

**CITY OF WAHOO, NEBRASKA**  
**Property Tax Administrator Redevelopment Plan Reporting**  
**as Required by Neb. Rev. Statute 18-2117.01**  
Fiscal year end: September 30, 2024

**OMAHA STEEL CASTINGS COMPANY**  
**921 EAST 12<sup>TH</sup> STREET, WAHOO, NE**  
**PARCEL ID: 001784501**

Plan Approval Date: August 12, 2012

Submitted to Property Tax Administrator: October 13, 2013

Effective Date for dividing taxes: January 1, 2013

Location/boundaries: Parcel of land in the S ½, NE ¼, Section 3, Township 14 North, Range 7 East

Narrative Description of Project: The project included the acquisition of real property comprising the Project Area, site preparation, infrastructure construction including public water and streets, construction of a foundry and supporting office space, and other related improvements in the Project Area.

**SID DILLONS**  
**1750 COUNTY ROAD J, WAHOO, NE**  
**PARCEL ID: 001802004**

Plan Approval Date: October 8, 2015

Submitted to Property Tax Administrator: November 22, 2016

Effective Date for dividing taxes: January 1, 2015

Location/boundaries: Parcel of land in the E ½, SW ¼, Section 9, Township 14 North, Range 7 East

Narrative Description of Project: The Project included acquisition of the real property comprising the Project Area, site work and development, infrastructure construction, financing costs, and legal fees, all related to the construction of a 14,800 square foot automotive sales, service, and repair facility constructed by the Redeveloper in the Project Area. The Project also included J Road paving improvements and legal fees incurred by the City of Wahoo for construction of the improvements.

**BOMGAARS (NEXT GENERATION PROPERTIES OF NEBRASKA, LLC)  
1310 EAST 34<sup>TH</sup> STREET, WAHOO, NE  
PARCEL ID: 002063501**

Plan Approval Date: July 13, 2017

Submitted to Property Tax Administrator: November 28, 2017

Effective Date for dividing taxes: January 1, 2017

Location/boundaries: Lot 1, Airpark – Bomgaars Addition to the City of Wahoo

Narrative Description of Project: The project included the acquisition of real property comprising of the Project Area, site work and development, infrastructure construction, financing costs, legal fees, and full compliance with Section 7.15 of the Zoning Ordinance of Wahoo, Nebraska, as revised, all related to the construction of a 32,000 square foot farm and ranch retail facility constructed by the Redeveloper in the Project Area.

**WAHOO STATE BANK TIF PROJECT  
164 EAST 5<sup>TH</sup> STREET, WAHOO, NE  
PARCEL ID: 006283500**

Plan Approval Date: July 12, 2018

Submitted to Property Tax Administrator: December 3, 2018

Effective Date for dividing taxes: January 1, 2019

Location/boundaries: Lot 12 and East ½ Lot 11, Block 149, County Addition to the City of Wahoo

Narrative Description of Project: Demolition of destroyed building, acquisition of additional project, construction and installation of public infrastructure and other improvements to service the needs of the Wahoo State Bank Project Area; additional improvements and construction necessary to the foregoing.

**JEO BUILDING COMPANY REDEVELOPMENT PROJECT  
1937 NORTH CHESTNUT STREET, WAHOO, NE  
PARCEL ID: 002151037**

Plan Approval Date: Original plan approved September 13, 2018; Amended July 23, 2020

Submitted to Property Tax Administrator: December 2, 2018, Amendment October 28, 2020

Effective Date for dividing taxes: January 1, 2020 (as amended)

Location/boundaries: Lot 1, Sycamore Hills, 2<sup>nd</sup> Addition to the City of Wahoo

Narrative Description of Project: The project includes the construction of an approximately 12,700 sq. ft. two-story building and associated improvements. The TIF funds will be used for site acquisition, engineering and architectural fees, installation of utilities, construction of streets, site preparation, façade enhancements, energy efficiency enhancements, construction of a public trail, and other eligible public improvements under the Nebraska Community Development Law.

**KENNEDY PARK REDEVELOPMENT PROJECT**  
**1268 NORTH LOCUST STREET, WAHOO, NE**  
**PARCEL ID: 006480000 – Phase I**  
**PARCEL ID: 006482500 – Phase II**

Plan Approval Date: Original plan approved July 11, 2023

Submitted to Property Tax Administrator: November 22, 2023

Effective Date for dividing taxes: See Article III of the agreement – effective date directly related to Redeveloper’s construction schedule. Phase I – no later than January 1, 2025, Phase II – no later than January 1, 2027.

Location/boundaries: Phase I – Block 2, Dickenson’s Addition to the City of Wahoo, Phase II – Dickenson’s Addition to the City of Wahoo

Narrative Description of Project: The project includes the renovation of an existing dormitory building into approximately thirteen (13) apartment units and associated improvements (Phase I), and the construction of approximately eleven (11) townhomes and associated improvements (Phase II), with both phases constituting part of a single redevelopment project.

**WAHOO SUPER REDEVELOPMENT PROJECT**  
**247 EAST 5TH STREET, WAHOO, NE**  
**PARCEL ID: 006309500**

Plan Approval Date: Original plan approved March 18, 2024

Submitted to Property Tax Administrator: November 27, 2024

Effective Date for dividing taxes: January 1, 2025.

Location/boundaries: All of Lots 1, 2, 3, 4, and 5 and the North 44’ and the South 22’ of Lots 7 and 8, and all of Lots 9, 10, 11, and 12, in Block 155, County Addition to the City of Wahoo, Saunders County, EXCEPT the West 15’ of the North 92.86’ of Lot 5 and also EXCEPT the West 8’ of the South 34.75’ of Lot 5, in Block 155, County Addition.

Narrative Description of Project: The project includes the demolition of a vacant grocery store and the construction of a four-story mixed-use building with approximately 8,000 sq ft of commercial space and four (4) residential dwelling units on the first floor and approximately 54 residential dwelling units on the second through fourth floors and associated site improvements.