



LINCOLN
Urban Development

May 1, 2024

RE: 2023 Tax Increment Financing Report for the City of Lincoln

Dear Lincoln/Lancaster County Taxing Jurisdiction Member:

In March of 2018, Governor Ricketts signed into law an amendment to the Nebraska Community Development Law (Neb. Rev. Stat. 18-2101 et. seq.), which governs municipal tax increment financing (“TIF”). Neb. Rev. Stat 18-2117.02 now requires redevelopment authorities to make an annual report regarding TIF projects on or before May 1 of each year.

You are receiving this report because of your position as an official of a political subdivision for which taxes are being divided. The governing bodies receiving this report include:

- Lincoln/Lancaster County Board of Commissioners
- Lincoln Public Schools
- Education Service Unit #18
- University of Nebraska – Lincoln
- Southeast Community College
- Lower Platte South Natural Resource District
- Lancaster County Assessor

For further information about TIF and how it is used in the City of Lincoln, please contact Peter Hind, Director of Urban Development, at 402-441-7126 or urbandev@lincoln.ne.gov.

Sincerely,

Peter Hind
Director
Urban Development



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2023 Annual TIF Report

Prepared by City of Lincoln,
Urban Development Department
May 1, 2024



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***. 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 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.

Four Phases

To successfully comply with Nebraska Community Development Law and City process, both Core and Outer Area 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 acknowledgement 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.

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 submitted notices to divide. For additional information, please review a [similar report completed by the Nebraska Department of Revenue](#).

2023 TIF Activity

Blight and Substandard Designation: City Council adopted three new blighted and substandard areas in 2023: Industrial Avenue Redevelopment Area; 56th, 70th, and Fletcher Redevelopment Area; and, College View Redevelopment Area. The Kinney Industrial District Redevelopment Project is located in the Industrial Avenue Redevelopment Area; all other 2023 proposed redevelopment projects were in areas already designated as blighted and substandard. Within Lincoln’s city limits, approximately 7.36% 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: In 2023, nine redevelopment agreements were approved.

- Lincoln Logistics
- Foxtail Meadows Phase I
- Lincoln Bold
- Union at Antelope Valley
- 27th and Starr
- NW 48th and Holdrege
- North Haymarket Arts and Humanities Center Phase III
- Epworth Church
- Kinney Industrial District

2023 Notices to Divide: In 2023, 15 Notices to Divide were processed.

- Cotswold Building
- Sharp Building
- 2 Landmark Centre
- Central Lumber
- Antelope Square Apartments
- Revolution Wraps
- Instinct
- 23rd and Y
- Sky Park Apartments
- CenterPointe South Street
- Pedestrian Crossing and Van Dorn Park Enhancement
- Atrium

- Hepburn Square
- Tabitha
- Telegraph Lofts West

Completed TIF Collections

The collection on five projects were completed in 2023: Turbine Flats, Sawmill Building, Rosewood Hotel, Perot Systems, and Lincoln Flats/Bank of the West.

Overview of Active TIF Projects

As of December 31, 2023, there were 111 active TIF projects in the City of Lincoln, 95 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 2023 TIF district assessed value for each TIF district, as applicable.

TIF District	Resolution & Amendment Numbers	Year Divided	Final Year of Collections	Project Name	Negotiated TIF	Private Investment	Total Estimated Project Costs	Projected Value	2023 County Assessor TIF District Value
9993	A-85115, A-86686	2009	2024	Block 85 (Color Court/Peanut Butter Factory)	\$ 931,996	\$ 6,500,000	\$ 7,431,996	\$ 5,200,000	\$ 6,358,400
9999	A-85326	2009	2024	Shoemakers Travel Plaza	\$ 950,000	\$ 7,150,000	\$ 8,100,000	\$ 7,000,000	\$ 4,849,900
9900	A-85288	2009	2024	AV Parkway Plaza - Phase I (Assurity)	\$ 7,200,000	\$ 49,867,314	\$ 57,067,314	\$ 44,800,000	\$ 39,403,400
9910 & 9950	A-85289, A-86925	2012, 2015	2027, 2030	Antelope Creek Village	\$ 482,600	\$ 3,800,000	\$ 4,282,600	\$ 2,648,000	\$ 4,152,300
9904	A-85287	2009	2024	Creekside Village	\$ 775,000	\$ 7,725,000	\$ 8,500,000	\$ 3,982,019	\$ 14,176,400
9918	A-85913 A-86441	2012	2024	Haymarket Hotel Tool House	\$ 2,173,178	\$ 13,800,000	\$ 15,973,178	\$ 17,100,000	\$ 26,101,500
9914	A-86133 A-86442	2012	2027	Block 38 (Larsen Bldg)	\$ 1,722,988	\$ 14,500,225	\$ 16,223,213	\$ 12,966,020	\$ 17,390,300
9924	A-86237, A-86443, A-87104	2013	2028	Telesis/Dairy House	\$ 651,000	\$ 5,960,000	\$ 6,611,000	\$ 3,670,000	\$ 3,256,300
9916	A-86271, A-86444	2012	2028	North Haymarket Arts and Humanities Phase II	\$ 2,575,552	\$ 22,215,049	\$ 24,790,601	\$ 17,772,039	\$ 18,283,400
9912	A-86276	2012	2027	World's Foremost Bank	\$ 852,000	\$ 6,379,573	\$ 7,231,573	\$ 9,250,000	\$ 12,846,600
9906	A-86392	2011	2026	17th and Q/Credit Union	\$ 712,786	\$ 5,000,000	\$ 5,712,786	\$ 4,500,000	\$ 5,998,700
9908	A-86597	2012, 2016	2027, 2031	Yolande Avenue	\$ 170,000	\$ 2,000,000	\$ 2,170,000	\$	\$ 28,255,200
9920 & 9930	A-86740	2013	2028	West Haymarket RRO TOP Phase 1 & 2	\$ 7,385,000	\$ 51,000,000	\$ 58,385,000	\$ 16,000,000	\$ 57,829,900
9936	A-86891, A-87354	2014, 2017	2029, 2032	Nebraska Innovation Campus - Phase I	\$ 10,739,724	\$ 79,000,000	\$ 89,739,724	\$ 61,536,790	\$ 53,874,200
9926	A-86972	2013	2028	Gateway Senior Living Phase 1	\$ 1,606,500	\$ 12,500,000	\$ 14,106,500	\$ 7,580,000	\$ 25,426,500
9928	A-87003	2013	2028	Holdrege/Idylwyld	\$ 1,260,000	\$ 13,000,000	\$ 14,260,000	\$ 10,400,000	\$ 13,740,800
9942	A-87073	2014	2029	Landmark Centre 3	\$ 2,100,000	\$ 16,625,000	\$ 18,725,000	\$ 12,000,000	\$ 18,490,800
9922	A-87257	2013	2028	Project Oscar	\$ 2,248,347	\$ 14,000,000	\$ 16,248,347	\$ 10,818,160	\$ 14,281,600
9940	A-87260	2014	2029	18th & Q Redevelopment	\$ 4,006,981	\$ 30,000,000	\$ 34,006,981	\$ 20,820,000	\$ 35,607,200
9952	A-88008	2015	2030	Block 68 Redevelopment	\$ 8,111,000	\$ 46,500,000	\$ 54,611,000	\$ 37,000,000	\$ 50,063,800
9934	A-88121	2014	2029	Piedmont Shopping Center	\$ 757,750	\$ 4,700,000	\$ 5,457,750	\$ 6,000,000	\$ 8,209,100
9954	A-88145	2015	2030	Case, Case, and Case	\$ 175,000	\$ 1,200,000	\$ 1,375,000	\$ 1,160,000	\$ 1,403,500
9938	A-88158	2014	2029	Airport Entryway Corridor Project	\$ 2,500,000	\$ 6,800,000	\$ 9,300,000	\$	\$ 71,649,800
9944	A-88334	2015	2029	Speedway Sport Village	\$ 4,403,138	\$ 25,404,520	\$ 29,807,658	\$ 16,500,000	\$ 18,161,300
9932	A-88369	2014	2027	Keichel Fine Arts	\$ 143,897	\$ 1,200,000	\$ 1,343,897	\$ 1,200,000	\$ 965,700
9966	A-88416	2016	2030	PCE Phase 2	\$ 1,250,000	\$ 11,500,000	\$ 12,750,000	\$ 5,300,000	\$ 5,697,700
9946	A-88452	2015	2030	Elsley Housing	\$ 1,688,076	\$ 10,405,800	\$ 12,093,876	\$ 8,000,000	\$ 16,486,600
9976	A-88672	2017	2031	Schwarz Paper	\$ 533,354	\$ 4,200,000	\$ 4,733,354	\$ 3,600,000	\$ 6,702,800
9956	A-88687	2016	2031	Ambassador/President II	\$ 414,000	\$ 7,000,000	\$ 7,414,000	\$ 3,275,000	\$ 4,525,300
9962	A-88699, A-90297	2016, 2017	2031	Aspen Heights	\$ 7,000,000	\$ 45,000,000	\$ 52,000,000	\$ 35,465,077	\$ 51,386,800
9958	A-88799	2016	2031	Swanson Russell	\$ 374,000	\$ 2,026,000	\$ 2,400,000	\$ 1,892,600	\$ 3,853,300
9948	A-88800	2015	2030	23rd & O	\$ 450,000	\$ 3,749,500	\$ 4,199,500	\$ 3,200,000	\$ 4,291,800
9964	A-88859	2016	2031	8N Collegiate	\$ 2,600,000	\$ 19,500,000	\$ 22,100,000	N/A	\$ 44,716,200
9960	A-88920	2016	2031	Robber's Cave	\$ 130,000	\$ 1,165,000	\$ 1,295,000	\$ 725,000	\$ 1,131,200
9978	A-89209	2017	2032	HUDL	\$ 6,000,000	\$ 30,000,000	\$ 36,000,000	\$ 26,928,000	\$ 29,934,600
9998	A-89264, A-90343, A-91599	2018	2033	Victory Park - VA Campus Redevelopment	\$ 8,270,000	\$ 41,000,000	\$ 49,270,000	\$ 7,470,000	\$ 4,895,600
9406	A-89264, A-89435, A-90343, A-91599	2020	2035	Victory Park - Community Based Outpatient Clinic					\$ 28,078,000
9968 & 9402	A-89520	2017, 2019	2034	Antelope Square (Phases I & II)	\$ 825,000	\$ 4,575,000	\$ 5,400,000	\$ 4,833,000	\$ 5,666,100
9972	A-89522	2017	2032	Kevin Hittle	\$ 110,000	\$ 1,090,000	\$ 1,200,000	\$ 1,200,000	\$ 1,401,500
9974	A-89565	2017	2032	Telegraph District 333/401 Bldgs	\$ 1,617,558	\$ 20,607,923	\$ 22,225,481	\$ 15,065,585	\$ 10,913,900
9980	A-89853	2017	2032	48th & Holdrege	\$ 2,454,600	\$ 14,345,400	\$ 16,800,000	\$ 9,700,000	\$ 14,437,800
9403	A-90080, A-90928	2019	2034	48th & Leighton	\$ 4,350,000	\$ 35,000,000	\$ 39,350,000	\$ 24,365,000	\$ 30,747,900
9988	A-90277	2018	2033	1222 P	\$ 470,000	\$ 4,000,000	\$ 4,470,000	\$ 2,919,000	\$ 3,973,500
9992	A-90380	2018	2033	Nebraska Innovation Campus - Phase II	\$ 3,116,291	\$ 15,300,000	\$ 18,416,291	\$ 14,443,000	\$ 13,227,300
9994	A-90398	2018	2033	Lumberworks Limer Building	\$ 2,041,096	\$ 12,855,731	\$ 14,896,827	\$ 12,855,731	\$ 11,526,800
9986	A-90436, A-91106	2018	2033	11th & P and Lincoln Commercial Club	\$ 1,583,357	\$ 10,121,003	\$ 11,704,360	\$ 11,017,318	\$ 9,263,800
9996	A-90458	2018	2033	Nature's Variety	\$ 275,000	\$ 3,000,000	\$ 3,275,000	\$ 1,618,761	\$ 2,983,100
9982	A-90726	2018	2033	Skate Zone	\$ 960,000	\$ 10,040,000	\$ 11,000,000	\$ 5,672,328	\$ 2,223,000
9401	A-90977	2019	2034	Viet Hao 2353/2365/2373 O Street	\$ 128,200	\$ 1,716,100	\$ 1,844,300	\$ 1,033,800	\$ 1,218,300
9410	A-90986	2020	2035	West O Sports Facility	\$ 1,300,000	\$ 10,400,000	\$ 11,700,000	\$ 4,862,382	\$ 7,308,300
9990	A-91004	2018	2033	Telegraph District 1935 O Street	\$ 8,907,652	\$ 62,000,000	\$ 70,907,652	\$ 57,363,333	\$ 2,650,700
9415	A-91004	2020	2035	Telegraph Flats Common - Condo A					\$ 17,912,200
9405	A-91004	2020	2035	Telegraph Lofts East					\$ 20,253,300
	A-91004	2023		Telegraph Lofts West					\$ 11,300,900

TIF District	Resolution & Amendment Numbers	Year Divided	Final Year of Collections	Project Name	Negotiated TIF	Private Investment	Total Estimated Project Costs	Projected Value	2023 County Assessor TIF District Value
9384	A-91086	2018	2033	Raymond Brothers	\$ 1,179,671	\$ 7,232,126	\$ 8,411,797	\$ 6,333,930	\$ 8,556,700
9400	A-91120	2019	2034	West O St Revitalization					\$ 172,957,200
9407	A-91288	2020	2035	Project Oscar 2.0	\$ 2,805,000	\$ 16,000,000	\$ 18,805,000	\$ 16,000,000	\$ 13,777,300
9418	A-91462	2021	2036	Lied Place	\$ 5,000,000	\$ 30,000,000	\$ 35,000,000	\$ 26,279,640	\$ 28,893,700
9408	A-91541	2020	2035	Willys Knight Lofts	\$ 252,000	\$ 2,500,000	\$ 2,752,000	\$ 1,845,242	\$ 2,711,600
9419	A-91600	2020	2036	9th & O	\$ 3,130,000	\$ 28,000,000	\$ 31,130,000	\$ 16,500,000	\$ 15,739,300
9423	A-91602, A-91986	2021	2036	Canopy Park	\$ 7,089,305	\$ 46,130,157	\$ 53,219,462	\$ 46,257,023	\$ 36,928,600
9404	A-91616	2019	2034	Containers on Vine	\$ 221,890	\$ 1,078,110	\$ 1,300,000	\$ 1,300,000	\$ 530,700
9417	A-91863	2021	2036	Campus Hotel	\$ 5,600,000	\$ 35,000,000	\$ 40,600,000	\$ 26,500,000	\$ 21,949,500
9409	A-91896	2020	2035	Huber Building	\$ 537,000	\$ 1,650,000	\$ 2,187,000	\$ 4,205,910	\$ 5,113,200
9421	A-91909	2021	2036	Corner & P Street	\$ 3,900,000	\$ 28,000,000	\$ 31,900,000	\$ 18,000,000	\$ 31,086,700
9411	A-91963	2020	2035	Oriental Market/Stone Elephant -	\$ 120,000	\$ 1,500,000	\$ 1,500,000	\$ 1,063,600	\$ 1,266,000
9429	A-92045	2022	2037	Campion Housing	\$ 5,500,000	\$ 42,000,000	\$ 47,500,000	\$ 29,293,529	\$ 44,371,700
9413	A-92069	2020	2035	Greater Downtown Principal Corridors					\$ 270,609,900
9436	A-92128	2022	2042	Hepburn Square	\$ 192,000	\$ 1,200,000	\$ 1,392,000	\$ 1,029,700	\$ 559,500
9414	A-92155	2020	2035	Central Hotel	\$ 385,000	\$ 1,715,000	\$ 2,100,000	\$ 3,237,760	\$ 2,154,800
9412	A-92191	2020	2040	Antelope Tower	\$ 2,000,000	\$ 11,500,000	\$ 13,500,000	\$ 671,400	\$ 15,944,300
9424	A-92244	2022	2037	2236 R Street	\$ 180,000	\$ 1,920,000	\$ 2,100,000	\$ 1,004,000	\$ 1,249,300
9426	A-92510	2022	2037	Terminal Building	\$ 3,900,000	\$ 11,956,000	\$ 15,856,000	\$ 22,340,006	\$ 2,134,200
9416	A-92552	2021	2041	South of Downtown Redevelopment Plan					\$ 214,683,400
9425	A-92605	2022	2042	LES Building	\$ 891,686	\$ 5,700,000	\$ 6,591,686	\$ 79,000,000	\$ 8,182,200
9436	A-92656	2022	2037	Revolution Wraps	\$ 426,000	\$ 3,000,000	\$ 3,426,000	\$ 2,214,430	\$ 766,600
9420	A-92675	2021	2036	1645 Washington	\$ 59,485	\$ 500,000	\$ 559,485	\$ 299,000	\$ 239,200
	A-92691	Taxes Not Divided		Block 65	\$ 14,131,543	\$ 71,000,000	\$ 85,131,543	\$ 55,000,000	
9422	A-92809	2021	2036	Meadowlane Shopping Center	\$ 312,170	\$ 1,055,447	\$ 1,367,617	\$ 6,135,617	\$ 7,153,000
9433	A-92811	2023	2043	2 Landmark Centre	\$ 3,500,000	\$ 20,000,000	\$ 23,500,000	\$ 17,000,000	\$ 11,302,600
9434	A-92855	2023	2043	Sharp Building	\$ 1,376,894	\$ 9,422,196	\$ 10,799,090	\$ 8,774,085	\$ 3,690,000
9427	A-92857	2022	2042	25 th & Vine	\$ 906,229	\$ 4,000,000	\$ 4,906,229	\$ 3,924,000	\$ 5,597,900
9442	A-92947	2023	2043	Sky Park	\$ 1,331,676	\$ 13,350,000	\$ 14,681,676	\$ 10,680,000	\$ 9,318,200
9428	A-93012	2022	2042	Wyuka/Gatehouse Row	\$ 2,000,000	\$ 18,100,000	\$ 20,100,000	\$ 6,350,000	\$ 6,294,800
9443	A-93048	2022	2042	The Atrium	\$ 3,651,017	\$ 19,849,000	\$ 23,500,017	\$ 17,482,303	\$ 5,061,700
9432	A-93139	2023	2043	Antelope Square Apartments	\$ 5,500,000	\$ 28,000,000	\$ 33,500,000	\$ 23,500,000	\$ 3,576,300
9444	A-93154	2023	2043	Centerpointe South Street (Trabert Hall)	\$ 575,000	\$ 17,600,000	\$ 18,175,000	\$ 2,650,000	\$ 4,080,700
9441	A-93191	2023	2043	23 rd & Y Street aka The Corridor LLC	\$ 955,500	\$ 4,000,000	\$ 4,955,500	\$ 3,924,000	\$ 1,985,200
9431	A-93195	2023	2038	Central Lumber	\$ 2,500,000	\$ 12,000,000	\$ 14,500,000	\$ 14,250,000	\$ 4,575,400
9439	A-93228	2023	2038	Tabitha	\$ 3,291,750	\$ 22,000,000	\$ 25,291,750	\$ 16,155,000	\$ 3,731,500
9437	A-93401	2023	2038	Instinct aka MI Industries Phase 1	\$ 3,607,264	\$ 90,000,000	\$ 93,607,264	\$ 20,000,000	\$ 6,757,900
9435	A-93402	2023	2043	Caswood Building	\$ 3,304,792	\$ 16,923,097	\$ 20,227,889	\$ 18,603,711	\$ 2,943,400
	A-93516	Taxes Not Divided		48 th & Avlesworth	\$ 3,185,000	\$ 21,000,000	\$ 24,185,000	\$ 15,262,240	
	A-93518	Taxes Not Divided		Bishop Heights	\$ 6,540,311	\$ 48,750,000	\$ 55,290,311	\$ 39,000,000	
	A-93677	Taxes Not Divided		Gold's Tower	\$ 4,200,000	\$ 22,000,000	\$ 26,200,000	\$ 17,365,000	
	A-93692	Taxes Not Divided		Coyote/Finke	\$ 240,000	\$ 4,000,000	\$ 4,240,000	\$ 1,385,100	
	A-93721	Taxes Not Divided		1030 O Street	\$ 3,750,000	\$ 15,750,000	\$ 19,500,000	\$ 13,000,000	
	A-93744	Taxes Not Divided		300 S 16 th St.	\$ 308,164	\$ 1,288,000	\$ 1,596,164	\$ 1,900,000	
	A-93746	Taxes Not Divided		Pershing Block - Phase I	\$ 2,327,452	\$ 8,116,700	\$ 10,444,152	\$ 7,000,000	
	A-93774	Taxes Not Divided	2038	Lincoln Logistics	\$ 13,493,000	\$ 59,000,000	\$ 72,493,000	\$ 59,145,600	
	A-93970	Taxes Not Divided		Foxtail/Sofo Housing	\$ 1,940,000	\$ 52,970,000	\$ 54,910,000	\$ 30,080,000	
	A-93848	Taxes Not Divided		Lincoln Bold	\$ 24,150,000	\$ 90,850,000	\$ 115,000,000	\$ 105,000,000	
9430	A-93899	2022	2037	Pedestrian Crossing and Van Dorn Park Enhancement				\$ 871,700	\$ 1,116,900
	A-93920	Taxes Not Divided		Union at Antelope Valley	\$ 3,400,000	\$ 50,860,000	\$ 54,260,000	\$ 16,737,338	
	A-94001	Taxes Not Divided		27th and Starr	\$ 446,658	\$ 2,600,000	\$ 54,260,000	\$ 16,737,338	
	A-94003	Taxes Not Divided		NW 48th and Holdrege	\$ 1,460,000	\$ 50,050,000	\$ 51,510,000	\$ 41,503,638	
	A-94111	Taxes Not Divided		North Haymarket Arts and Humanities Phase III	\$ 3,043,004	\$ 31,000,000	\$ 34,043,004	\$ 18,000,000	
	A-94195	Taxes Not Divided		Epworth Church	\$ 385,240	\$ 2,000,000	\$ 2,385,240	\$ 2,500,000	
	A-94387	Taxes Not Divided		Kinney Industrial District	\$ 4,600,000	\$ 23,400,000	\$ 25,000,000	\$ 26,000,000	