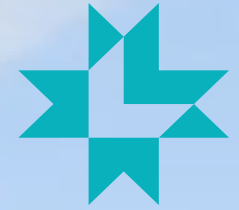


2025 Annual TIF Report

Prepared by City of Lincoln, Urban
Development Department

May 1, 2026



LINCOLN
Urban Development



TABLE OF CONTENTS

01.	TIF Operation
02.	Lincoln TIF Policy
03.	2025 TIF Activities

Introduction

The City of Lincoln Urban Development Department serves as Lincoln's Community Redevelopment Authority. Developers seeking the use of Tax Increment Financing ("TIF") are guided by Urban Development Department staff through an extensive process of review involving multiple City departments, the Lincoln-Lancaster County Planning Commission, City Council, and the Mayor. In addition to being evaluated based on zoning regulations, land utilization, and compliance with [PlanForward: 2050 Comprehensive Plan](#), TIF projects must meet criteria stated in the Nebraska Community Development Law and the [City of Lincoln TIF Policy](#).



TIF OPERATIONS

VISUALIZING PROPERTY TAX DIVISION IN A TIF PROJECT

**PRIOR TO TIF APPLICATION
(Base Year)**



**PROPERTY VALUE
(Year Prior to TIF)**
BASE VALUE

BASE VALUE TAX REVENUES

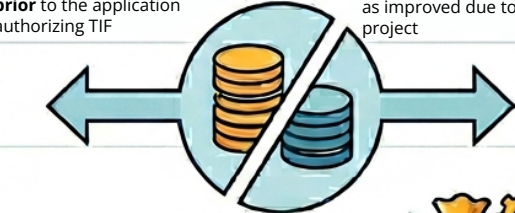
**PROPERTY TAX REVENUES
DIVIDED IN TWO**

1. BASE VALUE REVENUES

The property tax revenue associated with the **value of the property in the year prior** to the application authorizing TIF

2. EXCESS VALUE TAX REVENUE

The property tax revenue associated with the **increase in the value of the property** as improved due to the TIF project



**EXISTING TAX DISTRICTS
(e.g., Schools, County)**



TIF FUNDS FOR PROJECT IMPROVEMENTS

**POST-TIF REDEVELOPMENT
(Improved Year)**



**INCREASED PROPERTY VALUE
(Due to TIF Project)**

EXCESS VALUE

EXCESS VALUE TAX REVENUE

COMPLIANCE WITH TIF REGULATIONS

HOW TIF WORKS

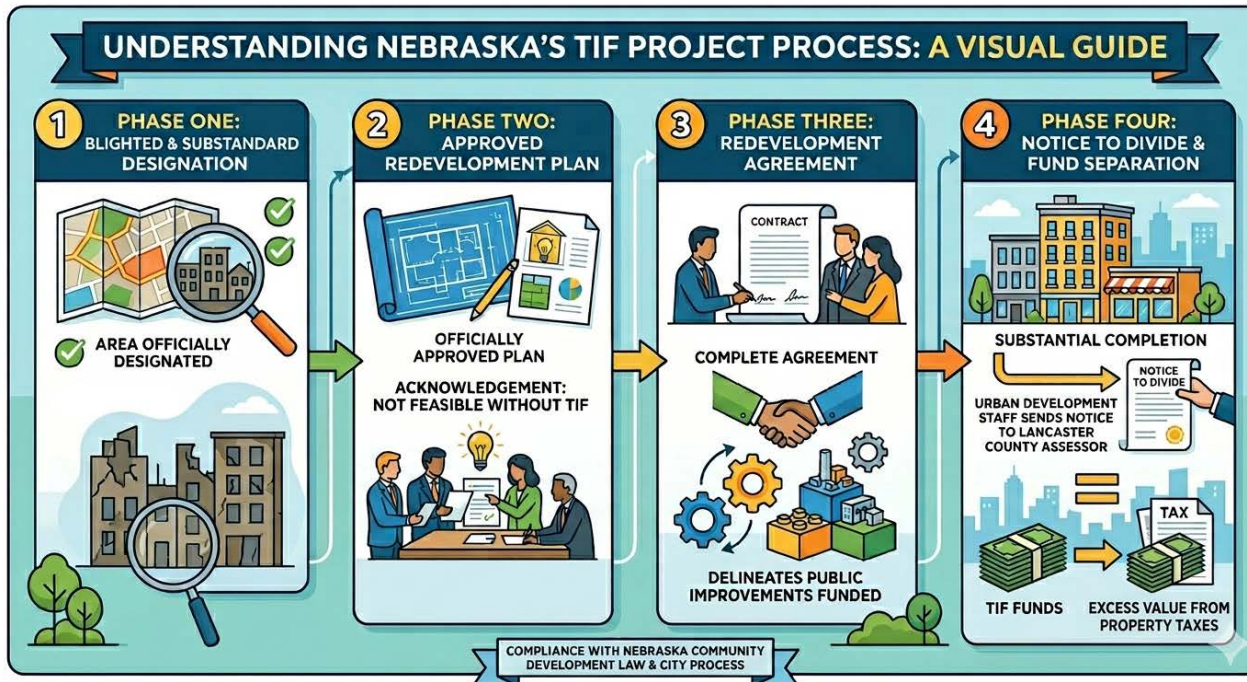
The use of TIF requires property tax revenues to be divided in two as follows:

- » The property tax revenue associated with the value of the property in the year prior to the application authorizing TIF (“Base Value Revenues”).
- » The property tax revenue associated with the increase in the value of the property as improved due to the TIF project (“Excess Value Tax Revenue”)

Four Phases

To successfully comply with Nebraska Community Development Law and City process, TIF projects generally move through four phases:

- » Phase One: Be located in an area officially designated as blighted and substandard.
- » Phase Two: Be part of an officially approved redevelopment plan, which includes acknowledgment that the project would not be feasible without the use of TIF.
- » Phase Three: Complete an officially approved redevelopment agreement that delineates the public improvements to be funded using TIF.
- » Phase Four: Upon substantial completion of the redevelopment project, Urban Development staff send a “Notice to Divide” to the Lancaster County Assessor who then begins to separate the TIF funds from the property taxes paid.

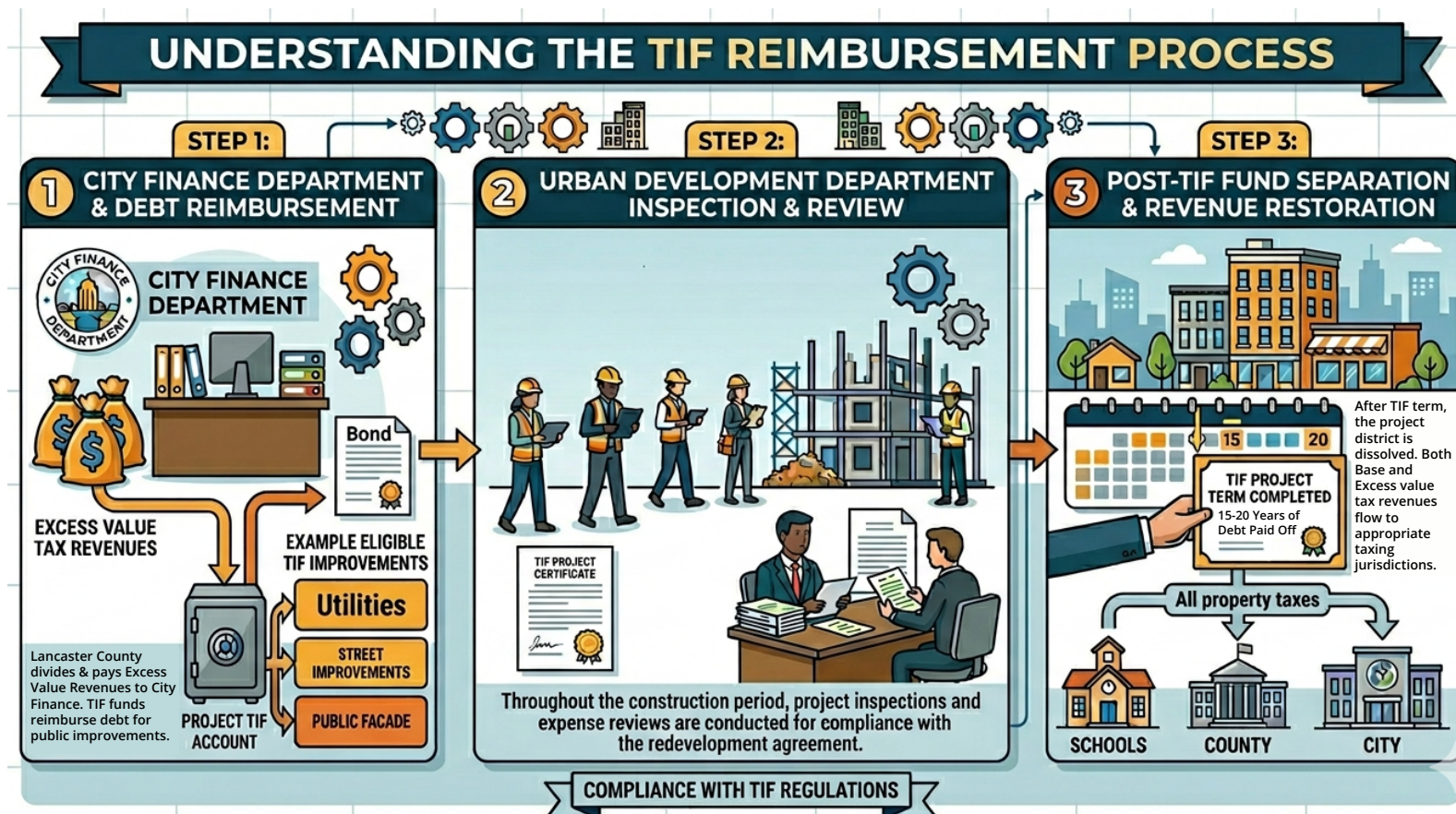


In Lincoln, Phases One and Two include notice to the public and to taxing authorities, review by the Lincoln-Lancaster County Planning Commission, and approval by City Council and the Mayor. Phase Three is reviewed and approved by City Council and the Mayor.

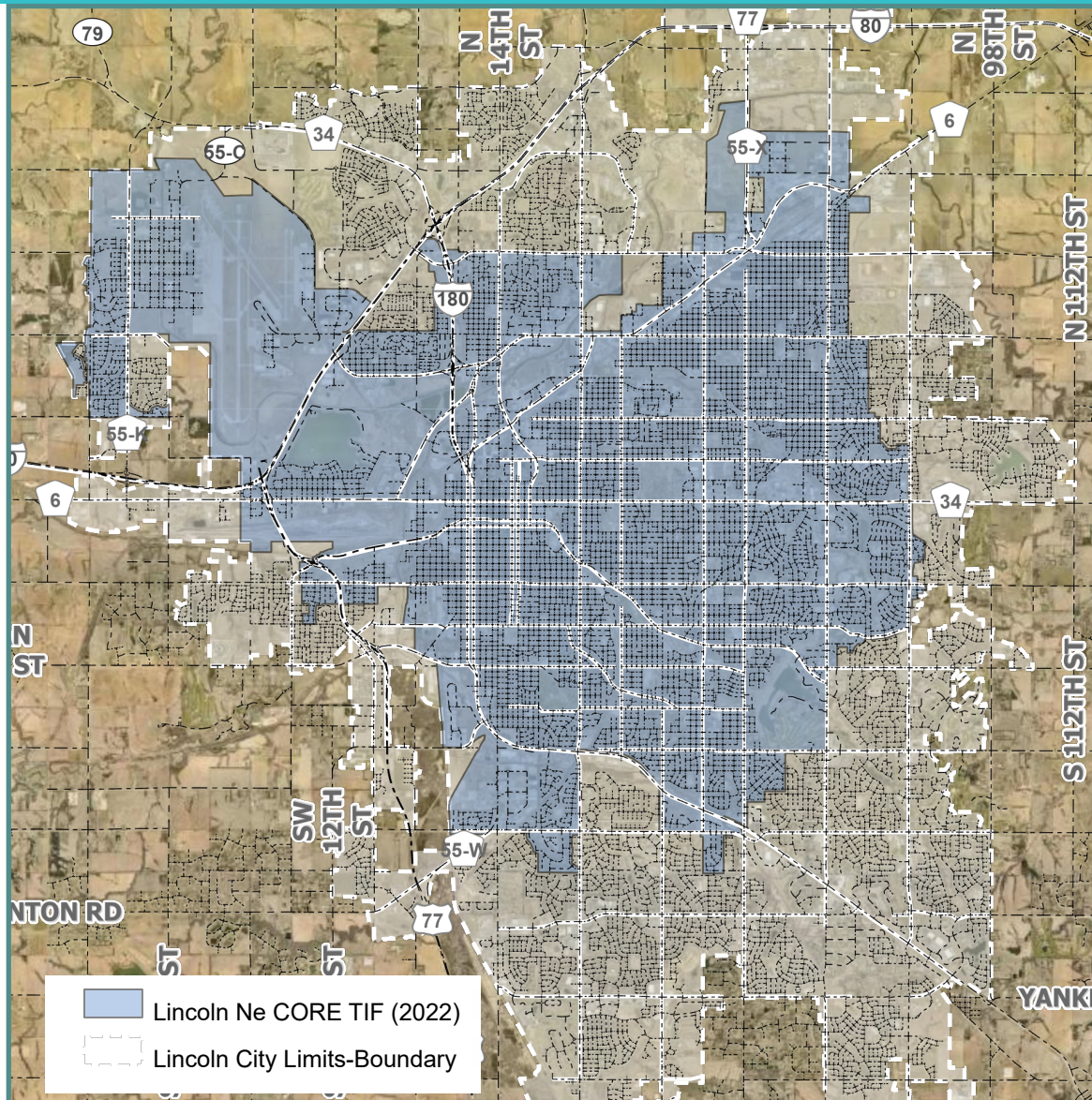
Typical TIF Process

A typical TIF Project follows the process laid out below:

- » A property owner redevelops a property ("TIF Project"), which increases the value of that property ("Excess Value Tax Revenues"). The property owner then pays the increased property taxes due, which occur because of the redevelopment project, along with the Base Value Tax Revenue to the Lancaster County Treasurer's Office.
- » The Excess Value Tax Revenues are divided and paid to the City Finance Department who places them in that project's TIF account. As property taxes are paid over time, the Excess Value Tax Revenues are used to reimburse debt incurred to complete eligible TIF improvements.
- » Throughout the construction period, the City's Urban Development Department conducts inspections of the project and reviews expenses for compliance with the redevelopment agreement.
- » After the 15-year or 20-year term (or earlier if the debt is paid off), the district is dissolved and all property tax revenues generated (the Base Value and Excess Value tax revenues) by the TIF project are paid to the appropriate taxing jurisdictions.



LINCOLN TIF POLICY



Core vs. Outer TIF

The City of Lincoln TIF Policy divides projects into Core and Outer areas, each of which have additional requirements.

Core TIF Requirements

In addition to being in an area declared blighted and substandard, all Core Area TIF Projects must be located inside the 1970 Lincoln corporate boundaries. Areas outside the 1970 boundaries must be declared extremely blighted to qualify as Core Area TIF. The Project must achieve at least one of the following goals:

- » Benefit low and moderate-income people or areas.
- » Redevelop a building or site that displays a preponderance of substandard conditions or blight as defined by Nebraska state law.
- » Redevelop a site that has displayed a pattern of declining real property assessments, as measured by the Lancaster County Assessor's Office.
- » Rehabilitate a designated city landmark, a building listed on or eligible for listing on the National Register of Historic Places, or a building located within a local landmark district.
- » Show exceptional potential to attract additional reinvestment in adjacent blighted or substandard areas.
- » Substantially improves the energy efficiency of an existing building.
- » Develop new housing opportunities, including affordable housing.
- » Relocate an existing business from an area where it is incompatible with existing or proposed zoning, improves traffic flow, and/or, addresses other conflicts that require relocation.
- » Supports the location of a new business or the expansion of an existing business that adds to Lincoln's existing tax base.
- » Contributes to the solution of a unique public problem that may not otherwise be resolved within the timeframe or in the manner necessary to meet a public service or public facility need.

If the project is in an area designated extremely blighted, projects may be eligible to use the extended repayment period of up to 20 years, if the project meets certain goals, including providing additional support toward access to affordable housing and improving floodplain resiliency of the redevelopment site.

Outer TIF Requirements

All Outer Area TIF projects are located in blighted and substandard areas outside the 1970 Lincoln corporate boundary, but within the City limits, and not classified as extremely blighted. Outer TIF projects are generally located near the City's perimeter and are usually unimproved areas that lack infrastructure, which stymies private redevelopment. Outer Area TIF Projects should achieve at least one of the following goals:

- » The project involves a new business or the expansion of businesses that increase Lincoln's existing tax base by generating new primary employment. (Primary employers are businesses that have out-of-county sales greater than 50% of their total sales and will have a median wage for its new employees equal to or in excess of 105% of the average starting wage for Lancaster County.) The City, in furtherance of appropriate growth, may include adjacent or nearby sites in a project area in addition to the primary employer's site.
- » The project relocates an existing business from an area which is incompatible with existing or proposed zoning, improves traffic flow, or addresses other conflicts that require relocation.
- » The project extends public infrastructure and/or public services identified in an approved City Plan, but for which funding has not been identified.
- » The project improves the availability of affordable housing.
- » Contributes to the solution of a unique public problem that may not otherwise be resolved within the timeframe or in the manner necessary to meet a public service or public facility need.

To meet statutory requirements outlined in the Nebraska Community Development Law, this report includes information on the following: percentage of the City designated as blighted/substandard, current redevelopment projects for which an agreement has been approved, and projects with submitted notices to divide. For additional information, [**please review a similar report completed by the Nebraska Department of Revenue.**](#)

2025 TIF ACTIVITY



Blight and Substandard Designation

City Council adopted one new blighted and substandard area in 2025, the Cornhusker Corridor Redevelopment Area located between North 27th Street and North 56th Street, Superior Street and Holdrege Street. All other 2025 proposed redevelopment projects were in areas already designated as blighted and substandard. Within Lincoln's city limits, approximately 6.06% of the area is designated as blighted and substandard (not also extremely blighted) and counts towards our maximum cap of 35%. [Nebraska Revised Statutes section 182103](#) states that areas which have been designated as extremely blighted do not count toward a city's maximum blight percentage.



Redevelopment Projects

The City did not enter into any new redevelopment agreements in 2025.

2025 Notices to Divide

In 2025, nine Notices to Divide were processed.

- » Foxtail Meadows Phase I, Phase I-A
- » Foxtail Meadows Phase I, Phase I-B
- » Foxtail Meadows Phase I, Phase I-C
- » 23rd Street Net Zero Live Work
- » Shops at Lincoln
- » Pioneers Mixed-Income Row House
- » Pershing Block Phase I
- » 26th and U Street
- » Union at Antelope Valley



Foxtail Meadows



23rd St Net Zero Live Work

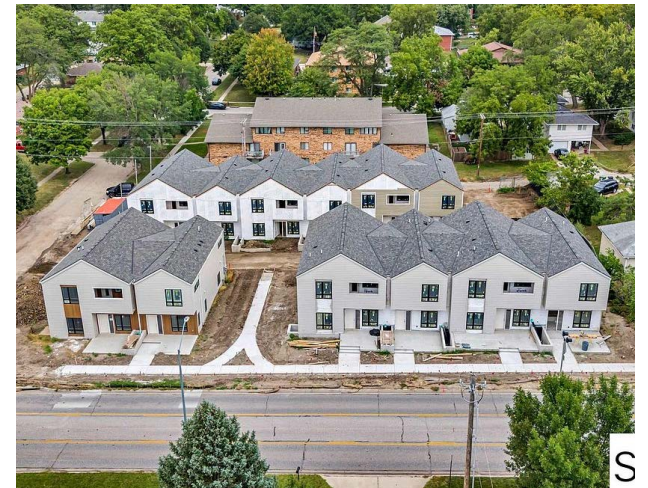
Completed TIF Collections

The collection on four projects were completed in 2025:

- » SSH Architecture
- » Yolande
- » 56th and I-80
- » Northbank/Inland Truck



Shops at Lincoln



Pioneer Row House



Pershing Block Phase I



26th and U Street



Union at Antelope Valley

Overview of Active TIF Projects

As of December 31, 2025, there were 133 active TIF projects in the City of Lincoln, 116 of which are collecting divided taxes. See the attached table for details on active projects, including approved TIF investment, private investment, total project costs, estimated value, and 2025 TIF district assessed value for each TIF district, as applicable.

TIF District	Resolution	Amendment	Year Divided Taxes Paid	Estimated Final Year of Collections	Project Name	Negotiated TIF	Private Investment	Total Estimated Project Costs	Projected Value	2025 County Assessor TIF District Value	Status
9906	A-86392		2012	2026	17th and Q/Credit Union	\$712,786	\$5,000,000	\$5,712,786	\$4,500,000	\$4,391,900	Active
9914	A-86133	A-86442	2013	2026	Block 38 (Larsen Bldg)	\$1,722,988	\$14,500,225	\$16,223,213	\$12,966,020	\$16,662,900	Active
9918	A-85913	A-86441	2013	2027	Haymarket Hotel Tool House	\$2,173,178	\$13,800,000	\$15,973,178	\$17,100,000	\$28,815,600	Active
9916	A-86271	A-86444	2013	2026	North Haymarket Arts and Humanities Phase II-Block 21	\$2,575,552	\$22,215,049	\$24,790,601	\$17,772,039	\$18,392,800	Active
9926	A-86972		2014	2028	Gateway Senior Living Phase 1	\$1,606,500	\$12,500,000	\$14,106,500	\$7,580,000	\$7,066,700	Active
9928	A-87003		2014	2028	Holdrege/Idylwyld	\$1,260,000	\$13,000,000	\$14,260,000	\$10,400,000	\$9,981,700	Active
9922	A-87257		2014	2028	Project Oscar	\$2,248,347	\$14,000,000	\$16,248,347	\$10,818,160	\$13,964,300	Active
9924	A-86237	A-86443/ 87104/ 93580	2014	2030	Telesis/Dairy House	\$651,000	\$5,960,000	\$6,611,000	\$3,670,000	\$3,758,700	Active
9920	A-86740		2014	2028	West Haymarket RRO TDP Phase One West Haymarket	\$1,063,600	\$51,000,000	\$52,063,600	\$16,000,000	\$29,986,700	Active
9940	A-87260		2015	2029	18th & Q Redevelopment	\$4,006,981	\$30,000,000	\$34,006,981	\$20,820,000	\$0	Active
9938	A-88158		2015	2029	Airport Entryway Corridor Project	\$2,500,000	\$0	\$2,500,000	\$0	\$79,585,600	Active

TIF District	Resolution	Amendment	Year Divided Taxes Paid	Estimated Final Year of Collections	Project Name	Negotiated TIF	Private Investment	Total Estimated Project Costs	Projected Value	2025 County Assessor TIF District Value	Status
9932	A-88369		2015	2030	Keichel Fine Arts-1208 & O	\$143,897	\$1,200,000	\$1,343,897	\$1,200,000	\$1,179,700	Active
9942	A-87073		2015	2029	Landmark Centre 3	\$2,100,000	\$16,625,000	\$18,725,000	\$12,000,000	\$19,315,800	Active
9934	A-88121		2015	2029	Piedmont Shopping Center	\$757,750	\$4,700,000	\$5,457,750	\$6,000,000	\$8,759,800	Active
9930	A-86740		2015	2029	West Haymarket TDP Phase Two (Hobson Hyatt Place)	\$1,063,600	\$51,000,000	\$52,063,600	\$16,000,000	\$30,873,900	Active
9936	A-86891	A-87354	2015	2029	Nebraska Innovation Campus Phase I	\$10,739,724	\$79,000,000	\$89,739,724	\$61,536,790	\$52,838,300	Active
9948	A-88800		2016	2031	23rd & O	\$450,000	\$3,749,500	\$4,199,500	\$3,200,000	\$4,553,500	Active
9950	A-85289	A-86925	2016	2026	Antelope Creek Village Ph II	\$482,600	\$3,800,000	\$4,282,600	\$2,648,000	\$3,522,400	Active
9952	A-88008		2016	2030	Block 68 Redevelopment	\$8,111,000	\$46,500,000	\$54,611,000	\$37,000,000	\$48,634,100	Active
9954	A-88145		2016	2030	Case, Case, and Case	\$175,000	\$1,200,000	\$1,375,000	\$1,160,000	\$2,186,700	Active
9946	A-88452		2016	2030	Elsey Housing 10th & Y- 1100 Y Street	\$1,688,076	\$10,405,800	\$12,093,876	\$8,000,000	\$17,766,800	Active
9944	A-88334		2016	2032	Speedway Sporting Village	\$4,403,138	\$25,404,520	\$29,807,658	\$16,500,000	\$18,539,700	Active
9964	A-88859		2017	2031	8N/Collegiate Housing (Baker Hardware)	\$2,600,000	\$19,500,000	\$22,100,000	\$41,900,000	\$43,054,100	Active
9956	A-88687		2017	2031	Ambassador/ President II	\$414,000	\$7,000,000	\$7,414,000	\$3,275,000	\$703,800	Active
9966	A-88416		2017	2031	PCE Phase 2	\$1,250,000	\$11,500,000	\$12,750,000	\$5,300,000	\$6,616,700	Active

TIF District	Resolution	Amendment	Year Divided Taxes Paid	Estimated Final Year of Collections	Project Name	Negotiated TIF	Private Investment	Total Estimated Project Costs	Projected Value	2025 County Assessor TIF District Value	Status
9960	A-88920		2017	2031	Robber's Cave-Blue Blood Brewery	\$130,000	\$1,165,000	\$1,295,000	\$725,000	\$1,204,900	Active
9958	A-88799		2017	2032	Swanson Russell	\$374,000	\$2,026,000	\$2,400,000	\$1,892,600	\$40,118,900	Active
9962	A-88699	A-90297	2017	2031	Aspen Heights	\$7,000,000	\$45,000,000	\$52,000,000	\$35,465,077	\$48,399,600	Active
9980	A-89853		2018	2031	48th & Holdrege	\$2,454,600	\$14,345,400	\$16,800,000	\$9,700,000	\$18,106,400	Active
9968	A-89520		2018	2033	Antelope Square I	\$825,000	\$4,575,000	\$5,400,000	\$4,833,000	\$2,556,700	Active
9978	A-89209		2018	2032	HUDL-TDP 2017A	\$6,000,000	\$30,000,000	\$36,000,000	\$26,928,000	\$29,620,500	Active
9976	A-88672		2018	2032	Schwarz Paper	\$533,354	\$4,200,000	\$4,733,354	\$3,600,000	\$7,235,000	Active
9974	A-89565		2018	2032	Telegraph District 333/401 Bldg Ph I	\$1,617,558	\$20,607,923	\$22,225,481	\$15,065,585	\$10,664,900	Active
9986	A-90436	A-91106	2019	2033	11th & P and Lincoln Commercial Club	\$1,583,357	\$10,121,003	\$11,704,360	\$11,017,318	\$9,501,500	Active
9988	A-90277		2019	2033	1222 P	\$470,000	\$4,000,000	\$4,470,000	\$2,919,000	\$4,464,900	Active
9994	A-90398		2019	2032	Lumberworks Liner Building	\$2,041,096	\$12,855,731	\$14,896,827	\$12,855,731	\$14,843,500	Active
9992	A-90380		2019	2033	Nebraska Innovation Campus SDL3	\$3,116,291	\$15,300,000	\$18,416,291	\$14,443,000	\$15,192,000	Active
9984	A-91086		2019	2033	Raymond Brothers	\$1,179,671	\$7,232,126	\$8,411,797	\$6,333,930	\$9,156,300	Active
9982	A-90726		2019	2033	Skate Zone	\$960,000	\$10,040,000	\$11,000,000	\$5,672,328	\$12,374,500	Active
9990	A-91004 & 92465		2019	2035	Telegraph District 1935 O St	\$8,907,652	\$62,000,000	\$70,907,652	\$57,363,333	\$2,951,800	Active
9998	A-89264	A-89435/ A-90343/ A-91599	2019	2032	Victory Park - VA Campus - VASH	\$8,270,000	\$41,000,000	\$49,270,000	\$7,470,000	\$1,971,000	Active
9403	A-90080	A-90928	2020	2034	48th & Leighton	\$4,350,000	\$35,000,000	\$39,350,000	\$24,365,000	\$41,894,800	Active
9402	A-89520		2020	2035	Antelope Square II	\$825,000	\$4,575,000	\$5,400,000	\$4,833,000	\$3,687,800	Active

TIF District	Resolution	Amendment	Year Divided Taxes Paid	Estimated Final Year of Collections	Project Name	Negotiated TIF	Private Investment	Total Estimated Project Costs	Projected Value	2025 County Assessor TIF District Value	Status
9404	A-91616		2020	2034	Containers on Vine	\$221,890	\$1,078,110	\$1,300,000	\$1,300,000	\$465,900	Active
9401	A-90977		2020	2034	Viet Hao 2353/65/73 O Street	\$128,200	\$1,716,100	\$1,844,300	\$1,033,800	\$1,340,300	Active
9400	A-91120		2020	2034	West O St Revitalization	\$13,394,590	\$0	\$13,394,590	\$0	\$183,393,300	Active
9411	A-91963		2021	2035	610/630/636 N 27th-Stone Elephant	\$120,000	\$1,500,000	\$1,620,000	\$1,063,600	\$1,320,400	Active
9412	A-92191		2021	2035	Antelope Tower A & B Bonds	\$2,000,000	\$11,500,000	\$13,500,000	\$9,318,000	\$15,585,600	Active
9414	A-92155		2021	2035	Central Hotel	\$385,000	\$1,715,000	\$2,100,000	\$3,237,760	\$2,406,100	Active
9413	A-92069		2021	2040	Greater Downtown Principal Corridors	\$32,142,970	\$0	\$32,142,970	\$0	\$333,940,800	Active
9409	A-91896		2021	2035	Huber Building	\$537,000	\$1,650,000	\$2,187,000	\$4,205,910	\$5,538,600	Active
9407	A-91288		2021	2035	Project Oscar 2.0 (O Street & Canopy Street)	\$2,805,000	\$16,000,000	\$18,805,000	\$16,000,000	\$13,467,200	Active
9415	A-91004		2021	2035	Telegraph Flats Common-Condo A	\$2,720,955	\$19,999,538	\$22,720,493	\$21,079,883	\$18,939,400	Active
9405	A-91004		2021	2035	Telegraph Lofts East	\$3,093,983	\$20,431,057	\$23,525,040	\$21,620,202	\$22,727,400	Active
9406	A-91598		2021	2036	Victory Park CBOC	\$3,500,000	\$41,000,000	\$44,500,000	\$19,800,000	\$29,565,800	Active
9410	A-90986		2021	2036	West O Sports Facility-Lincoln Sports Facility	\$1,300,000	\$10,400,000	\$11,700,000	\$4,862,382	\$7,308,300	Active
9408	A-91541		2021	2035	Willys Knight Lofts	\$252,000	\$2,500,000	\$2,752,000	\$1,845,242	\$2,825,900	Active
9420	A-92675		2022	2036	1645 Washington	\$59,485	\$500,000	\$559,485	\$299,000	\$214,100	Active
9419	A-91600		2022	2035	9th & O	\$3,130,000	\$28,000,000	\$31,130,000	\$16,500,000	\$15,732,500	Active

TIF District	Resolution	Amendment	Year Divided Taxes Paid	Estimated Final Year of Collections	Project Name	Negotiated TIF	Private Investment	Total Estimated Project Costs	Projected Value	2025 County Assessor TIF District Value	Status
9417	A-91863		2022	2036	Campus Hotel -NE Innovation	\$5,600,000	\$35,000,000	\$40,600,000	\$26,500,000	\$22,162,400	Active
9423	A-91602	A-91986, A-95179	2022	2035	Canopy Park Redevelopment	\$7,089,305	\$46,130,157	\$53,219,462	\$46,257,023	\$49,656,300	Active
9421	A-91909		2022	2036	Cotner & P Street	\$3,900,000	\$28,000,000	\$31,900,000	\$18,000,000	\$30,020,800	Active
9418	A-91462	A-92988	2022	2036	Lied Place	\$5,716,000	\$30,000,000	\$35,716,000	\$26,279,640	\$32,121,300	Active
9422	A-92809		2022	2036	Meadowlane Shopping Center	\$312,170	\$1,055,447	\$1,367,617	\$6,135,219	\$7,032,700	Active
9416	A-92552		2022	2041	South of Downtown Redevelopment Plan	\$6,400,000	\$0	\$6,400,000	\$0	\$237,107,700	Active
9424	A-92244		2023	2036	2236 R Street	\$180,000	\$1,920,000	\$2,100,000	\$1,004,000	\$1,374,600	Active
9427	A-92857		2023	2042	25th & Vine	\$906,229	\$4,000,000	\$4,906,229	\$3,924,000	\$5,015,300	Active
9429	A-92045 / 0758 7 / 97734		2023	2037	Campion Housing	\$5,500,000	\$42,000,000	\$47,500,000	\$29,293,529	\$42,628,200	Active
9425	A-92605	EO 99404	2023	2037	LES Building (1040 O)	\$891,686	\$5,700,000	\$6,591,686	\$79,000,000	\$9,843,200	Active
9426	A-92510		2023	2037	Terminal Building	\$3,900,000	\$11,956,000	\$15,856,000	\$22,340,006	\$21,447,500	Active
9428	A-93012		2023	2042	Wyuka/Gatehouse Row	\$2,000,000	\$18,100,000	\$20,100,000	\$6,350,000	\$7,835,100	Active
9433	A-92811/ A-94485		2024	2043	2 Landmark Centre	\$3,500,000	\$20,000,000	\$23,500,000	\$17,000,000	\$20,414,600	Active
9441	A-93191		2024	2043	23rd & Y Street aka The Corridor LLC	\$955,500	\$4,000,000	\$4,955,500	\$3,924,000	\$5,086,800	Active
9432	A-93139		2024	2043	Antelope Square Apartments	\$5,500,000	\$28,000,000	\$33,500,000	\$23,500,000	\$31,031,200	Active
9443	A-93048		2024	2038	Atrium	\$3,651,017	\$19,849,000	\$23,500,017	\$17,482,303	\$5,664,100	Active
9431	A-93195		2024	2038	Central Lumber	\$2,500,000	\$12,000,000	\$14,500,000	\$14,250,000	\$9,597,500	Active

TIF District	Resolution	Amendment	Year Divided Taxes Paid	Estimated Final Year of Collections	Project Name	Negotiated TIF	Private Investment	Total Estimated Project Costs	Projected Value	2025 County Assessor TIF District Value	Status
9435	A-93402		2024	2044	Cotswold Building (Woollam)	\$3,304,792	\$16,923,097	\$20,227,889	\$18,603,711	\$5,646,300	Active
9438	A-92128		2024	2043	Hepburn Square	\$192,000	\$1,200,000	\$1,392,000	\$1,029,700	\$1,319,800	Active
9437	A-93401		2024	2038	Instinct aka MI Industries Phase 1	\$3,607,264	\$90,000,000	\$93,607,264	\$20,000,000	\$14,213,200	Active
9430	A-93899		2024	2038	Pedestrian Crossing & Van Dorn Park Enhancement Project	\$77,316	\$0	\$77,316	\$0	\$1,286,500	Active
9436	A-92656		2024	2038	Revolution Wraps	\$426,000	\$3,000,000	\$3,426,000	\$2,214,430	\$3,604,100	Active
9434	A-92855		2024	2043	Sharp Building	\$1,376,894	\$9,422,196	\$10,799,090	\$8,774,085	\$3,690,000	Active
9442	A-92947		2024	2042	Sky Park	\$1,331,676	\$13,350,000	\$14,681,676	\$10,680,000	\$9,905,300	Active
9439	A-93228	EO 99935	2024	2038	Tabitha	\$3,291,750	\$22,000,000	\$25,291,750	\$16,155,000	\$18,020,100	Active
9440	A-91004		2024	2038	Telegraph Lofts West	\$2,719,058	\$18,117,542	\$20,836,600	\$19,058,168	\$13,420,800	Active
9444	A-93154		2024	2042	Trabert Hall (Centerpointe South Street Project)	\$575,000	\$17,600,000	\$18,175,000	\$2,650,000	\$5,249,100	Active
9446	A-94001		2025	2044	27th & Starr	\$446,000	\$2,600,000	\$3,046,000	\$2,400,000	\$2,455,700	Active
9449	A-93744		2025	2044	300 S 16th St	\$308,164	\$979,836	\$1,288,000	\$1,900,000	\$1,024,900	Active
9445	A-93692		2025	2039	Coyote/Finke	\$240,000	\$4,000,000	\$4,240,000	\$17,250,000	\$2,365,900	Active
9447	A-94195		2025	2041	Epworth Church	\$385,240	\$2,500,000	\$2,885,240	\$2,250,000	\$429,900	Active
9451	A-93790		2025	2039	Foxtail/Sofo Housing Phase 1A	\$1,940,000	\$26,060,000	\$28,000,000	\$10,480,000	\$9,441,200	Active
9452	A-94655		2025	2044	Historic Hawley Rehab Project	\$8,892,479	\$0	\$8,892,479	\$0	\$66,023,900	Active
9448	A-94111		2025	2044	North Haymarket Arts and Humanities Phase III	\$3,043,004	\$28,000,000	\$31,043,004	\$18,000,000	\$14,828,500	Active

TIF District	Resolution	Amendment	Year Divided Taxes Paid	Estimated Final Year of Collections	Project Name	Negotiated TIF	Private Investment	Total Estimated Project Costs	Projected Value	2025 County Assessor TIF District Value	Status
9450	A-93580		2025	2039	Telesis/Dairy House Phase 2	\$315,000	\$2,685,000	\$3,000,000	\$1,761,600	\$954,800	Active
9457	A-93920		2026	2045	18th & K Street (Union at Antelope Valley)	\$3,400,00	\$50,860,000	\$54,260,000	\$16,737,338	\$27,947,700	Active
9456	A-94444/ A-98790		2026	2045	23 Net Zero Live-Work (335 N 23rd)	\$9,612,000	\$50,050,000	\$59,662,000	\$41,503,638	\$1,078,200	Active
9455	A-94791		2026	2045	26th & U	\$357,706	\$1,962,294	\$2,320,000	\$2,320,000	\$683,600	Active
9459	A-93790	A-95280	2026	2040	Foxtail/Sofo Housing Phase 1B	\$9,100,000	\$9,750,000	\$3,500,000	\$3,500,000	\$2,819,300	Active
9460	A-93790	A-95280	2026	2040	Foxtail/Sofo Housing Phase 1C	\$4,400,000	\$5,670,000	\$6,825,000	\$6,825,000	\$1,487,200	Active
9454	A-93746		2026	2045	Pershing Block Phase 1	\$2,327,452	\$16,672,548	\$19,000,000	\$7,000,000	\$1,213,000	Active
9453	A-94689	EO 100687	2026	2045	Pioneer Mixed-Income Row Houses	\$610,000	\$6,200,000	\$6,810,000	\$3,500,000	\$2,466,000	Active
9458	A-94604		2026	2045	Shops at Lincoln	\$4,459,848	\$36,000,000	\$40,400,000	\$28,920,738	\$10,816,600	Active
No District	A-93790	A-95280			Foxtail/Sofo Housing Phase 1C2	\$4,400,000	\$5,670,000	\$6,825,000	\$6,825,000	\$1,487,200	Active
No District	A-93721				1030 O Street	\$3,750,000	\$15,750,000	\$19,500,000	\$18,903,600	\$0	Active
No District	A-95575				18N	\$4,943,379	\$20,556,621	\$25,500,000	\$21,090,377	\$0	Active
No District	A-93516	EO 100048			48th & Aylesworth	\$16,815,000	\$20,000,000	\$15,262,240	\$15,262,240	\$0	Active
No District	A-94702				48th & Madison Avenue	\$2,292,163	\$9,924,557	\$12,216,720	\$9,247,525	\$0	Active

TIF District	Resolution	Amendment	Year Divided Taxes Paid	Estimated Final Year of Collections	Project Name	Negotiated TIF	Private Investment	Total Estimated Project Costs	Projected Value	2025 County Assessor TIF District Value	Status
No District	A-93518/ A-97457/ A-99140	EO 99301			Bishop Heights	\$6,540,311	\$48,750,000	\$55,290,311	\$74,653,416	\$0	Active
No District	A-94814				Center Terrace Redevelopment	\$2,479,000	\$36,521,000	\$39,000,000	\$11,270,355	\$0	Active
No District	A-94920				Central at South Haymarket	\$5,594,000	\$41,706,000	\$47,300,000	\$27,019,425	\$0	Active
No District	A-94803				Constellation Studios	\$230,000	\$1,309,500	\$1,539,500	\$1,586,500	\$0	Active
No District	A-93790	A-95280			Foxtail/Sofo Housing Phase 1D1	\$7,820,000	\$9,550,000	\$927,500	\$9,275,000	\$0	Active
No District	A-93790	A-95280			Foxtail/Sofo Housing Phase 1D2	\$7,820,000	\$9,550,000	\$927,500	\$9,275,000	\$0	Active
No District	A-93677				Gold's Tower	\$4,200,000	\$17,800,000	\$22,000,000	\$17,365,000	\$0	Active
No District	A-94387				Kinney Industrial District Project	\$4,600,000	\$23,400,000	\$28,000,000	\$26,000,000	\$0	Active
No District	A-93848				Lincoln Bold	\$24,150,000	\$90,850,000	\$115,000,000	\$105,000,000	\$0	Active
No District	A-93774				Lincoln Logistics	\$13,493,000	\$59,000,000	\$72,493,000	\$59,145,600	\$0	Active
No District	A-94567				LONM	\$436,625	\$6,000,000	\$6,400,000	\$3,759,800	\$0	Active
No District	A-94003				NW 48th & Holdrege aka Woodside Village	\$9,612,000	\$36,388,000	\$46,000,000	\$41,503,638	\$0	Active