspections of improvements under construction shall be performed under the supervision of a professional registered engineer and upon completion shall be subject to inspection and approval by the City's Engineer prior to acceptance by the City of Wayne. An "as built" set of plans and specifications, including required test results bearing the seal and signature of a registered professional engineer shall be filed with the City's Engineer by the Redeveloper prior to acceptance of these improvements by the City.
- (c) Construct all Private Improvements in compliance with all applicable local, state, and federal building and construction laws and codes. Redeveloper agrees to secure and maintain all permits and licenses necessary for its use of the Redevelopment Project including, but not limited to, necessary building permits and inspections. Redeveloper shall invest a minimum of \$22,000,000.00 as part of the Private Improvements.
- (d) Prior to commencing any construction on Project One or Project Two, provide a payment and performance bond from a bond company doing business in the State of Nebraska in the total amount of all the Public Improvements, including the Project Two improvements and those to be constructed in the public right-of-way. The City and Authority shall be named as beneficiaries under such bond.
- (e) Until construction of the Project has been completed, make reports in such detail and at such times as may be reasonably requested by the Authority as to the actual progress of Redeveloper with respect to construction of Project One and Project Two. Such reports shall include actual expenditures incurred as described on Exhibit 3.
- (f) Require any general contractor chosen by the Redeveloper to obtain and keep in force at all times until completion of construction, policies of insurance including coverage for contractors' general liability and completed operations. The City, the Authority and the Redeveloper shall be named as additional insureds. Any contractor chosen by the Redeveloper or the Redeveloper itself, as owner, shall be required to purchase and maintain property insurance upon the Project to the full insurable value thereof. This insurance shall insure against the perils of fire and extended coverage and shall include "All Risk" insurance for physical loss or damage. The contractor with respect to any specific contract or the Redeveloper shall also carry insurance on all stored materials. The contractor or the Redeveloper, as the case may be, shall furnish the Authority and the City with a Certificate of Insurance evidencing policies as required above. Such certificates shall state that the insurance companies shall give the Authority prior written notice in the event of cancellation of or material change in any of the policies.

- (g) The Redeveloper agrees that Redeveloper and any contractor for the improvements to be reimbursed as a part of the Project Public Costs shall be required to agree to use a federal immigration verification system (as defined in §4-114, R.S. Supp. 2012) to determine the work eligibility status of new employees physically performing services on the Project and to comply with all applicable requirements of §4-114, R.S. Supp. 2012.
- (h) Prior to commencing construction of Project One or Project Two, the Redeveloper shall enter into an agreement with the City for the design and construction of up to a 4 acre recreational lake on the Lake Site. Redeveloper shall provide for and pay for the construction of the lake at a maximum guaranteed price of \$2,200,000. Redeveloper shall commence construction of the lake as soon as reasonably practical. Redeveloper agrees to use the sum of \$2,200,000 from the proceeds of the Indebtedness to pay for the construction of the lake.
- (i) Retain copies of all supporting documents that are associated with the redevelopment plan or redevelopment project and that are received or generated by the Redeveloper for three years following the end of the last fiscal year in which ad valorem taxes are divided and provide such copies to the City as needed to comply with the City's retention requirements under section 18-2117.04 of the Act. For purposes of this subsection, supporting document includes any cost-benefit analysis conducted pursuant to section 18-2113 of the Act and any invoice, receipt, claim, or contract received or generated by the Redeveloper that provides support for receipts or payments associated with the division of taxes.
- (j) Pay to the Authority the sum of \$17,500 upon the execution of the Redevelopment Contract for legal costs incurred for preparation of the Redevelopment Plan, Redevelopment Contract and issuance of the Indebtedness.

#### Section 4.02 No Discrimination

So long as the TIF Note is outstanding, the Redeveloper shall not discriminate against any person or group of persons on account of race, religion, sex, color, national origin, ancestry, disability, marital status or receipt of public assistance in connection with the Redevelopment Project. Redeveloper, its successors and transferees, agrees that during the construction of the Redevelopment Project, the Redeveloper will not discriminate against any employee or applicant for employment because of race, religion, sex, color, national origin, ancestry, disability, marital status or receipt of public assistance, and further agrees to require that its contractor and subcontractors shall agree to conform to said requirements. Redeveloper will comply with all applicable federal, state and local laws related to the Redevelopment Project. For purposes of this paragraph, discrimination shall mean discrimination as defined by the laws of the United States and the State of Nebraska.

#### Section 4.03 Assignment or Conveyance

This Redevelopment Contract shall not be assigned by the Redeveloper without the written consent of the Authority. Such consent shall not be unreasonably withheld. Redeveloper agrees that it shall not convey any portion of the Apartment Site or any structures thereon to any person or entity that would be exempt from payment of real estate taxes, and that it will not make

application for any structure, or any portion thereof, to be taxed separately from the underlying land. Any successor in interest or transferee of any real estate in the Redevelopment Project shall be bound by and have the same obligations hereunder as the Redeveloper. The Authority shall be entitled to require, as conditions to any required approval, that:

- a. Any proposed transferee shall have the qualifications and financial responsibility, as reasonably determined by the Authority, necessary and adequate to fulfill the obligations undertaken in this Contract by the Redeveloper relating to the applicable real estate being transferred; and
- b. Any proposed transferee, by instrument satisfactory to the Authority and in form recordable in the Office of the Register of Deeds, shall for itself and its successors and assigns and for the benefit of the Authority, have expressly assumed all of the obligations of the Redeveloper under this Contract with respect to the applicable Lot being transferred; and
- c. Copies of the documents addressing items (a) and (b) shall be submitted to the Authority for review not less than less than ten (10) days prior to the proposed transfer. If the transfer or any of the documentation in connection therewith is disapproved by the Authority, its disapproval and reasons therefore shall be indicated to Redeveloper in writing.

#### Section 4.04. Obligation to Restore

In the event of any damage or destruction to the Private Improvements during the Tax Increment Period, the Redeveloper agrees to use good faith efforts to commence restoration of the Private Improvements to its prior condition within twelve (12) months from the date of the damage or destruction, and shall pursue the same to completion.

#### Section 4.05 Maintenance of Private Improvements

Redeveloper and any successor in interest shall maintain the improvements constituting Project One, including buildings, drives, parking areas and communal areas in a clean and proper manner in accordance with the best reasonable standards for similar rental projects in the State of Nebraska.

## **ARTICLE V**

### **FINANCING REDEVELOPMENT PROJECT**

#### Section 5.01 Financing Creating Encumbrances Restricted

Redeveloper shall pay all costs related to Project One in excess of the amounts paid from the proceeds of the Indebtedness and granted to the Redeveloper. Redeveloper shall timely pay all such costs, expenses, fees, charges and other amounts associated with Project One.

## ARTICLE VI

### DEFAULT, REMEDIES; INDEMNIFICATION

#### Section 6.01 General Remedies of City, Authority and Redeveloper

Subject to the further provisions of this Article VI, in the event of any failure to perform or breach of this Redevelopment Contract or any of its terms or conditions, by any party hereto or any successor to such party, such party, or successor, shall, upon written notice from the other, proceed immediately to commence such actions as may be reasonably designed to cure or remedy such failure to perform or breach which cure or remedy shall be accomplished within a reasonable time by the diligent pursuit of corrective action. In case such action is not taken or diligently pursued, or the failure to perform or breach shall not be cured or remedied within a reasonable time, this Redevelopment Contract shall be in default and the aggrieved party may institute such proceedings as may be necessary or desirable to enforce its rights under this Redevelopment Contract, including, but not limited to, proceedings to compel specific performance by the party failing to perform or in breach of its obligations. The Redeveloper hereby acknowledges and agrees that the Authority shall have completed its required performances and satisfied all of its obligations under this Redevelopment Contract upon the issuance of the Indebtedness and the subsequent payment of grant amounts to the Redeveloper as set forth in Article III hereof.

#### Section 6.02 Additional Remedies of Authority

In the event that (each such event an "event of default"):

(a) the Redeveloper, or its successor in interest, shall fail to substantially complete the construction of the improvements included in the Project Costs within 24 months of the Effective Date, excepting delays caused by inclement weather or any delays set forth in section 6.03.

In the event of such failure to perform, breach or default occurs and is not cured in the period herein provided, the parties agree that the damages caused to the Authority would be difficult to determine with certainty and that a reasonable estimation of the amount of damages that could be incurred is the amount of the grant to the Redeveloper pursuant to Section 3.04 of this Redevelopment Contract, less any reductions in the principal amount of the Indebtedness, plus interest on such amounts as provided herein (the "**Liquidated Damages Amount**"). Upon the occurrence of an event of default, the Liquidated Damages Amount shall be paid by **the** Redeveloper to Authority within 30 days of demand from Authority given to the Redeveloper, and the Authority shall use said Liquidated Damages Amount to immediately pay off and retire the outstanding TIF Note. In no case whatsoever shall the Liquidated Damages Amount exceed the amount necessary for the Authority to pay off the TIF Note.

Interest shall accrue on the Liquidated Damages Amount at the rate of six percent (6%) per annum, and interest shall commence thirty (30) days after the date that the Authority gives notice to the Redeveloper demanding payment.

Payment of the Liquidated Damages Amount shall not relieve the Redeveloper of its obligation to pay real estate taxes or assessments with respect to the Project Site and the Project.

#### Section 6.03 Forced Delay Beyond Party's Control

For the purposes of any of the provisions of this Redevelopment Contract, neither the Authority nor the Redeveloper, as the case may be, nor any successor in interest, shall be considered in breach of or default in its obligations with respect to the conveyance or preparation of the Redevelopment Area or any part thereof for redevelopment, or the beginning and completion of construction of the Project, or progress in respect thereto, in the event of forced delay in the performance of such obligations due to unforeseeable causes beyond its control and without its fault or negligence, including, but not restricted to, acts of God, or of the public enemy, acts of the Government, acts of the other party, fires, floods, epidemics, quarantine restrictions, strikes, freight embargoes, and unusually severe weather or delays in subcontractors due to such causes; it being the purpose and intent of this provision that in the event of the occurrence of any such forced delay, the time or times for performance of the obligations of the Authority or of the Redeveloper with respect to construction of the Project, as the case may be, shall be extended for the period of the forced delay: Provided, that the party seeking the benefit of the provisions of this section shall, within thirty (30) days after the beginning of any such forced delay, have first notified the other party thereto in writing, and of the cause or causes thereof and requested an extension for the period of the forced delay.

#### Section 6.04 Limitations of Liability; Indemnification

Notwithstanding anything in this Article VI or this Redevelopment Contract to the contrary, neither the City, the Authority, nor their respective elected officials, officers, directors, appointed officials, employees, attorneys, agents or their governing bodies shall have any pecuniary obligation or monetary liability under this Redevelopment Contract. The sole obligation of the Authority under this Redevelopment Contract shall be the issuance of the Indebtedness and granting of a portion of the proceeds thereof to Redeveloper, and full compliance with the terms specifically set forth in Article III hereof and payment of TIF Revenues pledged pursuant to the Resolution. The Redeveloper releases the City and Authority from, agrees that neither the City nor Authority shall be liable for, and agrees to indemnify and hold the City and Authority harmless from any liability for any loss or damage to property or any injury to or death of any person that may be occasioned by any cause whatsoever pertaining to the Project.

The Redeveloper will indemnify and hold each of the City and Authority and their respective elected officials, directors, officers, appointed officials, attorneys, agents, employees and members of their governing bodies free and harmless from any loss, claim, damage, demand, tax, penalty, liability, disbursement, expense, excluding litigation expenses, attorney's fees and expenses, or court costs arising out of any damage or injury, actual or claimed, of whatsoever kind or character, to property (including loss of use thereof) or persons, occurring or allegedly occurring in, on or about that portion of the Project owned by the Redeveloper, during the term of this Redevelopment Contract or arising out of any action or inaction of the Redeveloper, related to activities of the Redeveloper or its agents during the construction of the public infrastructure or public right-of-ways in the Project.

Section 6.05 Indemnification for Relocation Expenses

The Redeveloper agrees to indemnify and hold the City and the Authority harmless from any and all liability to the extent resulting from the Redeveloper's failure to make payments of all amounts lawfully due to all persons, firms, or organizations under any city, state or federal relocation laws or regulation in connection with the Project Site. The terms of this section shall survive any termination of this Contract.

**ARTICLE VII**

**MISCELLANEOUS**

Section 7.01 Notice Recording

A notice memorandum of this Redevelopment Contract shall be recorded in the office of the Register of Deeds of Wayne County, Nebraska.

Section 7.02 Governing Law

This Redevelopment Contract shall be governed by the laws of the State of Nebraska, including but not limited to the Act.

Section 7.03 Binding Effect: Amendment, Assignment

This Redevelopment Contract shall be binding on the parties hereto and their respective successors and assigns. The Redevelopment Contract shall not be amended, except by a writing signed by the party to be bound. The Redeveloper may assign its rights and obligations to a controlled entity which shall be bound by all the terms hereof.

Section 7.04 Effective Date and Implementation of Redevelopment Contract

This Agreement shall be in full force and effect from and after the date of execution hereof by the Redeveloper and the Authority.

Section 7.05 Notices to Parties

Notices to Parties shall be mailed by U. S. Mail to the following addresses:

Redeveloper:  
R. Perry Construction, Inc.  
P.O. Box 2853  
Sioux City, IA 51106

With copy to  
Michael Sands  
Baird Holm, LLP  
1700 Farnam Street  
Suite 1500  
Omaha, NE 68102-2068

Authority and City:  
City Administrator  
Wayne Community Redevelopment Authority  
306 Pearl Street  
Wayne, NE 68787

IN WITNESS WHEREOF, the City and the Redeveloper have signed this Redevelopment Contract as of the date and year first above written.

ATTEST:

COMMUNITY REDEVELOPMENT  
AUTHORITY OF THE CITY OF  
WAYNE, NEBRASKA

\_\_\_\_\_  
Secretary

By: \_\_\_\_\_  
Chair

STATE OF NEBRASKA    )  
  ) SS  
COUNTY OF WAYNE    )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of July, 2022, by Jill Brodersen and Betty A. McGuire, Chair and Secretary, respectively, of the Community Redevelopment Authority of the City of Wayne, Nebraska, on behalf of the Authority.

\_\_\_\_\_  
Notary Public

R. Perry Construction, Inc.

By: \_\_\_\_\_  
President

STATE OF IOWA         )  
  ) SS  
COUNTY OF WOODBURY )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2022, by \_\_\_\_\_, President of R. Perry Construction, Inc., on behalf of the Corporation.

\_\_\_\_\_  
Notary Public

## **EXHIBIT 1**

### **DESCRIPTION OF REDEVELOPMENT PROJECT AREA**

Legal Description:

Apartment Site: Lot Three (3), Southeast Addition to the City of Wayne, Wayne County, Nebraska. Parcel 0080238.00

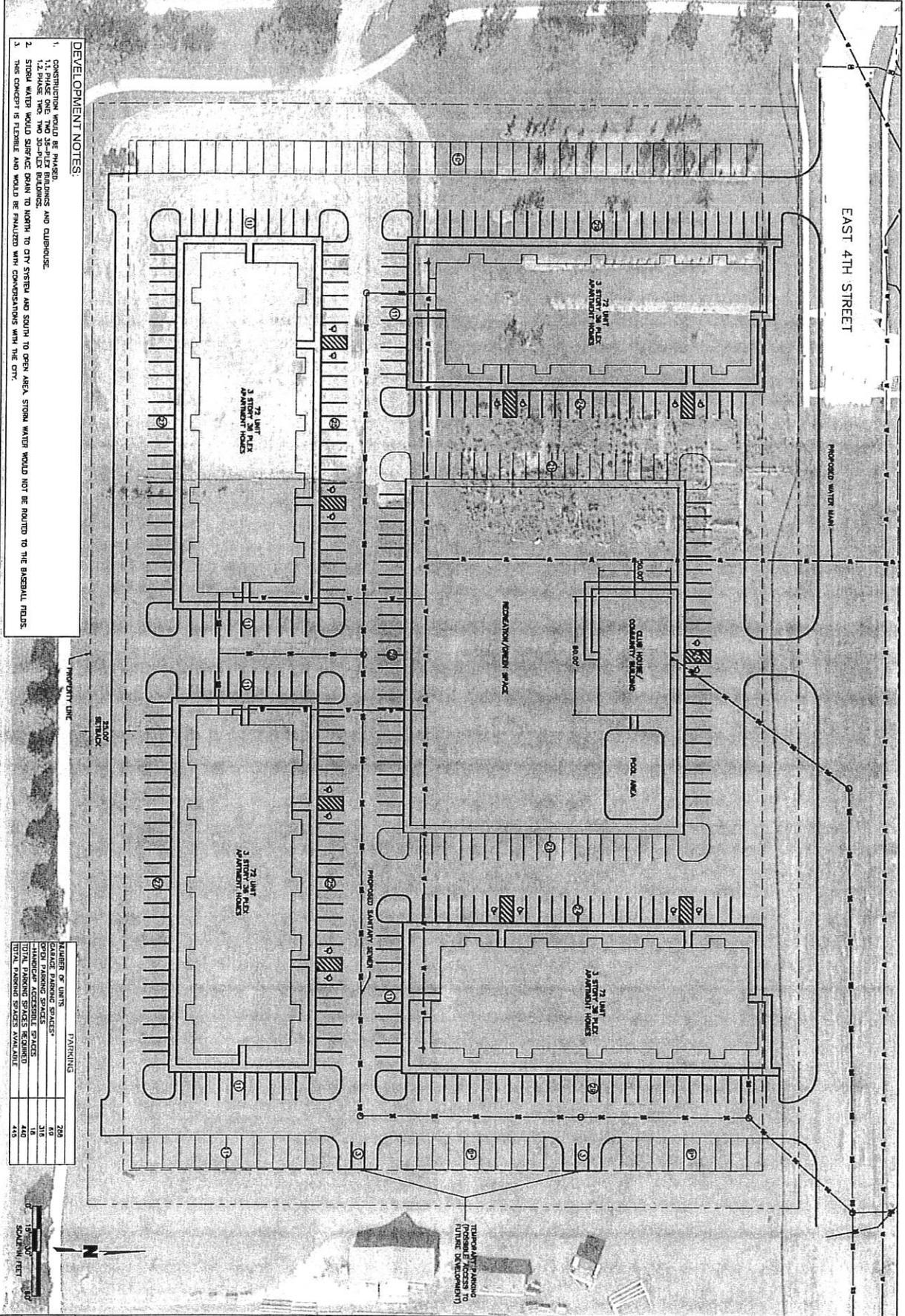
Lake Site: Lot Five (5), Southeast Addition to the City of Wayne, Wayne County, Nebraska. Parcel 0080235.00

**EXHIBIT 2**

**SITE PLAN**

# ADDENDUM 1

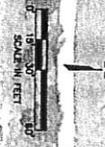
DWG: C:\SSC\Admin\OPOR\Notes\Roy Perry\Wayne Development\Proposed\Development Exhibit\Wayne-R.Perry Development U Layout.dwg USER: dmckee  
 DATE: Feb 03, 2022 9:55am XREFS: 21-11-03\_GNCV\_PBASE Ltrwork



**DEVELOPMENT NOTES**

- CONSTRUCTION WOULD BE PHASED.
  - PHASE ONE: TWO 36-UNIT BUILDINGS AND CLUBHOUSE.
  - PHASE TWO: 72-UNIT APARTMENT BUILDING.
  - STORM WATER WOULD SURFACE DRAIN TO ADJOIN TO CITY STREET AND SCOUR TO OPEN AREA. STORM WATER WOULD NOT BE ROUTED TO THE BASEBALL FIELDS.
- THIS CONCEPT IS FLEXIBLE AND WOULD BE PHASED WITH CONSIDERATIONS WITH THE CITY.

PARKING	
NUMBER OF UNITS	226
STANDARD PARKING SPACES*	316
OPTIONAL PARKING SPACES	18
TOTAL PARKING SPACES REQUIRED	410
TOTAL PARKING SPACES AVAILABLE	415



PROPOSED LAYOUT  
 ROY PERRY DEVELOPMENT  
 WAYNE, NEBRASKA

REV	DATE	REVISIONS DESCRIPTION
1	01/27/22	ISSUED
2	02/03/22	REVISIONS

**PRELIMINARY**  
 NOT TO BE USED FOR CONSTRUCTION  
 February 03, 2022  
 CIVIL PARTIAL  
 OLSSON

1700 D Valley Avenue  
 Suite 300A, Omaha, NE 68122-2255 TEL: 402.494.2255 www.olsson.com

### EXHIBIT 3

#### TIF Sources

Assumptions	Tax Levy	1.931
	Interest Rate	3.5%
	Number of TIF years – 15 (only a partial valuation anticipated in the first year after the Effective Date)	

#### Property Value Assumptions

Project	Assessed Value	Taxes
Base Year	\$100,000	\$1,931
Completed Project	<u>\$22,100,000</u>	<u>\$428,682</u>
Increment	\$22,000,000	\$426,751

The Projected Tax Increment is based on assumed values and levy rates; actual amounts and rates will vary from those assumptions, and it is understood that the actual tax shift may vary materially from the projected amount. There has been no accounting for incremental growth or change in the tax levy over the 15 year TIF period. Additionally, the Indebtedness could increase or decrease based upon the interest rate actually approved by a lender purchasing one or more of the TIF Note.

#### Project TIF expenses

Site Purchase	\$ 100,000
Site Prep & infrastructure	1,770,113
Lake Construction	2,200,000
Engineering & Planning	803,000
Contingencies	487,311
Financing	<u>1,432,172</u>
Total	\$6,792,596

Total TIF uses are not to exceed \$4,880,000. The projected costs are estimates and the final amounts may vary. The Authority agrees that individual line items that are eligible costs may be adjusted up or down based on final costs, provided that the total TIF Uses shall equal or exceed the amount of Indebtedness issued.

### **Project Costs**

Land purchase	\$ 100,000
Construction hard costs	\$21,247,000
Site Work & Infrastructure	\$1,770,113
Lake Construction	\$2,200,000
Soft Costs	\$250,000
Contingencies	\$2,855,611
Arch & Engineering	\$803,000
Financing Fees	<u>\$2,186,000</u>
<b>Total</b>	<b>\$31,411,724</b>

### EXHIBIT 3

#### AMENDMENT TO REDEVELOPMENT CONTRACT

This Amendment to Redevelopment Contract (this "Amendment") is made and entered into as of the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between the Community Redevelopment Authority of the City of Wayne, Nebraska ("Authority"), and R. Perry Construction, an Iowa corporation authorized to do business in Nebraska ("Redeveloper").

#### RECITALS

WHEREAS, Authority and R. Perry Construction, Inc., an Iowa Corporation authorized to do business in Nebraska ("Redeveloper") entered into a Redevelopment Contract, dated as of \_\_\_\_\_, 2022 (the "Agreement"); and

WHEREAS, the Agreement intended to implement the redevelopment plan entitled City of Wayne Redevelopment Plan For The R. Perry Construction, Inc. Redevelopment Project to provide for the redevelopment of lots and lands located in a blighted and substandard area of the City of Wayne, Nebraska (the "City"); and

WHEREAS, in order to assist in the financing of the Redevelopment Project described in the Redevelopment Plan, the Agreement provides for an amendment thereto to establish an Effective Date for division of taxes; and

WHEREAS, pursuant to Section 3.01 of the Agreement the parties desire to amend the Agreement on the terms set forth herein and this Amendment shall constitute a "Redevelopment Contract Amendment" as defined in the Agreement.

NOW, THEREFORE, in consideration of the mutual covenants and agreements herein set forth, Authority and Redeveloper do hereby agree to amend the Agreement as follows:

1. Definitions. All capitalized terms used in this Amendment and not otherwise defined herein shall have the meanings ascribed to such terms in the Agreement.

2. Effective Date. The effective date of the Amendment shall be January 1, 20\_\_\_\_.

3. Division Date. The Division Date (the "Division Date") shall mean the effective date for purposes of dividing taxes pursuant to Section 18-2147 of the Nebraska Community Development Law. The Division Date shall be January 1, 20\_\_\_\_; and a proposed form of the "Notice to Divide Tax for Community Redevelopment Project" is attached hereto as Exhibit 1 and incorporated herein by this reference. For purposes of the Notice to Divide Tax for Community Redevelopment Project, the calendar year in which the division of real property tax becomes effective shall be the year of the Division Date.

4. Base Value Year. The base value year shall be 20\_\_\_.

6. Requirement to File Notice to Divide Tax for Community Redevelopment Project.  
The Authority shall execute and file with the Wayne County Assessor and Treasurer a signed original of Exhibit 1, attached hereto, being the Notice to Divide Tax for Community Redevelopment Project, prior to August 1, of the year of the Division Date

7. Miscellaneous Provisions.

(a) Effectiveness. This Amendment shall become effective when and only when counterparts of this Amendment have been duly executed by both Authority and Redeveloper.

(b) Ratification of Agreement. Except as amended by this Amendment, the Agreement shall remain in full force and effect and is hereby ratified and confirmed in all respects. Each party acknowledges and agrees to all terms of the Agreement, as the same are amended by this Amendment, and makes and restates each representation and warranty set forth therein as if made on the date of this Amendment.

**[Signature and notary page follows]**

**EXHIBIT 1 to Amendment to Redevelopment Contract**

**Notice to Divide Tax for Community Redevelopment Project**

**[TO BE ATTACHED]**



City of Wayne, NE

## Budget Worksheet Account Summary

For Fiscal: 2021-2022 Period Ending: 09/30/2022

	2019-2020 Total Budget	2019-2020 Total Activity	2020-2021 Total Budget	2020-2021 Total Activity	2021-2022 Total Budget	2021-2022 YTD Activity	Defined Budgets	
							2021-2022 Projected YE	2022-2023 Proposed Budget
<b>Fund: 800 - COMMUNITY REDEV AUTHORITY</b>								
<b>Revenue</b>								
<b>Department: 106 - INTEREST INCOME</b>								
<a href="#">800-106-421000</a>								
INTEREST ON INVESTMENTS	0.00	1,571.06	500.00	1,033.06	500.00	88.06	100.00	100.00
<b>Department: 106 - INTEREST INCOME Total:</b>	<b>0.00</b>	<b>1,571.06</b>	<b>500.00</b>	<b>1,033.06</b>	<b>500.00</b>	<b>88.06</b>	<b>100.00</b>	<b>100.00</b>
<b>Department: 108 - SALE OF PROPERTY</b>								
<a href="#">800-108-425000</a>								
SALE OF REAL PROPERTY	200,000.00	-11,227.27	9,000.00	42,583.36	36,000.00	9,068.44	9,069.00	150,000.00
<b>Department: 108 - SALE OF PROPERTY Total:</b>	<b>200,000.00</b>	<b>-11,227.27</b>	<b>9,000.00</b>	<b>42,583.36</b>	<b>36,000.00</b>	<b>9,068.44</b>	<b>9,069.00</b>	<b>150,000.00</b>
<b>Department: 150 - TRANSFERS</b>								
<a href="#">800-150-435000</a>								
TRANSFERS IN	25,000.00	14,633.89	25,000.00	28,644.44	25,000.00	115,000.00	225,000.00	0.00
<b>Department: 150 - TRANSFERS Total:</b>	<b>25,000.00</b>	<b>14,633.89</b>	<b>25,000.00</b>	<b>28,644.44</b>	<b>25,000.00</b>	<b>115,000.00</b>	<b>225,000.00</b>	<b>0.00</b>
<b>Department: 850 - COMMUNITY REDEVELOPMENT AUTHORITY</b>								
<a href="#">800-850-392000</a>								
RENT	0.00	3,050.00	0.00	0.00	0.00	7,500.00	7,500.00	0.00
<a href="#">800-850-422002</a>								
INCENTIVE LOAN REPAYMENT	0.00	0.00	0.00	0.00	0.00	1,000.00	1,000.00	0.00
<a href="#">800-850-428000</a>								
MISCELLANEOUS	0.00	0.00	0.00	10.00	0.00	313.00	313.00	0.00
<b>Department: 850 - COMMUNITY REDEVELOPMENT AUTHORITY Total:</b>	<b>0.00</b>	<b>3,050.00</b>	<b>0.00</b>	<b>10.00</b>	<b>0.00</b>	<b>8,813.00</b>	<b>8,813.00</b>	<b>0.00</b>
<b>Revenue Total:</b>	<b>225,000.00</b>	<b>8,027.68</b>	<b>34,500.00</b>	<b>72,270.86</b>	<b>61,500.00</b>	<b>132,969.50</b>	<b>242,982.00</b>	<b>150,100.00</b>
<b>Expense</b>								
<b>Department: 850 - COMMUNITY REDEVELOPMENT AUTHORITY</b>								
<a href="#">800-850-32000</a>								
PUBLICATION	690.00	525.29	800.00	860.40	800.00	736.22	1,400.00	1,400.00
<a href="#">800-850-37000</a>								
CDA PROFESSIONAL SERVICES	9,600.00	12,781.92	9,600.00	9,600.00	9,600.00	11,799.50	14,200.00	9,600.00
<a href="#">800-850-45000</a>								
CDA MISCELLANEOUS	2,000.00	-522.50	2,000.00	8,971.30	2,000.00	931.91	2,000.00	2,000.00
<a href="#">800-850-45001</a>								
CDA TAXES ON LAND	6,500.00	2,347.08	3,500.00	2,271.24	3,500.00	8,681.94	8,682.00	8,000.00
<a href="#">800-850-70000</a>								
HOUSING CONST INCENTIVE LO...	152,000.00	0.00	184,500.00	0.00	187,000.00	0.00	0.00	100,000.00
<a href="#">800-850-82006</a>								
DEVELOPMENT COSTS	0.00	0.00	0.00	0.00	0.00	32,850.00	55,000.00	45,000.00
<a href="#">800-850-85000</a>								
CDA LAND	0.00	0.00	0.00	0.00	0.00	483,404.83	483,405.00	0.00

Budget Worksheet

For Fiscal: 2021-2022 Period Ending: 09/30/2022

		Defined Budgets							
		2019-2020	2019-2020	2020-2021	2020-2021	2021-2022	2021-2022	2021-2022	2022-2023
		Total Budget	Total Activity	Total Budget	Total Activity	Total Budget	YTD Activity	Projected YE	Proposed Budget
<u>800-850-98000</u>	CONTINGENCY	248,364.00	0.00	231,905.00	0.00	282,202.00	0.00	0.00	72,104.00
<b>Department: 850 - COMMUNITY REDEVELOPMENT AUTHORITY Total:</b>		<b>419,154.00</b>	<b>15,131.79</b>	<b>432,305.00</b>	<b>21,702.94</b>	<b>485,102.00</b>	<b>538,404.40</b>	<b>564,687.00</b>	<b>238,104.00</b>
<b>Expense Total:</b>		<b>419,154.00</b>	<b>15,131.79</b>	<b>432,305.00</b>	<b>21,702.94</b>	<b>485,102.00</b>	<b>538,404.40</b>	<b>564,687.00</b>	<b>238,104.00</b>
<b>Fund: 800 - COMMUNITY REDEV AUTHORITY Surplus (Deficit):</b>		<b>-194,154.00</b>	<b>-7,104.11</b>	<b>-397,805.00</b>	<b>50,567.92</b>	<b>-423,602.00</b>	<b>-405,434.90</b>	<b>-321,705.00</b>	<b>-88,004.00</b>

Budget Worksheet

For Fiscal: 2021-2022 Period Ending: 09/30/2022

	2019-2020 Total Budget	2019-2020 Total Activity	2020-2021 Total Budget	2020-2021 Total Activity	2021-2022 Total Budget	2021-2022 YTD Activity	Defined Budgets		
							2021-2022 Projected YE	2022-2023 Proposed Budget	
<b>Fund: 801 - TIF ANGEL ACRES</b>									
<b>Revenue</b>									
<b>Department: 911 - TIF ANGEL ACRES</b>									
<u>801-911-312002</u>	TIF TAXES - ANGEL ACRES	18,206.00	14,236.20	37,378.00	15,473.27	42,133.00	19,138.33	19,138.00	43,544.00
<b>Department: 911 - TIF ANGEL ACRES Total:</b>		<b>18,206.00</b>	<b>14,236.20</b>	<b>37,378.00</b>	<b>15,473.27</b>	<b>42,133.00</b>	<b>19,138.33</b>	<b>19,138.00</b>	<b>43,544.00</b>
<b>Revenue Total:</b>		<b>18,206.00</b>	<b>14,236.20</b>	<b>37,378.00</b>	<b>15,473.27</b>	<b>42,133.00</b>	<b>19,138.33</b>	<b>19,138.00</b>	<b>43,544.00</b>
<b>Expense</b>									
<b>Department: 911 - TIF ANGEL ACRES</b>									
<u>801-911-64002</u>	TIF ANGEL ACRES - INTEREST	9,206.00	18,417.65	16,878.00	16,583.04	17,788.00	5,704.41	6,336.00	18,812.00
<u>801-911-64003</u>	TIF ANGEL ACRES - PRINCIPAL	9,000.00	0.00	20,500.00	0.00	24,345.00	12,802.34	12,802.00	24,732.00
<b>Department: 911 - TIF ANGEL ACRES Total:</b>		<b>18,206.00</b>	<b>18,417.65</b>	<b>37,378.00</b>	<b>16,583.04</b>	<b>42,133.00</b>	<b>18,506.75</b>	<b>19,138.00</b>	<b>43,544.00</b>
<b>Expense Total:</b>		<b>18,206.00</b>	<b>18,417.65</b>	<b>37,378.00</b>	<b>16,583.04</b>	<b>42,133.00</b>	<b>18,506.75</b>	<b>19,138.00</b>	<b>43,544.00</b>
<b>Fund: 801 - TIF ANGEL ACRES Surplus (Deficit):</b>		<b>0.00</b>	<b>-4,181.45</b>	<b>0.00</b>	<b>-1,109.77</b>	<b>0.00</b>	<b>631.58</b>	<b>0.00</b>	<b>0.00</b>

Budget Worksheet

For Fiscal: 2021-2022 Period Ending: 09/30/2022

	2019-2020 Total Budget	2019-2020 Total Activity	2020-2021 Total Budget	2020-2021 Total Activity	2021-2022 Total Budget	2021-2022 YTD Activity	Defined Budgets	
							2021-2022 Projected YE	2022-2023 Proposed Budget
<b>Fund: 802 - TIF WAYNE CROWN II</b>								
<b>Revenue</b>								
<b>Department: 914 - TIFANGEL VILLAGE</b>								
<u>802-914-312002</u>								
TIF TAXES - WAYNE CROWN II	10,000.00	1,325.02	10,000.00	1,341.06	0.00	2,404.23	2,404.00	21,437.00
<b>Department: 914 - TIFANGEL VILLAGE Total:</b>	<b>10,000.00</b>	<b>1,325.02</b>	<b>10,000.00</b>	<b>1,341.06</b>	<b>0.00</b>	<b>2,404.23</b>	<b>2,404.00</b>	<b>21,437.00</b>
<b>Revenue Total:</b>	<b>10,000.00</b>	<b>1,325.02</b>	<b>10,000.00</b>	<b>1,341.06</b>	<b>0.00</b>	<b>2,404.23</b>	<b>2,404.00</b>	<b>21,437.00</b>
<b>Expense</b>								
<b>Department: 914 - TIFANGEL VILLAGE</b>								
<u>802-914-64000</u>								
TIF WAYNE CROWN II - INTEREST	10,000.00	0.00	10,000.00	28,094.39	0.00	1,364.25	1,364.00	10,477.00
<u>802-914-64001</u>								
TIF WAYNE CROWN II - PRINCIPAL	0.00	0.00	0.00	0.00	0.00	1,039.98	1,040.00	10,960.00
<b>Department: 914 - TIFANGEL VILLAGE Total:</b>	<b>10,000.00</b>	<b>0.00</b>	<b>10,000.00</b>	<b>28,094.39</b>	<b>0.00</b>	<b>2,404.23</b>	<b>2,404.00</b>	<b>21,437.00</b>
<b>Expense Total:</b>	<b>10,000.00</b>	<b>0.00</b>	<b>10,000.00</b>	<b>28,094.39</b>	<b>0.00</b>	<b>2,404.23</b>	<b>2,404.00</b>	<b>21,437.00</b>
<b>Fund: 802 - TIF WAYNE CROWN II Surplus (Deficit):</b>	<b>0.00</b>	<b>1,325.02</b>	<b>0.00</b>	<b>-26,753.33</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

Budget Worksheet

For Fiscal: 2021-2022 Period Ending: 09/30/2022

	2019-2020 Total Budget	2019-2020 Total Activity	2020-2021 Total Budget	2020-2021 Total Activity	2021-2022 Total Budget	2021-2022 YTD Activity	Defined Budgets		
							2021-2022 Projected YE	2022-2023 Proposed Budget	
<b>Fund: 810 - TIF - BOMGAARS</b>									
<b>Revenue</b>									
<b>Department: 925 - TIF BOMGAARS</b>									
<u>810-925-312002</u>	TIF TAX BOMGAARS	20,717.00	6,052.62	19,448.00	6,751.49	18,187.00	28,305.49	28,305.00	16,696.00
<b>Department: 925 - TIF BOMGAARS Total:</b>		<b>20,717.00</b>	<b>6,052.62</b>	<b>19,448.00</b>	<b>6,751.49</b>	<b>18,187.00</b>	<b>28,305.49</b>	<b>28,305.00</b>	<b>16,696.00</b>
<b>Revenue Total:</b>		<b>20,717.00</b>	<b>6,052.62</b>	<b>19,448.00</b>	<b>6,751.49</b>	<b>18,187.00</b>	<b>28,305.49</b>	<b>28,305.00</b>	<b>16,696.00</b>
<b>Expense</b>									
<b>Department: 925 - TIF BOMGAARS</b>									
<u>810-925-64000</u>	TIF BOMGAARS INTEREST	6,117.00	5,085.17	4,848.00	4,060.06	3,587.00	3,466.15	3,466.00	2,096.00
<u>810-925-64001</u>	TIF BOMGAARS - PRINCIPAL	14,600.00	0.00	14,600.00	0.00	14,600.00	24,839.34	24,839.00	14,600.00
<b>Department: 925 - TIF BOMGAARS Total:</b>		<b>20,717.00</b>	<b>5,085.17</b>	<b>19,448.00</b>	<b>4,060.06</b>	<b>18,187.00</b>	<b>28,305.49</b>	<b>28,305.00</b>	<b>16,696.00</b>
<b>Expense Total:</b>		<b>20,717.00</b>	<b>5,085.17</b>	<b>19,448.00</b>	<b>4,060.06</b>	<b>18,187.00</b>	<b>28,305.49</b>	<b>28,305.00</b>	<b>16,696.00</b>
<b>Fund: 810 - TIF - BOMGAARS Surplus (Deficit):</b>		<b>0.00</b>	<b>967.45</b>	<b>0.00</b>	<b>2,691.43</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

Budget Worksheet

For Fiscal: 2021-2022 Period Ending: 09/30/2022

	2019-2020 Total Budget	2019-2020 Total Activity	2020-2021 Total Budget	2020-2021 Total Activity	2021-2022 Total Budget	2021-2022 YTD Activity	Defined Budgets	
							2021-2022 Projected YE	2022-2023 Proposed Budget
<b>Fund: 820 - TIF BENSCOTER</b>								
<b>Revenue</b>								
<b>Department: 927 - TIF BENSCOTER</b>								
<u>820-927-312002</u>								
TIF TAX BENSCOTER	23,822.00	21,329.91	32,057.00	-4,195.79	29,614.00	17,969.97	17,970.00	25,730.00
<b>Department: 927 - TIF BENSCOTER Total:</b>	<b>23,822.00</b>	<b>21,329.91</b>	<b>32,057.00</b>	<b>-4,195.79</b>	<b>29,614.00</b>	<b>17,969.97</b>	<b>17,970.00</b>	<b>25,730.00</b>
<b>Revenue Total:</b>	<b>23,822.00</b>	<b>21,329.91</b>	<b>32,057.00</b>	<b>-4,195.79</b>	<b>29,614.00</b>	<b>17,969.97</b>	<b>17,970.00</b>	<b>25,730.00</b>
<b>Expense</b>								
<b>Department: 927 - TIF BENSCOTER</b>								
<u>820-927-64000</u>								
TIF BENSCOTER INTEREST	9,880.00	8,462.12	12,827.00	7,463.91	6,717.00	3,413.92	3,727.00	6,865.00
<u>820-927-64001</u>								
TIF BENSCOTER PRINCIPAL	13,942.00	0.00	19,230.00	0.00	22,897.00	14,242.75	14,243.00	18,865.00
<b>Department: 927 - TIF BENSCOTER Total:</b>	<b>23,822.00</b>	<b>8,462.12</b>	<b>32,057.00</b>	<b>7,463.91</b>	<b>29,614.00</b>	<b>17,656.67</b>	<b>17,970.00</b>	<b>25,730.00</b>
<b>Expense Total:</b>	<b>23,822.00</b>	<b>8,462.12</b>	<b>32,057.00</b>	<b>7,463.91</b>	<b>29,614.00</b>	<b>17,656.67</b>	<b>17,970.00</b>	<b>25,730.00</b>
<b>Fund: 820 - TIF BENSCOTER Surplus (Deficit):</b>	<b>0.00</b>	<b>12,867.79</b>	<b>0.00</b>	<b>-11,659.70</b>	<b>0.00</b>	<b>313.30</b>	<b>0.00</b>	<b>0.00</b>

Budget Worksheet

For Fiscal: 2021-2022 Period Ending: 09/30/2022

		2019-2020		2020-2021		2021-2022		Defined Budgets	
		Total Budget	Total Activity	Total Budget	Total Activity	Total Budget	YTD Activity	2021-2022 Projected YE	2022-2023 Proposed Budget
<b>Fund: 825 - TIF GRAINLAND ESTATES</b>									
<b>Revenue</b>									
<b>Department: 919 - 919</b>									
<u>825-919-312002</u>	TIF TAXES - GRAINLAND ESTATES	23,644.00	21,194.07	36,590.00	15,212.03	30,390.00	26,822.09	26,822.00	32,133.00
<b>Department: 919 - 919 Total:</b>		<b>23,644.00</b>	<b>21,194.07</b>	<b>36,590.00</b>	<b>15,212.03</b>	<b>30,390.00</b>	<b>26,822.09</b>	<b>26,822.00</b>	<b>32,133.00</b>
<b>Revenue Total:</b>		<b>23,644.00</b>	<b>21,194.07</b>	<b>36,590.00</b>	<b>15,212.03</b>	<b>30,390.00</b>	<b>26,822.09</b>	<b>26,822.00</b>	<b>32,133.00</b>
<b>Expense</b>									
<b>Department: 919 - 919</b>									
<u>825-919-64000</u>	GRAINLAND ESTATES TIF INTERE...	15,144.00	21,806.29	21,964.00	21,399.21	12,703.00	13,748.93	14,338.00	17,970.00
<u>825-919-64001</u>	GRAINLAND ESTATES TIF PRINCI...	8,500.00	0.00	14,626.00	0.00	17,910.00	12,483.56	12,484.00	14,163.00
<b>Department: 919 - 919 Total:</b>		<b>23,644.00</b>	<b>21,806.29</b>	<b>36,590.00</b>	<b>21,399.21</b>	<b>30,613.00</b>	<b>26,232.49</b>	<b>26,822.00</b>	<b>32,133.00</b>
<b>Expense Total:</b>		<b>23,644.00</b>	<b>21,806.29</b>	<b>36,590.00</b>	<b>21,399.21</b>	<b>30,613.00</b>	<b>26,232.49</b>	<b>26,822.00</b>	<b>32,133.00</b>
<b>Fund: 825 - TIF GRAINLAND ESTATES Surplus (Deficit):</b>		<b>0.00</b>	<b>-612.22</b>	<b>0.00</b>	<b>-6,187.18</b>	<b>-223.00</b>	<b>589.60</b>	<b>0.00</b>	<b>0.00</b>

Budget Worksheet

For Fiscal: 2021-2022 Period Ending: 09/30/2022

	2019-2020 Total Budget	2019-2020 Total Activity	2020-2021 Total Budget	2020-2021 Total Activity	2021-2022 Total Budget	2021-2022 YTD Activity	Defined Budgets	
							2021-2022 Projected YE	2022-2023 Proposed Budget
<b>Fund: 830 - TIF JORGENSEN</b>								
<b>Revenue</b>								
<b>Department: 924 - TIF Jorgensen</b>								
<u>830-924-312002</u>								
TIF TAXES JORGENSEN	25,732.00	12,253.95	25,732.00	11,449.77	25,732.00	26,153.36	26,153.00	25,731.00
<b>Department: 924 - TIF Jorgensen Total:</b>	<b>25,732.00</b>	<b>12,253.95</b>	<b>25,732.00</b>	<b>11,449.77</b>	<b>25,732.00</b>	<b>26,153.36</b>	<b>26,153.00</b>	<b>25,731.00</b>
<b>Revenue Total:</b>	<b>25,732.00</b>	<b>12,253.95</b>	<b>25,732.00</b>	<b>11,449.77</b>	<b>25,732.00</b>	<b>26,153.36</b>	<b>26,153.00</b>	<b>25,731.00</b>
<b>Expense</b>								
<b>Department: 924 - TIF Jorgensen</b>								
<u>830-924-64000</u>								
TIF JORGENSEN INTEREST	12,134.00	11,615.08	11,878.00	10,697.19	10,559.00	10,578.37	10,578.00	9,610.00
<u>830-924-64001</u>								
TIF JORGENSEN PRINCIPAL	13,598.00	0.00	13,853.00	0.00	15,173.00	15,574.98	15,575.00	16,121.00
<b>Department: 924 - TIF Jorgensen Total:</b>	<b>25,732.00</b>	<b>11,615.08</b>	<b>25,731.00</b>	<b>10,697.19</b>	<b>25,732.00</b>	<b>26,153.35</b>	<b>26,153.00</b>	<b>25,731.00</b>
<b>Expense Total:</b>	<b>25,732.00</b>	<b>11,615.08</b>	<b>25,731.00</b>	<b>10,697.19</b>	<b>25,732.00</b>	<b>26,153.35</b>	<b>26,153.00</b>	<b>25,731.00</b>
<b>Fund: 830 - TIF JORGENSEN Surplus (Deficit):</b>	<b>0.00</b>	<b>638.87</b>	<b>1.00</b>	<b>752.58</b>	<b>0.00</b>	<b>0.01</b>	<b>0.00</b>	<b>0.00</b>

Budget Worksheet

For Fiscal: 2021-2022 Period Ending: 09/30/2022

	2019-2020 Total Budget	2019-2020 Total Activity	2020-2021 Total Budget	2020-2021 Total Activity	2021-2022 Total Budget	2021-2022 YTD Activity	Defined Budgets		
							2021-2022 Projected YE	2022-2023 Proposed Budget	
<b>Fund: 835 - TIF MID PLAINS GRAIN</b>									
<b>Revenue</b>									
<b>Department: 923 - TIF Mid Plain Grain</b>									
835-923-312002	TIF TAXES - MID PLAINS GRAIN	14,076.00	6,252.27	24,607.00	4,627.16	23,664.00	6,996.57	6,997.00	22,253.00
<b>Department: 923 - TIF Mid Plain Grain Total:</b>		<b>14,076.00</b>	<b>6,252.27</b>	<b>24,607.00</b>	<b>4,627.16</b>	<b>23,664.00</b>	<b>6,996.57</b>	<b>6,997.00</b>	<b>22,253.00</b>
<b>Revenue Total:</b>		<b>14,076.00</b>	<b>6,252.27</b>	<b>24,607.00</b>	<b>4,627.16</b>	<b>23,664.00</b>	<b>6,996.57</b>	<b>6,997.00</b>	<b>22,253.00</b>
<b>Expense</b>									
<b>Department: 923 - TIF Mid Plain Grain</b>									
835-923-64000	TIF MID PLAINS GRAIN INTEREST	6,076.00	7,939.65	15,153.00	8,948.67	9,077.00	0.00	0.00	8,676.00
835-923-64001	TIF MID PLAINS GRAIN PRINCIPAL	8,000.00	0.00	9,454.00	0.00	14,586.00	6,996.57	6,997.00	13,577.00
<b>Department: 923 - TIF Mid Plain Grain Total:</b>		<b>14,076.00</b>	<b>7,939.65</b>	<b>24,607.00</b>	<b>8,948.67</b>	<b>23,663.00</b>	<b>6,996.57</b>	<b>6,997.00</b>	<b>22,253.00</b>
<b>Expense Total:</b>		<b>14,076.00</b>	<b>7,939.65</b>	<b>24,607.00</b>	<b>8,948.67</b>	<b>23,663.00</b>	<b>6,996.57</b>	<b>6,997.00</b>	<b>22,253.00</b>
<b>Fund: 835 - TIF MID PLAINS GRAIN Surplus (Deficit):</b>		<b>0.00</b>	<b>-1,687.38</b>	<b>0.00</b>	<b>-4,321.51</b>	<b>1.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

Budget Worksheet

For Fiscal: 2021-2022 Period Ending: 09/30/2022

	2019-2020 Total Budget	2019-2020 Total Activity	2020-2021 Total Budget	2020-2021 Total Activity	2021-2022 Total Budget	Defined Budgets		
						2021-2022 YTD Activity	2021-2022 Projected YE	2022-2023 Proposed Budget
<b>Fund: 840 - TIF MOTEL (WHG)</b>								
<b>Revenue</b>								
<b>Department: 928 - TIF MOTEL - WHG</b>								
<u>840-928-312002</u>								
TIF TAX MOTEL	55,434.00	20,576.71	59,357.00	9,230.38	45,912.00	21,990.22	21,990.00	55,555.00
<b>Department: 928 - TIF MOTEL - WHG Total:</b>	<b>55,434.00</b>	<b>20,576.71</b>	<b>59,357.00</b>	<b>9,230.38</b>	<b>45,912.00</b>	<b>21,990.22</b>	<b>21,990.00</b>	<b>55,555.00</b>
<b>Revenue Total:</b>	<b>55,434.00</b>	<b>20,576.71</b>	<b>59,357.00</b>	<b>9,230.38</b>	<b>45,912.00</b>	<b>21,990.22</b>	<b>21,990.00</b>	<b>55,555.00</b>
<b>Expense</b>								
<b>Department: 928 - TIF MOTEL - WHG</b>								
<u>840-928-64000</u>								
TIF WHG MOTEL INTEREST	20,934.00	16,362.26	19,541.00	13,058.24	18,145.00	8,928.41	8,928.00	16,416.00
<u>840-928-64001</u>								
TIF WHG MOTEL PRINCIPAL	34,500.00	0.00	39,816.00	0.00	27,767.00	13,061.81	13,062.00	39,139.00
<b>Department: 928 - TIF MOTEL - WHG Total:</b>	<b>55,434.00</b>	<b>16,362.26</b>	<b>59,357.00</b>	<b>13,058.24</b>	<b>45,912.00</b>	<b>21,990.22</b>	<b>21,990.00</b>	<b>55,555.00</b>
<b>Expense Total:</b>	<b>55,434.00</b>	<b>16,362.26</b>	<b>59,357.00</b>	<b>13,058.24</b>	<b>45,912.00</b>	<b>21,990.22</b>	<b>21,990.00</b>	<b>55,555.00</b>
<b>Fund: 840 - TIF MOTEL (WHG) Surplus (Deficit):</b>	<b>0.00</b>	<b>4,214.45</b>	<b>0.00</b>	<b>-3,827.86</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

Budget Worksheet

For Fiscal: 2021-2022 Period Ending: 09/30/2022

	2019-2020 Total Budget	2019-2020 Total Activity	2020-2021 Total Budget	2020-2021 Total Activity	2021-2022 Total Budget	2021-2022 YTD Activity	Defined Budgets	
							2021-2022 Projected YE	2022-2023 Proposed Budget
<b>Fund: 845 - TIF MZRB, LLC</b>								
<b>Revenue</b>								
<b>Department: 912 - TIF MZRB LLC</b>								
845-912-312002								
TIF TAXES MZRB, LLC	5,569.00	1,310.64	5,724.00	2,416.77	5,840.00	6,844.93	6,845.00	5,915.00
<b>Department: 912 - TIF MZRB LLC Total:</b>	<b>5,569.00</b>	<b>1,310.64</b>	<b>5,724.00</b>	<b>2,416.77</b>	<b>5,840.00</b>	<b>6,844.93</b>	<b>6,845.00</b>	<b>5,915.00</b>
<b>Revenue Total:</b>	<b>5,569.00</b>	<b>1,310.64</b>	<b>5,724.00</b>	<b>2,416.77</b>	<b>5,840.00</b>	<b>6,844.93</b>	<b>6,845.00</b>	<b>5,915.00</b>
<b>Expense</b>								
<b>Department: 912 - TIF MZRB LLC</b>								
845-912-64000								
TIF MZRB LLC - INTEREST	2,669.00	1,930.24	2,424.00	2,347.38	2,140.00	2,133.11	2,133.00	1,815.00
845-912-64001								
TIF MZRB LLC - PRINCIPAL	2,900.00	0.00	3,300.00	0.00	3,700.00	4,711.82	4,712.00	4,100.00
<b>Department: 912 - TIF MZRB LLC Total:</b>	<b>5,569.00</b>	<b>1,930.24</b>	<b>5,724.00</b>	<b>2,347.38</b>	<b>5,840.00</b>	<b>6,844.93</b>	<b>6,845.00</b>	<b>5,915.00</b>
<b>Expense Total:</b>	<b>5,569.00</b>	<b>1,930.24</b>	<b>5,724.00</b>	<b>2,347.38</b>	<b>5,840.00</b>	<b>6,844.93</b>	<b>6,845.00</b>	<b>5,915.00</b>
<b>Fund: 845 - TIF MZRB, LLC Surplus (Deficit):</b>	<b>0.00</b>	<b>-619.60</b>	<b>0.00</b>	<b>69.39</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

Budget Worksheet

For Fiscal: 2021-2022 Period Ending: 09/30/2022

	2019-2020 Total Budget	2019-2020 Total Activity	2020-2021 Total Budget	2020-2021 Total Activity	2021-2022 Total Budget	2021-2022 YTD Activity	Defined Budgets	
							2021-2022 Projected YE	2022-2023 Proposed Budget
<b>Fund: 850 - TIF NEBR ST. PROG PROP</b>								
<b>Revenue</b>								
<b>Department: 929 - TIF PROGRESSIVE Properties Nebraska Street</b>								
<u>850-929-312002</u>	14,013.00	3,547.98	14,464.00	7,269.98	13,937.00	538.06	538.00	13,363.00
<b>Department: 929 - TIF PROGRESSIVE Properties Nebraska Street Total:</b>	<b>14,013.00</b>	<b>3,547.98</b>	<b>14,464.00</b>	<b>7,269.98</b>	<b>13,937.00</b>	<b>538.06</b>	<b>538.00</b>	<b>13,363.00</b>
<b>Revenue Total:</b>	<b>14,013.00</b>	<b>3,547.98</b>	<b>14,464.00</b>	<b>7,269.98</b>	<b>13,937.00</b>	<b>538.06</b>	<b>538.00</b>	<b>13,363.00</b>
<b>Expense</b>								
<b>Department: 929 - TIF PROGRESSIVE Properties Nebraska Street</b>								
<u>850-929-64000</u>	6,013.00	5,755.71	5,964.00	4,979.46	5,672.00	0.00	538.00	3,613.00
<u>850-929-64001</u>	8,000.00	0.00	8,500.00	0.00	8,750.00	0.00	0.00	9,750.00
<b>Department: 929 - TIF PROGRESSIVE Properties Nebraska Street Total:</b>	<b>14,013.00</b>	<b>5,755.71</b>	<b>14,464.00</b>	<b>4,979.46</b>	<b>14,422.00</b>	<b>0.00</b>	<b>538.00</b>	<b>13,363.00</b>
<b>Expense Total:</b>	<b>14,013.00</b>	<b>5,755.71</b>	<b>14,464.00</b>	<b>4,979.46</b>	<b>14,422.00</b>	<b>0.00</b>	<b>538.00</b>	<b>13,363.00</b>
<b>Fund: 850 - TIF NEBR ST. PROG PROP Surplus (Deficit):</b>	<b>0.00</b>	<b>-2,207.73</b>	<b>0.00</b>	<b>2,290.52</b>	<b>-485.00</b>	<b>538.06</b>	<b>0.00</b>	<b>0.00</b>

Budget Worksheet

For Fiscal: 2021-2022 Period Ending: 09/30/2022

	2019-2020	2019-2020	2020-2021	2020-2021	2021-2022	2021-2022	Defined Budgets		
	Total Budget	Total Activity	Total Budget	Total Activity	Total Budget	YTD Activity	2021-2022 Projected YE	2022-2023 Proposed Budget	
<b>Fund: 851 - TIF 1ST STREET PROG PROP</b>									
<b>Revenue</b>									
<b>Department: 915 - TIF INT PROG PROP 1ST STREET</b>									
851-915-31200	TIF TAXES 1ST ST P-P	4,213.00	1,152.36	4,300.00	1,777.08	4,141.00	167.66	168.00	4,228.00
<b>Department: 915 - TIF INT PROG PROP 1ST STREET Total:</b>		<b>4,213.00</b>	<b>1,152.36</b>	<b>4,300.00</b>	<b>1,777.08</b>	<b>4,141.00</b>	<b>167.66</b>	<b>168.00</b>	<b>4,228.00</b>
<b>Revenue Total:</b>		<b>4,213.00</b>	<b>1,152.36</b>	<b>4,300.00</b>	<b>1,777.08</b>	<b>4,141.00</b>	<b>167.66</b>	<b>168.00</b>	<b>4,228.00</b>
<b>Expense</b>									
<b>Department: 915 - TIF INT PROG PROP 1ST STREET</b>									
851-915-64000	TIF PP 1ST ST - INTEREST	1,963.00	1,684.53	1,950.00	1,056.18	1,842.00	0.00	168.00	1,728.00
851-915-64001	TIF PP 1ST ST - PRIN	2,250.00	0.00	2,350.00	0.00	2,450.00	0.00	0.00	2,500.00
<b>Department: 915 - TIF INT PROG PROP 1ST STREET Total:</b>		<b>4,213.00</b>	<b>1,684.53</b>	<b>4,300.00</b>	<b>1,056.18</b>	<b>4,292.00</b>	<b>0.00</b>	<b>168.00</b>	<b>4,228.00</b>
<b>Expense Total:</b>		<b>4,213.00</b>	<b>1,684.53</b>	<b>4,300.00</b>	<b>1,056.18</b>	<b>4,292.00</b>	<b>0.00</b>	<b>168.00</b>	<b>4,228.00</b>
<b>Fund: 851 - TIF 1ST STREET PROG PROP Surplus (Deficit):</b>		<b>0.00</b>	<b>-532.17</b>	<b>0.00</b>	<b>720.90</b>	<b>-151.00</b>	<b>167.66</b>	<b>0.00</b>	<b>0.00</b>

Budget Worksheet

For Fiscal: 2021-2022 Period Ending: 09/30/2022

	2019-2020 Total Budget	2019-2020 Total Activity	2020-2021 Total Budget	2020-2021 Total Activity	2021-2022 Total Budget	2021-2022 YTD Activity	Defined Budgets	
							2021-2022 Projected YE	2022-2023 Proposed Budget
<b>Fund: 852 - TIF PROG PROP E 6TH STREE</b>								
<b>Revenue</b>								
<b>Department: 921 - TIF Progressive Properties E. 6TH ST</b>								
<u>852-921-312002</u>	8,901.00	720.38	11,593.00	6,854.32	9,473.00	466.96	467.00	14,124.00
<b>Department: 921 - TIF Progressive Properties E. 6TH ST Total:</b>	<b>8,901.00</b>	<b>720.38</b>	<b>11,593.00</b>	<b>6,854.32</b>	<b>9,473.00</b>	<b>466.96</b>	<b>467.00</b>	<b>14,124.00</b>
<b>Revenue Total:</b>	<b>8,901.00</b>	<b>720.38</b>	<b>11,593.00</b>	<b>6,854.32</b>	<b>9,473.00</b>	<b>466.96</b>	<b>467.00</b>	<b>14,124.00</b>
<b>Expense</b>								
<b>Department: 921 - TIF Progressive Properties E. 6TH ST</b>								
<u>852-921-64000</u>	2,609.00	4,336.06	4,843.00	3,998.20	2,894.00	0.00	467.00	4,663.00
<u>852-921-64001</u>	6,292.00	0.00	6,750.00	0.00	7,000.00	0.00	0.00	9,461.00
<b>Department: 921 - TIF Progressive Properties E. 6TH ST Total:</b>	<b>8,901.00</b>	<b>4,336.06</b>	<b>11,593.00</b>	<b>3,998.20</b>	<b>9,894.00</b>	<b>0.00</b>	<b>467.00</b>	<b>14,124.00</b>
<b>Expense Total:</b>	<b>8,901.00</b>	<b>4,336.06</b>	<b>11,593.00</b>	<b>3,998.20</b>	<b>9,894.00</b>	<b>0.00</b>	<b>467.00</b>	<b>14,124.00</b>
<b>Fund: 852 - TIF PROG PROP E 6TH STREE Surplus (Deficit):</b>	<b>0.00</b>	<b>-3,615.68</b>	<b>0.00</b>	<b>2,856.12</b>	<b>-421.00</b>	<b>466.96</b>	<b>0.00</b>	<b>0.00</b>

Budget Worksheet

For Fiscal: 2021-2022 Period Ending: 09/30/2022

		2019-2020		2020-2021		2021-2022		Defined Budgets	
		Total Budget	Total Activity	Total Budget	Total Activity	Total Budget	YTD Activity	2021-2022 Projected YE	2022-2023 Proposed Budget
<b>Fund: 855 - TIF SEBADE</b>									
<b>Revenue</b>									
<b>Department: 917 - TIF SEBADE</b>									
<u>855-917-312002</u>	TIF TAXES - SEBADE	4,392.00	1,616.42	4,150.00	1,547.95	4,199.00	2,409.91	2,410.00	4,333.00
<b>Department: 917 - TIF SEBADE Total:</b>		<b>4,392.00</b>	<b>1,616.42</b>	<b>4,150.00</b>	<b>1,547.95</b>	<b>4,199.00</b>	<b>2,409.91</b>	<b>2,410.00</b>	<b>4,333.00</b>
<b>Revenue Total:</b>		<b>4,392.00</b>	<b>1,616.42</b>	<b>4,150.00</b>	<b>1,547.95</b>	<b>4,199.00</b>	<b>2,409.91</b>	<b>2,410.00</b>	<b>4,333.00</b>
<b>Expense</b>									
<b>Department: 917 - TIF SEBADE</b>									
<u>855-917-64000</u>	TIF SEBADE INTEREST	1,675.00	1,583.70	1,550.00	1,448.22	1,413.00	724.21	978.00	1,333.00
<u>855-917-64001</u>	TIF SEBADE PRINCIPAL	2,717.00	0.00	2,600.00	0.00	2,900.00	1,545.76	1,546.00	3,000.00
<b>Department: 917 - TIF SEBADE Total:</b>		<b>4,392.00</b>	<b>1,583.70</b>	<b>4,150.00</b>	<b>1,448.22</b>	<b>4,313.00</b>	<b>2,269.97</b>	<b>2,524.00</b>	<b>4,333.00</b>
<b>Expense Total:</b>		<b>4,392.00</b>	<b>1,583.70</b>	<b>4,150.00</b>	<b>1,448.22</b>	<b>4,313.00</b>	<b>2,269.97</b>	<b>2,524.00</b>	<b>4,333.00</b>
<b>Fund: 855 - TIF SEBADE Surplus (Deficit):</b>		<b>0.00</b>	<b>32.72</b>	<b>0.00</b>	<b>99.73</b>	<b>-114.00</b>	<b>139.94</b>	<b>-114.00</b>	<b>0.00</b>

Budget Worksheet

For Fiscal: 2021-2022 Period Ending: 09/30/2022

		2019-2020		2020-2021		2021-2022		Defined Budgets	
		Total Budget	Total Activity	Total Budget	Total Activity	Total Budget	YTD Activity	2021-2022 Projected YE	2022-2023 Proposed Budget
<b>Fund: 856 - TIF Sebade Housing - Valley Drive</b>									
<b>Revenue</b>									
<b>Department: 918 - 918</b>									
<u>856-918-312002</u>	TIF TAX - SEBADE HOUSING	11,241.00	7,761.77	8,383.00	6,554.64	10,611.00	8,209.25	8,209.00	11,775.00
<b>Department: 918 - 918 Total:</b>		<b>11,241.00</b>	<b>7,761.77</b>	<b>8,383.00</b>	<b>6,554.64</b>	<b>10,611.00</b>	<b>8,209.25</b>	<b>8,209.00</b>	<b>11,775.00</b>
<b>Revenue Total:</b>		<b>11,241.00</b>	<b>7,761.77</b>	<b>8,383.00</b>	<b>6,554.64</b>	<b>10,611.00</b>	<b>8,209.25</b>	<b>8,209.00</b>	<b>11,775.00</b>
<b>Expense</b>									
<b>Department: 918 - 918</b>									
<u>856-918-64000</u>	TIF SEBADE HOUSING - INTEREST	7,128.00	7,761.77	3,383.00	6,554.64	5,023.00	3,061.16	3,927.00	5,775.00
<u>856-918-64001</u>	TIF SEBADE HOUSING - PRINCIPAL	4,113.00	0.00	5,000.00	0.00	6,000.00	4,281.87	4,282.00	6,000.00
<b>Department: 918 - 918 Total:</b>		<b>11,241.00</b>	<b>7,761.77</b>	<b>8,383.00</b>	<b>6,554.64</b>	<b>11,023.00</b>	<b>7,343.03</b>	<b>8,209.00</b>	<b>11,775.00</b>
<b>Expense Total:</b>		<b>11,241.00</b>	<b>7,761.77</b>	<b>8,383.00</b>	<b>6,554.64</b>	<b>11,023.00</b>	<b>7,343.03</b>	<b>8,209.00</b>	<b>11,775.00</b>
<b>Fund: 856 - TIF Sebade Housing - Valley Drive Surplus (Deficit):</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>-412.00</b>	<b>866.22</b>	<b>0.00</b>	<b>0.00</b>

Budget Worksheet

For Fiscal: 2021-2022 Period Ending: 09/30/2022

	2019-2020 Total Budget	2019-2020 Total Activity	2020-2021 Total Budget	2020-2021 Total Activity	2021-2022 Total Budget	2021-2022 YTD Activity	Defined Budgets		
							2021-2022 Projected YE	2022-2023 Proposed Budget	
<b>Fund: 857 - TIF SEBADE NEBRASKA STREET</b>									
<b>Revenue</b>									
<b>Department: 931 - TIF SEBADE NEBRASKA STREET</b>									
857-931-312002									
TIF TAXES- SEBADE NEBR STREET	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,200.00
<b>Department: 931 - TIF SEBADE NEBRASKA STREET Total:</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>7,200.00</b>
<b>Revenue Total:</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>7,200.00</b>
<b>Expense</b>									
<b>Department: 931 - TIF SEBADE NEBRASKA STREET</b>									
857-931-64000									
SEBADE NEBR STREET TIF INTERE...	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,000.00
857-931-64001									
SEBADE NEBR STREET TIF PRINCI...	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,200.00
<b>Department: 931 - TIF SEBADE NEBRASKA STREET Total:</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>7,200.00</b>
<b>Expense Total:</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>7,200.00</b>
<b>Fund: 857 - TIF SEBADE NEBRASKA STREET Surplus (Deficit):</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

Budget Worksheet

For Fiscal: 2021-2022 Period Ending: 09/30/2022

	2019-2020 Total Budget	2019-2020 Total Activity	2020-2021 Total Budget	2020-2021 Total Activity	2021-2022 Total Budget	2021-2022 YTD Activity	Defined Budgets	
							2021-2022 Projected YE	2022-2023 Proposed Budget
<b>Fund: 860 - TIF WAYNE RENTALS</b>								
<b>Revenue</b>								
<b>Department: 922 - TIF WAYNE RENTALS</b>								
<u>860-922-312002</u> TIF TAXES	32,565.00	15,887.25	24,301.00	7,211.39	30,672.00	25,064.94	25,065.00	38,545.00
<b>Department: 922 - TIF WAYNE RENTALS Total:</b>	<b>32,565.00</b>	<b>15,887.25</b>	<b>24,301.00</b>	<b>7,211.39</b>	<b>30,672.00</b>	<b>25,064.94</b>	<b>25,065.00</b>	<b>38,545.00</b>
<b>Revenue Total:</b>	<b>32,565.00</b>	<b>15,887.25</b>	<b>24,301.00</b>	<b>7,211.39</b>	<b>30,672.00</b>	<b>25,064.94</b>	<b>25,065.00</b>	<b>38,545.00</b>
<b>Expense</b>								
<b>Department: 922 - TIF WAYNE RENTALS</b>								
<u>860-922-64000</u> TIF WAYNE RENTALS - INTEREST	17,065.00	12,600.00	8,301.00	11,564.31	12,906.00	12,906.36	12,906.00	12,022.00
<u>860-922-64001</u> TIF WAYNE RENTALS - PRINCIPAL	15,500.00	0.00	16,000.00	0.00	18,000.00	10,976.52	12,373.00	26,523.00
<b>Department: 922 - TIF WAYNE RENTALS Total:</b>	<b>32,565.00</b>	<b>12,600.00</b>	<b>24,301.00</b>	<b>11,564.31</b>	<b>30,906.00</b>	<b>23,882.88</b>	<b>25,279.00</b>	<b>38,545.00</b>
<b>Expense Total:</b>	<b>32,565.00</b>	<b>12,600.00</b>	<b>24,301.00</b>	<b>11,564.31</b>	<b>30,906.00</b>	<b>23,882.88</b>	<b>25,279.00</b>	<b>38,545.00</b>
<b>Fund: 860 - TIF WAYNE RENTALS Surplus (Deficit):</b>	<b>0.00</b>	<b>3,287.25</b>	<b>0.00</b>	<b>-4,352.92</b>	<b>-234.00</b>	<b>1,182.06</b>	<b>-214.00</b>	<b>0.00</b>

Budget Worksheet

For Fiscal: 2021-2022 Period Ending: 09/30/2022

		2019-2020		2020-2021		2021-2022		Defined Budgets	
		Total Budget	Total Activity	Total Budget	Total Activity	Total Budget	YTD Activity	2021-2022 Projected YE	2022-2023 Proposed Budget
<b>Fund: 870 - TIF WINDOM RIDGE</b>									
<b>Revenue</b>									
<b>Department: 930 - TIF WINDOM RIDGE</b>									
<u>870-930-312002</u>	TIF TAXES WINDOM RIDGE	9,713.00	4,243.22	8,820.00	1,053.48	10,630.00	10,844.21	10,844.00	9,539.00
<b>Department: 930 - TIF WINDOM RIDGE Total:</b>		<b>9,713.00</b>	<b>4,243.22</b>	<b>8,820.00</b>	<b>1,053.48</b>	<b>10,630.00</b>	<b>10,844.21</b>	<b>10,844.00</b>	<b>9,539.00</b>
<b>Revenue Total:</b>		<b>9,713.00</b>	<b>4,243.22</b>	<b>8,820.00</b>	<b>1,053.48</b>	<b>10,630.00</b>	<b>10,844.21</b>	<b>10,844.00</b>	<b>9,539.00</b>
<b>Expense</b>									
<b>Department: 930 - TIF WINDOM RIDGE</b>									
<u>870-930-64000</u>	TIF WINDOM RIDGE INTEREST	3,663.00	2,960.71	2,770.00	2,661.24	2,968.00	4,385.10	4,385.00	2,286.00
<u>870-930-64001</u>	TIF WINDOM RIDGE PRINCIPAL	6,050.00	0.00	6,050.00	0.00	7,663.00	6,459.11	6,459.00	7,253.00
<b>Department: 930 - TIF WINDOM RIDGE Total:</b>		<b>9,713.00</b>	<b>2,960.71</b>	<b>8,820.00</b>	<b>2,661.24</b>	<b>10,631.00</b>	<b>10,844.21</b>	<b>10,844.00</b>	<b>9,539.00</b>
<b>Expense Total:</b>		<b>9,713.00</b>	<b>2,960.71</b>	<b>8,820.00</b>	<b>2,661.24</b>	<b>10,631.00</b>	<b>10,844.21</b>	<b>10,844.00</b>	<b>9,539.00</b>
<b>Fund: 870 - TIF WINDOM RIDGE Surplus (Deficit):</b>		<b>0.00</b>	<b>1,282.51</b>	<b>0.00</b>	<b>-1,607.76</b>	<b>-1.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Report Surplus (Deficit):</b>		<b>-194,154.00</b>	<b>4,606.45</b>	<b>-397,804.00</b>	<b>758.77</b>	<b>-426,723.00</b>	<b>-401,620.45</b>	<b>-323,114.00</b>	<b>-88,004.00</b>

## Fund Summary

Fund	2019-2020			2020-2021			2021-2022		
	Total Budget	Total Activity	Total Budget	Total Activity	Total Budget	YTD Activity	Projected YE	Proposed Budget	
800 - COMMUNITY REDEV AUTHORITY	-194,154.00	-7,104.11	-397,805.00	50,567.92	-423,602.00	-405,434.90	-321,705.00	-88,004.00	
801 - TIF ANGEL ACRES	0.00	-4,181.45	0.00	-1,109.77	0.00	631.58	0.00	0.00	
802 - TIF WAYNE CROWN II	0.00	1,325.02	0.00	-26,753.33	0.00	0.00	0.00	0.00	
810 - TIF - BOMGAARS	0.00	967.45	0.00	2,691.43	0.00	0.00	0.00	0.00	
820 - TIF BENSCOTER	0.00	12,867.79	0.00	-11,659.70	0.00	313.30	0.00	0.00	
825 - TIF GRAINLAND ESTATES	0.00	-612.22	0.00	-6,187.18	-223.00	589.60	0.00	0.00	
830 - TIF JORGENSEN	0.00	638.87	1.00	752.58	0.00	0.01	0.00	0.00	
835 - TIF MID PLAINS GRAIN	0.00	-1,687.38	0.00	-4,321.51	1.00	0.00	0.00	0.00	
840 - TIF MOTEL (WHG)	0.00	4,214.45	0.00	-3,827.86	0.00	0.00	0.00	0.00	
845 - TIF MZRB, LLC	0.00	-619.60	0.00	69.39	0.00	0.00	0.00	0.00	
850 - TIF NEBR ST. PROG PROP	0.00	-2,207.73	0.00	2,290.52	-485.00	538.06	0.00	0.00	
851 - TIF 1ST STREET PROG PROP	0.00	-532.17	0.00	720.90	-151.00	167.66	0.00	0.00	
852 - TIF PROG PROP E 6TH STREE	0.00	-3,615.68	0.00	2,856.12	-421.00	466.96	0.00	0.00	
855 - TIF SEBADE	0.00	32.72	0.00	99.73	-114.00	139.94	-114.00	0.00	
856 - TIF Sebade Housing - Valley Drive	0.00	0.00	0.00	0.00	-412.00	866.22	0.00	0.00	
857 - TIF SEBADE NEBRASKA STREET	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
860 - TIF WAYNE RENTALS	0.00	3,287.25	0.00	-4,352.92	-234.00	1,182.06	-214.00	0.00	
866 - TIF WEST RIDGE III PICK/MEYER	0.00	550.73	0.00	530.21	-1,081.00	-1,080.94	-1,081.00	0.00	
870 - TIF WINDOM RIDGE	0.00	1,282.51	0.00	-1,607.76	-1.00	0.00	0.00	0.00	
<b>Report Surplus (Deficit):</b>	<b>-194,154.00</b>	<b>4,606.45</b>	<b>-397,804.00</b>	<b>758.77</b>	<b>-426,723.00</b>	<b>-401,620.45</b>	<b>-323,114.00</b>	<b>-88,004.00</b>	