



Finance Department  
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The Community [Development Agency/Redevelopment Authority] of the City of Columbus, Nebraska, provides this report in compliance with the requirements under Section 18-2117.02, Nebraska Revised Statutes, Sections 18-2101, et. seq. (the "Nebraska Community Development Law"). The Nebraska Community Development Law governs the use of tax-increment financing. Pursuant to Section 18-2117.02 of the Nebraska Community Development Law, this report contains the following information:

**(1) The total number of redevelopment projects within the city that have been financed in whole or in part through the division of taxes as provided in section 18-2147:**

To date, twenty-six redevelopment projects within the city have been financed in whole or in part through the division of taxes as provided in section 18-2147.

**(2) The total estimated project costs for all such redevelopment projects:**

The total estimated project costs for all such redevelopment projects listed in item 1 above is \$321,459,875.00.

**(3) A comparison between the initial projected valuation of property included in each such redevelopment project as described in the redevelopment contract and the assessed value of the property included in each such redevelopment project as of January 1 of the year of the report:**

Please see the attached Redevelopment Project Matrix.

**(4) The number of such redevelopment projects for which financing has been paid in full during the previous calendar year and for which taxes are no longer being divided pursuant to section 18-2147:**

No redevelopment projects utilizing the division of taxes were paid in full during the previous calendar year.



**(5) The number of such redevelopment projects approved by the governing body in the previous calendar year:**

Two redevelopment projects were approved by the City Council of the City of Columbus in the previous calendar year.

**(6) Information specific to each such redevelopment projects approved by the governing body in the previous calendar year, including the project area, project type, amount of financing approved, and total estimated project costs:**

1. Inate Concepts, Area 12, \$2,970,000 Financed, \$20,005,275 Est. Cost
2. Vitality Village, Area 8, \$2,068,000.00 Financed, \$4,758,170.00 Est. Cost

**(7) The percentage of the city that has been designated as blighted.**

Currently, 25% of the City of Columbus, Nebraska, has been designated as blighted, substandard and in need of redevelopment.

If you have any questions concerning the contents of this report, please contact Heather Lindsley, Finance Director at 402-562-4229. Thank you.

Sincerely,

A handwritten signature in cursive script that reads "Heather Lindsley".

Heather Lindsley  
Finance Director  
City of Columbus

## 2025 CITY OF COLUMBUS ANNUAL TIF REPORTING

Project Description	Redevelopment Area	Year Approved	Amount of Financing	Est. Project Cost	Base Valuation	2024 Valuation	Estimated Valuation per Redevel. Plan	2023 TIF Taxes Collected (2024 Taxes won't be paid until May and August)	Project Paid In Full
Inate Concepts	Area	2024	2,970,000.00	20,005,275.00			17,500,000.00		
Vitality Village	Area 8	2024	2,068,000.00	4,758,170.00			36,960,000.00		
Rback Enterprises	Area 8	2023	2,525,000.00	18,500,337.00			16,962,600.00		
Convergence	Area	2022	13,250,000.00	89,039,538.00	2,193,000.00	53,632,300.00	77,316,729.00		
B&R Stores-Super Saver	Area 1	2022	1,500,000.00	21,486,147.00			10,776,000.00		
Freddy's	Area 1	2020	215,000.00	3,351,000.00	137,175.00	1,068,750.00	1,200,000.00	17,231.48	
Starbucks Coffee Shop	Area 1	2020	277,000.00	1,591,000.00	89,985.00	534,375.00	1,500,000.00	12,181.45	
Ace Oversize Storage-Armory Neighborhood	Area 9	2021	123,400.00	744,160.00	61,625.00	1,198,815.00	1,198,815.00	10,339.58	
SERC LLC	Area 8	2018	1,006,636.00	6,970,000.00	493,000.00	7,424,080.00	6,970,000.00	79,064.65	
EKEA	Area 3	2020	800,000.00	4,800,000.00	73,670.00	1,927,385.00	4,800,000.00	24,051.54	
FRC Housing LLC	Area 2	2019	232,067.00	5,224,844.00	250,000.00	2,199,135.00	1,226,600.00	24,905.84	
4J Capital Redevelopment Proj.	Area 6	2019	2,866,500.00	26,738,280.00	561,815.00	19,232,800.00	14,624,071.00	337,264.10	
Sequoia	Area 3	2018	83,000.00	387,537.00	117,565.00	295,315.00	325,000.00	3,210.81	
Frontier Project-Armory Neighborhood	Area 9	2018	2,629,356.00	17,269,408.00	416,265.00	9,524,865.00	17,325,000.00	136,538.71	

Project Description	Redevelopment Area	Year Approved	Amount of Financing	Est. Project Cost	Base Valuation	2024 Valuation	Estimated Valuation per Redevel. Plan	2023 TIF Taxes Collected (2024 Taxes won't be paid until May and August)	Project Paid In Full
Farm View	Area 5	2018	3,354,938.00	30,377,499.00	383,295.00	11,875,215.00	8,305,000.00	154,668.66	
West Elks	Area 1	2018	155,650.00	1,091,650.00	146,650.00	914,050.00	1,000,000.00	13,861.96	
23rd St Corridor Project	Area 6	2021	6,663,837.00	9,379,030.00	110,052,040.00	135,528,910.00	143,816,467.00	377,318.26	
33rd Ave-Phase I Retail Project	Area 1	2018	375,000.00	2,330,000.00	897,995.00	5,628,375.00	2,250,000.00	35,691.25	
33rd Ave-Phase 2 Retail Project	Area 1	2020	575,000.00	3,295,000.00	370,285.00	2,956,500.00	2,870,285.00	33,659.52	
33rd Ave-Apartment Project	Area 1	2018	1,225,000.00	7,891,000.00	234,805.00	6,575,800.00	6,675,000.00	171,067.24	
33rd Ave-Hotel Project	Area 1	2018	975,000.00	8,530,000.00	167,315.00	3,613,500.00	4,000,000.00	63,476.37	
Westgate I (Hobby Lobby)	Area 2	2014	226,000.00	3,500,000.00	1,089,785.00	2,928,165.00	1,089,785.00	33,207.66	
NBC Capital- (Ramada)	Area 4	2013	510,000.00	2,500,000.00	625,915.00	6,036,190.00	625,915.00	97,728.72	
Westgate II (Slumberland)	Area 2	2010	368,694.00	4,200,000.00	1,712,260.00	3,380,975.00	1,712,260.00	30,142.90	
Hy-Vee Shopping Center		2004	500,000.00	4,500,000.00	1,925,675.00	5,428,810.00	1,925,675.00		Yes-2015
Village Addition Shopping Center		2001	3,350,000.00 <b>48,825,078.00</b>	23,000,000.00 <b>321,459,875.00</b>	1,095,090.00 <b>123,095,210.00</b>	23,842,090.00 <b>305,746,400.00</b>	1,095,090.00 <b>384,050,292.00</b>	<b>1,655,610.70</b>	Yes-2015

**25% of The City of Columbus is Blighted**