

AGENDA
COMMUNITY REDEVELOPMENT AUTHORITY
CITY COUNCIL CHAMBERS
513 PEARL STREET
August 25, 2025

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 table in 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 July 28, 2025
3. Action to approve the Claims
4. Update on the 401 Chicago Street Housing Project — Jennifer Sievers
5. Public Hearing: Budget Hearing (Advertised time: 4:00 p.m.)
6. Resolution 2025-7: Approving the Allowable 1% Increase in Base Limitation of Restricted Funds' Budget
7. Resolution 2025-8: Adopting the 2025-2026 Budget
8. Update and discussion on CRA properties:
 - 2nd and Logan/Nebraska Street
 - 721 and 717 Main Street
 - 106 E 7th Street
 - 13th and Main Street – Old Armory Site
9. Discussion on properties of interest
 - 409 Main Street (H&R Block)
 - 419 Main Street (Heikes Automotive)
 - 306 Pearl Street (City Hall)
10. Adjourn

NEXT MEETING IS SCHEDULED FOR MONDAY, SEPTEMBER 29, 2025

July 28, 2025

The Wayne Community Redevelopment Authority (CRA) met in regular session at City Hall on Tuesday, July 28, 2025, at 4:00 p.m. Chair Mike Powicki called the meeting to order with the following in attendance: Members Austyn Houser, Greg Ptacek, Mick Kemp, Jill Brodersen and Mark Lenihan, City Attorney Amy Miller, City Administrator Wes Blecke, and City Clerk Betty McGuire. Absent: Member Terry Sievers.

Chair Powicki welcomed new member, Mick Kemp, to the CRA.

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 Powicki advised the public that a copy of the Open Meetings Act was located on the table in the Council Chambers and was available for public inspection. In addition, he 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 Brodersen made a motion, which was seconded by Member Houser, to approve the minutes of the June 24, 2025, meeting. Chair Powicki stated the motion, and the result of roll call being all Yeas, with the exception of Member Sievers who was absent, the Chair declared the motion carried.

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

City of Wayne	
Eskens DPA Payment	\$100.00
Ads/Notices	\$62.13
Jennifer Sievers	
LOC Draw	
Builders Resource – Misc. construction supplies	\$988.09
Bomgaars – Construction items	\$139.35
Carhart – Countertop & furring strip	\$12,003.02
Ace Hardware – Misc. construction supplies	\$430.55
Menards – Shiplap & door	\$1,098.09

Chair Powicki stated the motion, and the result of roll call being all Yeas, with the exception of Member Sievers who was absent, the Chair declared the motion carried.

Administrator Blecke advised the CRA that the Wayne City Council held a public hearing on the Redevelopment Plan of the “Sebade Four-Plex Apartments Redevelopment Project” – Sebade Housing, LLC, and approved a resolution recommending approval thereof.

The following Resolution would authorize and provide the issuance of a tax increment development revenue bond, note or other obligation and also approve the Redevelopment Contract for the “Sebade Four-Plex Apartments Redevelopment Project” – Sebade Housing, LLC. This is the final step in this process to obtain tax increment financing.

Chad and Cherry Sebade, representing Sebade Housing, LLC, were present to answer questions.

Chair Powicki introduced CRA Resolution No. 2025-5 and moved for its approval; Member Brodersen seconded.

CRA RESOLUTION NO. 2025-5

A RESOLUTION AUTHORIZING AND PROVIDING FOR THE ISSUANCE OF A COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF WAYNE, NEBRASKA, TAX INCREMENT DEVELOPMENT REVENUE NOTE OR OTHER OBLIGATION, IN A PRINCIPAL AMOUNT NOT TO EXCEED \$40,500 FOR THE PURPOSE OF (1) PAYING THE COSTS OF ACQUIRING, DEMOLISHING, CONSTRUCTING, RECONSTRUCTING, IMPROVING, EXTENDING, REHABILITATING, INSTALLING, EQUIPPING, FURNISHING AND COMPLETING CERTAIN IMPROVEMENTS WITHIN THE AUTHORITY’S SEBADE HOUSING FOUR PLEX APARTMENTS REDEVELOPMENT PROJECT AREA, SPECIFICALLY

INCLUDING SITE PURCHASE, PREPARATION, DEMOLITION, REHABILITATION, UTILITY EXTENSION AND (2) PAYING THE COSTS OF ISSUANCE THEREOF; PRESCRIBING THE FORM AND CERTAIN DETAILS OF THE NOTE OR OTHER OBLIGATION; PLEDGING CERTAIN TAX REVENUE AND OTHER REVENUE TO THE PAYMENT OF THE PRINCIPAL OF AND INTEREST ON THE NOTE OR OTHER OBLIGATION AS THE SAME BECOME DUE; LIMITING PAYMENT OF THE NOTE OR OTHER OBLIGATION TO SUCH TAX REVENUES; CREATING AND ESTABLISHING FUNDS AND ACCOUNTS; DELEGATING, AUTHORIZING AND DIRECTING THE FINANCE DIRECTOR TO EXERCISE HIS OR HER INDEPENDENT DISCRETION AND JUDGMENT IN DETERMINING AND FINALIZING CERTAIN TERMS AND PROVISIONS OF THE NOTE OR OTHER OBLIGATION NOT SPECIFIED HEREIN; APPROVING A REDEVELOPMENT CONTRACT AND REDEVELOPMENT PLAN; TAKING OTHER ACTIONS AND MAKING OTHER COVENANTS AND AGREEMENTS IN CONNECTION WITH THE FOREGOING; AND RELATED MATTERS.

Chair Powicki stated the motion, and the result of roll call being all Yeas, with the exception of Member Sievers who was absent, the Chair declared the motion carried.

The CRA reviewed the tax increment financing application of Robert (RJ) Liska, d/b/a Bright Fox Properties, LLC, for completeness and to make a determination as to whether or not the project is not financially feasible without tax increment financing.

RJ Liska was present to answer questions and reviewed the application with the CRA.

Administrator Blecke stated after staff reviewed the application, they had questions concerning the numbers, so he would like more discussion on that. He recommended the CRA table this action item until their next meeting. This would be the chance to provide feedback to Mr. Liska if you are or are not interested in the project with TIF.

Mr. Liska's initial TIF request was for \$296,000. The property to be improved is 401 Main Street. His goal is to restore the commercial building to better align aesthetically with the downtown, and update and rent the current homes on the property. The commercial building will have 2000 sq. ft. of modern office space, as well as two 1000 sq. ft. executive apartments.

Member Ptacek stated if the CRA would ever have a "war chest," he thought a project like this would be perfect to have a low interest loan available through the CRA.

Chair Powicki made a motion, which was seconded by Member Houser, to table action to forward the Tax Increment Financing Application of Bright Fox Properties, LLC, to the City's Tax Increment Financing Attorney for preparation of a Redevelopment Plan, Cost Benefit Analysis and Redevelopment Contract until the next meeting. Chair Powicki stated the motion, and the result of roll call being all Yeas, with the exception of Member Sievers who was absent, the Chair declared the motion carried.

Representatives from J & JR Construction, LLC, were present to explain what they would like to do with the property on 2nd/Logan/Nebraska Street. Because of some unforeseen family matters that have arisen, they were not able to make a formal proposal regarding the property at this meeting. They need to learn more about the zoning requirements and incentives that could be used by them for this project. No action was taken on the matter.

The CRA reviewed the proposed 2025-2026 budget. Beth Porter, Finance Director, was present to answer questions. This budget again includes a property tax allocation. The CRA is allowed to do, by State Statute, 2.6 cents per \$100 of the taxable valuation. The City has not received the valuations from the County yet. With a 6% assumed increase in property valuations, her estimate would give the CRA an allocation of approximately \$97,952. She will adjust the budget figures once the actual valuations come in. She noted the County retains a 2% commission fee.

The CRA has the following outstanding loans:

- Down payment assistance loans;
- A \$62,000, 0% interest loan with the City, of which repayment amounts of \$6,200 per year will be made for 10 years, starting this August;
- A \$1,000,000, .5% interest line of credit with the City, of which the current balance is \$302,000; and
- An outstanding line of credit with Tom and Jennifer Sievers that is owed to the CRA - \$188,000 as of this meeting.

The CRA budget hearing will be held on August 25, 2025, at or about 4:00 p.m.

The following Resolution would approve the request to be made to the City Council to levy taxes from its general fund to assist the Wayne Community Redevelopment Authority in

defraying its expenses. The request would be for the 2.6 cents per \$100 of the taxable value of real property within the City of Wayne.

Member Houser introduced Resolution No. 2025-6 and moved for its approval, Member Ptacek seconded.

RESOLUTION NO. 2025-6

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF WAYNE, NEBRASKA, APPROVING A REQUEST BE MADE TO THE CITY OF WAYNE, NEBRASKA, TO LEVY TAXES FROM ITS GENERAL FUND TO ASSIST THE COMMUNITY REDEVELOPMENT AUTHORITY IN DEFRAYING ITS EXPENSES.

Chair Powicki stated the motion, and the result of roll call being all Yeas, with the exception of Member Sievers who was absent, the Chair declared the motion carried.

The CRA reviewed the blighted and substandard area designation map and historical information provided by City Clerk McGuire.

Updates were given on the following properties owned by the CRA:

- 2nd and Logan/Nebraska Streets
- 717 and 721 Main Street
- 106 E 7th Street
- 13th and Main Street (old armory site)

Discussion took place on the following properties of interest:

- ~~401 Main Street (Family First Dental Office)~~
- ~~104 E 4th Street (House)~~
- ~~108 E 4th Street (House)~~
- 409 Main Street (H&R Block)
- 419 Main Street (Heikes Automotive)
- 306 Pearl Street (old City Hall)

There being no further business to come before the CRA, Chair Powicki declared the meeting adjourned at 4:50 p.m.

**City of Wayne
CRA Claims List**

August 25, 2025

8/25/2025	# 1607	City of Wayne Ads/notices \$114.19 Nameplate \$11.70 Annual loan payment \$6,200.00	\$ 6,325.89
8/25/2025	# 1608	Jennifer Sievers LOC Draw Timberlyne- Pine \$1,386.48 Bongaars- Construction items & water heater \$635.96 Jason Sears Flooring- Flooring \$14,316.86 Ace Hardware- Paint \$79.16 Menards- Shiplap & metal studs \$836.76	\$ 17,255.22
		Total	\$ 23,581.11

CRA
BANK SUMMARY
CHECKING ACCOUNT
August 25, 2025

BALANCE 7/28/25	10,952.71
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DEPOSITS:

Interest	30.04
Jimmy Johns rent Aug 2025	2,115.80
July 2025 taxes	1,435.78
Sievers LOC payment	295.00

SUBTOTAL:	14,829.33
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CLAIMS:

Claims Paid	14,821.23
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BOOK BALANCE as of 8/25/25	10,952.71
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RESOLUTION NO. 2025-7

**A RESOLUTION APPROVING THE ALLOWABLE 1% INCREASE IN
BASE LIMITATION OF RESTRICTED FUNDS' BUDGET 2025-2026.**

WHEREAS, Section 13-519 of Nebraska Revised Statutes places a budget limitation on governmental units; and

WHEREAS, Section 13-519(2) of Nebraska Revised Statutes allows governmental units an additional 1% increase in budget authority with a vote of at least 75% of the Wayne Community Redevelopment Authority; and

WHEREAS, the Chair and members of the Wayne Community Redevelopment Authority want to maintain maximum flexibility for future budgets.

NOW, THEREFORE, BE IT RESOLVED by the Chair and members of the Wayne Community Redevelopment Authority of the City of Wayne, Nebraska, that the unused budget authority carried forward to fiscal year 2025-2026 shall contain the additional 1% increase in restricted fund authority allowed upon the affirmative vote of at least 75% of the Wayne Community Redevelopment Authority.

PASSED AND APPROVED this 25th day of August, 2025.

**THE COMMUNITY REDEVELOPMENT
AUTHORITY OF THE CITY OF WAYNE,
NEBRASKA**

By _____
Chair

ATTEST:

By: _____
City Clerk

CRA RESOLUTION 2025-8

**A RESOLUTION OF THE WAYNE COMMUNITY REDEVELOPMENT
AUTHORITY OF THE CITY OF WAYNE, NEBRASKA, ADOPTING THE
2025-2026 BUDGET.**

WHEREAS, the budget for the Wayne Community Redevelopment Authority (CRA) of the City of Wayne, Nebraska, for the 2024-2025 fiscal year was approved by the Wayne City Council on September 17, 2024; and

WHEREAS, notice of the public hearing on the 2025-2026 CRA budget was published one time in the Wayne Herald, and was held on August 25, 2025; and

WHEREAS, the CRA took evidence for and against said budget.

NOW, THEREFORE, BE IT RESOLVED by the CRA that the 2025-2026 Budget for the CRA be approved and adopted as presented.

PASSED AND APPROVED this 25th day of August, 2025.

**THE COMMUNITY REDEVELOPMENT
AUTHORITY OF THE CITY OF WAYNE,
NEBRASKA**

By _____
Chair

ATTEST:

By: _____
City Clerk

Budget Worksheet

Account Summary

For Fiscal: 2024-2025 Period Ending: 09/30/2025

City of Wayne, NE



	2022-2023				2023-2024				2024-2025				2025-2026 Proposed Budget
	Total Budget	Total Activity	Total Budget	Total Activity	Total Budget	Total Activity	Total Budget	YTD Activity	Projected YE				
Fund: 800 - COMMUNITY REDEV AUTHORITY													
Revenue													
Department: 100 - Property Taxes													
<u>800-100-312000</u> PROPERTY TAXES	0.00	0.00	83,650.00	76,411.71	92,444.00	59,096.35	86,934.00	101,075.00					
<u>800-100-312001</u> PROPERTY TAX CREDIT STATE	0.00	0.00	0.00	4,862.02	0.00	6,494.36	6,494.00	0.00					
<u>800-100-351000</u> HOMESTEAD EXEMPTION	0.00	0.00	0.00	2,194.23	0.00	2,444.15	1,641.00	0.00					
<u>800-100-355000</u> MOTOR VEHICLE PRORATE TAX	0.00	0.00	0.00	120.09	100.00	126.26	100.00	120.00					
Department: 100 - Property Taxes Total:	0.00	0.00	83,650.00	83,588.05	92,544.00	68,161.12	95,169.00	101,195.00					
Department: 106 - INTEREST INCOME													
<u>800-106-421000</u> INTEREST ON INVESTMENTS	100.00	163.37	75.00	392.35	75.00	157.49	130.00	75.00					
Department: 106 - INTEREST INCOME Total:	100.00	163.37	75.00	392.35	75.00	157.49	130.00	75.00					
Department: 108 - SALE OF PROPERTY													
<u>800-108-425000</u> SALE OF REAL PROPERTY	150,000.00	-3,557.21	150,000.00	-4,939.10	100,000.00	0.00	12,000.00	100,000.00					
Department: 108 - SALE OF PROPERTY Total:	150,000.00	-3,557.21	150,000.00	-4,939.10	100,000.00	0.00	12,000.00	100,000.00					
Department: 150 - TRANSFERS													
<u>800-150-435000</u> TRANSFERS IN	200,000.00	42,654.30	470,000.00	110,000.00	300,000.00	46,000.00	50,000.00	300,000.00					
Department: 150 - TRANSFERS Total:	200,000.00	42,654.30	470,000.00	110,000.00	300,000.00	46,000.00	50,000.00	300,000.00					
Department: 850 - COMMUNITY REDEVELOPMENT AUTHORITY													
<u>800-850-392000</u> RENT	0.00	16,260.51	23,680.00	23,951.38	24,095.00	22,924.87	25,041.00	25,389.00					
<u>800-850-422002</u> INCENTIVE LOAN REPAYMENT	0.00	0.00	0.00	0.00	0.00	21,500.00	21,400.00	0.00					
<u>800-850-428000</u> MISCELLANEOUS	0.00	15,000.00	0.00	25,174.00	0.00	2,473.00	2,178.00	250,000.00					
Department: 850 - COMMUNITY REDEVELOPMENT AUTHORITY Total:	0.00	31,260.51	23,680.00	49,125.38	24,095.00	46,897.87	48,619.00	275,389.00					
Revenue Total:	350,100.00	70,520.97	727,405.00	238,166.68	516,714.00	161,216.48	205,918.00	776,659.00					
Expense													
Department: 850 - COMMUNITY REDEVELOPMENT AUTHORITY													
<u>800-850-320000</u> PUBLICATION	1,400.00	2,021.78	1,500.00	765.02	1,500.00	496.11	750.00	1,500.00					
<u>800-850-370000</u> CDA PROFESSIONAL SERVICES	9,600.00	0.00	5,000.00	0.00	5,000.00	1,600.00	3,200.00	5,000.00					
<u>800-850-450000</u> CDA MISCELLANEOUS	2,000.00	1,598.41	2,000.00	1,206.29	2,000.00	20.00	50.00	2,000.00					

Budget Worksheet

For Fiscal: 2024-2025 Period Ending: 09/30/2025

	Defined Budgets							
	2022-2023 Total Budget	2022-2023 Total Activity	2023-2024 Total Budget	2023-2024 Total Activity	2024-2025 Total Budget	2024-2025 YTD Activity	2024-2025 Projected YE	2025-2026 Proposed Budget
<u>800-850-45001</u>	8,000.00	7,079.84	8,000.00	4,804.80	8,000.00	5,948.50	5,949.00	8,000.00
<u>800-850-64000</u>	0.00	980.72	0.00	2,114.50	0.00	0.00	0.00	0.00
<u>800-850-64001</u>	0.00	0.00	0.00	0.00	0.00	21,500.00	21,400.00	256,200.00
<u>800-850-70000</u>	100,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<u>800-850-82006</u>	245,000.00	10,741.82	713,802.00	26,532.30	582,075.00	123,546.34	169,887.00	491,737.00
<u>800-850-98000</u>	72,104.00	0.00	6,213.00	0.00	0.00	0.00	0.00	25,000.00
Department: 850 - COMMUNITY REDEVELOPMENT AUTHORITY Total:	438,104.00	22,422.57	736,515.00	35,422.91	598,575.00	153,110.95	201,236.00	789,437.00
Expense Total:	438,104.00	22,422.57	736,515.00	35,422.91	598,575.00	153,110.95	201,236.00	789,437.00
Fund: 800 - COMMUNITY REDEV AUTHORITY Surplus (Deficit):	-88,004.00	48,098.40	-9,110.00	202,743.77	-81,861.00	8,105.53	4,682.00	-12,778.00

Budget Worksheet

For Fiscal: 2024-2025 Period Ending: 09/30/2025

Defined Budgets

	2022-2023 Total Budget	2022-2023 Total Activity	2023-2024 Total Budget	2023-2024 Total Activity	2024-2025 Total Budget	2024-2025 YTD Activity	2024-2025 Projected YE	2025-2026 Proposed Budget
Fund: 801 - TIF ANGEL ACRES								
Revenue								
Department: 911 - TIF ANGEL ACRES								
801-911-312002	43,544.00	18,442.63	43,634.00	16,821.37	41,715.00	28,439.58	26,833.00	42,610.00
Department: 911 - TIF ANGEL ACRES Total:	43,544.00	18,442.63	43,634.00	16,821.37	41,715.00	28,439.58	26,833.00	42,610.00
Revenue Total:	43,544.00	18,442.63	43,634.00	16,821.37	41,715.00	28,439.58	26,833.00	42,610.00
Expense								
Department: 911 - TIF ANGEL ACRES								
801-911-64002	18,812.00	13,501.53	14,120.00	11,370.16	14,148.00	9,397.24	7,791.00	14,000.00
801-911-64003	24,732.00	0.00	29,514.00	0.00	27,567.00	19,042.34	19,042.00	28,610.00
Department: 911 - TIF ANGEL ACRES Total:	43,544.00	13,501.53	43,634.00	11,370.16	41,715.00	28,439.58	26,833.00	42,610.00
Expense Total:	43,544.00	13,501.53	43,634.00	11,370.16	41,715.00	28,439.58	26,833.00	42,610.00
Fund: 801 - TIF ANGEL ACRES Surplus (Deficit):	0.00	4,941.10	0.00	5,451.21	0.00	0.00	0.00	0.00

Budget Worksheet

For Fiscal: 2024-2025 Period Ending: 09/30/2025

Defined Budgets

Fund: 802 - TIF WAYNE CROWN II
 Revenue
 Department: 914 - TIFANGEL VILLAGE

	2022-2023 Total Budget	2022-2023 Total Activity	2023-2024 Total Budget	2023-2024 Total Activity	2024-2025 Total Budget	2024-2025 YTD Activity	2024-2025 Projected YE	2025-2026 Proposed Budget
802-914-312002	21,437.00	7,524.69	26,396.00	1,933.28	17,100.00	7,826.49	7,826.00	25,024.00
TIF TAXES - WAYNE CROWN II	21,437.00	7,524.69	26,396.00	1,933.28	17,100.00	7,826.49	7,826.00	25,024.00
Department: 914 - TIFANGEL VILLAGE Total:	21,437.00	7,524.69	26,396.00	1,933.28	17,100.00	7,826.49	7,826.00	25,024.00
Revenue Total:	21,437.00	7,524.69	26,396.00	1,933.28	17,100.00	7,826.49	7,826.00	25,024.00
Expense								
Department: 914 - TIFANGEL VILLAGE								
802-914-64000	10,477.00	10,017.56	11,454.00	9,157.58	7,517.00	5,646.29	5,646.00	10,926.00
TIF WAYNE CROWN II - INTERE...	10,477.00	10,017.56	11,454.00	9,157.58	7,517.00	5,646.29	5,646.00	10,926.00
802-914-64001	10,960.00	0.00	14,942.00	0.00	9,583.00	2,040.56	2,041.00	14,237.00
TIF WAYNE CROWN II - PRINCI...	10,960.00	0.00	14,942.00	0.00	9,583.00	2,040.56	2,041.00	14,237.00
Department: 914 - TIFANGEL VILLAGE Total:	21,437.00	10,017.56	26,396.00	9,157.58	17,100.00	7,686.85	7,687.00	25,163.00
Expense Total:	21,437.00	10,017.56	26,396.00	9,157.58	17,100.00	7,686.85	7,687.00	25,163.00
Fund: 802 - TIF WAYNE CROWN II Surplus (Deficit):	0.00	-2,492.87	0.00	-7,224.30	0.00	139.64	139.00	-139.00

Budget Worksheet

For Fiscal: 2024-2025 Period Ending: 09/30/2025

	Defined Budgets						2025-2026 Proposed Budget
	2022-2023 Total Budget	2022-2023 Total Activity	2023-2024 Total Budget	2023-2024 Total Activity	2024-2025 Total Budget	2024-2025 YTD Activity	
Fund: 820 - TIF BENSCOTER							
Revenue							
Department: 927 - TIF BENSCOTER							
<u>820-927-312002</u>	25,730.00	6,503.07	36,262.00	5,046.28	30,842.00	12,440.35	12,097.00
Department: 927 - TIF BENSCOTER Total:	25,730.00	6,503.07	36,262.00	5,046.28	30,842.00	12,440.35	12,097.00
Revenue Total:	25,730.00	6,503.07	36,262.00	5,046.28	30,842.00	12,440.35	12,097.00
Expense							
Department: 927 - TIF BENSCOTER							
<u>820-927-64000</u>	6,865.00	5,233.40	7,260.00	3,532.31	5,836.00	1,266.41	1,266.00
<u>820-927-64001</u>	18,865.00	0.00	29,002.00	0.00	25,006.00	10,830.69	10,831.00
Department: 927 - TIF BENSCOTER Total:	25,730.00	5,233.40	36,262.00	3,532.31	30,842.00	12,097.10	12,097.00
Expense Total:	25,730.00	5,233.40	36,262.00	3,532.31	30,842.00	12,097.10	12,097.00
Fund: 820 - TIF BENSCOTER Surplus (Deficit):	0.00	1,269.67	0.00	1,513.97	0.00	343.25	0.00

Budget Worksheet

For Fiscal: 2024-2025 Period Ending: 09/30/2025

Defined Budgets

Fund: 825 - TIF GRAINLAND ESTATES

Revenue

Department: 919 - 919

	2022-2023 Total Budget	2022-2023 Total Activity	2023-2024 Total Budget	2023-2024 Total Activity	2024-2025 Total Budget	2024-2025 YTD Activity	2024-2025 Projected YE	2025-2026 Proposed Budget
TIF TAXES - GRAINLAND ESTATES...	32,133.00	16,404.82	37,297.00	15,144.32	26,913.00	24,492.16	21,693.00	31,722.00
Department: 919 - 919 Total:	32,133.00	16,404.82	37,297.00	15,144.32	26,913.00	24,492.16	21,693.00	31,722.00

Revenue Total:

	32,133.00	16,404.82	37,297.00	15,144.32	26,913.00	24,492.16	21,693.00	31,722.00
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Expense

Department: 919 - 919

GRAINLAND ESTATES TIF INTER...	17,970.00	19,181.06	19,975.00	17,822.69	14,197.00	16,047.67	13,249.00	13,248.00
GRAINLAND ESTATES TIF PRINC...	14,163.00	0.00	17,322.00	0.00	12,716.00	8,444.49	8,444.00	18,474.00
Department: 919 - 919 Total:	32,133.00	19,181.06	37,297.00	17,822.69	26,913.00	24,492.16	21,693.00	31,722.00

Expense Total:

	32,133.00	19,181.06	37,297.00	17,822.69	26,913.00	24,492.16	21,693.00	31,722.00
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Fund: 825 - TIF GRAINLAND ESTATES Surplus (Deficit):

	0.00	-2,776.24	0.00	-2,678.37	0.00	0.00	0.00	0.00
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Budget Worksheet

For Fiscal: 2024-2025 Period Ending: 09/30/2025

		Defined Budgets					
		2022-2023	2023-2024	2023-2024	2024-2025	2024-2025	2025-2026
		Total Budget	Total Activity	Total Budget	Total Activity	Projected YE	Proposed Budget
Fund: 830 - TIF JORGENSEN							
Revenue							
Department: 924 - TIF Jorgensen							
<u>830-924-31.2002</u>							
TIF TAXES JORGENSEN		25,731.00	14,060.70	25,732.00	8,139.11	14,130.63	25,732.00
Department: 924 - TIF Jorgensen Total:		25,731.00	14,060.70	25,732.00	8,139.11	14,130.63	25,732.00
Revenue Total:		25,731.00	14,060.70	25,732.00	8,139.11	14,130.63	25,732.00
Expense							
Department: 924 - TIF Jorgensen							
<u>830-924-64000</u>							
TIF JORGENSEN INTEREST		9,610.00	8,786.32	8,623.00	7,754.85	3,677.14	6,442.00
TIF JORGENSEN PRINCIPAL		16,121.00	0.00	17,109.00	0.00	10,453.49	19,290.00
Department: 924 - TIF Jorgensen Total:		25,731.00	8,786.32	25,732.00	7,754.85	14,130.63	25,732.00
Expense Total:		25,731.00	8,786.32	25,732.00	7,754.85	14,130.63	25,732.00
Fund: 830 - TIF JORGENSEN Surplus (Deficit):		0.00	5,274.38	0.00	384.26	0.00	0.00

Budget Worksheet

For Fiscal: 2024-2025 Period Ending: 09/30/2025

Defined Budgets

Fund: 835 - TIF MID PLAINS GRAIN

Revenue

Department: 923 - TIF Mid Plain Grain

	2022-2023 Total Budget	2022-2023 Total Activity	2023-2024 Total Budget	2023-2024 Total Activity	2024-2025 Total Budget	2024-2025 YTD Activity	2025-2026 Proposed Budget
TIF TAXES - MID PLAINS GRAIN	22,253.00	4,368.34	35,543.00	3,969.91	21,615.00	7,385.97	20,001.00
Department: 923 - TIF Mid Plain Grain Total:	22,253.00	4,368.34	35,543.00	3,969.91	21,615.00	7,385.97	20,001.00
Revenue Total:	22,253.00	4,368.34	35,543.00	3,969.91	21,615.00	7,385.97	20,001.00

Expense

Department: 923 - TIF Mid Plain Grain

TIF MID PLAINS GRAIN INTEREST	8,676.00	7,322.38	8,160.00	6,198.70	7,819.00	0.00	7,341.00
TIF MID PLAINS GRAIN PRINICIPAL	13,577.00	0.00	27,383.00	0.00	13,796.00	7,385.97	12,660.00
Department: 923 - TIF Mid Plain Grain Total:	22,253.00	7,322.38	35,543.00	6,198.70	21,615.00	7,385.97	20,001.00
Expense Total:	22,253.00	7,322.38	35,543.00	6,198.70	21,615.00	7,385.97	20,001.00

Fund: 835 - TIF MID PLAINS GRAIN Surplus (Deficit):

	0.00	-2,954.04	0.00	-2,228.79	0.00	0.00	0.00
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Budget Worksheet

For Fiscal: 2024-2025 Period Ending: 09/30/2025

Defined Budgets

Fund: 840 - TIF MOTEL (WHG)

Revenue

Department: 928 - TIF MOTEL - WHG

840-928-312002

TIF TAX MOTEL

Department: 928 - TIF MOTEL - WHG Total:

Revenue Total:

Expense

Department: 928 - TIF MOTEL - WHG

840-928-64000

TIF WHG MOTEL INTEREST

840-928-64001

TIF WHG MOTEL PRINCIPAL

Department: 928 - TIF MOTEL - WHG Total:

Expense Total:

Fund: 840 - TIF MOTEL (WHG) Surplus (Deficit):

	2022-2023 Total Budget	2022-2023 Total Activity	2023-2024 Total Budget	2023-2024 Total Activity	2024-2025 Total Budget	2024-2025 YTD Activity	2024-2025 Projected YE	2025-2026 Proposed Budget
	55,555.00	23,614.01	63,311.00	6,813.35	46,591.00	22,480.04	22,480.00	50,773.00
	55,555.00	23,614.01	63,311.00	6,813.35	46,591.00	22,480.04	22,480.00	50,773.00
	55,555.00	23,614.01	63,311.00	6,813.35	46,591.00	22,480.04	22,480.00	50,773.00
	16,416.00	10,586.95	14,633.00	6,957.76	13,141.00	6,203.73	6,204.00	11,252.00
	39,139.00	0.00	48,678.00	0.00	33,450.00	16,276.31	16,276.00	39,521.00
	55,555.00	10,586.95	63,311.00	6,957.76	46,591.00	22,480.04	22,480.00	50,773.00
	55,555.00	10,586.95	63,311.00	6,957.76	46,591.00	22,480.04	22,480.00	50,773.00
	0.00	13,027.06	0.00	-144.41	0.00	0.00	0.00	0.00

Budget Worksheet

For Fiscal: 2024-2025 Period Ending: 09/30/2025

Defined Budgets

Fund: 845 - TIF MZRB, LLC

Revenue

Department: 912 - TIF MZRB LLC

845-912-312002 TIF TAXES MZRB, LLC

Department: 912 - TIF MZRB LLC Total:

Revenue Total:

Expense

Department: 912 - TIF MZRB LLC

TIF MZRB LLC - INTEREST

TIF MZRB LLC - PRINCIPAL

Department: 912 - TIF MZRB LLC Total:

Expense Total:

Fund: 845 - TIF MZRB, LLC Surplus (Deficit):

	2022-2023 Total Budget	2022-2023 Total Activity	2023-2024 Total Budget	2023-2024 Total Activity	2024-2025 Total Budget	2024-2025 YTD Activity	2024-2025 Projected YE	2025-2026 Proposed Budget
	5,915.00	1,801.79	5,955.00	2,014.32	5,961.00	3,961.17	3,961.00	5,926.00
Department: 912 - TIF MZRB LLC Total:	5,915.00	1,801.79	5,955.00	2,014.32	5,961.00	3,961.17	3,961.00	5,926.00
Revenue Total:	5,915.00	1,801.79	5,955.00	2,014.32	5,961.00	3,961.17	3,961.00	5,926.00
	1,815.00	1,713.28	1,455.00	1,632.13	1,061.00	474.87	475.00	626.00
TIF MZRB LLC - INTEREST	4,100.00	0.00	4,500.00	0.00	4,900.00	3,486.30	3,486.00	5,300.00
TIF MZRB LLC - PRINCIPAL	5,915.00	1,713.28	5,955.00	1,632.13	5,961.00	3,961.17	3,961.00	5,926.00
Department: 912 - TIF MZRB LLC Total:	5,915.00	1,713.28	5,955.00	1,632.13	5,961.00	3,961.17	3,961.00	5,926.00
Expense Total:	5,915.00	1,713.28	5,955.00	1,632.13	5,961.00	3,961.17	3,961.00	5,926.00
Fund: 845 - TIF MZRB, LLC Surplus (Deficit):	0.00	88.51	0.00	382.19	0.00	0.00	0.00	0.00

Budget Worksheet

For Fiscal: 2024-2025 Period Ending: 09/30/2025

Defined Budgets

	2022-2023	2022-2023	2023-2024	2023-2024	2023-2024	2024-2025	2024-2025	2024-2025	2025-2026
	Total Budget	Total Activity	Total Budget	Total Activity	Total Budget	YTD Activity	Projected YE	Proposed Budget	
Fund: 850 - TIF NEBR ST. PROG PROP									
Revenue									
Department: 929 - TIF PROGRESSIVE Properties Nebraska Street									
	13,363.00	5,311.29	19,503.00	2,338.23	12,814.00	5,246.43	1,935.00	10,598.00	
850-929-312002 TIF TAX NEBR ST P-P									
Department: 929 - TIF PROGRESSIVE Properties Nebraska Street Total:	13,363.00	5,311.29	19,503.00	2,338.23	12,814.00	5,246.43	1,935.00	10,598.00	
Revenue Total:	13,363.00	5,311.29	19,503.00	2,338.23	12,814.00	5,246.43	1,935.00	10,598.00	
Expense									
Department: 929 - TIF PROGRESSIVE Properties Nebraska Street									
	3,613.00	4,136.00	5,041.00	3,272.65	4,608.00	1,935.02	1,935.00	2,398.00	
850-929-64000 TIF NEBR ST P-P INTEREST									
	9,750.00	0.00	14,462.00	0.00	8,206.00	3,311.41	0.00	8,200.00	
850-929-64001 TIF NEBR ST P-P PRINCIPAL									
Department: 929 - TIF PROGRESSIVE Properties Nebraska Street Total:	13,363.00	4,136.00	19,503.00	3,272.65	12,814.00	5,246.43	1,935.00	10,598.00	
Expense Total:	13,363.00	4,136.00	19,503.00	3,272.65	12,814.00	5,246.43	1,935.00	10,598.00	
Fund: 850 - TIF NEBR ST. PROG PROP Surplus (Deficit):	0.00	1,175.29	0.00	-934.42	0.00	0.00	0.00	0.00	

Budget Worksheet

For Fiscal: 2024-2025 Period Ending: 09/30/2025

	Defined Budgets						Proposed Budget
	2022-2023	2023-2024	2023-2024	2024-2025	2024-2025	2024-2025	
	Total Budget	Total Activity	Total Budget	Total Activity	Total Budget	YTD Activity	Projected YE
Fund: 851 - TIF 1ST STREET PROG PROP							
Revenue							
Department: 915 - TIF INT PROG PROP 1ST STREET							
851-915-312002	4,228.00	1,707.20	5,499.00	784.00	5,286.00	1,625.30	599.00
Department: 915 - TIF INT PROG PROP 1ST STREET Total:	4,228.00	1,707.20	5,499.00	784.00	5,286.00	1,625.30	599.00
Revenue Total:	4,228.00	1,707.20	5,499.00	784.00	5,286.00	1,625.30	599.00
Expense							
Department: 915 - TIF INT PROG PROP 1ST STREET							
851-915-64000	1,728.00	971.45	1,614.00	706.93	1,446.00	717.75	599.00
851-915-64001	2,500.00	0.00	3,885.00	0.00	3,840.00	907.55	0.00
Department: 915 - TIF INT PROG PROP 1ST STREET Total:	4,228.00	971.45	5,499.00	706.93	5,286.00	1,625.30	599.00
Expense Total:	4,228.00	971.45	5,499.00	706.93	5,286.00	1,625.30	599.00
Fund: 851 - TIF 1ST STREET PROG PROP Surplus (Deficit):	0.00	735.75	0.00	77.07	0.00	0.00	0.00

Budget Worksheet

For Fiscal: 2024-2025 Period Ending: 09/30/2025

Defined Budgets

	2022-2023 Total Budget	2022-2023 Total Activity	2023-2024 Total Budget	2023-2024 Total Activity	2024-2025 Total Budget	2024-2025 YTD Activity	2024-2025 Projected YE	2025-2026 Proposed Budget
Fund: 852 - TIF PROG PROP E 6TH STREE								
Revenue								
Department: 921 - TIF Progressive Properties E. 6TH ST								
852-921-312002 TIF TAXES E 6ST ST P-P	14,124.00	6,712.35	11,589.00	2,046.89	10,900.00	4,612.19	1,698.00	8,242.00
Department: 921 - TIF Progressive Properties E. 6TH ST Total:	14,124.00	6,712.35	11,589.00	2,046.89	10,900.00	4,612.19	1,698.00	8,242.00
Revenue Total:	14,124.00	6,712.35	11,589.00	2,046.89	10,900.00	4,612.19	1,698.00	8,242.00
Expense								
Department: 921 - TIF Progressive Properties E. 6TH ST								
852-921-64000 TIF P-P 6TH ST INTEREST	4,663.00	3,187.10	4,419.00	2,560.10	4,021.00	1,697.74	1,698.00	2,103.00
852-921-64001 TIF P-P 6TH ST PRINCIPAL	9,461.00	0.00	7,170.00	0.00	6,879.00	2,914.45	0.00	6,139.00
Department: 921 - TIF Progressive Properties E. 6TH ST Total:	14,124.00	3,187.10	11,589.00	2,560.10	10,900.00	4,612.19	1,698.00	8,242.00
Expense Total:	14,124.00	3,187.10	11,589.00	2,560.10	10,900.00	4,612.19	1,698.00	8,242.00
Fund: 852 - TIF PROG PROP E 6TH STREE Surplus (Deficit):	0.00	3,525.25	0.00	-513.21	0.00	0.00	0.00	0.00

Budget Worksheet

For Fiscal: 2024-2025 Period Ending: 09/30/2025

Defined Budgets

Fund: 855 - TIF SEBADE

Revenue

Department: 917 - TIF SEBADE

	2022-2023 Total Budget	2022-2023 Total Activity	2023-2024 Total Budget	2023-2024 Total Activity	2024-2025 Total Budget	2024-2025 YTD Activity	2024-2025 Projected YE	2025-2026 Proposed Budget
TIF TAXES - SEBADE	4,333.00	1,373.43	4,592.00	961.92	4,696.00	4,100.86	4,101.00	5,723.00
Department: 917 - TIF SEBADE Total:	4,333.00	1,373.43	4,592.00	961.92	4,696.00	4,100.86	4,101.00	5,723.00
Revenue Total:	4,333.00	1,373.43	4,592.00	961.92	4,696.00	4,100.86	4,101.00	5,723.00

Expense

Department: 917 - TIF SEBADE

TIF SEBADE INTEREST	1,333.00	1,258.31	1,092.00	821.91	996.00	903.92	904.00	720.00
TIF SEBADE PRINCIPAL	3,000.00	0.00	3,500.00	0.00	3,700.00	3,196.94	3,197.00	5,003.00
Department: 917 - TIF SEBADE Total:	4,333.00	1,258.31	4,592.00	821.91	4,696.00	4,100.86	4,101.00	5,723.00
Expense Total:	4,333.00	1,258.31	4,592.00	821.91	4,696.00	4,100.86	4,101.00	5,723.00

Fund: 855 - TIF SEBADE Surplus (Deficit):

	0.00	115.12	0.00	140.01	0.00	0.00	0.00	0.00
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Budget Worksheet

For Fiscal: 2024-2025 Period Ending: 09/30/2025

Defined Budgets

Fund: 856 - TIF Sebade Housing - Valley Drive

Revenue

Department: 918 - 918

[856-918-312002](#)

	2022-2023 Total Budget	2022-2023 Total Activity	2023-2024 Total Budget	2023-2024 Total Activity	2024-2025 Total Budget	2024-2025 YTD Activity	2024-2025 Projected YE	2025-2026 Proposed Budget
TIF TAX - SEBADE HOUSING	11,775.00	5,373.32	12,093.00	4,639.68	11,338.00	16,834.77	16,835.00	12,312.00
Department: 918 - 918 Total:	11,775.00	5,373.32	12,093.00	4,639.68	11,338.00	16,834.77	16,835.00	12,312.00

Revenue Total:

	11,775.00	5,373.32	12,093.00	4,639.68	11,338.00	16,834.77	16,835.00	12,312.00
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Expense

Department: 918 - 918

[856-918-64000](#)

TIF SEBADE HOUSING - INTERE...	5,775.00	5,373.32	5,093.00	4,639.68	4,338.00	5,619.95	5,620.00	3,227.00
TIF SEBADE HOUSING - PRINCI...	6,000.00	0.00	7,000.00	0.00	7,000.00	11,214.82	11,215.00	9,085.00
Department: 918 - 918 Total:	11,775.00	5,373.32	12,093.00	4,639.68	11,338.00	16,834.77	16,835.00	12,312.00

Expense Total:

	11,775.00	5,373.32	12,093.00	4,639.68	11,338.00	16,834.77	16,835.00	12,312.00
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Fund: 856 - TIF Sebade Housing - Valley Drive Surplus (Deficit):

	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
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Budget Worksheet

For Fiscal: 2024-2025 Period Ending: 09/30/2025

Defined Budgets

	2022-2023 Total Budget	2022-2023 Total Activity	2023-2024 Total Budget	2023-2024 Total Activity	2024-2025 Total Budget	2024-2025 YTD Activity	2024-2025 Projected YE	2025-2026 Proposed Budget
Fund: 857 - TIF SEBADE NEBRASKA STREET								
Revenue								
Department: 931 - TIF SEBADE NEBRASKA STREET								
857-931-312002	7,200.00	8,366.47	6,681.00	6,440.51	9,470.00	8,959.90	8,960.00	9,680.00
TIF TAXES- SEBADE NEBR STRE...								
Department: 931 - TIF SEBADE NEBRASKA STREET Total:	7,200.00	8,366.47	6,681.00	6,440.51	9,470.00	8,959.90	8,960.00	9,680.00
Revenue Total:	7,200.00	8,366.47	6,681.00	6,440.51	9,470.00	8,959.90	8,960.00	9,680.00
Expense								
Department: 931 - TIF SEBADE NEBRASKA STREET								
857-931-64000	6,000.00	10,426.50	4,181.00	5,807.39	5,643.00	6,656.79	6,657.00	4,456.00
SEBADE NEBR STREET TIF INTE...								
857-931-64001	1,200.00	0.00	2,500.00	0.00	3,827.00	2,303.11	2,303.00	5,224.00
SEBADE NEBR STREET TIF PRINC...								
Department: 931 - TIF SEBADE NEBRASKA STREET Total:	7,200.00	10,426.50	6,681.00	5,807.39	9,470.00	8,959.90	8,960.00	9,680.00
Expense Total:	7,200.00	10,426.50	6,681.00	5,807.39	9,470.00	8,959.90	8,960.00	9,680.00
Fund: 857 - TIF SEBADE NEBRASKA STREET Surplus (Deficit):	0.00	-2,060.03	0.00	633.12	0.00	0.00	0.00	0.00

Budget Worksheet

For Fiscal: 2024-2025 Period Ending: 09/30/2025

Defined Budgets

	2022-2023 Total Budget	2022-2023 Total Activity	2023-2024 Total Budget	2023-2024 Total Activity	2024-2025 Total Budget	2024-2025 YTD Activity	2024-2025 Projected YE	2025-2026 Proposed Budget
Fund: 858 - TIF SANCTUARY APTS								
Revenue								
Department: 932 - TIF SANCTUARY APTS								
TIF TAXES SANCTUARY APTS								
	0.00	0.00	0.00	245.33	17,039.00	6,514.03	6,514.00	23,880.00
Department: 932 - TIF SANCTUARY APTS Total:	0.00	0.00	0.00	245.33	17,039.00	6,514.03	6,514.00	23,880.00
Revenue Total:	0.00	0.00	0.00	245.33	17,039.00	6,514.03	6,514.00	23,880.00
Expense								
Department: 932 - TIF SANCTUARY APTS								
SANCTUARY APTS TIF INTEREST								
	0.00	0.00	0.00	0.00	9,519.00	6,759.36	6,759.00	16,116.00
SANCTUARY APTS TIF PRINCIPAL								
	0.00	0.00	0.00	0.00	7,765.00	0.00	0.00	7,764.00
Department: 932 - TIF SANCTUARY APTS Total:	0.00	0.00	0.00	0.00	17,284.00	6,759.36	6,759.00	23,880.00
Expense Total:	0.00	0.00	0.00	0.00	17,284.00	6,759.36	6,759.00	23,880.00
Fund: 858 - TIF SANCTUARY APTS Surplus (Deficit):	0.00	0.00	0.00	245.33	-245.00	-245.33	-245.00	0.00

Budget Worksheet

For Fiscal: 2024-2025 Period Ending: 09/30/2025

Defined Budgets

	Total Budget	Total Activity	2023-2024 Total Budget	2023-2024 Total Activity	2024-2025 Total Budget	2024-2025 YTD Activity	2024-2025 Projected YE	2025-2026 Proposed Budget
Fund: 859 - TIF WAYNE DEVELOPMENT APTS								
Revenue								
Department: 933 - TIF WAYNE DEVELOPMENT APTS								
<u>859-933-312002</u>	0.00	0.00	0.00	0.00	0.00	6,865.36	6,865.00	414,079.00
TIF TAXES WAYNE DEVELOPME...								
Department: 933 - TIF WAYNE DEVELOPMENT APTS Total:	0.00	0.00	0.00	0.00	0.00	6,865.36	6,865.00	414,079.00
Revenue Total:	0.00	0.00	0.00	0.00	0.00	6,865.36	6,865.00	414,079.00
Expense								
Department: 933 - TIF WAYNE DEVELOPMENT APTS								
<u>859-933-64000</u>	0.00	0.00	0.00	0.00	0.00	6,759.36	6,759.00	161,851.00
WAYNE DEVELOPMENT APTS TI...								
<u>859-933-64001</u>	0.00	0.00	0.00	0.00	0.00	0.00	0.00	252,334.00
WAYNE DEVELOPMENT APTS TI...								
Department: 933 - TIF WAYNE DEVELOPMENT APTS Total:	0.00	0.00	0.00	0.00	0.00	6,759.36	6,759.00	414,185.00
Expense Total:	0.00	0.00	0.00	0.00	0.00	6,759.36	6,759.00	414,185.00
Fund: 859 - TIF WAYNE DEVELOPMENT APTS Surplus (Deficit):	0.00	0.00	0.00	0.00	0.00	106.00	106.00	-106.00

Budget Worksheet

For Fiscal: 2024-2025 Period Ending: 09/30/2025

Defined Budgets

	2022-2023 Total Budget	2023-2023 Total Activity	2023-2024 Total Budget	2023-2024 Total Activity	2024-2025 Total Budget	2024-2025 YTD Activity	2024-2025 Projected YE	2025-2026 Proposed Budget
Fund: 860 - TIF WAYNE RENTALS								
Revenue								
Department: 922 - TIF WAYNE RENTALS								
860-922-312002								
TIF TAXES	38,545.00	5,554.64	31,109.00	11,895.91	27,990.00	21,325.30	21,325.00	31,310.00
Department: 922 - TIF WAYNE RENTALS Total:	38,545.00	5,554.64	31,109.00	11,895.91	27,990.00	21,325.30	21,325.00	31,310.00
Revenue Total:	38,545.00	5,554.64	31,109.00	11,895.91	27,990.00	21,325.30	21,325.00	31,310.00
Expense								
Department: 922 - TIF WAYNE RENTALS								
860-922-64000								
860-922-64001								
TIF WAYNE RENTALS - INTEREST	12,022.00	9,458.90	11,109.00	7,194.83	8,665.00	8,682.98	8,683.00	4,627.00
TIF WAYNE RENTALS - PRINCIP ...	26,523.00	0.00	20,000.00	0.00	19,325.00	12,642.32	12,642.00	26,683.00
Department: 922 - TIF WAYNE RENTALS Total:	38,545.00	9,458.90	31,109.00	7,194.83	27,990.00	21,325.30	21,325.00	31,310.00
Expense Total:	38,545.00	9,458.90	31,109.00	7,194.83	27,990.00	21,325.30	21,325.00	31,310.00
Fund: 860 - TIF WAYNE RENTALS Surplus (Deficit):	0.00	-3,904.26	0.00	4,701.08	0.00	0.00	0.00	0.00

Budget Worksheet

For Fiscal: 2024-2025 Period Ending: 09/30/2025

Defined Budgets

Fund: 870 - TIF WINDOM RIDGE

Revenue

Department: 930 - TIF WINDOM RIDGE

	2022-2023 Total Budget	2022-2023 Total Activity	2023-2024 Total Budget	2023-2024 Total Activity	2024-2025 Total Budget	2024-2025 YTD Activity	2024-2025 Projected YE	2025-2026 Proposed Budget
TIF TAXES WINDOM RIDGE	9,539.00	2,108.07	6,220.00	2,472.71	3,331.00	11,175.50	11,175.00	4,998.00
Department: 930 - TIF WINDOM RIDGE Total:	9,539.00	2,108.07	6,220.00	2,472.71	3,331.00	11,175.50	11,175.00	4,998.00
Revenue Total:	9,539.00	2,108.07	6,220.00	2,472.71	3,331.00	11,175.50	11,175.00	4,998.00

Expense

Department: 930 - TIF WINDOM RIDGE

TIF WINDOM RIDGE INTEREST	2,286.00	1,698.40	1,783.00	1,143.46	1,293.00	2,154.99	2,155.00	558.00
TIF WINDOM RIDGE PRINCIPAL	7,253.00	0.00	4,437.00	0.00	2,038.00	9,698.47	9,698.00	4,440.00
Department: 930 - TIF WINDOM RIDGE Total:	9,539.00	1,698.40	6,220.00	1,143.46	3,331.00	11,853.46	11,853.00	4,998.00
Expense Total:	9,539.00	1,698.40	6,220.00	1,143.46	3,331.00	11,853.46	11,853.00	4,998.00

Fund: 870 - TIF WINDOM RIDGE Surplus (Deficit):

Report Surplus (Deficit):	-88,004.00	64,472.76	-9,110.00	203,877.76	-82,106.00	7,771.13	4,004.00	-13,023.00
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Fund Summary

Fund	Defined Budgets							2025-2026 Proposed Budget
	2022-2023 Total Budget	2022-2023 Total Activity	2023-2024 Total Budget	2023-2024 Total Activity	2024-2025 Total Budget	2024-2025 YTD Activity	2024-2025 Projected YE	
800 - COMMUNITY REDEV AUTHORITY	-88,004.00	48,098.40	-9,110.00	202,743.77	-81,861.00	8,105.53	4,682.00	-12,778.00
801 - TIF ANGEL ACRES	0.00	4,941.10	0.00	5,451.21	0.00	0.00	0.00	0.00
802 - TIF WAYNE CROWN II	0.00	-2,492.87	0.00	-7,224.30	0.00	139.64	139.00	-139.00
820 - TIF BENSOTER	0.00	1,269.67	0.00	1,513.97	0.00	343.25	0.00	0.00
825 - TIF GRAINLAND ESTATES	0.00	-2,776.24	0.00	-2,678.37	0.00	0.00	0.00	0.00
830 - TIF JORGENSEN	0.00	5,274.38	0.00	384.26	0.00	0.00	0.00	0.00
835 - TIF MID PLAINS GRAIN	0.00	-2,954.04	0.00	-2,228.79	0.00	0.00	0.00	0.00
840 - TIF MOTEL (WHG)	0.00	13,027.06	0.00	-144.41	0.00	0.00	0.00	0.00
845 - TIF MZRB, LLC	0.00	88.51	0.00	382.19	0.00	0.00	0.00	0.00
850 - TIF NEBR ST. PROG PROP	0.00	1,175.29	0.00	-934.42	0.00	0.00	0.00	0.00
851 - TIF 1ST STREET PROG PROP	0.00	735.75	0.00	77.07	0.00	0.00	0.00	0.00
852 - TIF PROG PROP E 6TH STREE	0.00	3,525.25	0.00	-513.21	0.00	0.00	0.00	0.00
855 - TIF SEBADE	0.00	115.12	0.00	140.01	0.00	0.00	0.00	0.00
856 - TIF Sebade Housing - Valley Drive	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
857 - TIF SEBADE NEBRASKA STREET	0.00	-2,060.03	0.00	633.12	0.00	0.00	0.00	0.00
858 - TIF SANCTUARY APTS	0.00	0.00	0.00	245.33	-245.00	-245.33	-245.00	0.00
859 - TIF WAYNE DEVELOPMENT APTS	0.00	0.00	0.00	0.00	0.00	106.00	106.00	-106.00
860 - TIF WAYNE RENTALS	0.00	-3,904.26	0.00	4,701.08	0.00	0.00	0.00	0.00
870 - TIF WINDOM RIDGE	0.00	409.67	0.00	1,329.25	0.00	-677.96	-678.00	0.00
Report Surplus (Deficit):	-88,004.00	64,472.76	-9,110.00	203,877.76	-82,106.00	7,771.13	4,004.00	-13,023.00