

AGENDA
VALLEY CITY COUNCIL
Tuesday, March 10, 2026
City Hall
203 North Spruce
Valley, NE 68064
7:00 PM

1. **Call to Order**
2. **Roll Call**
3. **Proof of Publication**
4. **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.

5. **Approval of Agenda**
6. **Consent Agenda**

All agenda items on the consent agenda will be acted on in a single motion. Consent agenda items are being forwarded to the Council Members. Any individual item may be removed by a council member for special discussion and consideration.

6.A. Approve Minutes of December 9, 2025 Community Development Agency Meeting

7. **Resolution No. CDA 2026-01 authority, consideration and action to approve Amendment No. 11 to the Redevelopment Contract between the Community Development Agency of the City of Valley, Nebraska and Bluewater Development Corporation.**
8. **Adjourn**

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.

NOTICE OF MEETING
CITY OF VALLEY
Tuesday, March 10, 2026, 7:00 P.M.
Valley City Hall
203 N. Spruce Street, Valley, NE

Notice is hereby given that a meeting of the Community Development Agency of the City of Valley, Nebraska will be held on **Tuesday, March 10, 2026**, at **7:00 p.m.** at Valley City Hall.

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

Christie Donnermeyer, City Clerk

2/27 ZNEZ



The Daily Record

Proof of Publication

JASON W. HUFF, Publisher

UNITED STATES OF AMERICA,
The State of Nebraska,
District of Nebraska,
County of Douglas,
City of Omaha } ss.

JASON W. HUFF, being duly sworn, deposes and say that they are the PUBLISHER and/or MANAGING EDITOR of THE DAILY RECORD, of Omaha, a legal newspaper, printed and published daily in the English language, having a bona fide paid circulation in Douglas County in excess of 300 copies, and a general circulation in Sarpy, Lancaster, Cass and Dodge Counties, printed in Omaha, in said County of Douglas, Nebraska for more than fifty-two weeks last past; that the printed notice here-to attached was published in THE DAILY RECORD, of Omaha, for 1 consecutive weeks on:

2/27/26

That said Newspaper during that time was regularly published and in general circulation in the County of Douglas, and State of Nebraska.

GENERAL NOTARY - State of Nebraska
NICOLE M. PALMER
My Comm. Exp. October 1, 2029

Publisher's Fee \$21.33

Additional Copies \$ _____

Filing Fee \$ _____

Total \$21.33



Subscribed in my presence and sworn to before me this FEBRUARY 27 2026



Notary Public in and for
Douglas County, State of Nebraska

MINUTES
COMMUNITY DEVELOPMENT AGENCY
December 9, 2025

1. and 2. **Call to Order and Roll Call** Chairperson L. Lewis called the meeting to order at 7:00 p.m. Present were chair Linda Lewis, agency members, Jake Lewis, Melanie Hayden, and Secretary Christie Donnermeyer. Also present: City Attorney Matt Munderloh, and Deputy Clerk Jonathan Barnhart.

Chairperson L. Lewis noted the location of the open meetings act and stated one copy of all reproducible written material to be discussed at this meeting is available for examination or copying.

3. **Proof of Publication** the proof of publication was on the desk.

4. **Visitors/Correspondence**


Marian Perkins, 400 W. Meigs St. addressed Council regarding invoices and expressed concerns about expenditures made by former Mayor Cindy Grove before leaving office. She recommended a review of the expenditures.

5. **Approval of Agenda** Per request of the developer's attorney agenda item number 7 was removed. Agency Member Hayden moved to approve the revised agenda. J. Lewis seconded. YES: J. Lewis and Hayden. NO: no one, motion carried.


6. **Consent Agenda** Agency Member Hayden moved to approve the consent agenda. J. Lewis seconded. YES: J. Lewis and Hayden. NO: no one, motion carried. Items on the consent agenda were Community Development meeting minutes October 14, 2025.

7. **Heimann Ventures III, LLC – Champion Shores** removed from the agenda at the request of the developer's attorney.

8. **Adjourn** Agency Member Hayden moved to adjourn as the Community Development Agency. J. Lewis seconded. YES: J. Lewis and Hayden. NO: no one. Motion carried. The meeting adjourned at 7:05 p.m.



Linda Lewis, Chairperson



Christie Donnermeyer, Secretary

**COMMUNITY DEVELOPMENT AGENCY OF
THE CITY OF VALLEY, NEBRASKA
RESOLUTION NO. CDA2026-01**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VALLEY, NEBRASKA, SITTING AS THE COMMUNITY DEVELOPMENT AGENCY OF THE CITY, APPROVING AMENDMENT TO REDEVELOPMENT CONTRACT (AMENDMENT NO. 11) BY AND BETWEEN THE COMMUNITY DEVELOPMENT AGENCY OF THE CITY OF VALLEY AND BLUEWATER DEVELOPMENT CORPORATION AND AUTHORIZING AND DIRECTING THE FILING OF THE ATTACHED AND INCORPORATED NOTICE TO DIVIDE.

WHEREAS, it is desirable and in the public interest that the City of Valley, Nebraska, (the "City") a municipal corporation and city of second class, undertake and carry out urban redevelopment projects in areas of the City which are determined to be blighted and substandard and in need of redevelopment; and

WHEREAS, the Community Development Agency ("Agency") and Bluewater Development Corporation ("Redeveloper") entered into a Redevelopment Contract, dated as of the 18th day of March, 2014 (the "Contract"); and

WHEREAS, the Contract intended to implement the redevelopment plan entitled "REDEVELOPERS REDEVELOPMENT PLAN FOR THE BLUEWATER DEVELOPMENT LOCATED IN THE SOUTHWEST QUADRANT OF STATE HIGHWAY 64 (IDA STREET) AND 288TH STREET IN THE CITY OF VALLEY, NEBRASKA", (the "Redevelopment Plan") to provide for the redevelopment of lots and lands located in a blighted and substandard area of the City of Valley, Nebraska (the "City"); and

WHEREAS, in order to assist in the financing of the Redevelopment Project described in the Redevelopment Plan, the Contract provides for periodic amendments thereto; and

WHEREAS, pursuant to Section 3.01 of the Contract, the parties desire to amend the Contract on the terms set forth herein and this Amendment shall constitute a "Redevelopment Contract Amendment" as defined in the Contract.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Valley, Nebraska, sitting as the Community Development Agency of the City, as follows:

1. The Amendment to Redevelopment Contract (Amendment No. 11) by and between the Agency and Redeveloper, a copy of which is attached hereto as Exhibit "A", is approved.
2. The Mayor, as Chairman is hereby authorized and directed to execute the Amendment to Redevelopment Contract (Amendment No. 11) for and on behalf of the Agency.

IN WITNESS WHEREOF, the undersigned hereby certify that the Members of the Community Development Agency of the City of Valley, Nebraska passed and adopted this Resolution and caused these presents to be signed in its name and behalf by its Chairman and to be attested by its Secretary, on the date first above written.

PASSED AND APPROVED THIS 10TH DAY OF MARCH, 2026.

COMMUNITY DEVELOPMENT AGENCY
OF VALLEY, NEBRASKA

By: _____
Linda Lewis, Chairman

ATTEST:

Christie Donnermeyer, Secretary

AMENDMENT TO REDEVELOPMENT CONTRACT
Amendment No. 11

This Amendment to Redevelopment Contract (this "Amendment") is made and entered into as of the ____ day of February, 2026, by and between the Community Development Agency of the City of Valley, Nebraska ("Agency"), and Bluewater Development Corporation, a Nebraska corporation ("Redeveloper").

RECITALS

WHEREAS, Agency and Redeveloper entered into a Redevelopment Contract, dated as of the 18th day of March, 2014 (the "Contract");

WHEREAS, the Contract intended to implement the redevelopment plan entitled "REDEVELOPERS REDEVELOPMENT PLAN FOR THE BLUEWATER DEVELOPMENT LOCATED IN THE SOUTHWEST QUADRANT OF STATE HIGHWAY 64 (IDA STREET) AND 288TH STREET IN THE CITY OF VALLEY, NEBRASKA", (the "Redevelopment Plan") to provide for the redevelopment of lots and lands located in a blighted and substandard area of the City of Valley, Nebraska (the "City");

WHEREAS, in order to assist in the financing of the Redevelopment Project described in the Redevelopment Plan, the Contract provides for periodic amendments thereto; and

WHEREAS, pursuant to Section 3.01 of the Contract the parties desire to amend the Contract on the terms set forth herein and this Amendment shall constitute a "Redevelopment Contract Amendment" as defined in the Contract.

NOW, THEREFORE, in consideration of the mutual covenants and agreements herein set forth, Agency and Redeveloper do hereby agree to amend the Contract as follows:

1. Definitions. All capitalized terms used in this Amendment and not otherwise defined herein shall have the meanings ascribed to such terms in the Contract.

2. Amendment – New Phase. This Amendment incorporates a new Phase to the Project entitled [Phase No. 11].

- (a) Lots. This new Phase shall include all of Lots in the Redevelopment Project Area for which a building permit has been issued by the City with an Effective Date described in Section 2 (b) hereof, which lots are described herein:
- (b) Attached hereto are 3 separate Notice to Divide Taxes each with an effective date of January 1, 2026 (the Year of Division of Taxes).
- (c) The Base Year on Exhibit "A" Notice to Divide Tax form is 2025; The Base Year on Exhibit "B" Notice to Divide Tax form is 2024; and The Base Year on Exhibit "C" Notice to Divide Tax form is 2021.

THE FORMS WITH BASE YEARS FOR 2021 AND 2024 ARE FILED UNDER 18-2147
(6) FOR FAILURE TO TIMELY FILE A NOTICE TO DIVIDE TAXES

(b) Effective Date. The effective date of the Amendment shall be January 1, 2026.

(c) Division Date. The Division Date (the "Division Date") shall mean the effective date for purposes of dividing taxes pursuant to Section 18-2147 of the Nebraska Community Development Law. The Division Date for the applicable Phase shall be January 1, 2026. Three proposed forms of the "Notice to Divide Tax for Community Redevelopment Project" applicable to such Phase are attached hereto as Exhibits "A", "B" and "C" incorporated herein by this reference.

(d) Base Value Year. The base value year for such Phase shall be as described on each of the respective Exhibits.

3. Requirement to File Notice to Divide Tax for Community Redevelopment Project. The Agency shall execute and file with the Douglas County Assessor and Treasurer a signed original of Exhibit A, attached hereto, being the Notice to Divide Tax for Community Redevelopment Project, prior to July 1, 2026.

4. Miscellaneous Provisions.

(a) Effectiveness. This Amendment shall become effective when and only when counterparts of this Amendment have been duly executed by both Agency and Redeveloper.

(b) Ratification of Contract. Except as amended by this Amendment, the Contract shall remain in full force and effect and is hereby ratified and confirmed in all respects. Each party acknowledges and agrees to all terms of the Contract, as the same are amended by this Amendment, and makes and restates each representation and warranty set forth therein as if made on the date of this Amendment.

IN WITNESS WHEREOF, Agency and Redeveloper have signed this Amendment to Redevelopment Contract as of the date and year first above written.

ATTEST:

COMMUNITY DEVELOPMENT
AGENCY OF THE CITY OF
VALLEY, NEBRASKA

Secretary (City Clerk)

By: _____
Chairman (Mayor)

BLUEWATER DEVELOPEMNT
CORPORATION

By: 
President

STATE OF NEBRASKA)
) SS
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this _____ day of _____, 2026 by _____ and _____, Chairman and _____ Secretary, respectively, of the Community Development Agency of the City of Valley, Nebraska, on behalf of the Agency.

Notary Public

STATE OF NEBRASKA)
) SS
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 27 day of JANUARY, 2026, by David Lanoha, President of Bluewater Development Corporation on behalf of the corporation.



Notary Public

State of Nebraska – General Notary CASSANDRA PREISTER My Commission Expires November 19, 2028
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EXHIBIT "A"
Notice to Divide Tax for Community Redevelopment Project
Base Year 2025

File With
the County
Assessor on or
Before August 1

Notice to Divide Tax for Community Redevelopment Project Tax Increment Financing (TIF) Project

This section must be completed by the City or Community Redevelopment Authority (CRA).

County Name

Douglas

City Where TIF Project is Located

Valley

Number of Years for Project

15

Name of TIF Project

Bluewater Infrastructure

Redevelopment Plan Type



Standard



Expedited



Extremely Blighted

Provide a brief description of the TIF project and what the funds will be used for.

Site acquisition, demolition, preparation and installation of public infrastructure including streets, sewer and water for residential development in blighted and substandard area.

Calendar year in which the division of real property tax becomes effective.

2026

Base Value Year (Year prior to the calendar year in which the division of real property becomes effective).

2025

Specify the real property parcels, as defined in Neb. Rev. Stat. § 77-132, and as contained in the files of the county assessor, included in the TIF project. Please provide legal descriptions, parcel ID numbers, or street addresses. Additionally, describe the location and boundaries of all parcels included in the redevelopment plan. Attach a map, if one is available.

See attachment for lot, parcel Id number and street address in Bluewater Subdivision and various replats thereof in the city of Valley, Douglas County, Nebraska.

City/CRA Official Name (print)

Phone Number

Email Address

Under penalties of law, I declare that I am the authorized representative of the city or CRA, and that I have provided all required information to the county assessor on or before August 1 of the calendar year that the division of real property tax becomes effective.

sign
here

Authorized Signature

Title

Date

This Section Must Be Completed by the County Assessor

Amount of Real Property Base Value Determined for the TIF Project specified on this Notice: \$ _____

Parcel ID Numbers (if not stated above):

TIF Excess Authority/Fund Code: _____

TIF Base Tax District Code: _____

CTL Report TIF Sequence Number: _____

School District Code: _____

County Assessor's Signature

Date

Upon completion of the Notice to Divide Tax for TIF, the county assessor must retain the original and provide copies to the City/CRA, county treasurer, and Nebraska Department of Revenue, Property Assessment Division.

Instructions

Who Must File. A Notice to Divide Tax for Community Redevelopment Project Tax Increment Financing (TIF) Project must be filed by any city or community redevelopment authority (CRA) that has exercised its statutory powers to carry out provisions of the Community Redevelopment Law. This Notice is used to request that the county assessor divide the real property taxes of the parcels located in a new community redevelopment project or TIF.

When and Where to File. On or before August 1 of the calendar year that the division of the real property tax becomes effective, the city/CRA must complete the required information specified on this Notice for each new TIF project and file the Notice and the required documents with the county assessor.

Definitions. Redevelopment project valuation, also known as the **base value**, means the assessed valuation on the taxable real property in the redevelopment project last certified to the political subdivisions in the year prior to the effective date to divide the tax. Redevelopment project **excess valuation** means the total assessed valuation on the real property in a redevelopment project for the current year less the redevelopment project base valuation.

Division of Tax. The division of the real property tax is determined by subtracting the base valuation from the current year total assessed value to arrive at the excess value, if any. The consolidated tax rate for the tax district is applied to both the base value and excess value. The resulting real property tax for the base value will be distributed to all the political subdivisions in the tax district where the project is located. The resulting real property tax for the excess value will be distributed to a special fund and must be used by the city/CRA for the sole purpose of paying the indebtedness incurred for the project for which the taxes were paid. For standard redevelopment projects, the division of real property tax on the redevelopment project may not exceed 15 years after the effective date of the notice provided to the county assessor by the city/CRA. For redevelopment project that receive an expedited review, the division on real property taxes may be divided for a period not to exceed 10 years after the effective date as identified in the redevelopment plan. For redevelopment project for which more than 50% of the property in the redevelopment project area has been declared an extremely blighted area, property taxes may be divided for a period not to exceed 20 years after the effective date of the notice provided to the county assessor by the city/CRA.

Failure to Timely File Notice. If the city/CRA fails to provide the Notice to divide the real property taxes to the county assessor on or before August 1 of the calendar year the taxes were to be divided, the taxes will remain undivided and allocated to the political subdivisions for that year. The untimely Notice will result in the division of the real property taxes being delayed until the following year for the remainder of the financing term of the project.

Example 1. TIF Notice filed timely, on or before August 1.

2021: Calendar year the division of real property taxes begin for TIF project.

2020: Base value determined as last value certified in year prior to the division of tax.

2021 through expiration of the project: Taxes are divided for TIF for a period not to exceed the maximum allowable period (10, 15, or 20 years) depending on the type of project.

Example 2. TIF Notice filed untimely.

2021: Effective date to divide taxes for an approved TIF project but TIF Notice received by county assessor after August 1, 2021. Taxes will not be divided for the current year and will be distributed in full to political subdivisions.

2020: Base value still determined as last value certified in year prior to the effective date to divide tax.

2022 through expiration of project: Taxes are divided for TIF using 2020 as the base value.

Signature City/CRA. This notice must be signed and dated by an authorized representative of the city/CRA.

Requirements of TIF Property. The city/CRA may not implement any plan containing provisions to divide the taxes for real property in the redevelopment plan until the real property in the redevelopment project has been deemed blighted, substandard, and within the corporate boundaries of the city. The city may annex noncontiguous land to develop agricultural processing facilities, pursuant to Neb. Rev. Stat. § 17-405.01(2), that are intended to be a TIF project (for example, an ethanol plant).

City/CRA Report to Property Tax Administrator. On or before December 1 each year, each city which has approved one or more redevelopment plans, for the current assessment year, which are financed in whole or in part through the use of tax-increment financing as provided in Neb. Rev. Stat. §§ 18-2147 and 18-2155 must provide a report to the Property Tax Administrator on each such redevelopment plan which includes the following information:

A copy of any new redevelopment project plans not previously reported and/or any amendments made to redevelopment project/plans. The information must include the date upon which the redevelopment project/plan was approved, the effective date for dividing the tax as provided to the county assessor on the Notice to Divide Tax, the location and boundaries of the property in the redevelopment project, and a short narrative description of the type of development undertaken by the city or village with the financing and the type of business or commercial activity locating within the redevelopment project area as a result of the redevelopment project.

If a city has approved one or more redevelopment plans using an expedited review pursuant to Neb. Rev. Stat. § 18-2155 of the Community Redevelopment Law the city may file a single report under for all such redevelopment plans.

Payment of Debt and City/CRA Notification to County Assessor and Treasurer. When the indebtedness incurred for the project has been paid, the city/CRA must immediately send written notification to the county assessor, county treasurer, and Property Tax Administrator that all further real property taxes should be distributed to the respective political subdivisions allowed to levy a tax on the real property within the TIF project.

County Assessor's Duties. For all projects except projects that received expedited review, the county assessor must verify and complete the base value for the parcels of real property located within the TIF project described in this Notice. If the notice is filed before August 1 of the calendar year the division of tax becomes effective, the base value will be the assessed value of the taxable real property last certified to the political subdivisions in the prior year. If there is no redevelopment value for a parcel or parcels, the county assessor will determine the redevelopment project valuation based on the fair market value of the parcel or parcels as of January 1 of the year prior to the year that the property taxes will be divided. For expedited review projects, the base value will be the assessed value of the taxable real property last certified to the political subdivisions in the year in which the redevelopment plan is approved.

Attachment to Notice to Divide Taxes for Community Redevelopment Project
 2026 Division Year
 2025 Base Year

Lot Parcel Legal Street Address in Valley, Nebraska

Lot	Parcel	Legal	Address
11	0643920520	BLUEWATER LOT 11 BLOCK 0	6410 N 289TH CIR
27	0643920552	BLUEWATER LOT 27 BLOCK 0	6716 N 289TH ST
37	0643920572	BLUEWATER LOT 37 BLOCK 0	29007 MARY ST
78	0643920654	BLUEWATER LOT 78 BLOCK 0	6411 N 293RD CIR
199	0643920896	BLUEWATER LOT 199 BLOCK 0	6111 N 292ND CIR
201	0643920900	BLUEWATER LOT 201 BLOCK 0	6101 N 292ND CIR
R 17 LOT	0644195070	BLUEWATER REPLAT 17 LOT 1 BLOCK 0 IRREG NTHLY PT NOT IN TIF 1590 FKA LOT 210	29102 LAUREL CIR
		*VALUATION IS FOR ADDITION ON LOT 210;	
237	0643920972	BLUEWATER LOT 237 BLOCK 0	5410 N 290TH CIR
257	0643951012	BLUEWATER LOT 257 BLOCK 0	6246 N 295TH ST
259	0643921016	BLUEWATER LOT 259 BLOCK 0	6238 N 295TH ST

EXHIBIT "B"
Notice to Divide Tax for Community Redevelopment Project
Base Year 2024

File With
the County
Assessor on or
Before August 1

Notice to Divide Tax for Community Redevelopment Project Tax Increment Financing (TIF) Project

This section must be completed by the City or Community Redevelopment Authority (CRA).

County Name

Douglas

City Where TIF Project is Located

Valley

Number of Years for Project

15

Name of TIF Project

Bluewater Infrastructure

Redevelopment Plan Type

Standard

Expedited

Extremely Blighted

Provide a brief description of the TIF project and what the funds will be used for.

Site acquisition, demolition, preparation and installation of public infrastructure including streets, sewer and water for residential development in blighted and substandard area.

Calendar year in which the division of real property tax becomes effective.

2026

Base Value Year (Year prior to the calendar year in which the division of real property becomes effective).

2024

Specify the real property parcels, as defined in Neb. Rev. Stat. § 77-132, and as contained in the files of the county assessor, included in the TIF project. Please provide legal descriptions, parcel ID numbers, or street addresses. Additionally, describe the location and boundaries of all parcels included in the redevelopment plan. Attach a map, if one is available.

See attachment for lot, parcel Id number and street address in Bluewater Subdivision and various replats thereof in the city of Valley, Douglas County, Nebraska.

City/CRA Official Name (print)

Phone Number

Email Address

Under penalties of law, I declare that I am the authorized representative of the city or CRA, and that I have provided all required information to the county assessor on or before August 1 of the calendar year that the division of real property tax becomes effective.

sign
here

Authorized Signature

Title

Date

This Section Must Be Completed by the County Assessor

Amount of Real Property Base Value Determined for the TIF Project specified on this Notice: \$ _____

Parcel ID Numbers (if not stated above):

TIF Excess Authority/Fund Code: _____

TIF Base Tax District Code: _____

CTL Report TIF Sequence Number: _____

School District Code: _____

County Assessor's Signature

Date

Upon completion of the Notice to Divide Tax for TIF, the county assessor must retain the original and provide copies to the City/CRA, county treasurer, and Nebraska Department of Revenue, Property Assessment Division.

Instructions

Who Must File. A Notice to Divide Tax for Community Redevelopment Project Tax Increment Financing (TIF) Project must be filed by any city or community redevelopment authority (CRA) that has exercised its statutory powers to carry out provisions of the Community Redevelopment Law. This Notice is used to request that the county assessor divide the real property taxes of the parcels located in a new community redevelopment project or TIF.

When and Where to File. On or before August 1 of the calendar year that the division of the real property tax becomes effective, the city/CRA must complete the required information specified on this Notice for each new TIF project and file the Notice and the required documents with the county assessor.

Definitions. Redevelopment project valuation, also known as the base value, means the assessed valuation on the taxable real property in the redevelopment project last certified to the political subdivisions in the year prior to the effective date to divide the tax. Redevelopment project excess valuation means the total assessed valuation on the real property in a redevelopment project for the current year less the redevelopment project base valuation.

Division of Tax. The division of the real property tax is determined by subtracting the base valuation from the current year total assessed value to arrive at the excess value, if any. The consolidated tax rate for the tax district is applied to both the base value and excess value. The resulting real property tax for the base value will be distributed to all the political subdivisions in the tax district where the project is located. The resulting real property tax for the excess value will be distributed to a special fund and must be used by the city/CRA for the sole purpose of paying the indebtedness incurred for the project for which the taxes were paid. For standard redevelopment projects, the division of real property tax on the redevelopment project may not exceed 15 years after the effective date of the notice provided to the county assessor by the city/CRA. For redevelopment project that receive an expedited review, the division on real property taxes may be divided for a period not to exceed 10 years after the effective date as identified in the redevelopment plan. For redevelopment project for which more than 50% of the property in the redevelopment project area has been declared an extremely blighted area, property taxes may be divided for a period not to exceed 20 years after the effective date of the notice provided to the county assessor by the city/CRA.

Failure to Timely File Notice. If the city/CRA fails to provide the Notice to divide the real property taxes to the county assessor on or before August 1 of the calendar year the taxes were to be divided, the taxes will remain undivided and allocated to the political subdivisions for that year. The untimely Notice will result in the division of the real property taxes being delayed until the following year for the remainder of the financing term of the project.

Example 1. TIF Notice filed timely, on or before August 1.

2021: Calendar year the division of real property taxes begin for TIF project.

2020: Base value determined as last value certified in year prior to the division of tax.

2021 through expiration of the project: Taxes are divided for TIF for a period not to exceed the maximum allowable period (10, 15, or 20 years) depending on the type of project.

Example 2. TIF Notice filed untimely.

2021: Effective date to divide taxes for an approved TIF project but TIF Notice received by county assessor after August 1, 2021. Taxes will not be divided for the current year and will be distributed in full to political subdivisions.

2020: Base value still determined as last value certified in year prior to the effective date to divide tax.

2022 through expiration of project: Taxes are divided for TIF using 2020 as the base value.

Signature City/CRA. This notice must be signed and dated by an authorized representative of the city/CRA.

Requirements of TIF Property. The city/CRA may not implement any plan containing provisions to divide the taxes for real property in the redevelopment plan until the real property in the redevelopment project has been deemed blighted, substandard, and within the corporate boundaries of the city. The city may annex noncontiguous land to develop agricultural processing facilities, pursuant to Neb. Rev. Stat. § 17-405.01(2), that are intended to be a TIF project (for example, an ethanol plant).

City/CRA Report to Property Tax Administrator. On or before December 1 each year, each city which has approved one or more redevelopment plans, for the current assessment year, which are financed in whole or in part through the use of tax-increment financing as provided in Neb. Rev. Stat. §§ 18-2147 and 18-2155 must provide a report to the Property Tax Administrator on each such redevelopment plan which includes the following information:

A copy of any new redevelopment project plans not previously reported and/or any amendments made to redevelopment project/plans. The information must include the date upon which the redevelopment project/plan was approved, the effective date for dividing the tax as provided to the county assessor on the Notice to Divide Tax, the location and boundaries of the property in the redevelopment project, and a short narrative description of the type of development undertaken by the city or village with the financing and the type of business or commercial activity locating within the redevelopment project area as a result of the redevelopment project.

If a city has approved one or more redevelopment plans using an expedited review pursuant to Neb. Rev. Stat. § 18-2155 of the Community Redevelopment Law the city may file a single report under for all such redevelopment plans.

Payment of Debt and City/CRA Notification to County Assessor and Treasurer. When the indebtedness incurred for the project has been paid, the city/CRA must immediately send written notification to the county assessor, county treasurer, and Property Tax Administrator that all further real property taxes should be distributed to the respective political subdivisions allowed to levy a tax on the real property within the TIF project.

County Assessor's Duties. For all projects except projects that received expedited review, the county assessor must verify and complete the base value for the parcels of real property located within the TIF project described in this Notice. If the notice is filed before August 1 of the calendar year the division of tax becomes effective, the base value will be the assessed value of the taxable real property last certified to the political subdivisions in the prior year. If there is no redevelopment value for a parcel or parcels, the county assessor will determine the redevelopment project valuation based on the fair market value of the parcel or parcels as of January 1 of the year prior to the year that the property taxes will be divided. For expedited review projects, the base value will be the assessed value of the taxable real property last certified to the political subdivisions in the year in which the redevelopment plan is approved.

Attachment to Notice to Divide Taxes for Community Redevelopment Project
2026 Division Year
2024 Base Year

Lot	Parcel	Legal	Street Address in Valley, Nebraska
135	0643920768	BLUEWATER LOT 135 BLOCK 0	5915 N 259 th Street
184	0643920866	BLUEWATER LOT 184 BLOCK 0	5703 N 294TH CIR

EXHIBIT "C"
Notice to Divide Tax for Community Redevelopment Project
Base Year 2021

File With
the County
Assessor on or
Before August 1

Notice to Divide Tax for Community Redevelopment Project Tax Increment Financing (TIF) Project

This section must be completed by the City or Community Redevelopment Authority (CRA).

County Name

Douglas

City Where TIF Project is Located

Valley

Number of Years for Project

15

Name of TIF Project

Bluewater Infrastructure

Redevelopment Plan Type

Standard

Expedited

Extremely Blighted

Provide a brief description of the TIF project and what the funds will be used for.

Site acquisition, demolition, preparation and installation of public infrastructure including streets, sewer and water for residential development in blighted and substandard area.

Calendar year in which the division of real property tax becomes effective.

2026

Base Value Year (Year prior to the calendar year in which the division of real property becomes effective).

2021

Specify the real property parcels, as defined in Neb. Rev. Stat. § 77-132, and as contained in the files of the county assessor, included in the TIF project. Please provide legal descriptions, parcel ID numbers, or street addresses. Additionally, describe the location and boundaries of all parcels included in the redevelopment plan. Attach a map, if one is available.

See attachment for lot, parcel Id number and street address in Bluewater Subdivision and various replats thereof in the city of Valley, Douglas County, Nebraska.

City/CRA Official Name (print)

Phone Number

Email Address

Under penalties of law, I declare that I am the authorized representative of the city or CRA, and that I have provided all required information to the county assessor on or before August 1 of the calendar year that the division of real property tax becomes effective.

sign
here

Authorized Signature

Title

Date

This Section Must Be Completed by the County Assessor

Amount of Real Property Base Value Determined for the TIF Project specified on this Notice: \$ _____

Parcel ID Numbers (if not stated above):

TIF Excess Authority/Fund Code: _____

TIF Base Tax District Code: _____

CTL Report TIF Sequence Number: _____

School District Code: _____

County Assessor's Signature

Date

Upon completion of the Notice to Divide Tax for TIF, the county assessor must retain the original and provide copies to the City/CRA, county treasurer, and Nebraska Department of Revenue, Property Assessment Division.

Instructions

Who Must File. A Notice to Divide Tax for Community Redevelopment Project Tax Increment Financing (TIF) Project must be filed by any city or community redevelopment authority (CRA) that has exercised its statutory powers to carry out provisions of the Community Redevelopment Law. This Notice is used to request that the county assessor divide the real property taxes of the parcels located in a new community redevelopment project or TIF.

When and Where to File. On or before August 1 of the calendar year that the division of the real property tax becomes effective, the city/CRA must complete the required information specified on this Notice for each new TIF project and file the Notice and the required documents with the county assessor.

Definitions. Redevelopment project valuation, also known as the base value, means the assessed valuation on the taxable real property in the redevelopment project last certified to the political subdivisions in the year prior to the effective date to divide the tax. Redevelopment project excess valuation means the total assessed valuation on the real property in a redevelopment project for the current year less the redevelopment project base valuation.

Division of Tax. The division of the real property tax is determined by subtracting the base valuation from the current year total assessed value to arrive at the excess value, if any. The consolidated tax rate for the tax district is applied to both the base value and excess value. The resulting real property tax for the base value will be distributed to all the political subdivisions in the tax district where the project is located. The resulting real property tax for the excess value will be distributed to a special fund and must be used by the city/CRA for the sole purpose of paying the indebtedness incurred for the project for which the taxes were paid. For standard redevelopment projects, the division of real property tax on the redevelopment project may not exceed 15 years after the effective date of the notice provided to the county assessor by the city/CRA. For redevelopment project that receive an expedited review, the division on real property taxes may be divided for a period not to exceed 10 years after the effective date as identified in the redevelopment plan. For redevelopment project for which more than 50% of the property in the redevelopment project area has been declared an extremely blighted area, property taxes may be divided for a period not to exceed 20 years after the effective date of the notice provided to the county assessor by the city/CRA.

Failure to Timely File Notice. If the city/CRA fails to provide the Notice to divide the real property taxes to the county assessor on or before August 1 of the calendar year the taxes were to be divided, the taxes will remain undivided and allocated to the political subdivisions for that year. The untimely Notice will result in the division of the real property taxes being delayed until the following year for the remainder of the financing term of the project.

Example 1. TIF Notice filed timely, on or before August 1.

2021: Calendar year the division of real property taxes begin for TIF project.

2020: Base value determined as last value certified in year prior to the division of tax.

2021 through expiration of the project: Taxes are divided for TIF for a period not to exceed the maximum allowable period (10, 15, or 20 years) depending on the type of project.

Example 2. TIF Notice filed untimely.

2021: Effective date to divide taxes for an approved TIF project but TIF Notice received by county assessor after August 1, 2021. Taxes will not be divided for the current year and will be distributed in full to political subdivisions.

2020: Base value still determined as last value certified in year prior to the effective date to divide tax.

2022 through expiration of project: Taxes are divided for TIF using 2020 as the base value.

Signature City/CRA. This notice must be signed and dated by an authorized representative of the city/CRA.

Requirements of TIF Property. The city/CRA may not implement any plan containing provisions to divide the taxes for real property in the redevelopment plan until the real property in the redevelopment project has been deemed blighted, substandard, and within the corporate boundaries of the city. The city may annex noncontiguous land to develop agricultural processing facilities, pursuant to Neb. Rev. Stat. § 17-405.01(2), that are intended to be a TIF project (for example, an ethanol plant).

City/CRA Report to Property Tax Administrator. On or before December 1 each year, each city which has approved one or more redevelopment plans, for the current assessment year, which are financed in whole or in part through the use of tax-increment financing as provided in Neb. Rev. Stat. §§ 18-2147 and 18-2155 must provide a report to the Property Tax Administrator on each such redevelopment plan which includes the following information:

A copy of any new redevelopment project plans not previously reported and/or any amendments made to redevelopment project/plans. The information must include the date upon which the redevelopment project/plan was approved, the effective date for dividing the tax as provided to the county assessor on the Notice to Divide Tax, the location and boundaries of the property in the redevelopment project, and a short narrative description of the type of development undertaken by the city or village with the financing and the type of business or commercial activity locating within the redevelopment project area as a result of the redevelopment project.

If a city has approved one or more redevelopment plans using an expedited review pursuant to Neb. Rev. Stat. § 18-2155 of the Community Redevelopment Law the city may file a single report under for all such redevelopment plans.

Payment of Debt and City/CRA Notification to County Assessor and Treasurer. When the indebtedness incurred for the project has been paid, the city/CRA must immediately send written notification to the county assessor, county treasurer, and Property Tax Administrator that all further real property taxes should be distributed to the respective political subdivisions allowed to levy a tax on the real property within the TIF project.

County Assessor's Duties. For all projects except projects that received expedited review, the county assessor must verify and complete the base value for the parcels of real property located within the TIF project described in this Notice. If the notice is filed before August 1 of the calendar year the division of tax becomes effective, the base value will be the assessed value of the taxable real property last certified to the political subdivisions in the prior year. If there is no redevelopment value for a parcel or parcels, the county assessor will determine the redevelopment project valuation based on the fair market value of the parcel or parcels as of January 1 of the year prior to the year that the property taxes will be divided. For expedited review projects, the base value will be the assessed value of the taxable real property last certified to the political subdivisions in the year in which the redevelopment plan is approved.

Attachment to Notice to Divide Taxes for Community Redevelopment Project
2026 Division Year
2021 Base Year

Lot 245

Parcel 0643920988

Legal description BLUEWATER LOT 245 BLOCK

Address 5407 N 290TH CIR, Valley, Nebraska