

**AGENDA**  
**COMMUNITY REDEVELOPMENT AUTHORITY**  
**CITY COUNCIL CHAMBERS**  
**513 PEARL STREET**  
**February 24, 2026**

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 west wall 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 January 26, 2026
3. Action to approve the Claims
4. Review of TIF Project Reports — Beth Porter, Finance Director
5. Review Redevelopment Plan of the “Wayne Duplex Workforce Housing Project” for sufficient completeness with regard to Section 18-2111 and other relevant sections of the Community Development Law – Quad County Property Management, LLC (Redeveloper)
6. CRA Resolution 2026-2: Forwarding a Redevelopment Plan of the City of Wayne, Nebraska, to the Planning Commission of the City of Wayne for purposes of its review and recommendation regarding said Plan’s conformity with the Comprehensive Plan of the City of Wayne — “Wayne Duplex Workforce Housing Project”
7. Update and discussion on CRA properties:
  - 2<sup>nd</sup> and Logan/Nebraska Street
    - Review and action on offer of Eric and Megan Hansen
  - 721 and 717 Main Street
  - 106 E 7<sup>th</sup> Street
  - 13<sup>th</sup> and Main Street – Old Armory Site
8. Discussion on properties of interest
  - 409 Main Street (H&R Block)
  - 419 Main Street (Heikes Automotive)
  - 812 E 10<sup>th</sup> Street
  - 204 E 6<sup>th</sup> Street
9. Action to set a retreat/extended meeting on March 31, 2026
10. Adjourn

**NEXT MEETING IS SCHEDULED FOR TUESDAY, MARCH 31, 2026**

January 26, 2026

The Wayne Community Redevelopment Authority (CRA) met in regular session at City Hall on Monday, January 26, 2026, 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, Terry Sievers and Mark Lenihan; City Administrator Wes Blecke; City Clerk Betty McGuire. Absent: City Attorney Amy Miller.

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 west wall of 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 Houser made a motion, which was seconded by Member Ptacek, to approve the minutes of the December 15, 2025, meeting. Chair Powicki stated the motion, and the result of roll call being all Yeas, 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	
Ads/Notices	\$40.84

Jennifer Sievers  
LOC Draw  
Builders Resource – Insulation \$892.71

Chair Powicki stated the motion, and the result of roll call being all Yeas, the Chair declared the motion carried.

The CRA reviewed the tax increment financing application of the “Wayne Duplex Workforce Housing Project” for completeness and to make a determination as to whether or not the project is not financially feasible without tax increment financing. The Developer is Quad County Property Management, LLC.

Wes Blecke, City Administrator, stated this is the initial step in the process to prove that this project would not happen without tax increment financing.

Beth Porter, Finance Director, reviewed the steps in this process.

Cory Christenson with Quad County Development was present to review the project and to answer questions.

The proposed project consists of a revised and expanded residential redevelopment of property previously approved for tax increment financing. The project eliminates the originally contemplated commercial component and increases residential density to address documented workforce housing needs.

The development will include approximately 26 duplex buildings (52 total housing units) constructed in phases. Units will be developed to support a mix of long-term rental housing and for-sale housing, allowing flexibility to respond to market conditions while maintaining the project's workforce housing intent.

The project requires full construction of public infrastructure, including streets, utilities, sidewalks, grading, and site preparation. Upon completion, the project will significantly increase the City's tax base regardless of tenure type (rental or owner-occupied).

The project will consist of one- and two-story duplex residential structures, approximately 2,200- 2,500 square feet per building, with attached garages and modern finishes.

Site improvements include internal streets, sidewalks, lighting, storm water management, and full utility extensions. The total tax increment financing requested is \$2,400,000. They are hoping they can sell these units for \$260,000 to \$280,000.

Administrator Blecke advised the CRA they need to have discussions on TIF on what they want to see going forward with TIF projects. For example: does the CRA want more commercial components to TIF applications; how many members need to be present to forward the application to the TIF Attorney; when to tell staff to cease taking TIF applications and explain that to the developer. He also suggested having a TIF committee to review the applications before being brought forward to the CRA as a whole.

After discussion, Member Brodersen made a motion, which was seconded by Member Ptacek, to forward the Preliminary Application for Tax Increment Financing of the “Wayne Duplex Workforce Housing Project” to the City’s Tax Increment Financing Attorney for preparation of a Redevelopment Plan, Cost Benefit Analysis and Redevelopment Contract.

Staff was directed to contact a Tax Increment Financing Attorney to have an educational session with them prior to the next meeting.

Chair Powicki stated the motion, and the result of roll call being all Yeas, 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 “Bright Fox Properties Redevelopment Project” – RJ Liska and approved a Resolution recommending approval thereof, contingent upon the Architectural Review Committee (ARC) meeting and reviewing the same. The ARC has met and approved the same.

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 “Bright Fox Properties Redevelopment Project” – RJ Liska. This is the final step in this process to obtain tax increment financing.

RJ Liska, representing "Bright Fox Properties" was present to answer questions.

Member Brodersen introduced CRA Resolution No. 2026-1 and moved for its approval;

Member Ptacek seconded.

#### CRA RESOLUTION NO. 2026-1

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 AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$30,000 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 CITY OF WAYNE REDEVELOPMENT PLAN FOR THE BRIGHT FOX REDEVELOPMENT PROJECT, SPECIFICALLY INCLUDING SITE PURCHASE, DEMOLITION, REHABILITATION, PLANNING 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 AMENDMENT 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, the Chair declared the motion carried.

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

➤ **2<sup>nd</sup> and Logan/Nebraska Streets**

A proposal has been received from Eric and Megan Hansen to purchase the lot at 2<sup>nd</sup> and Nebraska Street (Parcel 0080400.01) for \$35,000 "as is" or \$45,000 if the CRA would cover the cost of relocating the fire hydrant and installing a water main/shut off on the lot. They are looking for options to relocate their business.

Joel Hansen, Zoning Administrator, advised Megan and the CRA that they would need to change the zoning to allow this use or get a use by exception to relocate their business to this location. It is zoned B-3 at this time.

The CRA has put \$130,000 into this entire piece of property. Member Brodersen preferred waiting to take action on this until the next meeting. It was noted that Lucas Thompson rescinded his offer that was approved back in December.

After some discussion, Chair Powicki stated this will be placed on the February CRA agenda for action.

- 717 and 721 Main Street
- 106 E 7<sup>th</sup> Street
- 13<sup>th</sup> and Main Street (old armory site)

Discussion took place on the following properties of interest:

- 409 Main Street (H&R Block)
- 419 Main Street (Heikes Automotive)
- ~~306 Pearl Street (old City Hall)~~

Member Brodersen made a motion, which was seconded by Member Ptacek, to change the CRA meetings back to the last Tuesdays of the month. Chair Powicki stated the motion, and the result of roll call being all Yeas, the Chair declared the motion carried. Therefore, the next CRA meeting will be Tuesday, February 24, 2026.

There being no further business to come before the CRA, Chair Powicki declared the meeting adjourned at 5:25 p.m.

**City of Wayne  
CRA Claims List  
February 24, 2026**

2/3/2026	JN # 15748	City of Wayne Hopkins DPA loan pay off \$10,000	\$	10,000.00
2/24/2026	# 1620	Jennifer Sievers LOC Draw Menards- Primer \$226.81 Bomgaars- Drywall screws \$121.95 Manzo Construction- Hang and tape drywall \$3,200.00	\$	3,548.76
		<b>Total</b>	<b>\$</b>	<b>13,548.76</b>

CRA  
BANK SUMMARY  
CHECKING ACCOUNT  
February 24, 2026

BALANCE 1/26/26 16,591.60

DEPOSITS:

Interest	11.59
Jimmy Johns rent Feb 2026	2,130.40
Jan 2026 taxes	5,693.66
Sievers LOC payment	402.00
Hopkins DPA payoff	10,000.00

SUBTOTAL: 34,829.25

CLAIMS:

Claims Paid	13,548.76
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BOOK BALANCE as of 2/24/26 21,280.49

**CITY OF WAYNE  
TIF PROJECT REPORT 2025**

PROJECT	PROJECT DESCRIPTION	YEAR	2024 BASE VALUE	2024 EXCESS VALUE	2024 TOTAL VALUE	BONDS EXPIRE
1 Angel Acres						
Angel Acres Proj 30	Lots 17 & 24 Angel Acres Addition	2018	\$ 46,860.00	\$ 469,360.00	\$ 516,220.00	12/31/2028
Angel Acres Proj 26	Lots 18 & 23 Angel Acres Addition	2015	\$ 46,860.00	\$ 494,075.00	\$ 540,935.00	12/31/2028
Angel Acres Proj 28	Lot 6 Angel Acres Addition	2017	\$ 23,980.00	\$ 203,090.00	\$ 227,070.00	12/31/2028
Angel Acres Proj 19	Lots 1, 2, & 3 Angel Acres Addition	2014	\$ 6,510.00	\$ 719,885.00	\$ 726,395.00	12/31/2028
Angel Acres	Lots 8, 9, 10, 15, 19, and 20 Angel Acres Addition	2021	\$ 406,830.00	\$ 963,060.00	\$ 1,369,890.00	12/31/2028
Angel Acres Proj 44	Lots 16 & 26 Angel Acres Addition	2024	\$ 48,375.00	\$ 37,850.00	\$ 86,225.00	12/31/2028
Angel Acres Proj 39	Lot 13 Angel Acres Addition	2024	\$ 24,155.00	\$ 6,730.00	\$ 30,885.00	12/31/2028
2 Benscotter						
Benscotter Develop Proj 12	Lots 12, 14, 15, 16, & 18 Benscotter Addition	2013	\$ 1,740.00	\$ 628,080.00	\$ 629,820.00	12/31/2027
Benscotter Develop Proj 14	Lot 3 Benscotter Addition	2013	\$ 1,065.00	\$ 205,575.00	\$ 206,640.00	12/31/2027
Benscotter Hng Proj 23	Lots 1 & 19 Benscotter Addition	2014	\$ 30,225.00	\$ 296,945.00	\$ 327,170.00	12/31/2027
3 Grainland Estates	Lots 4-15; 2, 3, & 16; Lot 1, 17, 18 Southview II Addition	2018	\$ 127,025.00	\$ 1,815,155.00	\$ 1,942,180.00	12/31/2033
4 Mid Plains Grain 24	Lot 1 Giese Second Addition	2015	\$ 293,210.00	\$ 752,265.00	\$ 1,045,475.00	12/31/2029
5 MZRB Proj 15	E 1/2 Lots 10, 11, 12 & 8ft vacated alley, Blk 2 Original Town Wayne	2014	\$ 8,685.00	\$ 406,515.00	\$ 415,200.00	12/31/2028
6 Progressive Prop Proj 16	Nearaska Street	2014	\$ 22,490.00	\$ 538,415.00	\$ 560,905.00	12/31/2028
7 Northeast Nebr Inv Proj 10	Motel	2012	\$ 8,970.00	\$ 2,314,780.00	\$ 2,323,750.00	12/31/2027
8 Progressive Prop Proj 13	Duplex 1st Street	2013	\$ 6,200.00	\$ 166,795.00	\$ 172,995.00	12/31/2027
9 Progressive Prop Proj 17	10 plex 6th Street	2014	\$ 35,145.00	\$ 473,540.00	\$ 508,685.00	12/31/2028
10 Sebade Apt Proj 18	E 1/2 Lot 7 and So 40ft of E 1/2 Lot 8, Blk 11 North Addition	2014	\$ 17,590.00	\$ 258,005.00	\$ 275,595.00	12/31/2028
11 Sebade Housing Proj 29	Wriedt Addition	2017	\$ 32,675.00	\$ 1,059,245.00	\$ 1,091,920.00	12/31/2032
12 Sebade Housing Apartment Bldg	Lots 1 and 2 Block 7 John Lake's Addition	2021	\$ 28,350.00	\$ 563,710.00	\$ 592,060.00	12/31/2036
13 The Jug Store Proj 25	Jorgensen Subdivision	2015	\$ 203,050.00	\$ 1,450,155.00	\$ 1,653,205.00	12/31/2029
14 Wayne Rentals Proj 21	College Hill Addition	2014	\$ 61,930.00	\$ 1,341,675.00	\$ 1,403,605.00	12/31/2028
15 Windom Ridge Proj 8	Lots 10 & 11 Block 2 John Lake's Addition	2011	\$ 10,860.00	\$ 615,270.00	\$ 626,130.00	12/31/2026
16 Wayne Crown						
Benscotter Hng Proj 31	Lot 17 Benscotter Addition	2018	\$ 61,950.00	\$ 109,535.00	\$ 171,485.00	12/31/2033
TIF Wayne Crown	Lot 12 Benscotter Addition replat 3 and Lot 20 Benscotter Addition Replat 2	2021	\$ 29,625.00	\$ 340,130.00	\$ 369,755.00	12/31/2033
TIF Wayne Crown	Lot 11 Benscotter Addition PUD Replat 3 and Lot 21 Benscotter Addition PUD Replat 2	2022	\$ 165,045.00	\$ 189,385.00	\$ 354,430.00	12/31/2033
TIF Wayne Crown	Lots 9 and 10 Benscotter Addition PUD Replat 3, PID's 2895.88 and 2895.89	2024	\$ 220,860.00	\$ 182,040.00	\$ 402,900.00	12/31/2033
TIF Wayne Crown	Lot 23 Benscotter Addition PUD Replat 2, PID 2895.72	2024	\$ 10,655.00	\$ -	\$ 10,655.00	12/31/2033
17 Sanctuary Apartments	Lots 1 and 2 Administrative Replat of Lots 7, 8, 9, and 10 Block 8 Crawford and Browns Addition	2023	\$ 124,280.00	\$ 761,855.00	\$ 886,135.00	12/31/2039
18 Pery Apartments	Lot 3 Southeast Addition	2024	\$ 112,960.00	\$ 805,000.00	\$ 917,960.00	12/31/2039
			<b>\$ 2,218,155.00</b>	<b>\$ 18,168,120.00</b>	<b>\$ 20,386,275.00</b>	

**CITY OF WAYNE**

**TIF PROJECTS PAID IN FULL/MATURED**

<b>PROJECT</b>	<b>PROJECT DESCRIPTION</b>	<b>YEAR</b>	<b>TIF BOND</b>	<b>INITIAL TIF BASE VALUE</b>	<b>2025 VALUE</b>	<b>BONDS EXPIRE</b>	<b>PAID IN FULL/MATURED</b>
The Oaks	Vintage Hill The Oaks'	1996	\$ 250,000.00	\$ 735.00	\$ 5,593,840.00	12/31/2011	2005
Wisner West	Wayne East gas station	1998	\$ 150,000.00	\$ 42,870.00	\$ 526,485.00	12/31/2013	December 2013
Benscoter Develop Proj 6	Lots 8, 9, 10, & 11 Benscoter Addition	2010	\$ 75,000.00	\$ 1,240.00	\$ 506,765.00	12/31/2024	December 2024
Bomgaars Proj 9	Lot 1 Western Ridge	2012	\$ 190,000.00	\$ 11,750.00	\$ 1,668,995.00	12/31/2026	October 2023
Western Ridge Dollar General Proj 20	Lot 5A Dollar General	2014	\$ 93,000.00	\$ 35,500.00	\$ 728,605.00	12/31/2028	December 2021
Western Ridge Housing	Western Ridge lots	2012-2016	\$ 325,000.00	\$ 397,515.00	\$ 8,901,200.00	12/31/2024	May 2019
				<b>\$ 489,610.00</b>	<b>\$ 17,925,890.00</b>		

**RESOLUTION NO. 2026-2**

**A RESOLUTION FORWARDING A REDEVELOPMENT PLAN OF THE CITY OF WAYNE, NEBRASKA TO THE PLANNING COMMISSION OF THE CITY OF WAYNE FOR PURPOSES OF HOLDING A PUBLIC HEARING THEREON AND FOR ITS REVIEW AND RECOMMENDATION REGARDING SAID PLAN'S CONFORMITY WITH THE COMPREHENSIVE PLAN OF THE CITY OF WAYNE – QUAD COUNTY PROPERTY MANAGEMENT, LLC (WAYNE DUPLEX WORKFORCE HOUSING PROJECT).**

**BE IT RESOLVED BY THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF WAYNE, NEBRASKA:**

**Recitals:**

a. The Mayor and Council of the City of Wayne, Nebraska (the “**City**”), upon the recommendation of the Planning Commission of the City of Wayne, Nebraska (the “**Planning Commission**”), and in compliance with all public notice requirements imposed by the Community Development Law, Chapter 18, Article 21, Reissue Revised Statutes of Nebraska, as amended (the “**Act**”), duly declared the redevelopment area legally described on **Exhibit A** attached hereto (the “**Redevelopment Project Area**”) to be blighted and substandard and in need of redevelopment; and

b. Quad County Property Management, LLC (the “**Redeveloper**”) has submitted an application for assistance (the “**Application**”) from tax increment financing to the Authority; and

c. Pursuant to and in furtherance of the Act, the City of Wayne Redevelopment Plan for the “Wayne Duplex Workforce Housing Project” (the “**Redevelopment Plan**”) has been prepared and submitted to the Authority by the Redeveloper, a copy of which is on file in the office of the Wayne City Clerk, and is incorporated herein by this reference, for the purpose of redeveloping the Redevelopment Project Area; and

d. Pursuant to §18-2112 of the Act, the Authority, prior to recommending the Redevelopment Plan to the City, must refer the Redevelopment Plan to the Planning Commission of the City for a public hearing pursuant to the Act and for its review and recommendation as to its conformity to the general plan for the development of the City as a whole:

**Resolved that:**

1. The Authority has reviewed the Application and Redevelopment Plan.
2. The Authority hereby refers the Redevelopment Plan to the Planning Commission of the City for a public hearing thereon and for its review and recommendations as to the Redevelopment Plan's conformity to the general plan for the development of the City as a whole.
3. All prior resolutions of the Authority in conflict with the terms and provisions of this resolution are hereby expressly repealed to the extent of such conflicts.

**PASSED AND APPROVED** on this 24<sup>th</sup> day of February, 2026.

COMMUNITY REDEVELOPMENT  
AUTHORITY OF THE CITY OF  
WAYNE, NEBRASKA

By \_\_\_\_\_  
Chairperson

ATTEST:

\_\_\_\_\_  
Secretary

**CITY OF WAYNE  
AMENDED REDEVELOPMENT PLAN FOR THE FORMER  
QUAD COUNTY PROPERTY MANAGEMENT, LLC, DEVELOPMENT  
NOW THE WAYNE DUPLEX WORKFORCE HOUSING PROJECT**

I. INTRODUCTION.

This Redevelopment Plan Amendment is for a blighted and substandard area of the City of Wayne, Nebraska (“Redevelopment Plan”) is a guide for redevelopment activities to remove or eliminate blight and substandard conditions within the City of Wayne, Nebraska (“City”). The City recognizes that blight is a threat to the continued stability and vitality of the City.

This Redevelopment Plan wholly amends the Redevelopment Plan for the Quad County Property Management, LLC, Development (the “Original Plan”) and enlarges the area to include Fairground Avenue adjacent to the original Project Site.

The Original Plan was approved by the Wayne City Council on March 18, 2025, and consisted of a 30 unit (15 duplex structures) housing development and construction of two industrial storage buildings (one with 5,000 square feet and one with 8,000 square feet).

This Redevelopment Plan will result in a vacation of the current plat and replatting for a 52 lot attached townhome style residential development, (the “Redevelopment Project”). The site of the Redevelopment Project, is described on Exhibit "1" and incorporated herein, consists of two parcels (the "Redevelopment Area") which includes real estate owned by the Quad County Property Management, LLC, (the “Redeveloper”) and a portion of Fairground Avenue adjacent to the property owned by the Redeveloper. A diagram of the proposed development is shown on Exhibit "2".

Development of the Redevelopment Area requires approximately 5,000 cubic yards of fill to lift a portion of the site from the 100 year flood zone. Current market rental rates are insufficient to allow for recovery of development costs, maintenance and operational costs without the assistance provided by tax increment financing. It is not reasonably anticipated that the area would be developed without public action. To encourage private investment in the Redevelopment Area, this Redevelopment Plan has been prepared to set forth the Redevelopment Project, which is considered to be of the highest priority in accomplishing the goal of revitalizing and strengthening the Redevelopment Area.

The Redevelopment Project will be implemented in phases based on market conditions. The first phase will consist of paving Fairground Avenue to the Eastern terminus of the Redeveloper property.

This Redevelopment Plan intends that that construction of infrastructure for Fairground Avenue and the first phase of the residential development will begin begin in 2026. As market conditions dictate, the second phase of infrastructure and residences will be built.

In order to offset the cost of site acquisition, engineering and infrastructure construction the Redeveloper requests a tax increment financing ("TIF") grant in in the amount of \$2,150,000 from the Wayne Community Redevelopment Authority pursuant to the Nebraska Community Development Law sections 18-2101 et. seq., as amended (the "Act"), as part of the development project.

Redeveloper will be required to purchase a Tax Increment Revenue Bond ("TIF Bond") from the Authority in the principal amount of \$2,150,000. Redeveloper will be required to obtain a bank loan in order to purchase the TIF Bond. Redeveloper will use the TIF Bond proceeds to pay for the TIF-eligible costs. The TIF Bond will be a limited obligation of the Authority, solely repayable from the incremental (increased) ad valorem real property taxes from the commercial and residential development.

The Project Site is owned by the Redeveloper. It is estimated that the County Assessor will assign a base value for that site of \$375,000 pursuant to section 18-2147 of the Act. Real estate taxes that result from such assessment on the real property, prior to the division of taxes to pay the TIF Bond, will be paid to the normal taxing entities during the TIF Bond repayment period as prescribed by the Act. Upon the earlier of repayment of the TIF Bond or expiration of fifteen years after the effective date provided in the redevelopment contract and various contract amendment notices, all increased taxes will be paid to the normal taxing entities.

## II. EXISTING CONDITIONS.

This section of the Redevelopment Plan examines the existing conditions within the Redevelopment Area. This section is divided into the following subsections: existing land use, existing zoning, existing public improvements, and existing building condition/blighting influences.

- A. Existing Land Use. The existing land use is shown on Exhibit "3".
- B. Existing Zoning. The Redevelopment Area is partially zoned I-1, Light Industrial and partially zoned R-3.
- C. Existing Public Improvements. Fairgrounds Avenue abuts Redevelopment Area to the North. The Redevelopment Project Area has been platted with dedicated public right of way. However no infrastructure has been installed.
- D. Existing Building Conditions/Blighting Influences. A Blight Study encompassing the Redevelopment Area (the "Blight Study") was prepared pursuant to the Act. The evaluation and subsequent findings of the Blight Study were based upon the criteria outlined in the Act. The Blight Study determined that the study area (i.e., the Redevelopment Area) exhibited a number of deficiencies applicable to the consideration of a "substandard and blight" designation including the existence of conditions which endanger life or property by fire

or other causes and dilapidation/deterioration. The City Council held a public hearing pursuant to the Act and declared the Redevelopment Area substandard and blighted pursuant to the Act. A substantial portion of the Redevelopment Area lies within a flood zone and requires fill to allow development.

### III. POST-REDEVELOPMENT CONDITIONS.

This section of the Redevelopment Plan examines the future conditions within the Redevelopment Area subsequent to completion of the Redevelopment Project. This section is divided into the following subsections:

- A. Proposed Land Use Plan
- B. Conformance with the Comprehensive Plan; Conformance with the Community Development Law Declarations
- C. Relationship to Local Objectives
- D. Building Requirements and Standards after Redevelopment
- E. Proposed Changes and Actions
- F. Cost-Benefit Analysis
- G. Proposed Cost and Financing
- H. Procedure for Changes in the Approved Redevelopment Plan
- I. Relocation Plan

A. Proposed Land Use Plan. A portion Redevelopment Area will transition to residential allowing construction of the 52 duplex units. The City of Wayne, pursuant to a Redevelopment Contract will bid and install paving on that portion of Fairground Avenue subject to this Redevelopment plan. However, a requirement of approval of this Redevelopment Plan and the Redevelopment Contract, the Redeveloper will be required to provide a standby letter of credit for 110% of an engineers estimate of cost for such paving, grading and engineering. The city will draw on the letter of credit to pay for such paving. The Redeveloper will be responsible for all costs for such paving for costs in excess of the funds available from such letter of credit. Such funds will be eligible for reimbursement from the TIF Note.

B. Conformance with the Comprehensive Plan; Conformance with the Community Development Law Declarations. In accordance with the Act, this Redevelopment Plan has been designed to conform to the City's adopted Comprehensive Plan 2017-2027 (the "Comprehensive Plan"). The Comprehensive Plan notes that the City will need to develop 168 acres for residential development. Amendment of the current zone to provide for residential development will effectively amend the Comprehensive Plan to provide a portion of the needed residential development. The City Council finds and hereby documents that this Redevelopment Plan is feasible, entirely consistent and in conformity with the Comprehensive Plan as a whole and conforms to the legislative declarations and determinations set forth in the Act. The Redevelopment Area has had inadequate planning and remained undeveloped since it was annexed as part of the City.

C. Relationship to Local Objectives. This Redevelopment Plan was developed on the basis of the goals, policies and actions adopted by the City for the community as a whole

and for the Redevelopment Area. General goals, policies and actions relating to the community as a whole and for the Redevelopment Area are contained in the Comprehensive Plan. If implemented, this Redevelopment Plan will result in improvements to the City entirely in line with the standards of the Comprehensive Plan.

D. Building Requirements and Redevelopment Standards. The redevelopment of the Redevelopment Area should generally achieve the following requirements and standards:

1. Population Density. There are currently no residential or commercial buildings located within the Redevelopment Area. Population density within the Redevelopment Area will increase by construction of 52 residential units. Current housing occupancy in the City is 2.18 persons per household. It is estimated that occupancy in the Redevelopment Area would therefore increase by 113 new residents when fully developed.

2. Land Coverage and Building Density. There are currently no residential buildings within the Redevelopment Area. Exhibit 2 shows projected land coverage for the residential construction.

3. Building Heights and Massing. Building heights and massing will comply with the zoning, as amended.

E. Proposed Changes and Actions. This section describes the proposed changes needed, if any, to the zoning ordinances or maps, street layouts, street levels or grades, and building codes and ordinances, and actions to be taken to implement this Redevelopment Plan.

1. Zoning, Building Codes and Ordinances. This Redevelopment Plan will require a zoning ordinance change to allow for the residential construction.

2. Traffic Flow, Street Layout and Street Grades. Access to the Redevelopment Area will be from Fairgrounds Avenue. Additional street paving will be required as shown on Exhibit 2. Local traffic will increase significantly as new residents enter and exit the Redevelopment Area.

3. Public Redevelopments, Improvements, Facilities, Utilities and Rehabilitations. In order to support the new land uses in Redevelopment Area construction of the following infrastructure is required: (1) extension of water mains from the city water main; (2) extension of a sanitary sewer main as needed; (3) paved roads; and (4) installation of storm sewer, all as shown on Exhibit "2". The Project Site will require extensive fill and compaction.

4. Site Preparation and Demolition. The Project Site will require grading and fill.

5. Private Redevelopment, Improvements, Facilities and Rehabilitation. The private improvements will consist of and 26 duplex buildings with 52 residences .

F. Cost-Benefit Analysis. A cost-benefit analysis for the Redevelopment Project is incorporated herein by this reference ("Cost-Benefit Analysis") and is shown on Exhibit "4". The Cost-Benefit Analysis complies with the requirements of the Act in analyzing the costs and benefits of the Redevelopment Project, including costs and benefits to the economy of the community and the demand for public and private services.

G. Proposed Costs and Financing; Statements. The Authority intends to negotiate a specific redevelopment contract with Redeveloper, outlining the proposed Redevelopment Project, and contributions from TIF which are necessary from the Authority. The redevelopment contract will include the Redevelopment Project description, specific funding arrangements, and specific covenants and responsibilities of the City, Authority and Redeveloper to implement the Redevelopment Project.

Estimated TIF-eligible Redevelopment Project costs are shown below:

Site Acquisition Reimbursement	\$ 375,000
Site Preparation & Fill	\$ 350,000
Water Mains	\$ 275,000
Streets	\$ 900,000
Sanitary Sewer Mains	\$ 275,000
Sidewalks & Lighting	\$ 200,000
Engineering and Planning	\$ 58,500
<b>Total Eligible Expenses</b>	<b>\$ 2,433,500</b>

The grant for reimbursement of eligible expenses and principal amount of the TIF Note will not exceed \$2,150,000.

The above figures are estimates and are subject to change. Final figures are subject to a specific site plan, design specifications, City approval and public regulations. A breakdown of all estimated sources and uses (including the TIF-eligible costs) is attached hereto and incorporated herein as Exhibit "5".

The Authority will not fund improvements that exceed the amount of funds available from TIF revenues for the Redevelopment Project. The Authority and Redeveloper estimate the amount of the available TIF revenues from the Redevelopment Project at approximately \$2,150,000, assuming the Redevelopment Project will generate a property valuation over time of approximately \$20,150,000.

The TIF revenues are to be allocated under the terms of Section 18-2147 of the Act for those tax years set forth in the redevelopment contract and amendments thereto. The real property ad valorem taxes on the taxable valuation of the Redevelopment Area for the year prior to redevelopment, as established by the assessor, will continue to be paid to the applicable taxing bodies in accordance with the terms of Section 18-2147 of the Act.

Pursuant to Section 18-2147 of the Act, any ad valorem tax levied upon real property on the lots within the Redevelopment Area shall be divided, for a period not to exceed 15 years after the effective date of the provision as determined pursuant to a redevelopment contract, or amendment thereof, between Redeveloper and the Authority, or in the resolution authorizing the TIF Bond. The Redeveloper requests that the division of taxes be phased annually in order to generate sufficient TIF Revenues.

Said taxes shall be divided as follows:

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

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

Because the redevelopment plan proposes to use tax-increment financing funds as authorized in § 18-2147 of the Act, the Authority, finds as follows based upon the representations of Redeveloper:

a. the Redevelopment Project in the plan would not be economically feasible without the use of tax-increment financing as documented by correspondence from the Redeveloper's lender;

b. the Redevelopment Project would not occur in the Redevelopment Area without the use of tax-increment financing; and

c. the costs and benefits of the Redevelopment 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 governing body and been found to be in the long term best interest of the community impacted by the Redevelopment Project.

H. Procedure for Changes in the Approved Redevelopment Plan. If the City or Redeveloper desires to substantially modify this Redevelopment Plan, it may do so after public hearing(s) on the proposed change in accordance with the Act.

I. Relocation Plan. No persons or businesses will require relocation as a result of this Redevelopment Plan or the Redevelopment Project.

J. Authority's Special Attorney's Fees. Redeveloper shall reimburse the Authority, or pay directly to the Authority's special counsel, the legal costs and fees incurred by the Authority in relation to the Redevelopment Project as follows: \$8,500. Such fee shall be paid prior to any hearings being scheduled on this Redevelopment Plan.

**Exhibit "1"**  
**Redevelopment Area**

REFERRING TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 26 NORTH, RANGE 4 EAST OF THE SIXTH P.M., WAYNE COUNTY, NEBRASKA; THENCE N89°37'07"E (ASSUMED BEARING) ON THE NORTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1786.83 FEET TO THE WESTERLY LINE OF LOT 5 OF THE SOUTHEAST ADDITION; THENCE S00°16'37"E ON SAID WESTERLY LINE, A DISTANCE OF 50.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF FAIRGROUND AVENUE AND BEING POINT OF BEGINNING; THENCE CONTINUING S00°16'37"E ON SAID WESTERLY LINE, A DISTANCE OF 619.75 FEET TO THE SOUTH LINE OF OUTLOT "A"; THENCE S87°00'36"W ON SAID SOUTH LINE, A DISTANCE OF 466.66 FEET; THENCE S89°36'11"E ON SAID SOUTHERLY LINE, A DISTANCE OF 24.00 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT "A"; THENCE N00°23'12"W ON THE WEST LINE OF SAID OUTLOT "A", A DISTANCE OF 640.99 FEET TO SAID SOUTH RIGHT OF WAY LINE; THENCE N89°37'07"E ON SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 491.37 FEET TO THE POINT OF BEGINNING, CONTAINING 7.10 ACRES, MORE OR LESS

And that portion of Fairgrounds Avenue adjacent thereto in the city of Wayne, Wayne County , Nebraska.

**Exhibit "2"**  
**Conceptual Site Plan**



Exhibit "3"  
Existing Condition:



Legend

**Current land use**

Write a description for your map.

W 97°00'46.08"



300 ft

Google Earth

Image © 2026 Airbus

**Exhibit "4"**  
**Statutory Cost-Benefit Analysis**

As under section 18-2147 of the Act, the Authority has analyzed the costs and benefits of the proposed Redevelopment Project, including:

**Redevelopment Project Sources and Uses.** Approximately \$4,275,000 in property tax receipts from TIF provided by the Authority is required to complete the proposed redevelopment. (\$2,150,000 in principal and \$2,125,000 in interest) Such a TIF grant by the Authority will leverage an estimated \$16,317,500 in other investment and financing; an investment of \$3.81 for every dollar of tax increment financing.

**Use of Funds.** A full schedule of proposed sources and uses of funds is attached as Exhibit "5" to the Redevelopment Plan.

**Tax Shifts.** The property to be redeveloped is anticipated to have a January 1, 2025, valuation of approximately \$375,000. Based on the 2025 levy this would result in a real property tax of approximately \$5,875. It is anticipated that the assessed value will increase by a minimum of \$20,000,000 when the Redevelopment Project is completed. This will result in an overall tax of approximately \$331,000 annually assuming: (1) the levy remains unchanged over the entire period of division of taxes and (2) there is an annual increase in valuation of 1.25% with a seven year build out. Of this increased annual amount, the TIF Revenue could reach \$325,125 on an annual basis for a portion of the period that taxes are divided. The tax increment gained from the Redevelopment Project would not be available for use by the taxing entities as general tax revenues, but would be used to pay the TIF Bond issued to pay for eligible improvements to enable this Redevelopment Project to be realized. To the extent a Redevelopment Project phase has not reached full value at the time taxes are divided, the amount of the annual tax increment will be less.

Estimated 2025 assessed value:	\$ 375,000
Estimated assessed value on completion:	\$ 20,005,850
Increment value	\$ 20,000,000
Annual Increment up to	\$ 325,125
TIF Bond issue	\$ 2,150,000

**Public Infrastructure and Community Public Service Impacts.** The Redevelopment Project requires extensive investment in site preparation and public infrastructure. Streets, sewer and water main extension are included as an eligible TIF expenses. Fire and police protection are considered adequate and no additional personnel or equipment is contemplated.

**Employment Within the Project Area.** Employment within the Project Area is expected to increase during infrastructure installation and residential construction. These jobs will be temporary.

**Employment in the City Outside the Project Area.** The construction of 52 dwelling units over the build-out period will support construction workers during that time. This will result in modest upward pressure for jobs in the service and retail sector. The latest census data shows that the City's population per household is 2.18 persons. At this rate, the population could expand by 113 persons as a result of the full implementation of the project.

**Local Tax Impacts.** This Project will require substantial purchases of materials during the apartment construction. Assuming that actual construction cost is \$20,000,000, approximately 40 percent of the cost will be allocated toward materials. Construction materials delivered to the construction site in the City is subject to local sales tax of 1.5%. At 40 percent for materials, local tax could be as high as \$120,000 to the general fund of the City over the build-out period.

**Impacts on student populations.** The addition of school age children as a result of this redevelopment project will have an impact on the Wayne School District. The average size of residential occupancy in Wayne is 2.18 persons per household. Assuming the duplexes are rented to married couples with traditional families with .18 occupants of school age children, a Wayne School District student population increase of 10 children is possible. Single parents with multiple school age children will skew this number higher. However, it is anticipated that that this calculation does not reflect the likely occupants of the duplexes. This development will be attractive to an older population without children at home. Additionally, Wayne is home to a state college that creates a significant renter population. Most of this population is unmarried and without school age children. The district will not receive taxes from the duplexes during the time the increased taxes are utilized to pay the TIF Bond. The district has received state aid to education in the past. Part of the school aid formula involves assessed valuation in the district. The valuation that generates the TIF Bond payments is not included in the formula and does not count against the state aid that the district would receive. Taxes on any increase in the base value of the land will benefit the school district. After the TIF Bond is paid, or at the end of the 15 years of division of taxes, whichever is sooner, the increased valuation from the residential construction will be available to all taxing entities.

**Other Impacts.** The Redevelopment Area is blighted and contains substandard conditions that are a detriment to the City as a whole. The Redevelopment Project will revitalize and occupy a vacant space without negatively impacting the surrounding businesses or straining the public infrastructure. There are no other material impacts determined by the Authority relevant to the consideration of the cost or benefits arising from the Redevelopment Project. As such, the costs of the Redevelopment Project are outweighed by its benefits.

**Exhibit "5"**  
**Sources and Uses of Funds**

Sources

Equity	\$ 375,000
Loan & Sales	\$16,317,500
TIF Grant	\$ 2,150,000
Total Sources	\$18,842,500

Uses

Site Acquisition Reimbursement	\$ 375,000
Site Preparation & Fill	\$ 350,000
Sewer Mains	\$ 275,000
Street Paving	\$ 900,000
Water Mains	\$ 275,000
Sidewalks & Lighting	\$ 200,000
Engineering/ Planning	\$ 50,000
City legal costs	\$ 8,500
Building construction	<u>\$16,409,000</u>
<b>TOTAL</b>	<b>\$ 18,842,500</b>

## Quad County TIF estimate

Rate Period ..... : Semiannual

Nominal Annual Rate .... : 7.000 %

### CASH FLOW DATA

Event	Date	Amount	Number	Period	End Date
1	Loan 10/01/2026	2,150,717.00	1		
2	Payment 06/01/2028	12,926.00	2	Semiannual	12/01/2028
3	Payment 06/01/2029	30,987.00	2	Semiannual	12/01/2029
4	Payment 06/01/2030	54,482.00	2	Semiannual	12/01/2030
5	Payment 06/01/2031	105,222.00	2	Semiannual	12/01/2031
6	Payment 06/01/2032	132,688.00	2	Semiannual	12/01/2032
7	Payment 06/01/2033	136,005.00	2	Semiannual	12/01/2033
8	Payment 06/01/2034	139,405.00	2	Semiannual	12/01/2034
9	Payment 06/01/2035	142,891.00	2	Semiannual	12/01/2035
10	Payment 06/01/2036	146,463.00	2	Semiannual	12/01/2036
11	Payment 06/01/2037	150,125.00	2	Semiannual	12/01/2037
12	Payment 06/01/2038	153,878.00	2	Semiannual	12/01/2038
13	Payment 06/01/2039	157,725.00	2	Semiannual	12/01/2039
14	Payment 06/01/2040	161,668.00	2	Semiannual	12/01/2040
15	Payment 06/01/2041	165,709.00	2	Semiannual	12/01/2041
16	Payment 06/01/2042	151,130.00	2	Semiannual	12/01/2042
17	Payment 06/01/2043	129,219.00	2	Semiannual	12/01/2043
18	Payment 06/01/2044	99,545.00	2	Semiannual	12/01/2044
19	Payment 06/01/2045	68,220.00	2	Semiannual	12/01/2045

### AMORTIZATION SCHEDULE - U.S. Rule (no compounding), 360 Day Year

Date	Payment	Interest Accrued	Interest Paid	Principal Paid	Interest	Principal	Balance Due Total
Loan 10/01/2026		0.00	0.00	0.00	0.00	2,150,717.00	2,150,717.00
2026 Totals	0.00	0.00	0.00	0.00			
1 06/01/2028	12,926.00	251,335.18	12,926.00	0.00	238,409.18	2,150,717.00	2,389,126.18
2 12/01/2028	12,926.00	75,275.10	12,926.00	0.00	300,758.28	2,150,717.00	2,451,475.28
2028 Totals	25,852.00	326,610.28	25,852.00	0.00			
3 06/01/2029	30,987.00	75,275.10	30,987.00	0.00	345,046.38	2,150,717.00	2,495,763.38
4 12/01/2029	30,987.00	75,275.10	30,987.00	0.00	389,334.48	2,150,717.00	2,540,051.48
2029 Totals	61,974.00	150,550.20	61,974.00	0.00			
5 06/01/2030	54,482.00	75,275.10	54,482.00	0.00	410,127.58	2,150,717.00	2,560,844.58
6 12/01/2030	54,482.00	75,275.10	54,482.00	0.00	430,920.68	2,150,717.00	2,581,637.68
2030 Totals	108,964.00	150,550.20	108,964.00	0.00			
7 06/01/2031	105,222.00	75,275.10	105,222.00	0.00	400,973.78	2,150,717.00	2,551,690.78
8 12/01/2031	105,222.00	75,275.10	105,222.00	0.00	371,026.88	2,150,717.00	2,521,743.88
2031 Totals	210,444.00	150,550.20	210,444.00	0.00			
9 06/01/2032	132,688.00	75,275.10	132,688.00	0.00	313,613.98	2,150,717.00	2,464,330.98
10 12/01/2032	132,688.00	75,275.10	132,688.00	0.00	256,201.08	2,150,717.00	2,406,918.08
2032 Totals	265,376.00	150,550.20	265,376.00	0.00			
11 06/01/2033	136,005.00	75,275.10	136,005.00	0.00	195,471.18	2,150,717.00	2,346,188.18
12 12/01/2033	136,005.00	75,275.10	136,005.00	0.00	134,741.28	2,150,717.00	2,285,458.28
2033 Totals	272,010.00	150,550.20	272,010.00	0.00			
13 06/01/2034	139,405.00	75,275.10	139,405.00	0.00	70,611.38	2,150,717.00	2,221,328.38
14 12/01/2034	139,405.00	75,275.10	139,405.00	0.00	6,481.48	2,150,717.00	2,157,198.48

## Quad County TIF estimate

Date	Payment	Interest Accrued	Interest Paid	Principal Paid	Balance Due		
					Interest	Principal	Total
2034 Totals	278,810.00	150,550.20	278,810.00	0.00			
15 06/01/2035	142,891.00	75,275.10	81,756.58	61,134.42	0.00	2,089,582.58	2,089,582.58
16 12/01/2035	142,891.00	73,135.39	73,135.39	69,755.61	0.00	2,019,826.97	2,019,826.97
2035 Totals	285,782.00	148,410.49	154,891.97	130,890.03			
17 06/01/2036	146,463.00	70,693.94	70,693.94	75,769.06	0.00	1,944,057.91	1,944,057.91
18 12/01/2036	146,463.00	68,042.03	68,042.03	78,420.97	0.00	1,865,636.94	1,865,636.94
2036 Totals	292,926.00	138,735.97	138,735.97	154,190.03			
19 06/01/2037	150,125.00	65,297.29	65,297.29	84,827.71	0.00	1,780,809.23	1,780,809.23
20 12/01/2037	150,125.00	62,328.32	62,328.32	87,796.68	0.00	1,693,012.55	1,693,012.55
2037 Totals	300,250.00	127,625.61	127,625.61	172,624.39			
21 06/01/2038	153,878.00	59,255.44	59,255.44	94,622.56	0.00	1,598,389.99	1,598,389.99
22 12/01/2038	153,878.00	55,943.65	55,943.65	97,934.35	0.00	1,500,455.64	1,500,455.64
2038 Totals	307,756.00	115,199.09	115,199.09	192,556.91			
23 06/01/2039	157,725.00	52,515.95	52,515.95	105,209.05	0.00	1,395,246.59	1,395,246.59
24 12/01/2039	157,725.00	48,833.63	48,833.63	108,891.37	0.00	1,286,355.22	1,286,355.22
2039 Totals	315,450.00	101,349.58	101,349.58	214,100.42			
25 06/01/2040	161,668.00	45,022.43	45,022.43	116,645.57	0.00	1,169,709.65	1,169,709.65
26 12/01/2040	161,668.00	40,939.84	40,939.84	120,728.16	0.00	1,048,981.49	1,048,981.49
2040 Totals	323,336.00	85,962.27	85,962.27	237,373.73			
27 06/01/2041	165,709.00	36,714.35	36,714.35	128,994.65	0.00	919,986.84	919,986.84
28 12/01/2041	165,709.00	32,199.54	32,199.54	133,509.46	0.00	786,477.38	786,477.38
2041 Totals	331,418.00	68,913.89	68,913.89	262,504.11			
29 06/01/2042	151,130.00	27,526.71	27,526.71	123,603.29	0.00	662,874.09	662,874.09
30 12/01/2042	151,130.00	23,200.59	23,200.59	127,929.41	0.00	534,944.68	534,944.68
2042 Totals	302,260.00	50,727.30	50,727.30	251,532.70			
31 06/01/2043	129,219.00	18,723.06	18,723.06	110,495.94	0.00	424,448.74	424,448.74
32 12/01/2043	129,219.00	14,855.71	14,855.71	114,363.29	0.00	310,085.45	310,085.45
2043 Totals	258,438.00	33,578.77	33,578.77	224,859.23			
33 06/01/2044	99,545.00	10,852.99	10,852.99	88,692.01	0.00	221,393.44	221,393.44
34 12/01/2044	99,545.00	7,748.77	7,748.77	91,796.23	0.00	129,597.21	129,597.21
2044 Totals	199,090.00	18,601.76	18,601.76	180,488.24			
35 06/01/2045	68,220.00	4,535.90	4,535.90	63,684.10	0.00	65,913.11	65,913.11
36 12/01/2045	68,220.00	2,306.89	2,306.89	65,913.11	0.00	0.00	0.00
2045 Totals	136,440.00	6,842.79	6,842.79	129,597.21			
Grand Totals	4,276,576.00	2,125,859.00	2,125,859.00	2,150,717.00			

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## Quad County TIF estimate

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Last interest amount decreased by 0.07 due to rounding.

Quad County/ Waters Edge tax flow estimate

Build 26 tax 28 6@275	Build 27 tax 29 8@283	Build 28 tax 30 10@290	Build 29 tax 31 10@298	Build 30 tax 32 10@307	Build 31 tax 33 8@317	Total assessed val	annual tax
\$ 1,650,000.00						\$ 1,650,000.00	\$ 25,853.85
\$ 1,691,250.00	\$ 2,264,000.00					\$ 3,955,250.00	\$ 61,974.81
\$ 1,733,531.25	\$ 2,320,600.00	\$ 2,900,000.00				\$ 6,954,131.25	\$ 108,964.28
\$ 1,776,869.53	\$ 2,378,615.00	\$ 2,972,500.00				\$ 10,107,984.53	\$ 158,382.01
\$ 1,821,291.27	\$ 2,438,080.38	\$ 3,046,812.50	\$ 2,980,000.00	\$ 3,070,000.00		\$ 13,430,684.14	\$ 210,445.39
\$ 1,866,823.55	\$ 2,499,032.38	\$ 3,122,982.81	\$ 3,130,862.50	\$ 3,146,750.00	\$ 3,170,000.00	\$ 16,936,451.25	\$ 265,377.25
\$ 1,913,494.14	\$ 2,561,508.19	\$ 3,201,057.38	\$ 3,209,134.06	\$ 3,225,418.75	\$ 3,249,250.00	\$ 17,359,862.53	\$ 272,011.69
\$ 1,961,331.49	\$ 2,625,545.90	\$ 3,281,083.82	\$ 3,289,362.41	\$ 3,306,054.22	\$ 3,330,481.25	\$ 17,793,859.09	\$ 278,811.98
\$ 2,010,364.78	\$ 2,691,184.55	\$ 3,363,110.91	\$ 3,371,596.47	\$ 3,388,705.57	\$ 3,413,743.28	\$ 18,238,705.57	\$ 285,782.28
\$ 2,060,623.90	\$ 2,758,464.16	\$ 3,447,188.69	\$ 3,455,886.39	\$ 3,473,423.21	\$ 3,499,086.86	\$ 18,694,673.21	\$ 292,926.83
\$ 2,112,139.50	\$ 2,827,425.76	\$ 3,533,368.40	\$ 3,542,283.55	\$ 3,560,258.79	\$ 3,586,564.03	\$ 19,162,040.04	\$ 300,250.01
\$ 2,164,942.99	\$ 2,898,111.41	\$ 3,621,702.61	\$ 3,630,840.63	\$ 3,649,265.26	\$ 3,676,228.14	\$ 19,641,091.04	\$ 307,756.26
\$ 2,219,066.56	\$ 2,970,564.19	\$ 3,712,245.18	\$ 3,721,611.65	\$ 3,740,496.90	\$ 3,768,133.84	\$ 20,132,118.32	\$ 315,450.16
\$ 2,274,543.22	\$ 3,044,828.30	\$ 3,805,051.31	\$ 3,814,651.94	\$ 3,834,009.32	\$ 3,862,337.19	\$ 20,635,421.27	\$ 323,336.42
\$ 2,331,406.80	\$ 3,120,949.01	\$ 3,900,177.59	\$ 3,910,018.24	\$ 3,929,859.55	\$ 3,958,895.61	\$ 21,151,306.81	\$ 331,419.83
	\$ 3,198,972.73	\$ 3,997,682.03	\$ 4,007,768.70	\$ 4,028,106.04	\$ 4,057,868.01	\$ 19,290,397.50	\$ 302,261.24
		\$ 4,097,624.08	\$ 4,107,962.91	\$ 4,128,808.69	\$ 4,159,314.71	\$ 16,493,710.39	\$ 258,439.95
			\$ 4,210,661.99	\$ 4,232,028.91	\$ 4,263,297.57	\$ 12,705,988.47	\$ 199,090.13
				\$ 4,337,829.63	\$ 4,369,880.01	\$ 8,707,709.64	\$ 136,441.10

\$ 1,650,000.00 \$ 2,264,000.00 \$ 2,900,000.00 \$ 2,980,000.00 \$ 3,070,000.00 \$ 3,170,000.00 \$ 16,034,000.00  
 Plus eligible costs minus TIF \$ 283,500.00  
 \$ 16,317,500.00

Semi ann tax

\$	12,926.93
\$	30,987.41
\$	54,482.14
\$	79,191.00
\$	105,222.69
\$	132,688.63
\$	136,005.84
\$	139,405.99
\$	142,891.14
\$	146,463.42
\$	150,125.00
\$	153,878.13
\$	157,725.08
\$	161,668.21
\$	165,709.91
\$	151,130.62
\$	129,219.97
\$	99,545.07
\$	68,220.55

Hey Wes,

Eric & I are reaching out to put an offer on the lot at 2nd and Nebraska st, parcel 0080400,01.

We want to put a 60x100 pole shed on the property in the summer of 2027. The plans are attached. There are a few changes being made to where the front door is and the layout of the office but the look of the outside and where the garage doors and office are will stay the same. The Gworks shows the lot at 50x150, which I don't believe is correct. We would need the actual dimensions of the lot before moving forward as well. We would like to offer \$35,000 for the property as is.

We are willing to offer \$45,000 if the seller covers the cost of relocating the fire hydrant and installing a water main/shut off on the lot.

Call me if you have any questions, I can be at the next meeting as well.

Thank you,  
Megan Hansen

file:///C:/Users/betty/AppData/Local/Temp/XPgrpwise/69774AE1CITYCITYPOSTOFFIC... 2/17/2026

ERIC & MEGAN HANSEN

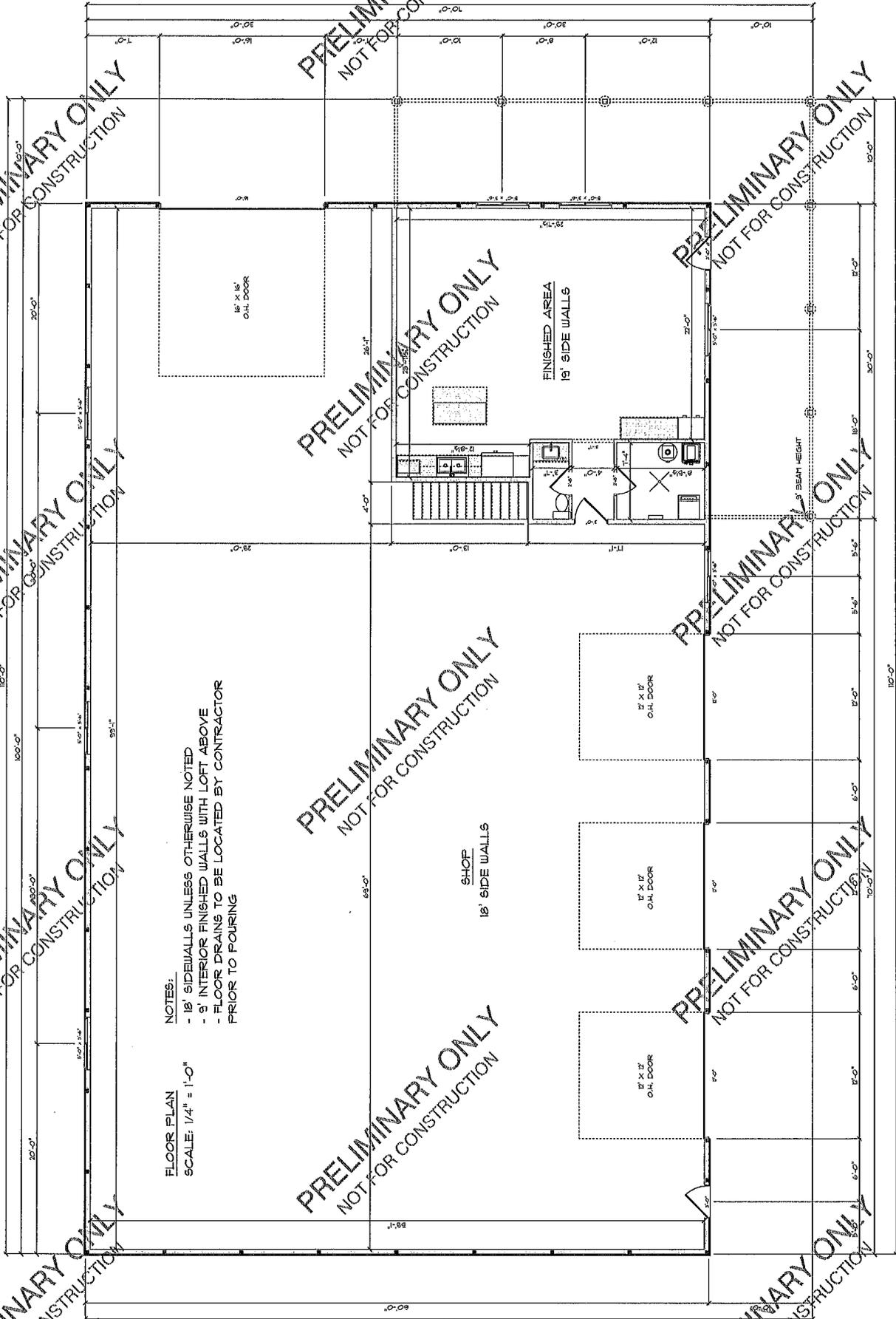


J BORGELT DESIGN

1420 AVENUE D  
WINDEN, NE 69781  
PHONE: 402.535.2377  
EMAIL: JESSICA@BORGELTDIGRESSION.COM

PLANS ARE FOR DESIGN PURPOSES ONLY AND ARE NOT INTENDED AS ARCHITECTURAL OR STRUCTURAL PLANS. ALL GENERAL KNOWLEDGE OF THE PROJECT AND DESIGN ONLY. DIMENSIONS AND DIMENSIONS ARE NOT INTENDING TO FORM PART IN ANY CONTRACT OR WARRANTY. WHILE EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN, POINTS HERE, MEASUREMENTS OF DOORS, WINDOWS, ROOMS AND ANY OTHER ITEM ARE HEREBY FOR ANY LOT OR BASIS ON ACUALLY PERS. AND NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION, OR MISTAKEN INFORMATION AND ITEMS MAY CHANGE AS WORK PROGRESSES AND DO NOT NECESSARILY REPRESENT A TRUE AND ACCURATE REPRESENTATION OF THE FINISHED PRODUCT AND SPECIFICATION MAY VARY.

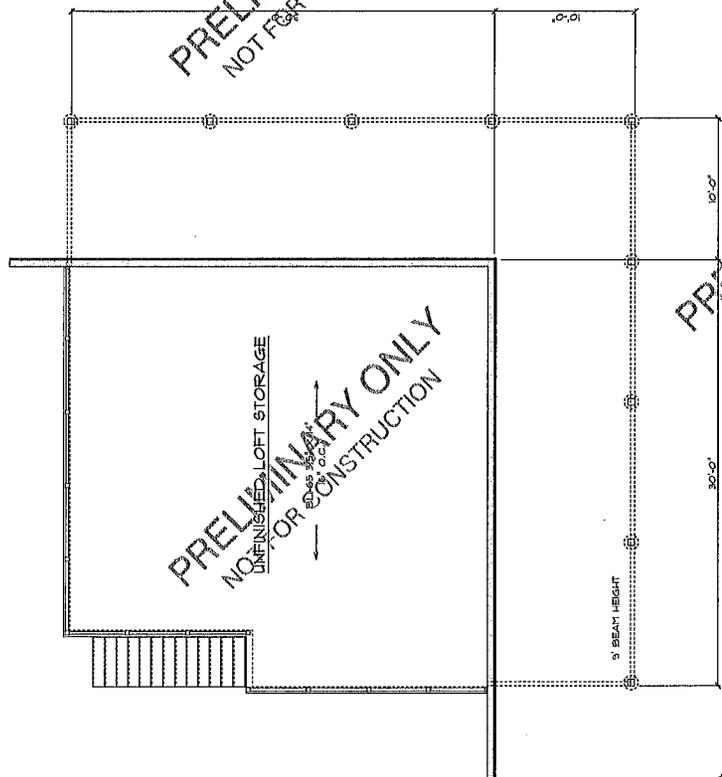
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DATE: 1/18/2023  
DRAWN BY: JESSICA  
PAGE: 1/3  
BUILDING SHEET



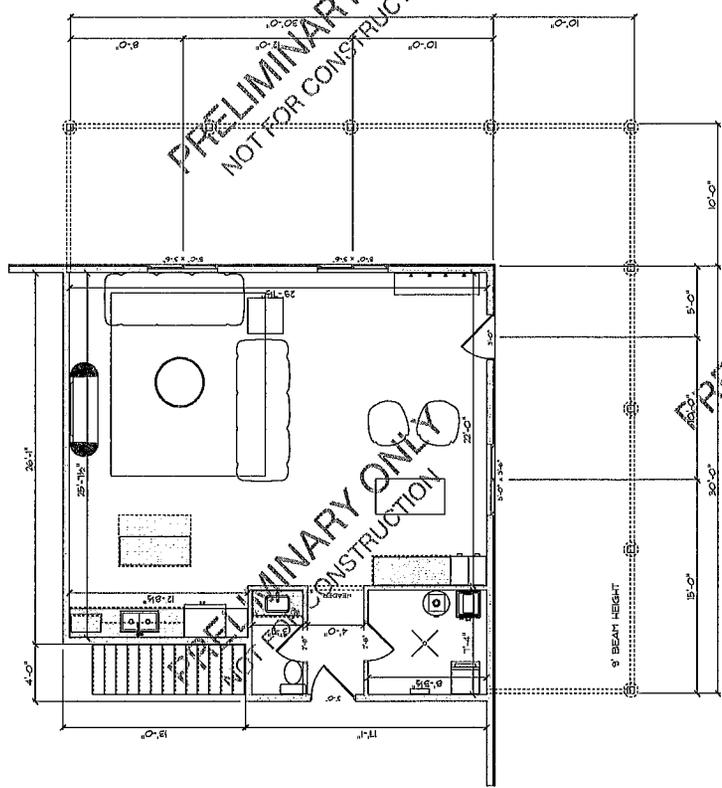
NOTES:  
- 18' SIDEWALLS UNLESS OTHERWISE NOTED  
- 3' INTERIOR FINISHED WALLS WITH LOFT ABOVE  
- FLOOR DRAINS TO BE LOCATED BY CONTRACTOR PRIOR TO POURING

FLOOR PLAN  
SCALE: 1/4" = 1'-0"

PRELIMINARY ONLY  
NOT FOR CONSTRUCTION



LOFT  
SCALE: 1/4" = 1'-0"



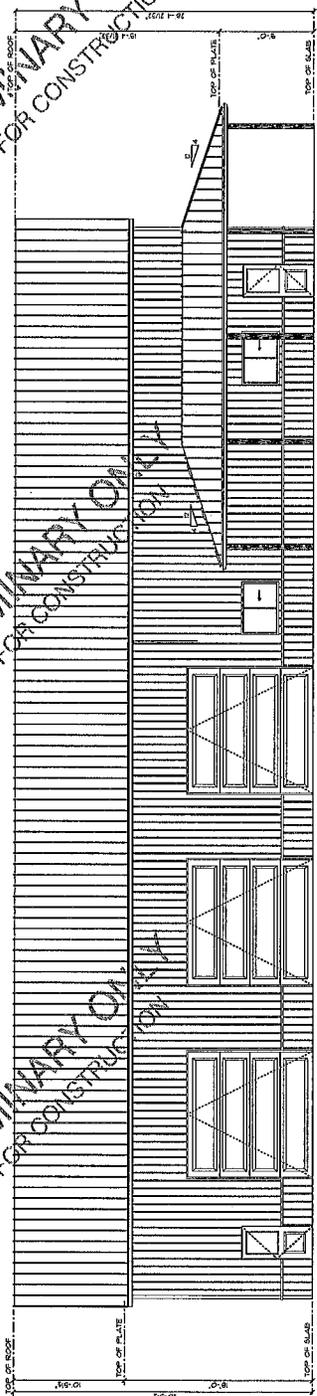
OFFICE LAYOUT  
SCALE: 1/4" = 1'-0"

PLANS ARE FOR DESIGN PURPOSES ONLY AND ARE NOT INTENDED AS ARCHITECTURAL OR STRUCTURAL PLANS. ALL RESPONSIBILITY FOR THE PROPOSED LAYOUT AND DESIGN ONLY LIES WITH THE PROJECT FLOOR PLANS ARE TO BE GIVEN GENERAL INDICATION OF THE PROPOSED LAYOUT AND DESIGN ONLY LIES WITH THE PROJECT FLOOR PLANS ARE TO BE GIVEN FROM PART IN ANY CONTACT OR WARRANTY. WHILE EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLANS, MEASUREMENTS OF DOORS, WINDOWS, ROOMS AND OTHER ITEMS ARE THESE MEASUREMENTS AND NOT BE RESPONSIBLE FOR ANY ERRORS. OMISSIONS, INACCURACIES AND ITEMS MAY CHANGE AS WORK PROGRESSES AND DO NOT NECESSARILY REPRESENT A TRUE AND ACCURATE REPRESENTATION OF THE FINISHED PRODUCT AND SPECIFICATION MAY VARY.

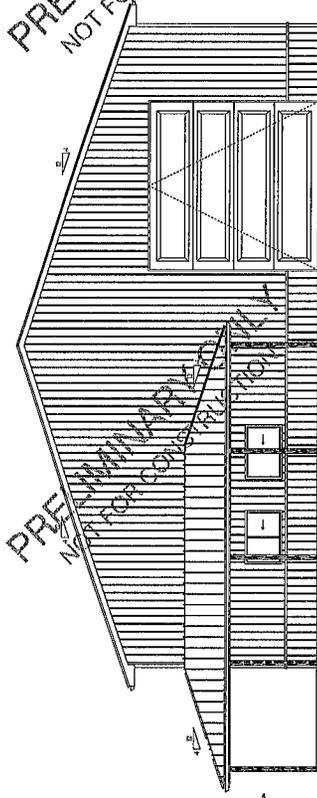
NC

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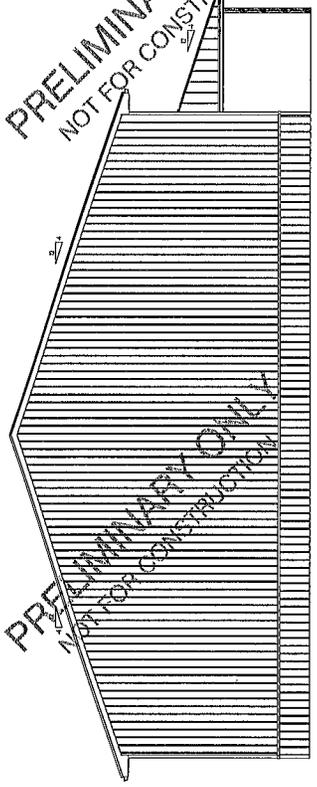
DATE: 1/18/2028  
 DRAWN BY: JESSICA  
 SCALE: 3/16" = 1'-0"  
 PAGE: 3/3  
 ELEVATIONS



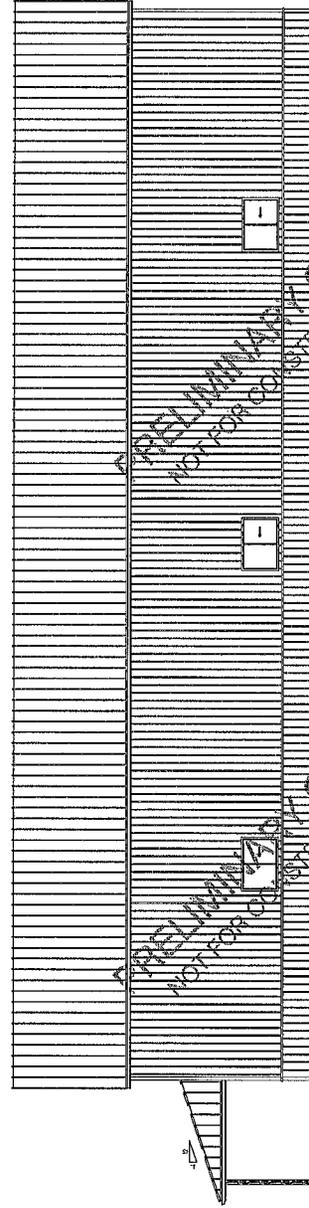
FRONT ELEVATION  
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RIGHT ELEVATION  
 SCALE: 3/16" = 1'-0"



LEFT ELEVATION  
 SCALE: 3/16" = 1'-0"



REAR ELEVATION  
 SCALE: 3/16" = 1'-0"

PRELIMINARY ONLY  
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