

AGENDA
VALLEY CITY COUNCIL
Tuesday, April 15, 2025
City Hall
203 North Spruce
Valley, NE 68064
7:00 PM

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PLEDGE OF ALLEGIANCE**
4. **PROOF OF PUBLICATION**
5. **VISITORS & CORRESPONDENCE**

Anyone desiring to speak on any item or issue not on the agenda or any item on the agenda that does not include a public hearing may do so; but shall be limited to three (3) minutes. Persons should identify themselves by name and address. Persons speaking should not expect the Council to engage in back-and-forth dialogue regarding their comments. Unless an agenda item includes a public hearing, no person may speak during the business portion of the meeting; provided, however, persons speaking during a public hearing are limited to between five (5) and twenty (20) minutes. The public is advised that a copy of the Open Meetings Act is located on the north wall of the Council Chamber, and one copy of all reproducible written material to be discussed at this meeting is available for examination or copying.

6. **APPROVAL OF AGENDA**
7. **TREASURER audit status**
8. **BUILDING AND ZONING**
9. **DISCUSSION ITEMS**
 - **Current TIF Projects**
 - **Potential amendments to the Comprehensive Development Plan**
10. **CITY ADMINISTRATOR**
11. **CITY ENGINEER**
 - 11.A. **Water Treatment Plant Expansion - Eriksen Construction**

The City Council reserves the right to enter into an executive session at any time during the meeting, in accordance with the Nebraska Open Meetings Act, even though the closed session may not be indicated on the agenda.

It is the intention of the City Council to take up the items on the agenda in sequential order. However, the City Council reserves the right to take up matters in a different order to accommodate the schedules of the City Council members, persons having items on the agenda, and the public.

11.A.1. **Resolution No. 2025-11** consideration and action to approve Contractor's Application for Payment No. 3 in the amount of \$292,801.50 to Eriksen Construction

11.B. Valley Lakes Business Park - NL&L Concrete

11.B.1. Consideration and action to approve Change Order No. 1 for an adjustment to contract time

11.C. Other / Miscellaneous

- Val-haven (Southwest No. 2) and Ginger Woods No. 2 Lift Station Improvements
- Ginger Cove Bridge Repainting
- Valley Landing - sanitary sewer, water main, and storm sewer improvements
- FY2025 Street Projects - bid May 1st

12. **CITY ATTORNEY**

13. **Consideration of Proceeding in Closed Session: closed session is necessary for the protection of the public interest and pertains to threatened litigation and related matters**

14. **MAYOR'S REPORT**

15. **UPCOMING ITEMS**

- Planning Commission: April 15, 2025 at 4:30 p.m.
- Valley Days Planning Meeting April 15, 2025 at 6:00 p.m.
- Arbor Day Celebration April 25, 2025
- City-wide clean-up May 31, 2025 9:00 a.m. to 2:00 p.m.

16. **ADJOURN**

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It is the intention of the City Council to take up the items on the agenda in sequential order. However, the City Council reserves the right to take up matters in a different order to accommodate the schedules of the City Council members, persons having items on the agenda, and the public.

NOTICE OF EMERGENCY MEETING
CITY OF VALLEY
Tuesday, April 15, 2025, at 7:00 P.M.
Valley City Hall
203 N. Spruce Street, Valley, NE

Notice is hereby given that an Emergency Meeting of the City Council of the City of Valley, Nebraska will be held on Tuesday, April 15, 2025, at 7:00 p.m. at Valley City Hall.

The purpose of the Emergency Meeting is to finish the business on the agenda of the April 8, 2025 meeting which consists of the following:

Treasurer – audit status

Building and Zoning – update

Discussion Items:

- Current TIF projects
- Potential amendments to the Comprehensive Development Plan

City Administrator

City Engineer

- Water Treatment Plant Expansion
Payment of Eriksen Construction Application for Payment No. 3
- Valley Lakes Business Park – N&L Concrete
Change Order No. 1
- Other/Miscellaneous
Val-haven (Southwest No. 2) Ginger Woods No. 2 Lift Station Improvements
Ginger Cove Bridge repainting
Valley Landing – sanitary sewer, water main, and storm sewer improvements
FY2025 Street Projects – bid May 1st

City Attorney

Mayor's Report

Upcoming Items

An agenda kept continuously current shall be available for public inspection at Valley City Hall (203 N. Spruce Street).

Christie Donnermeyer, City Clerk

CERTIFICATE OF POSTING

I, Christie Donnermeyer, City Clerk of the City of Valley, Nebraska, hereby certify that on April 11, 2025, a copy of the above notice was posted at the following locations:

City Office
City Library
Post Office



City Clerk

ADDRESS	ADDITION	LOT	NOTICE TO DIVIDE	TIF END DATE	TIF Project Name	2025 Excess		
						Redevelopment Project Valuation		
			1/1/2008	1/1/2024	TIF 1572 Mallard	807100		
							2024 SUBTOTAL	\$807,100
4210 N 269 ST	PHASE 1	16	1/1/2010	1/1/2026	TIF 1574 Mallard	\$474,600.00		
26832 TAYLOR CR	PHASE 1 REPLAT 1	23	1/1/2010	1/1/2026	TIF 1574 Mallard	\$724,600.00		
4107 N 269 ST	PHASE 1 REPLAT 1	29	1/1/2010	1/1/2026	TIF 1574 Mallard	\$760,700.00		
3905 N 269 CR	PHASE 1 REPLAT 1	36	1/1/2010	1/1/2026	TIF 1574 Mallard	\$955,000.00		
3903 N 269 AV	PHASE 1 REPLAT 1	42	1/1/2010	1/1/2026	TIF 1574 Mallard	\$951,300.00		
3833 N 269 AV	PHASE 1 REPLAT 1	43	1/1/2010	1/1/2026	TIF 1574 Mallard	\$798,600.00		
3827 N 269 AV	PHASE 1 REPLAT 1	44	1/1/2010	1/1/2026	TIF 1574 Mallard	\$889,600.00		
3821 N 269 AV	PHASE 1 REPLAT 1	45	1/1/2010	1/1/2026	TIF 1574 Mallard	\$1,043,100.00		
3811 N 269 AV	PHASE 1 REPLAT 1	46	1/1/2010	1/1/2026	TIF 1574 Mallard	\$771,700.00		
3805 N 269 AV	PHASE 1 REPLAT 1	47	1/1/2010	1/1/2026	TIF 1574 Mallard	\$748,400.00		
4003 N 269 ST	PHASE 1 REPLAT 2	1	1/1/2010	1/1/2026	TIF 1574 Mallard	\$853,400.00		
3923 N 269 CR	PHASE 1 REPLAT 2	3	1/1/2010	1/1/2026	TIF 1574 Mallard	\$802,200.00		
3910 N 269 CR	PHASE 1 REPLAT 3	3	1/1/2010	1/1/2026	TIF 1574 Mallard	\$824,000.00		
3801 N 269 AV	PHASE 2	52	1/1/2010	1/1/2026	TIF 1574 Mallard	\$840,800.00		
3815 N 267 CR	PHASE 2	66	1/1/2010	1/1/2026	TIF 1574 Mallard	\$802,400.00		
							2026 SUBTOTAL	\$12,240,400.00
3808 N 269 AV	PHASE 1	2	1/1/2011	1/1/2027	TIF 1575 Mallard	\$589,100.00		
4204 N 269 ST	PHASE 1	15	1/1/2011	1/1/2027	TIF 1575 Mallard	\$390,700.00		
4410 N 269 ST	PHASE 1	20	1/1/2011	1/1/2027	TIF 1575 Mallard	\$335,900.00		
4209 N 269 ST	PHASE 1 REPLAT 1	28	1/1/2011	1/1/2027	TIF 1575 Mallard	\$772,300.00		
4015 N 269 ST	PHASE 1 REPLAT 1	30	1/1/2011	1/1/2027	TIF 1575 Mallard	\$744,800.00		
3917 N 269 CR	PHASE 1 REPLAT 1	34	1/1/2011	1/1/2027	TIF 1575 Mallard	\$1,225,300.00		
3904 N 269 CR	PHASE 1 REPLAT 1	37	1/1/2011	1/1/2027	TIF 1575 Mallard	\$811,900.00		
26808 MANDERSON ST	PHASE 2	53	1/1/2011	1/1/2027	TIF 1575 Mallard	\$916,200.00		
26710 MANDERSON ST	PHASE 2	57	1/1/2011	1/1/2027	TIF 1575 Mallard	\$985,900.00		
3821 N 267 CR	PHASE 2	65	1/1/2011	1/1/2027	TIF 1575 Mallard	\$845,300.00		
3717 N 267 AV	PHASE 2	69	1/1/2011	1/1/2027	TIF 1575 Mallard	\$741,500.00		
							2027 SUBTOTAL	\$8,358,900.00
3806 N 269 AV	PHASE 1	1	1/1/2012	1/1/2028	TIF 1576 Mallard	\$506,000.00		
4010 N 269 ST	PHASE 1	11	1/1/2012	1/1/2028	TIF 1576 Mallard	\$624,200.00		
26826 TAYLOR CR	PHASE 1 REPLAT 1	24	1/1/2012	1/1/2028	TIF 1576 Mallard	\$715,000.00		
26820 TAYLOR CR	PHASE 1 REPLAT 1	25	1/1/2012	1/1/2028	TIF 1576 Mallard	\$1,159,000.00		
26833 TAYLOR CR	PHASE 1 REPLAT 1	26	1/1/2012	1/1/2028	TIF 1576 Mallard	\$730,400.00		

26839 TAYLOR CR	PHASE 1 REPLAT 1	27	1/1/2012	1/1/2028	TIF 1576 Mallard	\$880,800.00		
3922 N 269 CR	PHASE 1 REPLAT 3	1	1/1/2012	1/1/2028	TIF 1576 Mallard	\$936,900.00		
3916 N 269 CR	PHASE 1 REPLAT 3	2	1/1/2012	1/1/2028	TIF 1576 Mallard	\$761,900.00		
26716 MANDERSON ST	PHASE 2	56	1/1/2012	1/1/2028	TIF 1576 Mallard	\$777,100.00		
3814 N 267 CR	PHASE 2	60	1/1/2012	1/1/2028	TIF 1576 Mallard	\$1,220,700.00		
3827 N 267 CR	PHASE 2	64	1/1/2012	1/1/2028	TIF 1576 Mallard	\$955,100.00		
26821 TAYLOR ST	PHASE 3	75	1/1/2012	1/1/2028	TIF 1576 Mallard	\$817,600.00		
26627 TAYLOR ST	PHASE 3	85	1/1/2012	1/1/2028	TIF 1576 Mallard	\$1,048,300.00		
26621 TAYLOR ST	PHASE 3	86	1/1/2012	1/1/2028	TIF 1576 Mallard	\$968,700.00		
							2028 SUBTOTAL	\$12,101,700.00
3832 N 269 AV	PHASE 1	6	1/1/2013	1/1/2029	TIF 1577 Mallard	\$382,400.00		
26916 RUGGLES ST	PHASE 1	9	1/1/2013	1/1/2029	TIF 1577 Mallard	\$404,200.00		
26910 RUGGLES ST	PHASE 1	10	1/1/2013	1/1/2029	TIF 1577 Mallard	\$488,000.00		
4308 N 269 ST	PHASE 1	18	1/1/2013	1/1/2029	TIF 1577 Mallard	\$551,000.00		
26802 MANDERSON ST	PHASE 2	54	1/1/2013	1/1/2029	TIF 1577 Mallard	\$843,500.00		
26722 MANDERSON ST	PHASE 2	55	1/1/2013	1/1/2029	TIF 1577 Mallard	\$899,000.00		
3820 N 267 CR	PHASE 2	61	1/1/2013	1/1/2029	TIF 1577 Mallard	\$1,158,400.00		
3826 N 267 CR	PHASE 2	62	1/1/2013	1/1/2029	TIF 1577 Mallard	\$874,300.00		
3832 N 267 CR	PHASE 2	63	1/1/2013	1/1/2029	TIF 1577 Mallard	\$803,400.00		
3807 N 267 CR	PHASE 2	67	1/1/2013	1/1/2029	TIF 1577 Mallard	\$733,200.00		
3801 N 267 CR	PHASE 2	68	1/1/2013	1/1/2029	TIF 1577 Mallard	\$1,032,000.00		
3808 N 267 CR	PHASE 2 REPLAT 1*	1	1/1/2013	1/1/2029	TIF 1577 Mallard	\$674,600.00		
26835 TAYLOR ST	PHASE 3	73	1/1/2013	1/1/2029	TIF 1577 Mallard	\$808,600.00		
26827 TAYLOR ST	PHASE 3	74	1/1/2013	1/1/2029	TIF 1577 Mallard	\$855,500.00		
26719 TAYLOR ST	PHASE 3	81	1/1/2013	1/1/2029	TIF 1577 Mallard	\$846,500.00		
26713 TAYLOR ST	PHASE 3	82	1/1/2013	1/1/2029	TIF 1577 Mallard	\$1,327,000.00		
26609 TAYLOR ST	PHASE 3	88	1/1/2013	1/1/2029	TIF 1577 Mallard	\$692,900.00		
26507 TAYLOR ST	PHASE 3	94	1/1/2013	1/1/2029	TIF 1577 Mallard	\$902,800.00		
26501 TAYLOR ST	PHASE 3	95	1/1/2013	1/1/2029	TIF 1577 Mallard	\$978,900.00		
							2029 SUBTOTAL	\$15,256,200.00
4016 N 269 ST	PHASE 1	12	1/1/2014	1/1/2030	TIF 1578 Mallard	\$486,600.00		
3911 N 269 CR	PHASE 1 REPLAT 1	35	1/1/2014	1/1/2030	TIF 1578 Mallard	\$1,296,100.00		
4001 N 269 ST	PHASE 1 REPLAT 2	2	1/1/2014	1/1/2030	TIF 1578 Mallard	\$932,800.00		
26821 MANDERSON ST	PHASE 2	50	1/1/2014	1/1/2030	TIF 1578 Mallard	\$486,800.00		
26815 TAYLOR ST	PHASE 3	76	1/1/2014	1/1/2030	TIF 1578 Mallard	\$808,600.00		
26809 TAYLOR ST	PHASE 3	77	1/1/2014	1/1/2030	TIF 1578 Mallard	\$833,400.00		
26731 TAYLOR ST	PHASE 3	79	1/1/2014	1/1/2030	TIF 1578 Mallard	\$768,300.00		
26707 TAYLOR ST	PHASE 3	83	1/1/2014	1/1/2030	TIF 1578 Mallard	\$661,900.00		
26701 TAYLOR ST	PHASE 3	84	1/1/2014	1/1/2030	TIF 1578 Mallard	\$872,500.00		
26603 TAYLOR ST	PHASE 3	89	1/1/2014	1/1/2030	TIF 1578 Mallard	\$1,104,800.00		

26531 TAYLOR ST	PHASE 3	90	1/1/2014	1/1/2030	TIF 1578 Mallard	\$806,400.00		
26519 TAYLOR ST	PHASE 3	92	1/1/2014	1/1/2030	TIF 1578 Mallard	\$845,000.00		
4122 N 265 ST	PHASE 3	100	1/1/2014	1/1/2030	TIF 1578 Mallard	\$935,900.00		
4116 N 265 ST	PHASE 3	101	1/1/2014	1/1/2030	TIF 1578 Mallard	\$820,500.00		
4110 N 265 ST	PHASE 3	102	1/1/2014	1/1/2030	TIF 1578 Mallard	\$680,000.00		
4008 N 265 ST	PHASE 3	106	1/1/2014	1/1/2030	TIF 1578 Mallard	\$1,101,200.00		
3711 N 267 AV	PHASE 4	70	1/1/2014	1/1/2030	TIF 1578 Mallard	\$685,000.00		
							2030 SUBTOTAL	\$14,125,800.00
3902 N 269 AV	PHASE 1	7	1/1/2015	1/1/2031	TIF 1579 Mallard	\$677,300.00		
4404 N 269 ST	PHASE 1	19	1/1/2015	1/1/2031	TIF 1579 Mallard	\$572,700.00		
26838 TAYLOR CR	PHASE 1 REPLAT 1	22	1/1/2015	1/1/2031	TIF 1579 Mallard	\$780,400.00		
3804 N 269 AV	PHASE 2	48	1/1/2015	1/1/2031	TIF 1579 Mallard	\$494,500.00		
26725 TAYLOR ST	PHASE 3	80	1/1/2015	1/1/2031	TIF 1579 Mallard	\$771,600.00		
26525 TAYLOR ST	PHASE 3	91	1/1/2015	1/1/2031	TIF 1579 Mallard	\$778,400.00		
26513 TAYLOR ST	PHASE 3	93	1/1/2015	1/1/2031	TIF 1579 Mallard	\$1,272,900.00		
4220 N 265 ST	PHASE 3	96	1/1/2015	1/1/2031	TIF 1579 Mallard	\$1,019,500.00		
4214 N 265 ST	PHASE 3	97	1/1/2015	1/1/2031	TIF 1579 Mallard	\$827,700.00		
4020 N 265 ST	PHASE 3	104	1/1/2015	1/1/2031	TIF 1579 Mallard	\$794,900.00		
4014 N 265 ST	PHASE 3	105	1/1/2015	1/1/2031	TIF 1579 Mallard	\$936,300.00		
4002 N 265 ST	PHASE 3	107	1/1/2015	1/1/2031	TIF 1579 Mallard	\$747,100.00		
							2031 SUBTOTAL	\$9,673,300.00
3814 N 269 AV	PHASE 1	3	1/1/2016	1/1/2032	TIF 1581 Mallard	\$588,000.00		
3826 N 269 AV	PHASE 1	5	1/1/2016	1/1/2032	TIF 1581 Mallard	\$355,100.00		
26911 RUGGLES ST	PHASE 1 REPLAT 1	41	1/1/2016	1/1/2032	TIF 1581 Mallard	\$692,600.00		
3802 N 267 CR	PHASE 2 REPLAT 1	2	1/1/2016	1/1/2032	TIF 1581 Mallard	\$1,155,900.00		
4416 N 269 ST	PHASE 3	21	1/1/2016	1/1/2032	TIF 1581 Mallard	\$494,900.00		
26803 TAYLOR ST	PHASE 3	78	1/1/2016	1/1/2032	TIF 1581 Mallard	\$856,200.00		
26615 TAYLOR ST	PHASE 3	87	1/1/2016	1/1/2032	TIF 1581 Mallard	\$777,500.00		
4208 N 265 ST	PHASE 3	98	1/1/2016	1/1/2032	TIF 1581 Mallard	\$844,600.00		
4202 N 265 ST	PHASE 3	99	1/1/2016	1/1/2032	TIF 1581 Mallard	\$857,200.00		
3916 N 265 CT	PHASE 4	108	1/1/2016	1/1/2032	TIF 1581 Mallard	\$701,500.00		
3904 N 265 CT	PHASE 4	110	1/1/2016	1/1/2032	TIF 1581 Mallard	\$715,600.00		
3826 N 265 CT	PHASE 4	111	1/1/2016	1/1/2032	TIF 1581 Mallard	\$740,600.00		
3814 N 265 CT	PHASE 4	113	1/1/2016	1/1/2032	TIF 1581 Mallard	\$940,200.00		
26522 MANDERSON CT	PHASE 4	117	1/1/2016	1/1/2032	TIF 1581 Mallard	\$1,139,600.00		
							2032 SUBTOTAL	\$10,859,500.00
3820 N 269 AV	PHASE 1	4	1/1/2017	1/1/2033	TIF 1583 Mallard	\$359,800.00		
26952 RUGGLES ST	PHASE 1	8	1/1/2017	1/1/2033	TIF 1583 Mallard	\$409,500.00		
4102 N 269 ST	PHASE 1	13	1/1/2017	1/1/2033	TIF 1583 Mallard	\$525,500.00		

4108 N 269 ST	PHASE 1	14	1/1/2017	1/1/2033	TIF 1583 Mallard	\$613,500.00		
4302 N 269 ST	PHASE 1	17	1/1/2017	1/1/2033	TIF 1583 Mallard	\$671,100.00		
3802 N 269 AV	PHASE 2	49	1/1/2017	1/1/2033	TIF 1583 Mallard	\$450,000.00		
26815 MANDERSON ST	PHASE 2	51	1/1/2017	1/1/2033	TIF 1583 Mallard	\$614,000.00		
26836 TAYLOR ST	PHASE 3	71	1/1/2017	1/1/2033	TIF 1583 Mallard	\$505,800.00		
4422 N 269 ST	PHASE 3	72	1/1/2017	1/1/2033	TIF 1583 Mallard	\$620,300.00		
4104 N 265 ST	PHASE 3	103	1/1/2017	1/1/2033	TIF 1583 Mallard	\$891,100.00		
3910 N 265 CT	PHASE 4	109	1/1/2017	1/1/2033	TIF 1583 Mallard	\$974,900.00		
3820 N 265 CT	PHASE 4	112	1/1/2017	1/1/2033	TIF 1583 Mallard	\$737,800.00		
3808 N 265 CT	PHASE 4	114	1/1/2017	1/1/2033	TIF 1583 Mallard	\$752,300.00		
26510 MANDERSON CT	PHASE 4	115	1/1/2017	1/1/2033	TIF 1583 Mallard	\$879,300.00		
26516 MANDERSON CT	PHASE 4	116	1/1/2017	1/1/2033	TIF 1583 Mallard	\$1,072,100.00		
3705 N 267 AVE	PHASE 4 REPLAT 2	1	1/1/2017	1/1/2033	TIF 1583 Mallard	\$682,700.00		
							2033 SUBTOTAL	\$10,759,700.00
26534 MANDERSON CT	PHASE 4	119	1/1/2018	1/1/2034	TIF 1584 Mallard	\$800,800.00		
							2034 SUBTOTAL	\$800,800.00
26528 MANDERSON CT	PHASE 4	118	1/1/2019	1/1/2035	TIF 1586 Mallard	\$965,200.00		
							2035 SUBTOTAL	\$965,200.00
						\$95,948,600.00	TOTAL:	\$95,948,600.00

ADDRESS	LEGAL DESCRIPTION	NOTICE TO TIF END		TIF Project Name	2025 Excess Redevelopment Project ExcessValuation		
		DIVIDE	DATE				
6202 N. 289th Circle	Lot 1, Bluewater	1/1/2016	1/1/2032	TIF 1580 Bluewater	\$1,365,300.00		
28913 Mary Street	Lot 34, Bluewater	1/1/2016	1/1/2032	TIF 1580 Bluewater	\$857,900.00		
6303 N. 293rd Circle	Lot 80, Bluewater	1/1/2016	1/1/2032	TIF 1580 Bluewater	\$1,575,300.00		
5702 N. 294th Circle	Lot 156, Bluewater	1/1/2016	1/1/2032	TIF 1580 Bluewater	\$1,368,300.00		
5714 N. 294th Circle	Lot 159, Bluewater	1/1/2016	1/1/2032	TIF 1580 Bluewater	\$1,827,200.00		
5804 N. 294th Circle	Lot 160, Bluewater	1/1/2016	1/1/2032	TIF 1580 Bluewater	\$1,200,200.00		
5812 N. 294th Circle	Lot 162, Bluewater	1/1/2016	1/1/2032	TIF 1580 Bluewater	\$1,450,200.00		
5902 N. 294th Circle	Lot 163, Bluewater	1/1/2016	1/1/2032	TIF 1580 Bluewater	\$1,268,100.00		
6016 N. 294th Circle	Lot 169, Bluewater	1/1/2016	1/1/2032	TIF 1580 Bluewater	\$1,201,000.00		
5911 N. 294th Circle	Lot 176, Bluewater	1/1/2016	1/1/2032	TIF 1580 Bluewater	\$1,411,600.00		
5907 N. 294th Circle	Lot 177, Bluewater	1/1/2016	1/1/2032	TIF 1580 Bluewater	\$1,343,500.00		
						2032 SUBTOTAL	\$14,868,600.00
6402 N. 289th Circle	Lot 9, Bluewater	1/1/2017	1/1/2033	TIF 1582 Bluewater	\$1,174,500.00		
6622 N. 289th Street	Lot 22, Bluewater	1/1/2017	1/1/2033	TIF 1582 Bluewater	\$1,013,700.00		
6704 N. 289th Street	Lot 24, Bluewater	1/1/2017	1/1/2033	TIF 1582 Bluewater	\$940,500.00		
28901 Mary Street	Lot 31, Bluewater	1/1/2017	1/1/2033	TIF 1582 Bluewater	\$1,005,300.00		
28905 Mary Street	Lot 32, Bluewater	1/1/2017	1/1/2033	TIF 1582 Bluewater	\$1,116,900.00		
6701 N. 293rd Street	Lot 52, Bluewater	1/1/2017	1/1/2033	TIF 1582 Bluewater	\$1,503,900.00		
6225 N. 295th Street	Lot 117, Bluewater	1/1/2017	1/1/2033	TIF 1582 Bluewater	\$1,592,600.00		
6105 N. 295th Street	Lot 128, Bluewater	1/1/2017	1/1/2033	TIF 1582 Bluewater	\$1,050,600.00		
5931 N. 295th Street	Lot 131, Bluewater	1/1/2017	1/1/2033	TIF 1582 Bluewater	\$1,646,900.00		
5801 N. 295th Circle	Lot 144, Bluewater	1/1/2017	1/1/2033	TIF 1582 Bluewater	\$1,678,200.00		
5502 N. 292nd Circle	Lot 150, Bluewater	1/1/2017	1/1/2033	TIF 1582 Bluewater	\$1,038,700.00		
5906 N. 294th Circle	Lot 164, Bluewater	1/1/2017	1/1/2033	TIF 1582 Bluewater	\$1,892,700.00		
5903 N. 294th Circle	Lot 178, Bluewater	1/1/2017	1/1/2033	TIF 1582 Bluewater	\$1,195,700.00		
6112 N. 292th Circle	Lot 198, Bluewater	1/1/2017	1/1/2033	TIF 1582 Bluewater	\$2,273,400.00		
						2033 SUBTOTAL	\$19,123,600.00
6210 N. 289th Circle	Lot 3, Bluewater	1/1/2018	1/1/2034	TIF 1585 Bluewater	\$1,084,600.00		
29207 Mary Street	Lot 47, Bluewater	1/1/2018	1/1/2034	TIF 1585 Bluewater	\$1,207,400.00		
6505 N. 293rd Street	Lot 56, Bluewater	1/1/2018	1/1/2034	TIF 1585 Bluewater	\$1,162,300.00		
6501 N. 293rd Street	Lot 57, Bluewater	1/1/2018	1/1/2034	TIF 1585 Bluewater	\$1,196,000.00		
6316 N. 293rd Circle	Lot 95, Bluewater	1/1/2018	1/1/2034	TIF 1585 Bluewater	\$1,805,100.00		

6403 N. 295th Street	Lot 106, Bluewater	1/1/2018	1/1/2034	TIF 1585 Bluewater	\$793,800.00		
6217 N. 295th Street	Lot 119, Bluewater	1/1/2018	1/1/2034	TIF 1585 Bluewater	\$1,320,400.00		
6117 N. 295th Street	Lot 125, Bluewater	1/1/2018	1/1/2034	TIF 1585 Bluewater	\$1,125,700.00		
5706 N. 294th Circle	Lot 157, Bluewater	1/1/2018	1/1/2034	TIF 1585 Bluewater	\$1,387,300.00		
5710 N. 294th Circle	Lot 158, Bluewater	1/1/2018	1/1/2034	TIF 1585 Bluewater	\$1,321,800.00		
5808 N. 294th Circle	Lot 161, Bluewater	1/1/2018	1/1/2034	TIF 1585 Bluewater	\$1,675,600.00		
5910 N. 294th Circle	Lot 165, Bluewater	1/1/2018	1/1/2034	TIF 1585 Bluewater	\$1,571,700.00		
6002 N. 294th Circle	Lot 166, Bluewater	1/1/2018	1/1/2034	TIF 1585 Bluewater	\$1,542,400.00		
6006 N. 294th Circle	Lot 167, Bluewater	1/1/2018	1/1/2034	TIF 1585 Bluewater	\$1,552,700.00		
5906 N. 292nd Circle	Lot 191, Bluewater	1/1/2018	1/1/2034	TIF 1585 Bluewater	\$1,423,600.00		
6012 N. 292nd Circle	Lot 195, Bluewater	1/1/2018	1/1/2034	TIF 1585 Bluewater	\$1,581,500.00		
29101 Laurel Circle	Lot 212, Bluewater	1/1/2018	1/1/2034	TIF 1585 Bluewater	\$1,636,900.00		
29105 Laurel Circle	Lot 213, Bluewater	1/1/2018	1/1/2034	TIF 1585 Bluewater	\$2,059,000.00		
5502 N. 290th Circle	Lot 238, Bluewater	1/1/2018	1/1/2034	TIF 1585 Bluewater	\$1,200,000.00		
5511 N. 290th Circle	Lot 241, Bluewater	1/1/2018	1/1/2034	TIF 1585 Bluewater	\$1,700,000.00		
5306 N. 292nd Circle	Lot 1, Bluewater Replat 3	1/1/2018	1/1/2034	TIF 1585 Bluewater	\$2,390,000.00		
						2034 SUBTOTAL	\$30,737,800.00
6316 N. 289th Circle	Lot 8, Bluewater	1/1/2019	1/1/2035	TIF 1587 Bluewater	\$1,051,100.00		
6610 N. 289th Street	Lot 19, Bluewater	1/1/2019	1/1/2035	TIF 1587 Bluewater	\$771,600.00		
29208 Martin Circle	Lot 61, Bluewater	1/1/2019	1/1/2035	TIF 1587 Bluewater	\$1,197,800.00		
29109 Martin Circle	Lot 69, Bluewater	1/1/2019	1/1/2035	TIF 1587 Bluewater	\$2,257,400.00		
6323 N. 295th Street	Lot 109, Bluewater	1/1/2019	1/1/2035	TIF 1587 Bluewater	\$1,056,800.00		
5919 N. 295th Street	Lot 134, Bluewater	1/1/2019	1/1/2035	TIF 1587 Bluewater	\$1,394,400.00		
5506 N. 292nd Circle	Lot 151, Bluewater	1/1/2019	1/1/2035	TIF 1587 Bluewater	\$1,178,800.00		
5510 N. 292nd Circle	Lot 152, Bluewater	1/1/2019	1/1/2035	TIF 1587 Bluewater	\$1,205,300.00		
5612 N. 292nd Circle	Lot 155, Bluewater	1/1/2019	1/1/2035	TIF 1587 Bluewater	\$1,325,100.00		
5505 N. 292nd Circle	Lot 226, Bluewater	1/1/2019	1/1/2035	TIF 1587 Bluewater	\$889,500.00		
5404 N. 292nd Circle	Lot 1, Bluewater Replat 6	1/1/2019	1/1/2035	TIF 1587 Bluewater	\$1,794,100.00		
						2035 SUBTOTAL	\$14,121,900.00
6614 N. 289th Street	Lot 20, Bluewater	1/1/2020	1/1/2036	TIF 1588 Bluewater	\$1,002,500.00		
29118 Martin Circle	Lot 63, Bluewater	1/1/2020	1/1/2036	TIF 1588 Bluewater	\$1,653,700.00		
29113 Martin Circle	Lot 70, Bluewater	1/1/2020	1/1/2036	TIF 1588 Bluewater	\$958,100.00		
6210 N. 293rd Circle	Lot 88, Bluewater	1/1/2020	1/1/2036	TIF 1588 Bluewater	\$1,348,800.00		
6214 N. 293rd Circle	Lot 89, Bluewater	1/1/2020	1/1/2036	TIF 1588 Bluewater	\$1,205,700.00		
6416 N. 293rd Circle	Lot 101, Bluewater	1/1/2020	1/1/2036	TIF 1588 Bluewater	\$870,700.00		
6407 N. 295th Street	Lot 105, Bluewater	1/1/2020	1/1/2036	TIF 1588 Bluewater	\$861,800.00		
5410 N. 292nd Circle	Lot 149, Bluewater	1/1/2020	1/1/2036	TIF 1588 Bluewater	\$968,600.00		

6010 N. 294th Street	Lot 168, Bluewater	1/1/2020	1/1/2036	TIF 1588 Bluewater	\$1,921,400.00		
5808 N. 292nd Circle	Lot 187, Bluewater	1/1/2020	1/1/2036	TIF 1588 Bluewater	\$1,201,700.00		
5910 N. 292nd Circle	Lot 192, Bluewater	1/1/2020	1/1/2036	TIF 1588 Bluewater	\$1,450,000.00		
5509 N. 292nd Circle	Lot 225, Bluewater	1/1/2020	1/1/2036	TIF 1588 Bluewater	\$1,386,800.00		
5501 N. 292nd Circle	Lot 227, Bluewater	1/1/2020	1/1/2036	TIF 1588 Bluewater	\$978,800.00		
5907 N. 295th Street	Lot 1, Bluewater Replat 4	1/1/2020	1/1/2036	TIF 1588 Bluewater	\$1,635,600.00		
5805 N. 295th Street	Lot 2, Bluewater Replat 5	1/1/2020	1/1/2036	TIF 1588 Bluewater	\$3,158,100.00		
5604 N. 292nd Circle	Lot 1, Bluewater Replat 7	1/1/2020	1/1/2036	TIF 1588 Bluewater	\$2,516,800.00		
						2036 SUBTOTAL	\$23,119,100.00
6504 N. 289th Circle	Lot 13, Bluewater	1/1/2021	1/1/2037	TIF 1589 Bluewater	\$1,038,800.00		
6626 N. 289th Street	Lot 23, Bluewater	1/1/2021	1/1/2037	TIF 1589 Bluewater	\$1,069,900.00		
6728 N. 289th Street	Lot 30, Bluewater	1/1/2021	1/1/2037	TIF 1589 Bluewater	\$1,247,600.00		
29211 Mary Street	Lot 48, Bluewater	1/1/2021	1/1/2037	TIF 1589 Bluewater	\$1,155,500.00		
6607 N. 293rd Street	Lot 53, Bluewater	1/1/2021	1/1/2037	TIF 1589 Bluewater	\$911,800.00		
6603 N. 293rd Street	Lot 54, Bluewater	1/1/2021	1/1/2037	TIF 1589 Bluewater	\$1,077,100.00		
29114 Martin Circle	Lot 64, Bluewater	1/1/2021	1/1/2037	TIF 1589 Bluewater	\$1,337,600.00		
29106 Martin Circle	Lot 66, Bluewater	1/1/2021	1/1/2037	TIF 1589 Bluewater	\$1,343,500.00		
29105 Martin Circle	Lot 68, Bluewater	1/1/2021	1/1/2037	TIF 1589 Bluewater	\$2,408,400.00		
6201 N. 293rd Circle	Lot 85, Bluewater	1/1/2021	1/1/2037	TIF 1589 Bluewater	\$1,990,500.00		
6312 N. 293rd Circle	Lot 94, Bluewater	1/1/2021	1/1/2037	TIF 1589 Bluewater	\$1,885,000.00		
6324 N. 293rd Circle	Lot 97, Bluewater	1/1/2021	1/1/2037	TIF 1589 Bluewater	\$1,347,000.00		
6109 N. 295th Street	Lot 127, Bluewater	1/1/2021	1/1/2037	TIF 1589 Bluewater	\$1,279,200.00		
5927 N. 295th Street	Lot 132, Bluewater	1/1/2021	1/1/2037	TIF 1589 Bluewater	\$1,766,500.00		
5911 N. 295th Street	Lot 136, Bluewater	1/1/2021	1/1/2037	TIF 1589 Bluewater	\$1,632,600.00		
5915 N. 294th Circle	Lot 175, Bluewater	1/1/2021	1/1/2037	TIF 1589 Bluewater	\$1,610,300.00		
5813 N. 294th Circle	Lot 179, Bluewater	1/1/2021	1/1/2037	TIF 1589 Bluewater	\$1,657,000.00		
5711 N. 294th Circle	Lot 182, Bluewater	1/1/2021	1/1/2037	TIF 1589 Bluewater	\$1,444,200.00		
5812 N. 292nd Circle	Lot 188, Bluewater	1/1/2021	1/1/2037	TIF 1589 Bluewater	\$1,169,700.00		
6106 N. 292nd Circle	Lot 197, Bluewater	1/1/2021	1/1/2037	TIF 1589 Bluewater	\$2,484,200.00		
5709 N. 292nd Circle	Lot 219, Bluewater	1/1/2021	1/1/2037	TIF 1589 Bluewater	\$1,382,900.00		
5705 N. 292nd Circle	Lot 220, Bluewater	1/1/2021	1/1/2037	TIF 1589 Bluewater	\$1,105,200.00		
5607 N. 292nd Circle	Lot 223, Bluewater	1/1/2021	1/1/2037	TIF 1589 Bluewater	\$1,188,100.00		
5407 N. 292nd Circle	Lot 229, Bluewater	1/1/2021	1/1/2037	TIF 1589 Bluewater	\$1,211,900.00		
5817 N. 295th Street	Lot 1, Bluewater Replat 5	1/1/2021	1/1/2037	TIF 1589 Bluewater	\$2,646,500.00		
6006 N. 292nd Circle	Lot 1, Bluewater Replat 8	1/1/2021	1/1/2037	TIF 1589 Bluewater	\$2,834,700.00		
6007 N. 292nd Circle	Lot 1, Bluewater Replat 10	1/1/2021	1/1/2037	TIF 1589 Bluewater	\$3,373,900.00		
						2037 SUBTOTAL	\$43,599,600.00
6320 N. 293rd Circle	Lot 96, Bluewater	1/1/2022	1/1/2038	TIF 1590 Bluewater	\$1,352,700.00		

29101 Martin Circle	Lot 67, Bluewater	1/1/2022	1/1/2038	TIF 1590 Bluewater	\$2,077,200.00		
6113 N. 295th Street	Lot 126, Bluewater	1/1/2022	1/1/2038	TIF 1590 Bluewater	\$1,124,500.00		
6415 N. 295th Street	Lot 103, Bluewater	1/1/2022	1/1/2038	TIF 1590 Bluewater	\$1,183,200.00		
29109 Laurel Circle	Lot 214, Bluewater	1/1/2022	1/1/2038	TIF 1590 Bluewater	\$1,549,600.00		
6013 N. 294th Circle	Lot 171, Bluewater	1/1/2022	1/1/2038	TIF 1590 Bluewater	\$2,058,700.00		
6318 N. 295th Street	Lot 252, Bluewater	1/1/2022	1/1/2038	TIF 1590 Bluewater	\$782,900.00		
6324 N. 295th Street	Lot 251, Bluewater	1/1/2022	1/1/2038	TIF 1590 Bluewater	\$750,000.00		
29102 Laurel Circle	Lot 211, Bluewater	1/1/2022	1/1/2038	TIF 1590 Bluewater	\$3,062,000.00		
5959 N. 295th Street	Lot 1, Bluewater Replat 11	1/1/2022	1/1/2038	TIF 1590 Bluewater	\$3,507,600.00		
						2038 SUBTOTAL	\$17,448,400.00
6308 N. 289th Circle	Lot 6, Bluewater	1/1/2023	1/1/2039	TIF 1591 Bluewater	\$923,300.00		
6406 N. 289th Circle	Lot 10, Bluewater	1/1/2023	1/1/2039	TIF 1591 Bluewater	\$859,500.00		
6618 N. 289th Circle	Lot 21, Bluewater	1/1/2023	1/1/2039	TIF 1591 Bluewater	\$913,000.00		
6708 N. 289th Street	Lot 25, Bluewater	1/1/2023	1/1/2039	TIF 1591 Bluewater	\$795,600.00		
6724 N. 289th Circle	Lot 29, Bluewater	1/1/2023	1/1/2039	TIF 1591 Bluewater	\$734,000.00		
28917 Mary Street	Lot 35, Bluewater	1/1/2023	1/1/2039	TIF 1591 Bluewater	\$645,000.00		
29011 Mary Street	Lot 38, Bluewater	1/1/2023	1/1/2039	TIF 1591 Bluewater	\$1,468,700.00		
29019 Mary Street	Lot 40, Bluewater	1/1/2023	1/1/2039	TIF 1591 Bluewater	\$942,800.00		
29215 Mary Street	Lot 49, Bluewater	1/1/2023	1/1/2039	TIF 1591 Bluewater	\$1,067,200.00		
6709 N. 293rd Street	Lot 50, Bluewater	1/1/2023	1/1/2039	TIF 1591 Bluewater	\$1,214,400.00		
29220 Martin Circle	Lot 58, Bluewater	1/1/2023	1/1/2039	TIF 1591 Bluewater	\$1,570,000.00		
29216 Martin Circle	Lot 59, Bluewater	1/1/2023	1/1/2039	TIF 1591 Bluewater	\$1,947,800.00		
29212 Martin Circle	Lot 60, Bluewater	1/1/2023	1/1/2039	TIF 1591 Bluewater	\$1,034,700.00		
29204 Martin Circle	Lot 62, Bluewater	1/1/2023	1/1/2039	TIF 1591 Bluewater	\$1,154,100.00		
29110 Martin Circle	Lot 65, Bluewater	1/1/2023	1/1/2039	TIF 1591 Bluewater	\$1,045,600.00		
29207 Martin Circle	Lot 73, Bluewater	1/1/2023	1/1/2039	TIF 1591 Bluewater	\$1,322,600.00		
6405 N. 293rd Circle	Lot 79, Bluewater	1/1/2023	1/1/2039	TIF 1591 Bluewater	\$1,047,900.00		
6219 N. 293rd Circle	Lot 81, Bluewater	1/1/2023	1/1/2039	TIF 1591 Bluewater	\$1,936,900.00		
6209 N. 293rd Circle	Lot 83, Bluewater	1/1/2023	1/1/2039	TIF 1591 Bluewater	\$1,142,000.00		
6205 N. 293rd Circle	Lot 84, Bluewater	1/1/2023	1/1/2039	TIF 1591 Bluewater	\$1,288,000.00		
6408 N. 293rd Circle	Lot 99, Bluewater	1/1/2023	1/1/2039	TIF 1591 Bluewater	\$1,102,200.00		
6331 N. 295th Street	Lot 107, Bluewater	1/1/2023	1/1/2039	TIF 1591 Bluewater	\$1,342,800.00		
6327 N. 295th Street	Lot 108, Bluewater	1/1/2023	1/1/2039	TIF 1591 Bluewater	\$1,546,400.00		
6319 N. 295th Street	Lot 110, Bluewater	1/1/2023	1/1/2039	TIF 1591 Bluewater	\$1,498,600.00		
6315 N. 295th Street	Lot 111, Bluewater	1/1/2023	1/1/2039	TIF 1591 Bluewater	\$768,100.00		
6237 N. 295th Street	Lot 115, Bluewater	1/1/2023	1/1/2039	TIF 1591 Bluewater	\$1,184,500.00		
6231 N. 295th Street	Lot 116, Bluewater	1/1/2023	1/1/2039	TIF 1591 Bluewater	\$1,411,800.00		
6213 N. 295th Street	Lot 120, Bluewater	1/1/2023	1/1/2039	TIF 1591 Bluewater	\$1,167,300.00		
6209 N. 295th Street	Lot 121, Bluewater	1/1/2023	1/1/2039	TIF 1591 Bluewater	\$896,600.00		
6203 N. 295th Street	Lot 122, Bluewater	1/1/2023	1/1/2039	TIF 1591 Bluewater	\$1,100,000.00		

6121 N. 295th Street	Lot 124, Bluewater	1/1/2023	1/1/2039	TIF 1591 Bluewater	\$1,300,700.00		
5805 N. 294th Circle	Lot 181, Bluewater	1/1/2023	1/1/2039	TIF 1591 Bluewater	\$1,460,900.00		
5707 N. 294th Circle	Lot 183, Bluewater	1/1/2023	1/1/2039	TIF 1591 Bluewater	\$1,464,700.00		
5804 N. 292nd Circle	Lot 186, Bluewater	1/1/2023	1/1/2039	TIF 1591 Bluewater	\$1,454,400.00		
5816 N. 292nd Circle	Lot 189, Bluewater	1/1/2023	1/1/2039	TIF 1591 Bluewater	\$1,329,700.00		
5905 N. 292nd Circle	Lot 206, Bluewater	1/1/2023	1/1/2039	TIF 1591 Bluewater	\$1,781,800.00		
5809 N. 292nd Circle	Lot 217, Bluewater	1/1/2023	1/1/2039	TIF 1591 Bluewater	\$1,247,300.00		
5701 N. 292nd Circle	Lot 221, Bluewater	1/1/2023	1/1/2039	TIF 1591 Bluewater	\$1,467,800.00		
5311 N. 292nd Circle	Lot 231, Bluewater	1/1/2023	1/1/2039	TIF 1591 Bluewater	\$1,252,000.00		
5307 N. 292nd Circle	Lot 232, Bluewater	1/1/2023	1/1/2039	TIF 1591 Bluewater	\$1,104,900.00		
5303 N. 292nd Circle	Lot 233, Bluewater	1/1/2023	1/1/2039	TIF 1591 Bluewater	\$1,098,300.00		
5310 N. 290th Circle	Lot 235, Bluewater	1/1/2023	1/1/2039	TIF 1591 Bluewater	\$1,056,200.00		
5404 N. 290th Circle	Lot 236, Bluewater	1/1/2023	1/1/2039	TIF 1591 Bluewater	\$1,228,800.00		
5505 N. 290th Circle	Lot 242, Bluewater.	1/1/2023	1/1/2039	TIF 1591 Bluewater	\$1,068,200.00		
5501 N. 290th Circle	Lot 243, Bluewater	1/1/2023	1/1/2039	TIF 1591 Bluewater	\$1,359,100.00		
6314 N. 295th Street	Lot 253, Bluewater	1/1/2023	1/1/2039	TIF 1591 Bluewater	\$784,500.00		
29219 Martin Circle	Lot 1, Bluewater Replat 15	1/1/2023	1/1/2039	TIF 1591 Bluewater	\$3,053,300.00		
						2039 SUBTOTAL	\$58,584,000.00
	Lot 4, Bluewater	1/1/2024	1/1/2040	TIF 1592 Bluewater			
6512 N. 289th Circle	Lot 15, Bluewater	1/1/2024	1/1/2040	TIF 1592 Bluewater	\$1,017,200.00		
6516 N. 289th Circle	Lot 16, Bluewater	1/1/2024	1/1/2040	TIF 1592 Bluewater	\$1,183,500.00		
6618 N. 289th Street	Lot 21, Bluewater	1/1/2024	1/1/2040	TIF 1592 Bluewater	\$913,000.00		
6720 N. 289th Street	Lot 28, Bluewater	1/1/2024	1/1/2040	TIF 1592 Bluewater	\$979,600.00		
28909 Mary Street	Lot 33, Bluewater	1/1/2024	1/1/2040	TIF 1592 Bluewater	\$924,600.00		
29003 Mary Street	Lot 36, Bluewater	1/1/2024	1/1/2040	TIF 1592 Bluewater	\$2,229,900.00		
29015 Mary Street	Lot 39, Bluewater	1/1/2024	1/1/2040	TIF 1592 Bluewater	\$1,128,100.00		
29101 Mary Street	Lot 41, Bluewater	1/1/2024	1/1/2040	TIF 1592 Bluewater	\$1,069,400.00		
29113 Mary Street	Lot 44, Bluewater	1/1/2024	1/1/2040	TIF 1592 Bluewater	\$1,309,500.00		
6705 N. 293rd Street	Lot 51, Bluewater	1/1/2024	1/1/2040	TIF 1592 Bluewater	\$1,792,700.00		
29117 Martin Circle	Lot 71, Bluewater	1/1/2024	1/1/2040	TIF 1592 Bluewater	\$1,010,300.00		
6202 N. 293rd Circle	Lot 86, Bluewater	1/1/2024	1/1/2040	TIF 1592 Bluewater	\$702,300.00		
6206 N. 293rd Circle	Lot 87, Bluewater	1/1/2024	1/1/2040	TIF 1592 Bluewater	\$1,717,000.00		
6222 N. 293rd Circle	Lot 91, Bluewater	1/1/2024	1/1/2040	TIF 1592 Bluewater	\$1,380,800.00		
6304 N. 293rd Circle	Lot 92, Bluewater	1/1/2024	1/1/2040	TIF 1592 Bluewater	\$1,286,300.00		
6412 N. 293rd Circle	Lot 100, Bluewater	1/1/2024	1/1/2040	TIF 1592 Bluewater	\$1,591,800.00		
6309 N. 295th Street	Lot 112, Bluewater	1/1/2024	1/1/2040	TIF 1592 Bluewater	\$1,131,500.00		
6245 N. 295th Street	Lot 114, Bluewater	1/1/2024	1/1/2040	TIF 1592 Bluewater	\$1,301,700.00		
6237 N. 295th Street	Lot 115, Bluewater	1/1/2024	1/1/2040	TIF 1592 Bluewater	\$1,184,500.00		
6221 N. 295th Street	Lot 118, Bluewater	1/1/2024	1/1/2040	TIF 1592 Bluewater	\$1,107,400.00		
6001 N. 294th Circle	Lot 174, Bluewater	1/1/2024	1/1/2040	TIF 1592 Bluewater	\$2,072,000.00		

	2020	2022 (2021 Tax Year)	2024 (2023 Taxes)	2026	2027	2028
Menards		\$15,054,700.00				
Mallard Lake (2025 Valuations)			\$807,100.00	\$12,240,400.00	\$8,358,900.00	\$12,101,700.00
Bluewater (2025 Valuations)						
Valley Landing (Estimated)						
Catalina (Estimated)						
ANNUAL TOTAL:		\$15,054,700.00	\$807,100.00	\$12,240,400.00	\$8,358,900.00	\$12,101,700.00

	2029	2030	2031	2032	2033	2034
Menards						
Mallard Lake (2025 Valuations)	\$15,256,200.00	\$14,125,800.00	\$9,673,300.00	\$10,859,500.00	\$10,759,700.00	\$800,800.00
Bluewater (2025 Valuations)				\$14,868,600.00	\$19,123,600.00	\$30,737,800.00
Valley Landing (Estimated)						
Catalina (Estimated)						
ANNUAL TOTAL:	\$15,256,200.00	\$14,125,800.00	\$9,673,300.00	\$25,728,100.00	\$29,883,300.00	\$31,538,600.00

	2035	2036	2037	2038	2039	2040
Menards						
Mallard Lake (2025 Valuations)	\$965,200.00					
Bluewater (2025 Valuations)	\$14,121,900.00	\$23,119,100.00	\$43,599,600.00	\$17,448,400.00	\$58,584,000.00	\$39,463,100.00
Valley Landing (Estimated)						
Catalina (Estimated)						
ANNUAL TOTAL:	\$15,087,100.00	\$23,119,100.00	\$43,599,600.00	\$17,448,400.00	\$58,584,000.00	\$39,463,100.00

	2041	2042	2043	2044	2045
Menards					
Mallard Lake (2025 Valuations)					
Bluewater (2025 Valuations)					
Valley Landing (Estimated)		\$76,061,023.00			
Catalina (Estimated)	\$19,422,500.00		\$20,121,250.00		\$22,314,500.00
ANNUAL TOTAL:	\$19,422,500.00	\$76,061,023.00	\$20,121,250.00	\$0.00	\$22,314,500.00

Contractor's Application for Payment

Owner: <u>City of Valley, Nebraska</u>	Owner's Project No.: _____
Engineer: <u>Eagle Engineering Group</u>	Engineer's Project No.: <u>23-66</u>
Contractor: <u>Eriksen Construction</u>	Contractor's Project No.: <u>979</u>
Project: <u>Water Treatment Plant Expansion</u>	
Contract: <u>Water Treatment Plant Expansion</u>	

Application No.: <u>3</u>	Application Date: <u>4/1/2025</u>
Application Period: From <u>3/1/2025</u>	to <u>3/31/2025</u>

1. Original Contract Price	\$ 8,900,670.00
2. Net change by Change Orders	\$ -
3. Current Contract Price (Line 1 + Line 2)	\$ 8,900,670.00
4. Total Work completed and materials stored to date (Sum of Column G Lump Sum Total and Column J Unit Price Total)	\$ 411,752.50
5. Retainage	
a. <u>10%</u> X \$ 411,752.50 Work Completed	\$ 41,175.25
b. <u>10%</u> X \$ - Stored Materials	\$ -
c. Total Retainage (Line 5.a + Line 5.b)	\$ 41,175.25
6. Amount eligible to date (Line 4 - Line 5.c)	\$ 370,577.25
7. Less previous payments (Line 6 from prior application)	\$ 77,775.75
8. Amount due this application	\$ 292,801.50
9. Balance to finish, including retainage (Line 3 - Line 4)	\$ 8,488,917.50

Contractor's Certification

The undersigned Contractor certifies, to the best of its knowledge, the following:

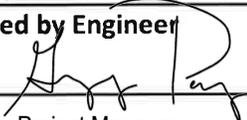
(1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;

(2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such liens, security interest, or encumbrances); and

(3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

Contractor: Eriksen Construction

Signature: Al Schoemaker **Date:** 4/1/2025

Recommended by Engineer	Approved by Owner
By: <u></u>	By: _____
Title: <u>Project Manager</u>	Title: <u>Mayor</u>
Date: <u>04/02/2025</u>	Date: <u>04/08/2025</u>
Approved by Funding Agency	
By: _____	By: _____
Title: _____	Title: _____
Date: _____	Date: _____

Progress Estimate - Lump Sum Work

Owner: City of Valley, Nebraska
 Engineer: Eagle Engineering Group
 Contractor: Eriksen Construction
 Project: Water Treatment Plant Expansion
 Contract: Water Treatment Plant Expansion

Contractor's Application for Payment

Owner's Project No.: 23-66
 Engineer's Project No.: 979
 Contractor's Project No.:

Application No.: 3		Application Period: From 03/01/25 to 03/31/25		Application Date: 04/01/25					
Item No.	Description	C Scheduled Value (\$)	D Work Completed (D + E) From Previous Application (\$)		E This Period (\$)	F Materials Currently Stored (not in D or E) (\$)	G Work Completed and Materials Stored to Date (D + E + F) (\$)	H % of Scheduled Value (G / C) (%)	I Balance to Finish (C - G) (\$)
			D (D + E) From Previous Application (\$)	E This Period (\$)					
Original Contract									
1	Mobilization	345,670.00	172,835.00		86,417.50		259,252.50	75%	86,417.50
2	Demolition	12,500.00						0%	12,500.00
3	Concrete	1,100,000.00						0%	1,100,000.00
4	Structural Precast	90,000.00						0%	90,000.00
5	Masonry	330,000.00						0%	330,000.00
6	Wall Panels	220,000.00						0%	220,000.00
7	Roofing	120,000.00						0%	120,000.00
8	Doors/Windows	130,000.00						0%	130,000.00
9	Framed Walls	58,000.00						0%	58,000.00
10	Ceilings	25,000.00						0%	25,000.00
11	Painting/Coatings	150,000.00						0%	150,000.00
12	Plumbing	145,000.00						0%	145,000.00
13	HVAC	55,000.00						0%	55,000.00
14	Electrical/Controls	1,400,000.00						0%	1,400,000.00
15	Earthwork	160,000.00						0%	160,000.00
16	Dewatering	350,000.00	52,500.00		100,000.00		152,500.00	44%	197,500.00
17	Paving	25,000.00						0%	25,000.00
18	Fence	240,000.00						0%	240,000.00
19	Water Distribution	165,000.00						0%	165,000.00
20	Sanitary Sewer	190,000.00						0%	190,000.00
21	Storm Sewer	55,000.00						0%	55,000.00
22	Process	700,000.00						0%	700,000.00
23	Pumps	450,000.00						0%	450,000.00
24	Aeriatoom/Filters	2,300,000.00						0%	2,300,000.00
25	Chemical Feed Equipment	80,000.00						0%	80,000.00
26	Seeding	4,500.00						0%	4,500.00
27									
28									
29									
		Original Contract Totals \$	8,900,670.00 \$	225,335.00 \$	186,417.50 \$	- \$	411,752.50 \$	5%	8,488,917.50 \$

Change Order No. 1

Owner:	City of Valley, Nebraska	Owner's Project No.:	n/a
Engineer:	EAGLE ENGINEERING GROUP	Engineer's Project No.:	23-71
Contractor:	NL&L Concrete, Inc.	Contractor's Project No.:	n/a
Project:	Valley Lakes Business Park Sanitary Sewer and Water Main Improvements		
Contract Name:	Valley Lakes Business Park Sanitary Sewer and Water Main Improvements		
Date Issued:	April 2, 2025	Effective Date of Change order:	April 8, 2025

The Contract is modified as follows upon execution of this Change Order:

Description:

Adjust contract time for coordination with final plat and Developer's escrow agreement

Attachments: *[List documents supporting change]*
None

Change in Contract Times
[State Contract Times as either a specific date or a number of days]

Change in Contract Price

Original Contract Price: \$ <u> \$252,836.00</u>	Original Contract Times: Substantial Completion: <u> October 25, 2024</u> Ready for Final Payment: <u> November 1, 2024</u>
Increase (Decrease) from previously approved Change Orders No. - to No. - : \$ <u> \$0.00</u>	Increase (Decrease) from previously approved Change Orders No. - to No. - : Substantial Completion: <u> 0</u> Ready for Final Payment: <u> 0</u>
Contract Price prior to this Change Order: \$ <u> \$252,836.00</u>	Contract Times prior to this Change Order: Substantial Completion: <u> October 25, 2024</u> Ready for Final Payment: <u> November 1, 2024</u>
Increase (Decrease) of this Change Order: \$ <u> \$0.00</u>	Increase (Decrease) this Change Order: Substantial Completion: <u> 190</u> Ready for Final Payment: <u> 190</u>
Contract Price incorporating this Change Order: \$ <u> \$252,836.00</u>	Contract Times with all approved Change Orders: Substantial Completion: <u> May 3, 2025</u> Ready for Final Payment: <u> May 10, 2025</u>

Recommended by Engineer (if required)

Accepted By Contractor

By: _____
Title: Project Manager
Date: _____

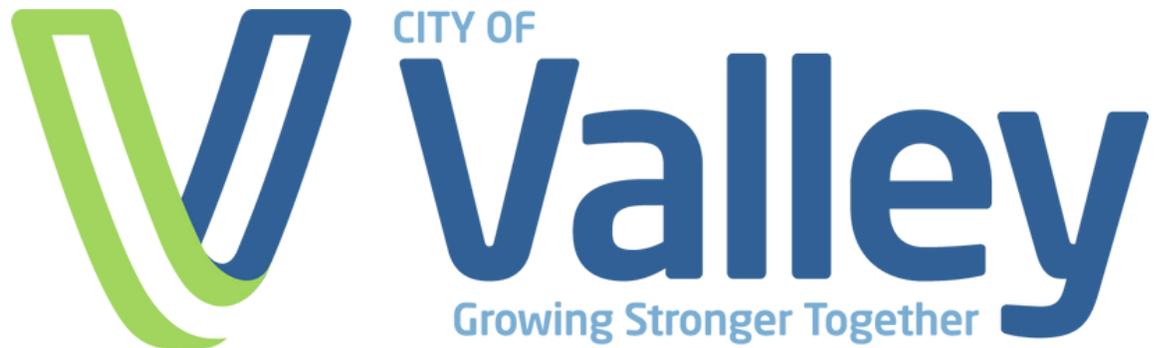
By: _____
Title: _____
Date: _____

Authorized by Owner

Approved by Funding Agency (if applicable)

By: _____
Title: Mayor
Date: _____

By: _____
Title: _____
Date: _____



Mission

The City of Valley is committed to maintaining a great quality of family living with exceptional public services and opportunities to continue to grow in a proactive manner while preserving our small town identity.

Vision

The City of Valley shall maintain its small town identity and shall realize growth and economic opportunity.

Population Data

47.1 median age

50% male population

50% female population

\$106,750 median household income

\$153,860 mean household income

5% poverty rate

City Data

1,516 residential water customers

94 commercial water customers

1,737 police calls (2023)

19 employees (FTEs)

Residential Development

- 84 lots currently available
- 2 other residential developments in early stages

Timber Shores (SID)

38 total lots

32 developed or have permits

Bluewater (TIF)

255 total lots

246 developed or have permits

Flatwater

130 total lots

102 developed or have permits

Country Aire (SID)

47 total lots

27 developed or have permits

Stillwater

25 total lots (23 residential)

3 have permits

Others - in early stages

Valley Landing

Catalina

Commercial Development

- Catalina
- Falcon Business Park
- Valley Landing
- Valley Lakes Business Park

City Projects

- Park enhancements
- Water Treatment plant expansion
- Municipal building