



City of Waverly, Nebraska

14130 Lancashire Street, P.O. Box 427
Waverly, Nebraska 68462
Phone: 402-786-2312 Fax: 402-786-2490
www.citywaverly.com

Mayor
Abbey L. Pascoe

April 21, 2025

Council Members
David M. Jespersen
David L. Nielson
Aaron R. Delahoyde
Allison R. Stark

Waverly City Council
14130 Lancashire Street
Waverly, NE 68462

City Administrator
Stephanie A. Fisher

City Clerk
Human Resources Asst.
Megan K. Frye


RE: 2024 Annual Tax Increment Financing (TIF) Report

City Treasurer
Deputy Clerk
Cheris R. Cadwell

In accordance with Neb. Rev. Stat. 18-2117.02, the Community Redevelopment Authority of the City of Waverly provides the following information regarding the approval and progress of redevelopment projects that are financed in whole or part through the division of taxes as provided in 18-2147.

Total Number of Active TIF Projects Approved to Date:	6
Total Estimated Project Costs for Active Redevelopment Projects	\$10,707,259.30
Initial Projected Valuations v. January 1, 2025 Actual Accessed Valuations:	See attached spreadsheet
Number of TIF Projects Paid in Full During Past Calendar Year:	0
Number of TIF Projects Approved During Past Year:	0
Percentage of the City has been Designated as Blighted:	43.3%

If you have any questions, please feel free to contact me.

Sincerely,

Cheris Cadwell
City Treasurer

PROJECT	YEAR COMPLETE	INITIAL VALUATION	2024 VALUATION	INCREASE IN VALUATION
TIF G (Bucket Area & Snap Fitness)	2027	\$25,900.00	\$547,700.00	\$521,800.00
TIF H (Tractor Supply Dist Center)	2032	\$14,249,800.00	\$29,299,300.00	\$15,049,500.00
TIF I (Tractor Supply Retail Store)	2032	\$109,500.00	\$2,113,000.00	\$2,003,500.00
TIF J (Amberly Dental)	2032	\$92,800.00	\$526,800.00	\$434,000.00
TIF K (Empire Fence & Netting)	2034	\$166,000.00	\$1,745,400.00	\$1,579,400.00
TIF L (Northwest Electric)	2036	\$57,900.00	\$1,206,800.00	\$1,148,900.00
Totals		\$14,701,900.00	\$35,439,000.00	\$20,737,100.00