



BEATRICE

CITY • BOARD OF PUBLIC WORKS

CITY HALL

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SERVICE CENTER

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April 13, 2022

Beatrice City Council
400 Ella Street
Beatrice, NE 68310

RE: 2022 Annual Tax Increment Financing (TIF) Report

Dear Beatrice City Council:

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

Total Number of Active TIF Projects Approved to Date: 15

Total Estimated Project Costs for Active Redevelopment Projects: \$52,070,220.00

Initial Projected Valuations v. January 1, 2022 Actual Assessed Valuations: See attached spreadsheet.

Number of TIF Projects Paid in Full During Past Calendar Year: 0

Number of TIF Projects Approved During Past Calendar Year: 1

Hevelone Building – Located at 112 & 114 N. 6th Street; remodeling of historic building for office space; \$92,000 TIF financing approved; \$500,00 in estimated TIF eligible project costs.

Percentage of the City That Has Been Designated as Blighted: 34.02%

If you have any questions regarding this information, please do not hesitate to contact the City Offices at 402-228-5200.

Sincerely,

Tobias Tempelmeyer
City Administrator

Intital Projected Valuation v. Jan. 1, 2022 Assessed Value

Mod #	Red. Area	Project Name	Date Approved	Initial Projected Valuation	Assessed Valuation January 1, 2022
O	4	Fakler Professional Office Building	7/1/2012	\$ 350,000.00	\$ 127,795.00
P	1	Hatchery	12/7/2016	\$ 4,000,000.00	\$ 5,980,500.00
Q	5	Rare Earth Salts	10/7/2016	\$ 4,200,000.00	\$ 1,860,345.00 *
R	6	Covered Bridge Fifth Addition	2/8/2017	\$ 4,676,784.00	\$ 5,556,535.00 *
T	8	Excel - Workforce Housing	8/25/2017	\$ 1,900,000.00	
		Phase 1			\$ 1,014,960.00
		Remaining Undeveloped Lots			\$ 39,910.00 *
V	1	RGH RV/Boat Storage Facililty	5/8/2017	\$ 3,240,000.00	\$ 3,477,245.00
X	3	Graham Street Redevelopment	7/7/2017	\$ 495,720.00	\$ 531,390.00
Y	7	Hannibal View Redevelopment Project	2/9/2018	\$ 4,526,000.00	
		Phase 1			\$ 176,150.00
		Phase 2			\$ 532,725.00
		Phase 3			\$ 305,610.00 *
		Remaining Undeveloped Lots			\$ 255,000.00 *
Z	2	301 Court Street Redevelopment Project	4/27/2018	\$ 219,725.00	\$ 637,440.00
AA	4	Exmark Redevelopment Project	4/27/2018	\$ 875,000.00	\$ 8,838,660.00
CC	4	Homestead Junction Redevelopment Project	8/20/2019	\$ 17,087,500.00	
		Phase 1			\$ 25,335.00
		Remaining Undeveloped Lots			\$ 822,510.00 *
EE	1	MyPlace Extended Stay Hotel	2/1/2019	\$ 2,350,000.00	\$ 768,405.00 *
GG	1	Parr Machine	7/19/2019	\$ 190,000.00	\$ 206,885.00 *
HH	2	Zarybnicky	3/20/2020	\$ 148,000.00	\$ 36,420.00 *
II	2	Hevelone Building Redevelopment Project	7/27/2021	\$ 1,000,000.00	\$ 98,550.00 *
KK	3	Mullins, Steve & Laura	7/7/2020	\$ 300,000.00	\$ 342,410.00 *
LL	2	Zephyr Towers	11/20/2020	\$ 1,400,000.00	\$ 142,260.00 *
*January 1, 2022 assessed valuation does not include all improvements				\$ 46,958,729.00	\$ 31,777,040.00

ALL TIF Plan Modification Listing

Plan Modification #	Redevelopment Area #	Redeveloper	Project Description	Approving Resolution #	Approval Date	Status	Total Estimated Project Costs
A	1	Premier Management, Inc.	Holiday Inn Express	4226	11/17/1997	Done	\$ 3,342,500.00
B	1	*this just amended the "Redevelopment Project Area" for the Holiday Inn Express TIF Project after developer sold Lot 1 Commerce Addition*		4539	8/21/2000		
A	2	Darrel & Sue Bruns	4th & Bell	4630	10/1/2001	Done	\$ 222,755.00
B	1	AMT, Ruhl & Ruhl	Husqvarna, Tractor Supply Infrastructure	4796	4/5/2004	Done	\$ 12,098,995.00
C	1	E-6 Investments	E-6 Project- 10-12 Res. Homes In Glenover	4797	4/5/2004	Done	\$ 1,786,450.00
D	1	E-6 Investments	E-6 Project #2- Single-family homes in Glenover	4816	8/16/2004	Done	\$ 800,000.00
E	1	Fakler	Glenover Duplexes	4827	9/24/2004	Done	\$ 748,800.00
F	1	Johnny Seathoff	Hwy 77 & Sargent	4844	2/22/2005	No RA Signed	
G	1	Asia Pacific Bioenergy	Biodiesel plant	4866	8/6/2005		
H	1	E-6 Investments	Evan's 1st Addition	4908	5/1/2006	Done	\$ 1,223,500.00
I	3	Blssegger	Office Building behind Michael J's	4909	5/1/2006	Done	\$ 232,000.00
J	3	Todd & Jon Hughes	Thorncroft Addition	4910	5/1/2006	No RA Signed	
K	1	Beatrice Biodiesel, LLC	Biodiesel plant	4911	5/1/2006	No RA Signed	
L	1	Carpers Construction	Precise Fabrication	4937	11/6/2006	Released and terminated CRA Res. 17-018	
M	1	Beatrice Bio-Diesel	Biodiesel plant	4968	7/23/2007	Done	\$ 13,152,980.00
N	1	Southwick Enterprises, LLC	Northridge Village	5036	10/3/2008	Done	\$ 435,938.00
O	4	Fakler Development, LLC	Professional Office Buiding	5425	6/18/2012	Done	\$ 372,930.00
P	1	Hybrid Turkeys, LLC	Hatchery	16-004	12/7/2016	RA Signed	\$ 6,000,000.00 *
Q	5	Northgate Campus One, LLC	Rare Earth Salts	16-005	10/7/2016	Done	\$ 2,200,000.00
R	6	Goossen Construction, Inc.	Covered Bridge Fifth Addition	17-003	2/8/2017	RA Signed	\$ 3,800,000.00 *
S	5	Birchwood Estates Retirement Village, LLC	Assisted Living Facility - 9th & Dorsey			No RA Signed	
T	8	Excel Development Group	Workforce Housing	17-015	8/25/2017	RA Signed	\$ 1,889,720.00 *
U	8	Porter Estates, LLC	Affordable Senior Housing	17-008	5/8/2017	No RA Signed	
V	1	RGH Properties, LLC	RV/Boat Storage Facility	17-007	5/8/2017	RA Signed	\$ 2,810,500.00 *
W	4	Fakler Development, LLC	North 2nd Street Redevelopment	17-013	7/7/2017	No RA Signed	
X	3	Fakler Development, LLC	Graham Street Redevelopment	17-014	7/7/2017	RA Signed	\$ 675,000.00 *
Y	7	BCC Holdings, Inc	Hannibal View Redevelopment Project	18-005	2/9/2018	RA Signed	\$ 3,875,000.00 *
Z	2	Hydo Properties, LC	301 Court Street Redevelopment Project	18-009	4/27/2018	RA Signed	\$ 100,000.00 *
AA	4	Exmark	Exmark Redevelopment Project	18-010	4/27/2018	RA Signed	\$ 4,420,000.00 *
BB	1	RLT Association	Tiemann Redevelopment Project			Waiting on RA.	
CC	4	Homestead Junction, LLC	Homestead Junction Redevelopment Project			RA Signed for Phase 1	\$ 22,500,000.00 *
DD	2	Hevelone Building, LLC	Hevelone Building Redevelopment Project			No RA Signed	
EE	1	Beatrice Hospitality 2, LLC	MyPlace Extended Stay Hotel	19-001	2/1/2019	RA Signed	\$ 4,000,000.00 *
FF	3	Tim and Coria Schuster	Schuster's Outdoor & RV			No RA Signed	
GG	1	Parr Machine and Engine	Construction of Building for Engine Rebuilding			RA Signed	\$ 200,000.00 *
HH	2	Zarybnicky	713 Court Street			Need Costs	\$ 150,000.00 *
II	2	Hevelone Building, LLC	Hevelone Building Redevelopment Project	21-012	7/27/2021	Need Costs	\$ 600,000.00 *
KK	3	Mullins, Steve & Laura	Mullins Redevelopment Project	20-020	7/7/2020	Done	\$ 50,000.00 *
LL	1	Zephyr Towers	Zephyr Towers Redevelopment Project	20-027	11/20/2020	Need Costs	\$ 1,000,000.00 *
*Active							\$ 88,687,068.00
							\$ 52,070,220.00 Active Total