



City of Omaha
Jean Stothert, Mayor

Planning Department

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David K. Fanslau
Director

April 25, 2023

Honorable President

and Members of the City Council,

The attached Resolution transmits the 2022 Tax Increment Financing (TIF) Annual Report for the City of Omaha as prepared by Economic Development Section of the City of Omaha Planning Department. The Omaha City Council passed Resolution No. 1008 on August 22, 2017 directing the Planning Department to compile certain information regarding the approval and progress of redevelopment projects that have been approved to use TIF, and present a report to the City Council on or before May 1st each year. In the following year, the Nebraska Legislature amended the Community Development Law to require redevelopment authorities to compile information regarding the use of tax increment financing, similar to the information required by the City Council.

The attached Annual Report highlights TIF projects approved in 2022 through the City's TIF Program, and a few additional data points. Twenty-two (22) TIF applications were received in 2022 for evaluation. Twenty-three (23) TIF redevelopment project plans were approved for TIF after submissions and evaluations of applications, presentations to and recommendations by the TIF Committee, and public hearings before the Planning Board and City Council.

The report also identifies redevelopment projects which, according to the City Finance Department, have either completed the 15-year term or paid the TIF note in full early. In addition, a brief "What If" analysis was also included to illustrate the potential real estate valuations that might have been achieved at those same redevelopment sites if TIF were not involved.

A copy of the report will be placed on the City's TIF website for public reference.

Your favorable consideration of this Resolution will be appreciated.

Respectfully submitted,

for David K. Fanslau
Planning Director

4-14-23

Date

RESOLUTION NO. _____

City Clerk Office Use Only:

Publication Date (if applicable): _____

Agenda Date: _____

Department: _____

Submitter: _____

CITY OF OMAHA
LEGISLATIVE CHAMBER
Omaha, Nebraska

RESOLVED BY THE CITY COUNCIL OF THE CITY OF OMAHA:

WHEREAS, the City Planning Department maintains the City Master Plan, which guides development for future growth and enhancements; and,

WHEREAS, the primary objectives of the City of Omaha's Master Plan and Community Development Program are to encourage additional private investment and infill development within inner-city neighborhoods; and to eliminate conditions which are detrimental to public health, safety and welfare, by developing vacant, underutilized property within these neighborhoods; and,

WHEREAS, Section 18-2109 of the Nebraska Revised Statutes requires the City of Omaha to adopt a redevelopment plan before taking an active part in a redevelopment project; including the division of ad valorem taxes for a period not to exceed twenty (20) years under Sections 18-2147 through 18-2150, Revised Statutes of Nebraska; and,

WHEREAS, the City of Omaha periodically adopts redevelopment plans in order to participate in redevelopment projects that further the primary objectives of the Master Plan and the Community Development Program; and,

WHEREAS, the City Planning Department collects and maintains information regarding the adoption of redevelopment plans and reports annually to the Property Tax Administrator, as required under Section 18-2117.01 of the Nebraska Revised Statutes; and,

WHEREAS, the Economic Development staff of the City Planning Department has identified, assembled and compiled various statistics and information regarding the use of tax increment financing in the City of Omaha, as well as developed and maintains a website that provides the public with electronic access to copies of all approved redevelopment plans and associated documents for redevelopment projects; and,

WHEREAS, Neb. Rev. Stat. Section 18-2117.02 requires a community redevelopment authority to file an annual report with the governing body and to the governing body of each county, school district, community college area, educational service unit, and natural resources district whose property taxes are affected by such division of taxes, to include specific information pertaining to the use of tax increment financing, on or before May 1st of each year; and,

RESOLUTION NO. _____

WHEREAS, Omaha City Council passed Resolution No. 10089 on August 22, 2017 directing the Planning Department to compile and report certain information regarding the approval and progress of redevelopment projects in which the City of Omaha participates through the division of ad valorem taxes under Sections 18-2147 through 18-2150, Revised Statutes of Nebraska; and,

WHEREAS, the annual report on the use of tax increment financing by the City of Omaha illustrates the use and impact of tax increment financing on redevelopment efforts in the City of Omaha, in accordance with the Community Development Law, and in furtherance of goals set forth in the Master Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF OMAHA:

THAT, the attached 2022 Tax Increment Financing Annual Report for the City of Omaha, as recommended by the City Planning Department, be and hereby is accepted.

3380 nsp

APPROVED AS TO FORM:

 4/17/2023

ASSISTANT CITY ATTORNEY DATE

Adopted: _____

Attest: _____
City Clerk

Approved: _____
Mayor

Tax Increment Financing (TIF) 2022 Annual Report



April 2023
Omaha City Planning

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[illegible]

Certified copies of the final City Council documents, which include the TIF application, the redevelopment project plan and the redevelopment agreement, can be found on the TIF website under Archived TIF Documents - Approved TIF Council Documents (Interactive Map) at <https://planninghcd.cityofomaha.org/tif>.

All data in figures, maps, and tables is collected by the City of Omaha Finance Department, Economic Development Staff, or the Douglas County Assessor's Office.

Introduction

Tax Increment Financing (TIF) is a community redevelopment and economic development tool used by the City of Omaha to engage in public-private partnerships, and help finance eligible project costs of redevelopments in areas needing revitalization. In addition to supporting redevelopments directly, TIF projects can catalyze other developments around the project, which provide additional housing, goods, and services in the same areas.

The use of TIF requires the approval by the Omaha City Council, which acts as the Community Redevelopment Authority within Omaha's municipal boundaries. Staff from the Planning Department's Economic Development Section receive TIF applications and guide the applicant through the TIF process. Proposed redevelopment projects are evaluated based on zoning regulations, land utilization, compliance with the City's Master Plan, criteria set forth in the City's TIF Program, and requirements from Nebraska's Community Development Law (CDL).

This report contains information regarding projects that were approved in 2022 for the use of TIF under the City of Omaha's TIF Program. A final section of the report covers TIF projects that paid off early or reached the maximum 15-year term. TIF applications are accepted monthly and evaluated by economic development staff in the Planning Department, and then reviewed and approved once a month by an internal committee comprised of nine City staff members before advancing to the Planning Board and City Council.

Two major factors differentiate TIF in Omaha from other states and major jurisdictions:

1. Nebraska offers TIF loans at 15 years and 20 years. However, only redevelopment project plans with at least 50% of the property located within an Extremely Blighted Area (EBA) may be eligible to receive a 20-year

TIF term.

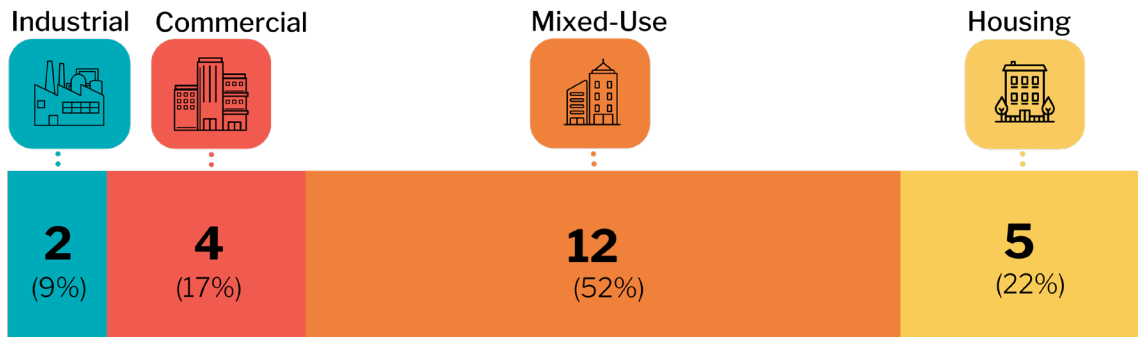
2. The City of Omaha primarily utilizes developer-financed TIF. Other states and municipalities issue bonds to fund TIF payments.

In Omaha, the applicant must propose a TIF redevelopment project that aligns with the City's Master Plan, redevelopment plans, and Nebraska Community Development Law. The project proposal will have a financing gap in the project budget which is targeted to be funded by TIF. To move the TIF redevelopment project forward, the project owner will typically secure financing for TIF-eligible project costs from a lending institution of its choice, usually a bank loan.


There are two property tax revenue streams to define as it relates to TIF discussed in this report. The base property tax revenue is derived from or attributable to the base value of the property. The newly generated property tax revenue or increased property tax revenue is the result of an increase in the assessed value of the completed TIF Projects. As the project owner constructs the project, new property valuation is created, which generates new property tax revenues to be paid to the Douglas County Treasurer's Office by the project owner as new taxes along with the base taxes for the project. The City will capture the increase in property tax revenues generated above the base property tax revenue as a result of the completed TIF redevelopment project site, on behalf of the project owner, to repay the bank debt. After 15 or 20 years (or a shorter time period if the TIF redevelopment project pays off its TIF redevelopment note early), all of the property tax revenues generated by the TIF redevelopment project are forwarded to the appropriate taxing jurisdictions.

2022 TIF Activity Summary

23 Approved TIF Redevelopment Projects in 2022





Proposed Activities

 **1,697,771** sq ft of commercial and industrial space

 **6,275** jobs

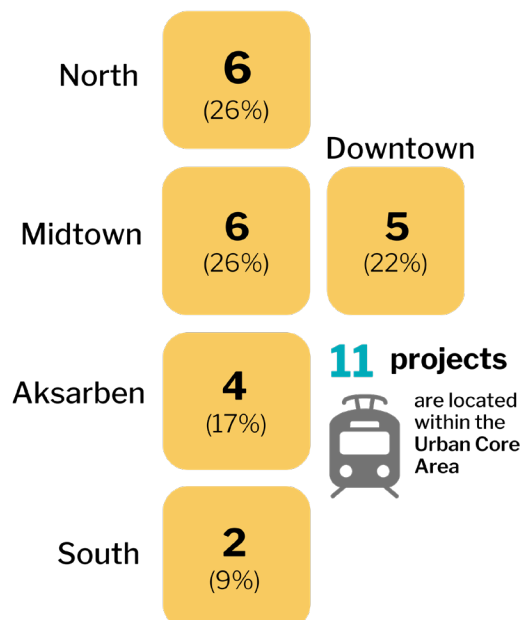
 **4,485** temporary construction jobs

 **1,678** apartments **28** townhomes
1,706 total housing units

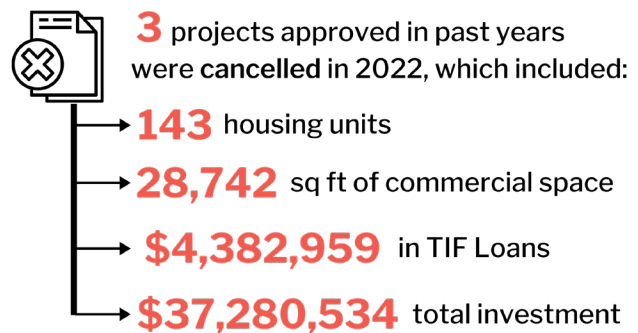
 **119** units of affordable housing
↓
109 of these units will be rented to households earning no more than 80% of the Area Median Income (AMI)

 **\$16,799,897** public improvements & investments

Project Locations



Rescinded Projects



In 2022, the City:

approved
approximately

\$159 million
in TIF Loans



Attracting

\$1.3 billion

in total
project
investments

About

8x

the TIF
loan
amount

8 loans included **20-Year TIF terms**

15 loans included **15-Year TIF terms**

18 Paid-off/Matured TIF Projects in 2022

With TIF (actual)



1,511% increase in the assessed
valuations and property tax revenues
during the 15-year term

\$5.6 million in new property
tax revenues

Without TIF (estimate)



36% increase in the assessed
valuations and property tax revenues
during the 15-year term

\$131 thousand in new property
tax revenues

Since 2015, the City:

received **209** TIF applications, **\$3.6 billion**

approved **173** TIF projects,

and approximately

\$455 million
in TIF Loans



Attracting

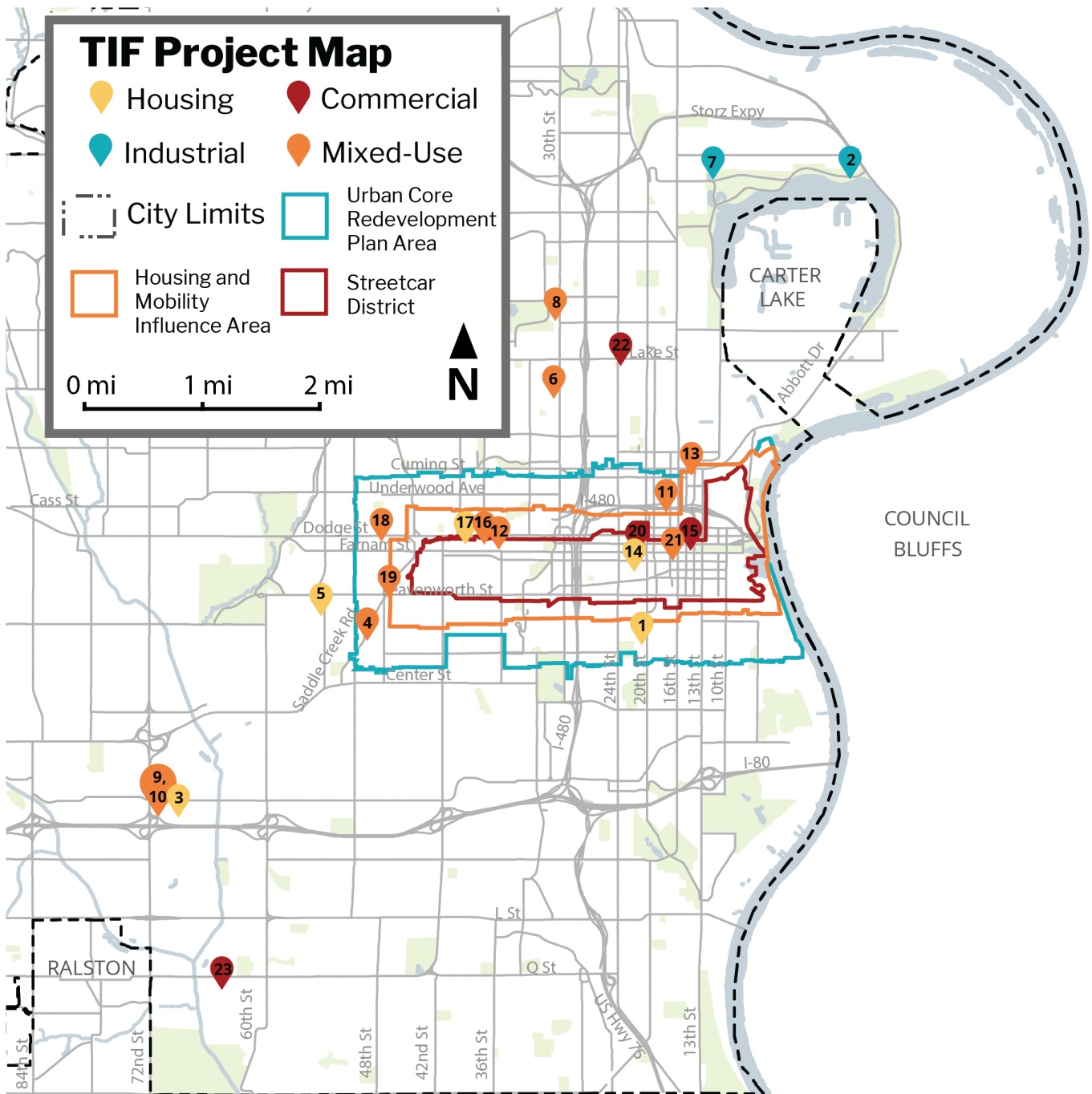
in total
project
investments

About

8x

the TIF
loan
amount

Approved TIF Projects



Map 1 - TIF Project Map

This map displays each project organized by location and project type. On the following pages projects are identified with their corresponding number and a small description of the project area, project type, amount of financing approved, and the total estimated project cost.

1



2014 Pierce Townhomes

Housing - North

Includes the new construction of 9 townhome style rental units.

2014 Pierce Street

TIF Loan : \$304,522

Estimated Total Cost: \$2,537,680

3



Aksarben Keys Apartments

Housing - Aksarben

Construction of 4 and 5-story apartments for a total of 255 new market rate units.

6952 Grover Street

TIF Loan : \$6,573,639

Estimated Total Cost: \$62,000,000

5



Elmwood Townhomes

Housing - Aksarben

New construction of nineteen townhomes.

5219 Leavenworth Street

TIF Loan : \$1,657,032

Estimated Total Cost: \$9,328,000

2



Abbott Drive Industrial

Industrial - North

Construction of new single story 150,000 square foot warehouse and distribution center.

5906 Abbott Drive

TIF Loan : \$3,875,000

Estimated Total Cost: \$20,987,259

4



CIP Saddle Creek

Housing - Midtown

Construction of a 6-story, 195-unit apartment and 2 commercial buildings.

Saddle Creek Road & Pacific Street

TIF Loan : \$5,156,000

Estimated Total Cost: \$44,044,091

6



Highlander Phase IV

Housing - North

20 new residential structures (108 units) and a mixed use building (49 residential units); 75 total affordable units.

2111 N 30 St

TIF Loan : \$1,480,000

Estimated Total Cost: \$32,141,589

7



Industrial on Fort

Industrial - North

A 66,000 square foot industrial building with 14 lease-able bays.

1215 Fort Street

TIF Loan : \$1,134,734

Estimated Total Cost: \$6,304,081

8



Kennedy Square East

Mixed Use - North

Complex will include 11 residential structures and a mixed use building with 34 of 102 units considered affordable using LIHTC.

3207 North 30th Street

TIF Loan : \$1,960,000

Estimated Total Cost: \$38,726,522

9



MH Landing Lot 4

Commercial - Aksarben

Demolish existing hotel and water park and replace with a new 4-story hotel.

3321 S 72nd Street

TIF Loan : \$2,000,000

Estimated Total Cost: \$11,140,316

10



MH Landing Lot 5

Commercial - Aksarben

Construction of office building with warehouse space.

3321 South 72nd Street

TIF Loan : \$390,000

Estimated Total Cost: \$2,689,275

11



1501 Mike Fahey Project

Commercial - Downtown

4-story mixed use 115,00 sq ft of office and commercial space

615 N 16th Street

TIF Loan : \$5,683,600

Estimated Total Cost: \$56,782,391

12



Blackstone East

Mixed Use - Midtown

9-story mixed use building with ground floor construction space and residential units (161).

3710 Farnam Street

TIF Loan : \$6,546,750

Estimated Total Cost: \$60,311,431

13



Dizzy Mule

Mixed Use - North

Rehabilitation of historic building and new construction of 172 residential units and 18,000 square feet of commercial space.

1218 Izard Street

TIF Loan : \$5,041,588

Estimated Total Cost: \$42,600,000

15



Project Beacon

Commercial - Downtown

800,000 square foot corporate office tower and associated parking facility.

215 South 15th Street

TIF Loan : \$68,614,696

Estimated Total Cost: \$443,125,000

17



The View on 39th

Housing - Midtown

New construction of a 136 unit residential structure.

3902 Dodge Street

TIF Loan : \$3,689,156

Estimated Total Cost: \$27,351,434

14



Flats on Howard Expansion

Housing - Downtown

Demolition of former Nebraska Urban Indian Health Center building and new construction of a 6-story 120 unit residential structure.

2323 Howard Street

TIF Loan : \$3,229,403

Estimated Total Cost: \$27,900,000

16



Skylark Development

Mixed Use - Midtown

Mixed Use building with 130 residential units (10 affordable) and commercial space.

115 South 38th Avenue

TIF Loan : \$3,800,000

Estimated Total Cost: \$28,000,000

18



48th & Dodge Redevelopment Project

Housing - Midtown

Construction of new five story residential structure and rehab of historic building for residential and commercial use.

4651 Dodge Street

TIF Loan : \$10,750,000

Estimated Total Cost: \$82,292,578

19



Saddle Creek Voightman

Commercial - Midtown

Redevelopment of three acre space into innovation hub, commercial space, and community amenities.

609 South 48th Street

TIF Loan : \$6,300,000

Estimated Total Cost: \$54,236,148

21



The Keeline Building

Commercial - Downtown

Rehabilitation of historic building.

319 S 17th Street

TIF Loan : \$1,093,357

Estimated Total Cost: \$6,818,000

23



Warhorse Omaha

Commercial - South

Renovation and new construction for casino, racing, and entertainment complex and a significant amount of public improvements.

6303 Q Street

TIF Loan : \$17,500,000

Estimated Total Cost: \$220,626,359

20



Scouler Office Building

Commercial - Downtown

Rehabilitation of building and old gymnasium into new event and office spaces.

2027 Dodge Street

TIF Loan : \$1,405,000

Estimated Total Cost: \$8,380,124

22



Shirley Tyree Theater

Commercial - North

Existing building will be renovated for use as a black box theater and performance center and new eastern addition (4,300 sq ft).

2401 North 24th Street

TIF Loan : \$354,672

Estimated Total Cost: \$6,400,000

Housing and Mobility Redevelopment Plan Area and the Streetcar

In 2022, the City of Omaha announced the implementation of an urban streetcar funded by tax increment financing (TIF). More specifically, new TIF projects proposed for the Urban Core would contribute a portion of their newly generated TIF, or newly generated property tax revenue, to fund the streetcar. In addition, the City of Omaha implemented four new area-wide TIF districts consisting of groupings of parcels with the Urban Core for the purpose of capturing the additional, newly generated property tax revenue over a certain base assessed value. The Urban Core Housing and Mobility Redevelopment Plan Area includes all or a portion of 500 plus city blocks in an area bounded on the west by 50th Street, on the north by Cuming Street generally, on the east by the Missouri River, and on the south by Woolworth Street.

This plan area has two sub-areas from which TIF will be generated and used to fund the streetcar, affordable housing efforts and other efforts outlined in the Urban Core Housing and Mobility Redevelopment Plan Area. The proposed streetcar line is incorporated within the sub-areas and is generally proposed east and west along Farnam and Harney Streets, between

10th and 40th Streets. The first sub-area is the streetcar district or area. TIF projects located in the streetcar district, would be located one to three blocks from the proposed streetcar line. The second sub-area is the influence area. TIF projects located in the influence area would be four to six blocks from the streetcar line. The plan, other council documents and other related information about the streetcar can be found on the TIF website.

Eleven TIF projects are located within the Urban Core. Five of those projects were approved the same year. As such, those five projects will contribute a portion of the project's TIF toward funding the streetcar. Incidentally, it is anticipated that the new property tax revenues generated by the new TIF projects and the area-wide TIF districts will be sufficient to not only fund the streetcar, but to also fund affordable housing initiatives and other public infrastructure projects.

Map 1 outlines the Urban Core Redevelopment Plan Area (Blue), the Housing and Mobility Influence Area (Orange), and the Streetcar District (Red).

Annual Report Items

Community Development Law & City of Omaha Annual Report Data

The following are the seven annual report items for the Omaha TIF Program required by the Nebraska Community Development Law, section 18-2117.02. The following seven items also fulfill the Omaha City Council requirement to provide an annual report of the Omaha TIF program.

1. “The total number of active 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” was **261**. This number was adjusted for any amendments and cancellations. Active TIF projects are redevelopment projects approved by the City Council and have had the taxes divided by the Douglas County Assessor’s Office to officially set up the TIF project. (Projects may be approved by the City Council in one year, yet not be set up and reported to the Nebraska State Department of Revenue as a new, Active TIF project until the following year.)
2. “The total estimated project costs for all such redevelopment projects” is approximately \$3,684,050,098. This represents almost **\$3.7 billion** in investments made by these Active TIF projects; keep in mind that construction costs often increase prior to project completion.
3. “A comparison between the initial projected valuation of property included in each such redevelopment project as described in the redevelopment contract or, for redevelopment projects approved using an expedited review under section 18-2155, in the redevelopment plan and the assessed value of the property included in each such redevelopment project as of January 1st of the year of the report”(located on page 12 in Table 1). The table illustrates how closely the actual assessed valuations of the TIF projects approximate the initial projected valuations which were provided at the time the TIF application was submitted. Typically, there is a two to three year time lag between the initial projected valuation estimated by the TIF applicant and the final assessed valuation assigned by the Douglas County Assessor’s Office. In the past one or two years, there have been many delays in construction starts and completions due to construction pricing changes and labor shortages, the actual assessed valuations of the 261 Active TIF projects achieved or attained 77% of their initial projected values. Initial projections of valuations are generally optimistic even though there are many variables such as time, changes in the labor market, the overall economy, other investments in the area, or residual effects of disinvestment that exists in the area that can affect the actual assessed valuation the Douglas County Assessor’s Office assigns to each project.

Table 1 - Project Valuations by Year

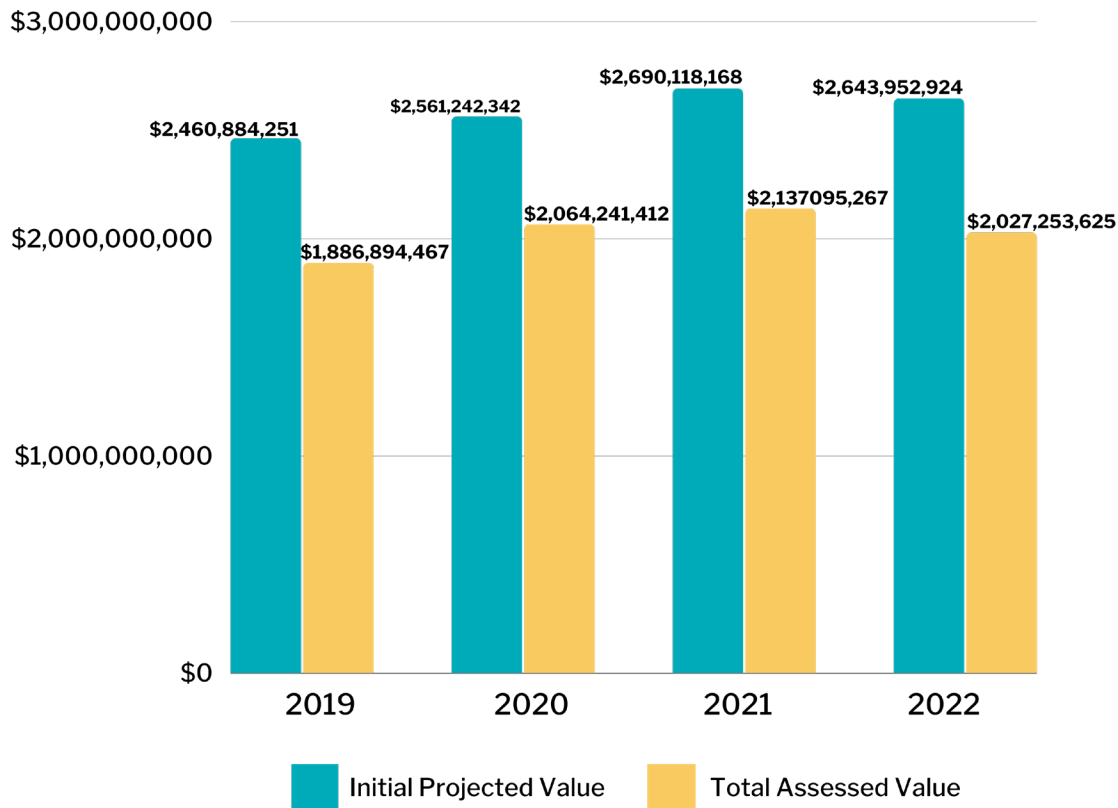
Year	Total Initial Projected Valuation	Total Initial Projected Valuation	January 1, 2023 Total Assessed Valuation	January 1, 2023 Total Assessed Valuation	Annual Valuation Attainment %	Cumulative Attainment Subtotals %
		Cumulative Subtotals		Cumulative Subtotals		
2005	\$30,556,438	\$30,556,438	\$22,235,200	\$22,235,200	73%	73%
2006	\$128,965,700	\$159,522,138	\$107,426,000	\$129,661,200	83%	81%
2007	\$119,342,366	\$278,864,504	\$105,852,400	\$235,513,600	89%	84%
2008	\$34,662,993	\$313,527,497	\$32,928,200	\$268,441,800	95%	86%
2009	\$15,439,090	\$328,966,587	\$11,517,000	\$279,958,800	75%	85%
2010	\$28,580,188	\$357,546,775	\$34,173,500	\$314,132,300	120%	88%
2011	\$132,148,414	\$489,695,189	\$123,394,500	\$437,526,800	93%	89%
2012	\$121,267,148	\$610,962,337	\$114,872,300	\$552,399,100	95%	90%
2013	\$165,068,364	\$776,030,701	\$163,326,400	\$715,725,500	99%	92%
2014	\$124,913,840	\$900,944,541	\$113,851,125	\$829,576,625	91%	92%
2015	\$233,918,642	\$1,134,863,183	\$196,183,800	\$1,025,760,425	84%	90%
2016	\$339,373,567	\$1,474,236,750	\$279,326,300	\$1,305,086,725	82%	89%
2017	\$337,800,940	\$1,812,037,690	\$326,820,200	\$1,631,906,925	97%	90%
2018	\$163,728,858	\$1,975,766,548	\$128,505,100	\$1,760,412,025	78%	89%
2019	\$150,459,659	\$2,126,226,207	\$121,248,800	\$1,881,660,825	81%	88%
2020	\$171,931,217	\$2,298,157,424	\$84,846,600	\$1,966,507,425	49%	86%
2021	\$345,795,500	\$2,643,952,924	\$60,746,200	\$2,027,253,625	18%	77%
Total	\$2,643,952,924		\$2,027,253,625			77%

Notes:

1) The Total Assessed Valuation reflects assessed valuations as reported on January 1, 2023 by the City of Omaha, the Douglas County Assessor's Office and Douglas County's DOTComm Services.

2) Typically the projects within the last two years of the table listed above have not started construction or not completed construction. If only a small portion of the project is completed, the Douglas County Assessor's Office may have only been able to partially assess the valuation of the project. As such, the sum totals of all years shown above do not reflect the full or potential final value of the TIF projects. In addition, there have been other factors impacting construction completion, which impacts the potential valuation attainment. Within the past three years, the construction industry has been hit hard with supply chain issues, labor shortages, and high construction material costs. During this time period, the City has received a number of notifications of delays within the construction timeline and complete delays of construction start times. Most recently high interest rates have compounded matters further causing some projects to be delayed, or never begin. All of these factors impact the actual valuations reaching the potential initially anticipated.

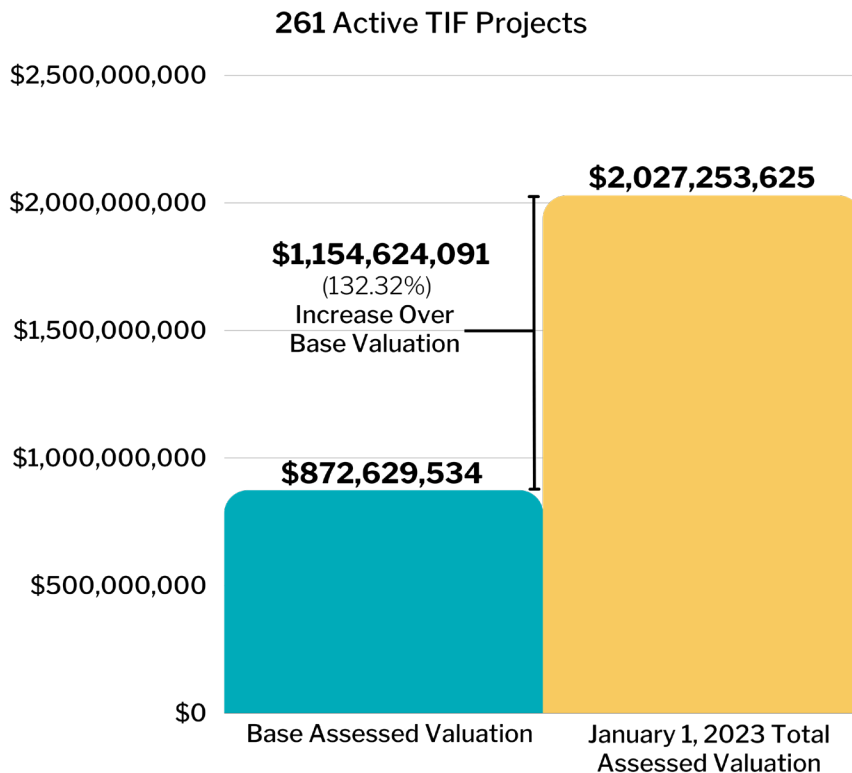
Figure 1: Comparison of Initial Projected Value to Total Assessed Value of Active TIFs



4. “The number of such redevelopment projects approved by the governing body in the previous calendar year” was **23**; we have averaged approving 21 TIF redevelopment projects per year since we started tracking TIF applications and approvals in 2015.
5. “Information specific to each such redevelopment project 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” – See pages 7 - 10.
6. “The number of 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” was **18**. It is anticipated that 19 additional projects will pay off or reach the 15-year term at the end of 2023.
7. “The percentage of the city that has been designated as blighted” as of December 31, 2022 was **21.76%**. Extremely Blighted Areas represented less than half or 45.4% of the City’s blighted or Community Redevelopment Areas as of December 31, 2022.

Although the information in the section immediately above satisfies the State and City reporting requirements, the City of Omaha believes it is important to highlight and share additional information that better illustrates the impact of the use of TIF in the City of Omaha.

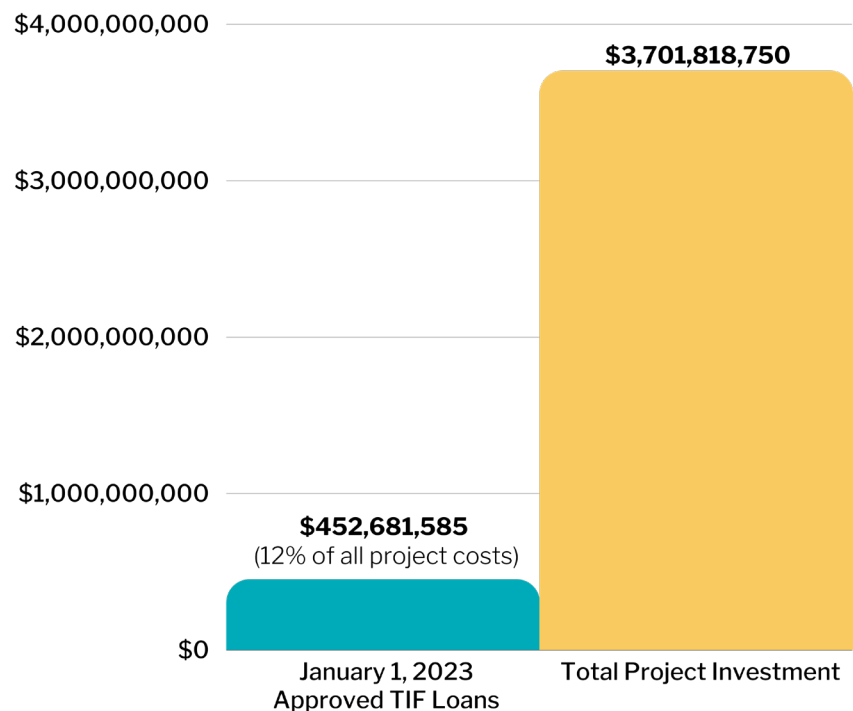
Figure 2: Base and Total Assessed Valuation



The actual total assessed valuations of the redevelopment sites of Active TIF projects increased \$1.15 billion over the base assessed valuation. This report does not consider any spillover effects from investments made by TIF projects. Typically there would be additional jobs created, new sales tax revenue, income tax revenue and other business (supportive, complimentary) investments as a result of most TIF projects.

Figure 3: TIF Loans and Total Project Investments

261 Active TIF Projects



TIF loans represented, on average, only about 12.23% of total invested project funds or capital stack.

The leverage factor of TIF loans to total invested dollars is a factor of 8.18. Thus, on average, for every one dollar of TIF, the City of Omaha leveraged or attracted about eight dollars of private and other public funds to the Active TIF projects. (Figure 3)

Paid-off/Matured TIF Projects

Each year as new TIF projects are approved and set-up for the division of taxes, there are a number of TIF projects that pay-off early or reach the maximum 15-year TIF term. While 23 new TIF projects were approved in 2022, **18** TIF projects paid off early or reached the maximum 15-year term in 2022. Since taxes are often paid in arrears, immediately following the year of levy, the 15-year terms were determined to have ended by December 31, 2021.

These projects are equally important because the excess tax revenue generated by these projects will begin to flow to the taxing jurisdictions. This tax revenue is often significant, depending on the location and size of the project, the increase in real estate values, and the levy rate. Since the first TIF project paid off or matured in 1987, approximately 197 TIF projects have paid off or matured through December 31, 2022.

For those **18** TIF projects, the total property valuation was \$264,170,500 as of January 1,

2023. The total base property valuation of those projects was \$16,400,200, which represents the assessed valuation of the redevelopment sites prior to the approval of the TIF redevelopment project plans. The increase in property valuation over the base property valuation during the 15-year term was \$247,770,300 or 1,511% increase for the 18 TIF projects. (Note: there are no projects with a 20-year term in this group because the 20-year term was first made available for projects in 2021.)

For the same **18** TIF projects, the net property tax revenue increase over the total base property tax revenue during the same 15-year term was \$5,553,053 or 1,511%; the base property tax revenue was \$367,563 as of January 1, 2023. The property values and the corresponding property tax revenue data were provided by the Douglas County Assessor's Office.

Table 2: TIF Projects Paid or Expired in 2022

	TIF Projects Paid or 15-Year Term Expired in 2022	Final Base Values	Final Excess Values	Final Total Values
1	River City Lodging (Fairfield Inn)	\$ 45,100	\$ 8,847,700	\$ 8,892,800
2	The Hill Condo	\$ 603,000	\$ 1,772,400	\$ 2,375,400
3	North Central Group Phase 2 (Homewood Suites)	\$ 149,600	\$ 9,530,200	\$ 9,679,800
4	18th Street Row House - Deel Investments	\$ 26,600	\$ -	\$ 26,600
5	Kimball Lofts	\$ 314,000	\$ 8,129,300	\$ 8,443,300
6	James Tinsley Villas	\$ 23,000	\$ 447,400	\$ 470,400
7	Zone 3 Commons (Aksarben Village)	\$ 859,600	\$ 3,531,300	\$ 4,390,900
8	S&S Properties LLC	\$ 100,300	\$ 1,226,400	\$ 1,326,700
9	RHW Management	\$ 669,600	\$ 8,646,600	\$ 9,316,200
10	Graham Ice Cream Building	\$ 167,400	\$ 2,897,300	\$ 3,064,700
11	Giovanna Townhomes - Giovanna Rows	\$ 139,700	\$ 1,970,300	\$ 2,110,000
12	Anzaldo Second Edition	\$ 16,700	\$ 680,100	\$ 696,800
13	Caniglia Little Italy	\$ 564,600	\$ 9,121,800	\$ 9,686,400
14	S&R Development LLC	\$ 274,600	\$ 680,100	\$ 954,700
15	East Campus Realty LLC	\$ 10,990,900	\$ 171,508,000	\$ 182,498,900
16	Jay Incontro - Shephard Heights	\$ 319,400	\$ 2,717,500	\$ 3,036,900
17	Creighton University	\$ 653,800	\$ 12,049,300	\$ 12,703,100
18	Lofts at 14th & Leavenworth	\$ 482,300	\$ 4,014,600	\$ 4,496,900
	Totals	\$ 16,400,200	\$ 247,770,300	\$ 264,170,500

Understanding what might have resulted had those projects not been approved is worth attempting to investigate. If the TIF projects have not occurred, there would have been little or no enhancement to the property tax base or gain of additional tax revenues. Therefore, a “What If” analysis was prepared to evaluate the impact of whether little or no development had occurred at those project sites at the thirteen redevelopment sites of the TIF projects, all else being equal.

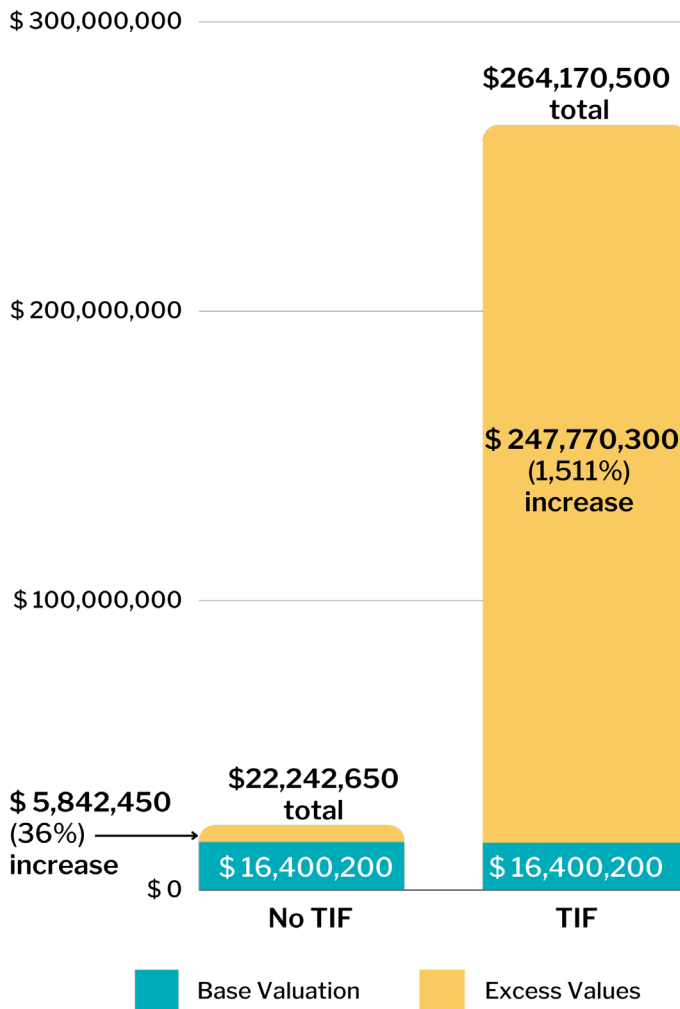
The approval of TIF projects may present a trade off between “settling” for minimal potential increases to the tax base and tax revenue stream and extending the use of TIF by partnering on redevelopment projects that offer much larger returns after a window time. The returns can be measured not only by the overall improvement in the tax base, but also the economic activity it supports. Economic activity looks like many things, for example job creation and retention and the related potential increases to the income tax base. It also looks like new business investment and the related potential increases to the sales and property tax base, not to mention supporting and improving the supplier, consumer and construction economies.

Each year the City of Omaha Finance Department tracks the growth rates of property values within the City of Omaha proper. Using the actual growth rates of property values provided by the City of Omaha Finance Department for the general time frame the 18 TIF projects would have been active, more accurately illustrates the potential impact without TIF. It is acknowledged that location and certain property types/uses can experience more or less appreciation in values than other locations and types/uses. This report does not attempt to account for these differing effects. The time frame evaluated was 2007 to 2022.

In summary, the results of the “What If” analysis are as follows and illustrated in Figures 4 and 5 (page 18).

Figure 4: Growth Over Base Revenues

Projects paid or matured in 2022


Figure 5: Growth Over Base Valuation

Projects paid or matured in 2022

