



**CITY OF BROKEN BOW
CITY COUNCIL AGENDA
April 11, 2023 @ 6:00 PM
Municipal Auditorium
314 South 10th Avenue, Broken Bow NE**

Meeting Procedure

The Public may address specific agenda items at the pleasure of the Mayor. Please come to the podium, state your name and address, and limit your remarks to five minutes or less. Out of respect to City employees, we request that any complaints or criticisms of employees not be aired in a public meeting. Concerns about employees should be brought to the attention of the City Administrator or Mayor. An individual in violation will be declared out of order. Individuals who have appropriate items for City Council consideration should complete the Request for Future Agenda Items.

A. Call to Order

B. Open Meetings Act: A current copy of the Open Meetings Act is available and is posted for review by all citizens.

C. Roll Call

D. Pledge of Allegiance

E. Consent Agenda: Council will have consideration of approving the consent agenda items for April 11, 2023, which will include the following:

- a. Approval of Minutes of March 28, 2023, Council Meeting
- b. Approval of Bills as Posted

F. Other Communications:

- a. **City Wide Clean Up** – Saturday, April 29, 2023
- b. **Free Tree Dump** – Saturday, April 29th and Saturday, May 6th
Hours 8:30 am – 12:00 pm and 1:00 pm – 5:30 pm
- c. **Roof Bids** – Council will have consideration of taking bids under advisement for the new roof on the Broken Bow Municipal Building.

G. New Business:

- a. **2022 Annual Tax Increment Financing (TIF) Report** – Council will have consideration of approving the 2022 Annual TIF Report as recommended by the CRA.
- b. **RV Park Rate Increase** – Council will have consideration of approving the RV Park Rate Increase as recommended by the Park Board.
- c. **Board Appointment** – Council will have consideration of approving the appointment of James Callaway to the Airport Authority for a term December 2028.



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- d. Board Term Restatements** – Council will have consideration of approving the corrected terms for the Airport Authority Board. The terms are as follows – David Minnick term ending December 2026, Robert Staab term ending December 2028, Kayti Kremlacek term ending December 2024.
- e. Deputy Clerk Appointment** – Council will have consideration of approving the appointment of Jacob Holcomb as the Deputy Clerk.
- f. City Administrator Appointment** – Council will have consideration of approving the appointment of the City Administrator.

H. Mayor and Council Comments

I. Adjournment

The next City Council Meeting will be held on Tuesday, April 25, 2023 @ 6:00 pm.

Upcoming Events:

April 15th – BBHS Prom Grand March @ 6:30 pm at the Broken Bow Town Square
April 18th – April 20th – JMMMMC Rummage Sale in the Broken Bow Municipal Auditorium
April 25th – Board of Public Works Meeting @ 12:30 pm in the Broken Bow Municipal Auditorium
April 25th – City Council Meeting @ 6:00 pm in the Broken Bow Municipal Auditorium

The Council will review the above matters and take such action as they deem appropriate. The Council may enter into closed session to discuss any matter on this agenda when it is determined by the Council that it is clearly necessary for protection of the public interest or the prevention of needless injury to the reputation of any individual and if such individual has not requested a public meeting, or as otherwise allowed by law. Any closed session shall be limited to the subject matter for which the closed session was called. If the motion to close passes, immediately prior to the closed session the Mayor shall restate on the record the limitation of the subject matter of the closed session.

**Broken Bow City Council
Meeting Minutes
March 28, 2023**

The Broken Bow City Council met in regular session on Tuesday, March 28, 2023, in the Broken Bow Municipal Auditorium. Notice of the meeting was given in advance thereof as required by publication in the Custer County Chief on March 23, 2023. Availability of the agenda and related materials was communicated in the advanced notice to the Mayor and all members of the Council, as well as, shared with various media outlets. All proceedings hereafter shown were taken while the meeting was open to the attendance of the public.

Mayor Rod Sonnichsen called the meeting to order at 6:00 P.M., with the following Council members present: David Schmidt, David Baltz, and Paul Holland. Absent: Chris Myers. Mayor Sonnichsen announced the availability of the open meetings law, followed by reciting of the Pledge of Allegiance.

Mayor Sonnichsen read the format for submitting requests for future agenda items.

Moved by Schmidt, seconded by Holland to approve the consent agenda for March 28, 2023. Said motion includes approval of the Minutes of the March 14, 2023, Council Meeting, Bills to Date, February Treasurer's Report, Broken Bow Fire Department Official Roster, Broken Bow Fire Department Officer Roster, and KaBoomer's Fireworks Application. Roll Call vote: Voting aye: Schmidt, Baltz, and Holland. Nays: None. Motion carried.

Aflac, Pre-Tax, \$319.22; Post-Tax, \$70.02; Barco, Light at 5th Ave, \$214.00; Black Hills Energy, Utilities-Gas, \$1,122.88; Bon Tool Co., Concrete Tools, \$85.34; Booklist, Magazine Renewal, \$184.95; Broken Bow Rural Fire Board, Half of Fire Department Bills, \$3,693.21; Card Services, Supplies, \$1,103.45; Central Nebraska Bobcat, Skid Steer Repair, \$829.20; City Flex Benefit Plan, Select Flex, \$315.00; City of Broken Bow - Health Insurance, Health Insurance, \$3,288.71; City of Broken Bow Pension Fund, Retirement Loan Payment, \$1,611.33; 414H Retirement, \$8,064.70; 457 Retirement, \$519.43; Colonial Insurance, Pre-Tax, \$393.71; Post Tax, \$118.72; Consolidated Management Co., Meals at NLETC, \$252.50; Custer County Foundation, Deposit for New Account, \$14,080.00; EFTPS Online Payment, Medicare, \$2,467.74; Payroll Taxes, \$6,202.02; Social Security, \$10,551.72; Eakes Office Products, Supplies, \$589.24; Family Heritage, Family Heritage Insurance, \$25.50; Ingram Library Services, Materials, \$1,356.93; JEO, Engineer Fees, \$3,238.75; Jeff Berghorst, Reimbursement for Loan Payment, \$378.89; Jeffres Sand and Gravel, Road Materials, \$7,093.35; Kandi Peters, Reimbursement for Mileage and Meals, \$164.06; Kirkpatrick Cleaning Solutions, Municipal Building Cleaning and Supplies, \$3,185.10; La Quinta by Wyndham Kearney, EMS Conference, \$2,352.46; Mid Nebraska Welding, JD Grader Repair, \$2,200.00; Mid Plains Community College, EMT Classes, \$1,377.98; Motorola, Phone Repair, \$134.00; Municipal Emergency Services, Pack Testing, \$1,273.19; Murphy Tractor & Equipment, Equipment Repair, \$11,100.12; NMC Exchange LLC, Equipment Repair, \$2,358.01; National Geographic, Magazine Renewal, \$67.00;

Nebraska Child Support Payment Center, Child Support, \$433.39; Nebraska Dept of Environmental Quality, Swimming Pool Permit, \$40.00; Nebraska Library Association, NLA Dues, \$195.00; Nebraska Salt and Grain, Ice Salt, \$6,111.84; Popular Mechanics, Magazine Renewal, \$39.95; Presto X Company, Pest Control, \$61.02; SVI Graphics, \$368.29; Safety Kleen Corp., Solvent Truck, \$205.40; Sandhills Custom Creations, Logo on Sweatshirt, \$7.50; State Income Tax WH NE Online Payment, State Payroll Taxes, \$3,329.74; TX Child Support SDU, Child Support, \$69.23; Trotter Service, Fuel, \$2,434.97; United Rentals (North America), Inc., Safety Training, \$1,480.00; Bi-Weekly Payroll, \$61,696.85; Total, \$169,128.61

Moved by Schmidt, seconded by Baltz, to approve Amendment #2 to Owner-Engineer Agreement. Steve Parr, Principal of JEO Consulting Group, explained that this will enable JEO to provide district creation, assessment documents, and negotiate bids for the Eagle Crest Subdivision project. Roll Call vote: Voting aye: Schmidt, Holland, and Baltz. Nays: None. Motion carried.

Moved by Holland, seconded by Schmidt, to approve Amendment #3 to Owner-Engineer Agreement. Parr explained that this will include the electrical service and street lighting for the Eagle Crest Subdivision. Roll Call vote: Voting Aye: Holland, Baltz, and Schmidt. Nays: None. Motion carried.

Moved by Schmidt, seconded by Baltz to approve the Mid-State Engineering and Testing Agreement to provide soil and compaction testing for Eagle Crest Subdivision. Roll Call vote: Voting Aye: Schmidt, Holland, and Baltz. Nays: None. Motion carried.

Moved by Holland, seconded by Schmidt, to approve Resolution 2023-2, Memorial Drive Final Pay Application in the amount of \$115,696.95 to Myers Construction. Roll Call vote: Voting aye: Schmidt, Baltz, and Holland. Nays: None. Motion carried.

Moved by Baltz, seconded by Holland, to approve Resolution 2023-3, Mayor approval of reoccurring events. Roll Call vote: Voting aye: Schmidt, Baltz, and Holland. Nays: None. Motion carried.

Moved by Schmidt, seconded by Holland, to approve the new Corporate Manager to the Nebraska Liquor Control Commission for Christopher C. Sieck at Casey's Retail Company dba Casey's General Store #1845. Roll Call vote: Voting aye: Schmidt, Baltz, and Holland. Nays: None. Motion carried.

The meeting concluded with Mayoral comments. Mayor Rod Sonnichsen explained that the Police Department will be fully staffed and certified once the two newest officers graduate from training. Sonnichsen also notified the council and City that there will be a nuisance property push as well as the City Wide Clean Up at the Tomahawk Park on April 29, 2023.

Moved by Schmidt, seconded by Holland, to adjourn the City Council Meeting at 6:19 P.M. Roll Call vote: Voting aye: Holland, Baltz, and Schmidt. Nays: None. Motion carried.

Rod Sonnichsen, Mayor

ATTEST:

Megan N. Linn, City Treasurer

Accounts Payable Detail Listing

City of Broken Bow

<u>Vend#</u>	<u>Vendor Name</u>	<u>Pay#</u>	<u>Post Date</u>	<u>Due Date</u>	<u>Amount</u>	<u>Invoice</u>	<u>Date</u>	<u>PO#</u>	<u>Date</u>	<u>Status</u>
	<u>Account#</u>			<u>Work Order</u>		<u>Description</u>			<u>Debit</u>	<u>Credit</u>
AKRS EQUIPMENT										
33831	4/11/2023	4/11/2023			620.28					Posted
	09-3310.00					Mower Repair			620.28	0.00
Aflac										
33787	3/29/2023	3/29/2023			319.22					Posted
	01-1501.00					PRE TAX AFLAC			319.22	0.00
33788	3/29/2023	3/29/2023			70.02					Posted
	01-1501.00					AFLAC POST TAX			70.02	0.00
Barco Products										
33838	4/11/2023	4/11/2023			8,871.40					Posted
	08-3222.10					Grader Blades			8,871.40	0.00
Beaver Bearing Co Albion										
33825	4/11/2023	4/11/2023			740.95					Posted
	08-3310.00					Equipment Repair			652.48	0.00
	09-3310.00					Equipment Repair			88.47	0.00
									740.95	0.00
Bound Tree Medical										
33827	4/11/2023	4/11/2023			915.77					Posted
	05-3338.00					EMS Supplies			915.77	0.00
Broken Bow Airport Authority										
33806	4/11/2023	4/11/2023			1,083.33					Posted
	01-3409.00					Monthly Payment			1,083.33	0.00
Broken Bow Chamber of Commerce										
33829	4/11/2023	4/11/2023			2,010.00					Posted
	05-3334.00					ambulance incentive			2,010.00	0.00
Broken Bow Municipal Utilities										
33813	4/11/2023	4/11/2023			8,410.12					Posted
	01-3213.00					General - Radio/Weather Station Tower			25.39	0.00
	02-3220.00					Pub Bldg - Utilities/Trash			925.95	0.00
	04-3220.00					Police - Utilities/Trash Removal			374.04	0.00
	04-3315.00					Police -Dog Pound Utilities			192.10	0.00
	07-3220.00					Library - Utilities/Trash Removal			1,624.79	0.00
	08-3220.00					Street - Utilities/Trash			2,073.69	0.00
	09-3220.00					Parks - Utilities/Trash Removal			2,058.89	0.00
	09-3220.00					Parks - Shop Utilities/Trash Removal			888.72	0.00
	10-3220.00					Swim Pool - Utilities/Trash Removal			211.87	0.00
	11-3220.00					Tree Dump - Utilities			34.68	0.00
									8,410.12	0.00
Broken Bow Rural Fire Board										
33837	4/11/2023	4/11/2023			8,915.19					Posted
	05-3221.00					Great Plains			41.52	0.00
	05-3220.00					Black Hills Energy			513.82	0.00
	06-3220.00					Black Hills Energy			513.83	0.00
	06-3311.00					Weathercraft			804.50	0.00
	06-3221.00					Great Plains			41.52	0.00
	01-2408.00					Fire Truck Fund-Sales of Ladder Truck			7,000.00	0.00
									8,915.19	0.00
City of Broken Bow										
33782	4/11/2023	4/11/2023			7,697.00					Ck# 1857 Printed
	01-1303.10					CD Cell Closure Cost			7,697.00	0.00
Capital One										
33817	4/11/2023	4/11/2023			1,233.05					Posted
	04-3310.00					2021 license plate lights			124.44	0.00
	04-3205.00					406 lodging fortraining			896.80	0.00
	04-3414.00					gun adaptor			29.91	0.00
	04-3312.00					404 boots			181.90	0.00
									1,233.05	0.00

Carquest of Broken Bow

Accounts Payable Detail Listing

City of Broken Bow

<u>Vend#</u>	<u>Vendor Name</u>								
<u>Pay#</u>	<u>Post Date</u>	<u>Due Date</u>	<u>Amount</u>	<u>Invoice</u>	<u>Date</u>	<u>PO#</u>	<u>Date</u>	<u>Status</u>	
	<u>Account#</u>	<u>Work Order</u>		<u>Description</u>			<u>Debit</u>	<u>Credit</u>	
Carquest of Broken Bow (continued)									
33824	4/11/2023	4/11/2023	226.04					Posted	
	08-3310.00			Equipment Repair			166.72	0.00	
	09-3310.00			Equipment Repair			59.32	0.00	
							226.04	0.00	
Chris Henderson									
33820	4/11/2023	4/11/2023	80.47					Posted	
	04-3205.00			Meals during DARE training			80.47	0.00	
City Flex Benefit Plan									
33789	3/29/2023	3/29/2023	40.00					Posted	
	01-1501.00			SELECT FLEX-UNREIMBURSED M/D/V			40.00	0.00	
City of Broken Bow - Health Insurance									
33800	3/29/2023	3/29/2023	3,288.71					Posted	
	01-1501.00			HEALTH INSURANCE			3,288.71	0.00	
33811	4/11/2023	4/11/2023	3,843.84					Posted	
	01-3104.00			Health Insurance			295.68	0.00	
	08-3104.00			Health Insurance			689.92	0.00	
	06-3104.00			Health Insurance			98.56	0.00	
	04-3104.00			Health Insurance			1,379.84	0.00	
	05-3104.00			Health Insurance			98.56	0.00	
	09-3104.00			Health Insurance			689.92	0.00	
	07-3104.00			Health Insurance			394.24	0.00	
	03-3104.00			Health Insurance			197.12	0.00	
							3,843.84	0.00	
City of Broken Bow Pension Fund									
33790	3/29/2023	3/29/2023	1,611.33					Posted	
	01-1513.00			RETIREMENT LOAN PAYMENT			1,611.33	0.00	
33791	3/29/2023	3/29/2023	7,912.36					Posted	
	01-1502.00			414H RETIREMENT			7,912.36	0.00	
33792	3/29/2023	3/29/2023	518.77					Posted	
	01-1502.00			457 RETIREMENT			518.77	0.00	
Colonial Insurance									
33785	3/29/2023	3/29/2023	393.71					Posted	
	01-1501.00			COLONIAL LIFE PRE TAX			393.71	0.00	
33786	3/29/2023	3/29/2023	118.72					Posted	
	01-1501.00			COLONIAL LIFE POST TAX			118.72	0.00	
Consolidated Management Co.									
33821	4/11/2023	4/11/2023	362.00					Posted	
	04-3205.00			Meals NLETC 405 407			362.00	0.00	
Credit Management Services									
33799	3/29/2023	3/29/2023	383.13					Posted	
	01-1504.00			Garnishment			383.13	0.00	
Custer County Hiway Dept.									
33834	4/11/2023	4/11/2023	0.80					Posted	
	08-3425.00			Street Repair			0.80	0.00	
Custer County Treasurer									
33814	4/11/2023	4/11/2023	25,085.89					Posted	
	01-3217.00			Communications Interlocal Payment			14,655.13	0.00	
	01-3217.00			Underpayment of Interlocal Agreement			10,430.76	0.00	
							25,085.89	0.00	
Custer Public Power									
33812	4/11/2023	4/11/2023	103.15					Posted	
	11-3220.00			CD Cell Power			103.15	0.00	
EFTPS Online Payment									
33783	3/29/2023	3/29/2023	184.94					Posted	
	01-1500.00			MEDICARE			184.94	0.00	
33784	3/29/2023	3/29/2023	790.50					Posted	
	01-1500.00			SOCIAL SECURITY			790.50	0.00	
33795	3/29/2023	3/29/2023	2,329.38					Posted	
	01-1500.00			MEDICARE			2,329.38	0.00	

Accounts Payable Detail Listing

City of Broken Bow

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	<u>Account#</u>	<u>Work Order</u>		<u>Description</u>			<u>Debit</u>	<u>Credit</u>	
EFTPS Online Payment (continued)									
33796	3/29/2023	3/29/2023	5,749.92					Posted	
	01-1500.00			FEDERAL MARRIED			3,254.12	0.00	
	01-1500.00			FEDERAL SINGLE			1,711.48	0.00	
	01-1500.00			Federal Head of Household			234.43	0.00	
	01-1500.00			2020 Federal Single			237.87	0.00	
	01-1500.00			2020 Federal Married			312.02	0.00	
							<u>5,749.92</u>	<u>0.00</u>	
33797	3/29/2023	3/29/2023	9,960.22					Posted	
	01-1500.00			SOCIAL SECURITY			9,960.22	0.00	
EZ IT Solutions									
33807	4/11/2023	4/11/2023	1,963.49					Posted	
	01-3438.00			IT Services			390.00	0.00	
	05-3438.00			IT Services			195.00	0.00	
	06-3438.00			IT Services			195.00	0.00	
	07-3438.00			IT Services			390.00	0.00	
	08-3438.00			IT Services			390.00	0.00	
	09-3438.00			IT Services			390.00	0.00	
	01-3410.00			Networking Switch			13.49	0.00	
							<u>1,963.49</u>	<u>0.00</u>	
Eakes Office Products									
33815	4/11/2023	4/11/2023	411.28					Posted	
	04-3209.00			copier lease			173.41	0.00	
	01-3223.00			paper posit notes legal pads file folders bir			121.82	0.00	
	01-3222.00			moving of Kandi's Desk			85.00	0.00	
	08-3223.00			Darren business cards			15.53	0.00	
	09-3223.00			Darren business cards			15.52	0.00	
							<u>411.28</u>	<u>0.00</u>	
Family Heritage									
33793	3/29/2023	3/29/2023	25.50					Posted	
	01-1501.00			FAMILY HERITAGE			25.50	0.00	
Great Plains Communications									
33835	4/11/2023	4/11/2023	70.95					Posted	
	08-3221.00			Internet			35.48	0.00	
	09-3221.00			Internet			35.47	0.00	
							<u>70.95</u>	<u>0.00</u>	
Hometown Leasing									
33805	4/11/2023	4/11/2023	159.18					Posted	
	04-3216.00			Copier Lease			92.66	0.00	
	07-3216.00			Copier Lease			66.52	0.00	
							<u>159.18</u>	<u>0.00</u>	
Island Supply Welding Co.									
33828	4/11/2023	4/11/2023	49.70					Posted	
	05-3338.00			Oxygen			49.70	0.00	
Kirkpatrick Cleaning Solutions									
33803	4/11/2023	4/11/2023	162.00					Posted	
	02-3419.01			Cleaning Auditorium			162.00	0.00	
Kully Pipe & Steel									
33830	4/11/2023	4/11/2023	228.80					Posted	
	12-4200.11			Paul Brown			228.80	0.00	
Lawson Products									
33833	4/11/2023	4/11/2023	276.32					Posted	
	08-3350.00			Nuts and Boltz			276.32	0.00	
Matheson Tri-Gas Inc									
33836	4/11/2023	4/11/2023	242.55					Posted	
	08-3310.00			Oxygen/Acetylene			242.55	0.00	
Myers Construction Co									
33802	4/10/2023	4/10/2023	115,696.95					Ck# 1898 Printed	
	12-4200.00			Final Payment #6 2022 Memorial Drive Pa			115,696.95	0.00	

Accounts Payable Detail Listing

City of Broken Bow

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	<u>Account#</u>	<u>Work Order</u>		<u>Description</u>			<u>Debit</u>	<u>Credit</u>	
	NMC Exchange LLC (continued)								
33839	4/11/2023	4/11/2023	18.56						
	08-3310.00			Maintainer			18.56		Posted
								0.00	
1	Nebraska Child Support Payment Center								
33794	3/29/2023	3/29/2023	433.39						
	01-1503.00			CHILD SUPPORT-NE			433.39		Posted
								0.00	
	Paper Tiger Shredding								
33809	4/11/2023	4/11/2023	40.00						
	01-3222.00			paper shredding			40.00		Posted
								0.00	
	Power Solutions								
33832	4/11/2023	4/11/2023	112.00						
	08-3310.00			Equipment Repair			112.00		Posted
								0.00	
	Quill Corporation								
33818	4/11/2023	4/11/2023	222.29						
	04-3223.00			paper, paper towels, tw ribbon, trash bags			222.29		Posted
								0.00	
	RT Ace								
33804	4/11/2023	4/11/2023	668.48						
	02-3311.00			Chair Repair			2.99		Posted
	09-3352.00			shop tools			53.84		0.00
	09-3311.00			building repair			611.65		0.00
							668.48		0.00
	Ranchland Ford								
33823	4/11/2023	4/11/2023	193.10						
	08-3310.00			Equipment Repair latch			193.10		Posted
								0.00	
	S&L Sanitary Service								
33808	4/11/2023	4/11/2023	54.30						
	09-3219.00			trash around the square			54.30		Posted
								0.00	
	Sara J. Hulinsky								
33822	4/11/2023	4/11/2023	837.00						
	07-3419.01			cleaning service			837.00		Posted
								0.00	
	Schaper and White Law Firm								
33816	4/11/2023	4/11/2023	15,783.32						
	01-3214.00			legal fees			15,783.32		Posted
								0.00	
	State Income Tax WH NE Online Payment								
33798	3/29/2023	3/29/2023	3,093.84						
	01-1500.00			STATE MARRIED			2,033.90		Posted
	01-1500.00			STATE SINGLE			1,059.94		0.00
							3,093.84		0.00
	TX Child Support SDU								
33801	3/29/2023	3/29/2023	69.23						
	01-1503.00			CHILD SUPPORT-TX			69.23		Posted
								0.00	
	Tracker Systems								
33810	4/11/2023	4/11/2023	16.99						
	03-3438.00			Tracking System			16.99		Posted
								0.00	
	Verizon Wireless								
33819	4/11/2023	4/11/2023	320.08						
	04-3221.00			Police Internet for Ipads			320.08		Posted
								0.00	
	Wenquist Inc.								
33826	4/11/2023	4/11/2023	426.48						
	05-3310.00			wiper blades for tahoe			20.48		Posted
	06-3310.00			wiper blades for tahoe			20.48		0.00
	08-3310.00			equipment repairs			370.53		0.00
	09-3310.00			drain pan			14.99		0.00
							426.48		0.00

Accounts Payable Detail Listing

City of Broken Bow

Vend# Vendor Name

<u>Pay#</u>	<u>Post Date</u>	<u>Due Date</u>	<u>Amount</u>	<u>Invoice</u>	<u>Date</u>	<u>PO#</u>	<u>Date</u>	<u>Status</u>
	<u>Account#</u>	<u>Work Order</u>					<u>Debit</u>	<u>Credit</u>

245,445.99 58 Non-voided payables listed.

Report Setup

AP - Accounts Payable Listing : Vendor Name

Filter Options

Starting: 3/29/2023

Ending: 4/11/2023

Banks: All

Payable Status: Posted, Printed, ACH, Recorded, Voided

All Vendors Selected

Bi Weekly Payroll - \$64,061.91

Check Approval List - GL Account

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City of Broken Bow

Page 1 of 3

<u>Vendor Name</u>	<u>Invoice</u>	<u>Invoice Description</u>	<u>Account Description</u>	<u>Amount</u>
General				
Aflac		PRE TAX AFLAC	Health/Life/Acc Insuranc	319.22
Aflac		AFLAC POST TAX	Health/Life/Acc Insuranc	70.02
Broken Bow Airport Authority		Monthly Payment	Airport Payment	1,083.33
Broken Bow Municipal Utilities		Utilities	Weather Station Expens	25.39
Broken Bow Rural Fire Board		Bills	Miscellaneous Income	7,000.00
City of Broken Bow		CD Cell Closure Cost	CD Cell Financial Assist	7,697.00
City Flex Benefit Plan		SELECT FLEX-UNREIMBURSED M/D/V	Health/Life/Acc Insuranc	40.00
City of Broken Bow - Health Insurance		HEALTH INS	Health/Life/Acc Insuranc	3,288.71
City of Broken Bow - Health Insurance		health insurance	Health Insurance	295.68
City of Broken Bow Pension Fund		414H RETIREMENT	Pension	7,912.36
City of Broken Bow Pension Fund		457 RETIREMENT	Pension	518.77
City of Broken Bow Pension Fund		RETIREMENT LOAN PAYMENT	Loan Payment	1,611.33
Colonial Insurance		COLONIAL LIFE PRE TAX	Health/Life/Acc Insuranc	393.71
Colonial Insurance		COLONIAL LIFE POST TAX	Health/Life/Acc Insuranc	118.72
Credit Management Services		EARNINGS	Wage Garnishment	383.13
Custer County Treasurer		communications interlocal	Radio Communications	14,655.13
Custer County Treasurer		communications interlocal	Radio Communications	10,430.76
EFTPS Online Payment		MEDICARE	Payroll Taxes	184.94
EFTPS Online Payment		FICA	Payroll Taxes	790.50
EFTPS Online Payment		MEDICARE	Payroll Taxes	2,329.38
EFTPS Online Payment		FEDERAL	Payroll Taxes	3,254.12
EFTPS Online Payment		FEDERAL	Payroll Taxes	1,711.48
EFTPS Online Payment		FEDERAL	Payroll Taxes	234.43
EFTPS Online Payment		FEDERAL	Payroll Taxes	237.87
EFTPS Online Payment		FEDERAL	Payroll Taxes	312.02
EFTPS Online Payment		FICA	Payroll Taxes	9,960.22
EZ IT Solutions		IT Services	Equipment Purchases	13.49
EZ IT Solutions		IT Services	IT Expense	390.00
Eakes Office Products		Supplies	Miscellaneous Expense	85.00
Eakes Office Products		Supplies	Supplies & Postage	121.82
Family Heritage		FAMILY HERITAGE	Health/Life/Acc Insuranc	25.50
Nebraska Child Support Payment Center		CHILD SUPPORT-NE	Child Support	433.39
Paper Tiger Shredding		paper shredding	Miscellaneous Expense	40.00
Schaper and White Law Firm		Legal Fees	Legal Fees	15,783.32
State Income Tax WH NE Online Paymei		STATE	Payroll Taxes	2,033.90
State Income Tax WH NE Online Paymei		STATE	Payroll Taxes	1,059.94
TX Child Support SDU		CHILD SUPPORT-TX	Child Support	69.23
			Total General	\$94,913.81
Municipal Building				
Broken Bow Municipal Utilities		Utilities	Utilities	925.95
Kirkpatrick Cleaning Solutions		Auditorium Cleaning	Contracted Services	162.00
RT Ace		Chair Repair	Maintenance & Repair B	2.99
			Total Municipal Building	\$1,090.94
Handi Bus				
City of Broken Bow - Health Insurance		health insurance	Health Insurance	197.12
Tracker Systems		Tracking System	IT Expense	16.99
			Total Handi Bus	\$214.11
Police				
Broken Bow Municipal Utilities		Utilities	Utilities	374.04
Broken Bow Municipal Utilities		Utilities	Dog Care	192.10
Capital One		Supplies	Training & Meeting Expe	896.80
Capital One		Supplies	Maint/Repair Equipment	124.44
Capital One		Supplies	Uniforms	181.90
Capital One		Supplies	Guns	29.91
Chris Henderson		Meals during DARE training	Training & Meeting Expe	80.47
City of Broken Bow - Health Insurance		health insurance	Health Insurance	1,379.84
Consolidated Management Co.		Meals NLETC 405 407	Training & Meeting Expe	362.00
Eakes Office Products		Supplies	Printing & Publication	173.41
Hometown Leasing		copier lease	Copier Maint/Expense	92.66
Quill Corporation		Supplies	Supplies & Postage	222.29
Verizon Wireless		telephone	Telephone/Internet	320.08
			Total Police	\$4,429.94
Rescue Unit				

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City of Broken Bow

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<u>Vendor Name</u>	<u>Invoice</u>	<u>Invoice Description</u>	<u>Account Description</u>	<u>Amount</u>
Rescue Unit				
Bound Tree Medical		EMS Supplies	Ambulance Supplies	915.77
Broken Bow Chamber of Commerce		ambulance incentive	Ambulance Driver Incen	2,010.00
Broken Bow Rural Fire Board		Bills	Utilities	513.82
Broken Bow Rural Fire Board		Bills	Telephone/Internet	41.52
City of Broken Bow - Health Insurance		health insurance	Health Insurance	98.56
EZ IT Solutions		IT Services	IT Expense	195.00
Island Supply Welding Co.		Oxygen	Ambulance Supplies	49.70
Wenquist Inc.		Supplies	Maint/Repair Equipment	20.48
			Total Rescue Unit	\$3,844.85
Fire				
Broken Bow Rural Fire Board		Bills	Utilities	513.83
Broken Bow Rural Fire Board		Bills	Telephone/Internet	41.52
Broken Bow Rural Fire Board		Bills	Maintenance & Repair B	804.50
City of Broken Bow - Health Insurance		health insurance	Health Insurance	98.56
EZ IT Solutions		IT Services	IT Expense	195.00
Wenquist Inc.		Supplies	Maint/Repair Equipment	20.48
			Total Fire	\$1,673.89
Library				
Broken Bow Municipal Utilities		Utilities	Utilities	1,624.79
City of Broken Bow - Health Insurance		health insurance	Health Insurance	394.24
EZ IT Solutions		IT Services	IT Expense	390.00
Hometown Leasing		copier lease	Copier Maint/Expense	66.52
Sara J. Hulinsky		cleaning service	Contracted Services	837.00
			Total Library	\$3,312.55
Street				
Barco Products		Grader Blades	Snow Removal	8,871.40
Beaver Bearing Co Albion		Equipment Repair	Maint/Repair Equipment	652.48
Broken Bow Municipal Utilities		Utilities	Utilities	2,073.69
Carquest of Broken Bow		Equipment Repair	Maint/Repair Equipment	166.72
City of Broken Bow - Health Insurance		health insurance	Health Insurance	689.92
Custer County Hiway Dept.		Street Repair	Street Construction	0.80
EZ IT Solutions		IT Services	IT Expense	390.00
Eakes Office Products		Supplies	Supplies & Postage	15.53
Great Plains Communications		Internet	Telephone/Internet	35.48
Lawson Products		Nuts and Bolts	Shop Tools	276.32
Matheson Tri-Gas Inc		Oxygen/Acetylene	Maint/Repair Equipment	242.55
NMC Exchange LLC		Maintainer	Maint/Repair Equipment	18.56
Power Solutions		Equipment Repair	Maint/Repair Equipment	112.00
Ranchland Ford		Equipment Repair	Maint/Repair Equipment	193.10
Wenquist Inc.		Supplies	Maint/Repair Equipment	370.53
			Total Street	\$14,109.08
Park				
AKRS EQUIPMENT		Mower Repair	Maint/Repair Equipment	620.28
Beaver Bearing Co Albion		Equipment Repair	Maint/Repair Equipment	88.47
Broken Bow Municipal Utilities		Utilities	Utilities	2,058.89
Broken Bow Municipal Utilities		Utilities	Utilities	888.72
Carquest of Broken Bow		Equipment Repair	Maint/Repair Equipment	59.32
City of Broken Bow - Health Insurance		health insurance	Health Insurance	689.92
EZ IT Solutions		IT Services	IT Expense	390.00
Eakes Office Products		Supplies	Supplies & Postage	15.52
Great Plains Communications		Internet	Telephone/Internet	35.47
RT Ace		Chair Repair	Maintenance & Repair B	611.65
RT Ace		Chair Repair	Tools/Shop Equipment	53.84
S&L Sanitary Service		trash around square	Trash Removal	54.30
Wenquist Inc.		Supplies	Maint/Repair Equipment	14.99
			Total Park	\$5,581.37
Swimming Pool				
Broken Bow Municipal Utilities		Utilities	Utilities	211.87
			Total Swimming Pool	\$211.87
Sanitation				
Broken Bow Municipal Utilities		Utilities	Utilities	34.68
Custer Public Power		CD Cell Power	Utilities	103.15
			Total Sanitation	\$137.83
ST Infra/Capital				

Check Approval List - GL Account

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City of Broken Bow

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<u>Vendor Name</u>	<u>Invoice</u>	<u>Invoice Description</u>	<u>Account Description</u>	<u>Amount</u>
ST Infra/Capital				
Kully Pipe & Steel		Paul Brown	ARPA	228.80
Myers Construction Co		Final Payment #6 2022 Memorial Drive Pav	Sales Tax Infra Projects	115,696.95
			Total ST Infra/Capital	\$115,925.75
				<u>\$245,445.99</u>

Report Selection: Check Approval List - GL Account
Date Range Selection: GL Posting Date
Starting Date: 3/29/2023
Ending Date: 4/11/2023

Bi Weekly Payroll - \$ 64,061.91



Broken Bow City Wide Clean Up Saturday, April 29, 2023

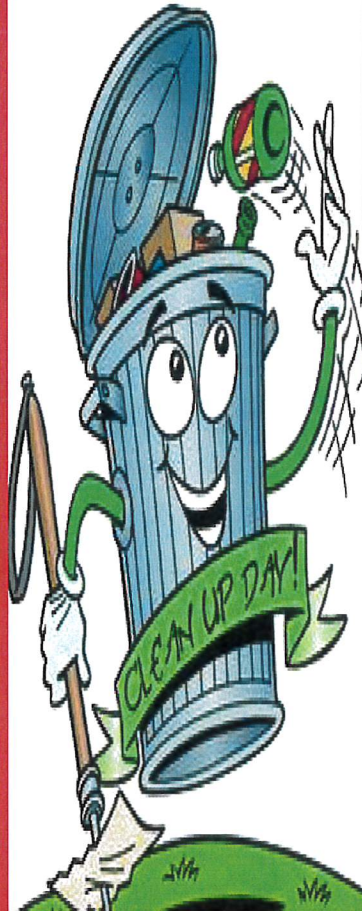
There Will Be **FREE** Collection Sites:

Between Tomahawk Park &
Paul Brown Field
8:00 am to 3:00 pm

Acceptable Items:

Brick, Lawn Mowers, Old
Bicycles, Etc.,
Miscellaneous Metal
Automotive Batteries
Appliances **WITHOUT** Freon

NO TIRES, PAINT, MOTOR OIL,
LAWN AND GARDEN
CHEMICALS, OR HOUSEHOLD
WASTE & CHEMICALS



City of Broken Bow Tree Dump

Open for **FREE**
Saturday, April 29th
& Saturday, May 6th

8:30 a.m. – 12:00 p.m.
1:00 p.m. – 5:30 p.m.

Acceptable Materials:

Trees & Tree
Branches Wood
Pallets
Untreated Lumber
Unpainted Lumber
Grass Clippings
Leaves & Yard Waste
Garden Waste
Flowers & Bushes Clean
Concrete

NO REBAR OR WIRE MESH
IN CONCRETE

HELP KEEP BROKEN BOW BEAUTIFUL BY DOING SOME SPRING CLEAN UP!

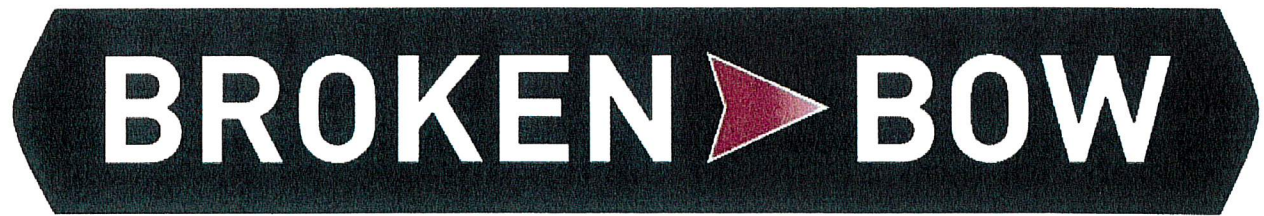
**Thanks To Myers Iron
Salvage & Myers Roll-Offs
for The Roll-Offs**



REMEMBER TO RECYCLE

Recycling Trailers Are Located Year-Round
at The Corner Of South 10th Ave. &
South B St. and the Grocery Kart





N E B R A S K A

Rooted. But Not Standing Still.

City of Broken Bow, Nebraska

Tax Increment Financing Annual Report to Governing Body and Other Political Subdivisions

Passed and Approved by the CRA: April 6, 2023

Passed and Approved by City Council:

Introduction

The City of Broken Bow accepts Tax Increment Financing (TIF) applications and is able to approve the use of TIF funds for certain redevelopment project plans. Each redevelopment project plan is evaluated based on criteria set forth in the City's TIF guidelines and the Nebraska Community Development Law.

The City of Broken Bow is required to compile information on the progress of redevelopment projects that are financed in whole or in part through TIF and report to the governing body of the City of Broken Bow as well as each county, school district, community college area, educational service unit, and natural resource district whose property taxes are affected by the division of property taxes.

Therefore, this annual report has been created to disclose the required information to these political subdivisions related to any and all TIF redevelopment projects active during the 2022 calendar year.

How Tax Increment Financing (TIF) Works

In general, TIF is the use of new real property tax dollars generated, as the result of a redevelopment project, to help support the financing of certain TIF eligible redevelopment project costs. TIF allows the use of the new property taxes generated by the increased value of the property to be paid on the TIF debt. The taxes are divided for the benefit of the redevelopment project for a period up to fifteen (15) years. Property taxes on the original value of the property continue to be paid to local taxing entities. After the debt is paid or the fifteen (15) year period is expired the increase in property taxes generated will be paid to the local taxing entities as normal resulting in more property tax revenue for those local taxing entities.

Total Number of Redevelopment Projects

For 2022 the City of Broken Bow had fifteen (15) active redevelopment projects. Listed below are the redevelopment projects that were active in 2022:

- BAM Development Group (Legends Neighborhood Grill)
- Chapin's Furniture
- Endurance Property Corporation (Dana F. Cole)
- Bow Family Furniture
- Gateway Motors Inc.
- Pearson Rentals LLC
- Cole Enterprises
- Keely Court (Phase I and II)
- Arrow Seed

Total Number of Redevelopment Projects (continued)

- Cobblestone Hotel
- Opportunity Land Investments #1
- Opportunity Land Investments #2
- Indian Hills Meadows
- Vulpine Holdings LLC (Diamond Express Car Wash and Dairy Queen)

Total Estimated Project Costs

Below is a list of the total estimated project cost for each redevelopment project:

Total Estimated Project Cost of Redevelopment Projects	Estimated Costs
BAM Development Group (Legends Neighborhood Bar & Grill	\$246,000.00
Chapin's Furniture	\$446,000.00
Endurance Property Corporation (Dana F. Cole)	\$348,000.00
Bow Family Furniture	\$915,000.00
Gateway Motors Inc.	\$863,400.00
Pearson Rentals LLC	\$482,000.00
Cole Enterprises	\$157,157.00
Keely Court (Phase I and II)	\$579,000.00
Arrow Seed	\$1,590,000.00
Cobblestone Hotel	\$3,896,300.00
Opportunity Land Investments #1	\$1,889,361.00
Opportunity Land Investments #2	\$1,135,164.00
Indian Hills Meadows	\$2,350,651.00
Vulpine Holdings LLC (Diamond Express Car Wash & Dairy Queen)	\$2,406,998.00
Total Estimated Project Costs	\$17,805,031.00

The estimated project cost is based on the amount the redeveloper used when applying for TIF before the start of the project.

Comparison between Initial Projected Valuation and the Assessed Valuation

Below is a list of each redevelopment project, the original estimated valuation, and the actual valuation for 2022:

Total Estimated Project Cost	Estimated Valuation	Actual Valuation
BAM Development Group	\$304,584.00	\$283,857.00
Chapin's Furniture	\$371,195.00	\$209,691.00
Endurance Property Corporation	\$348,000.00	\$317,047.00
Bow Family Furniture	\$915,000.00	\$832,273.00
Gateway Motors	\$787,400.00	\$1,541,297.00
Pearson Rentals LLC	\$500,000.00	\$877,526.00
Cole Enterprises	\$126,770.00	\$145,056.00
Keely Court (Phase I and II)	\$565,000.00	\$873,199.00
Arrow Seed	\$1,700,000.00	\$581,585.00
Cobblestone Hotel	\$3,100,000.00	\$2,901,037.00
Opportunity Land Investments #1	\$1,250,000.00	\$875,780.00
Opportunity Land Investments #2	\$1,500,000.00	\$1,001,306.00
Indian Hills Meadows	\$2,220,000.00	**Paid off in 2022
Vulpine Holdings	\$1,250,000.00	\$466,406.00
TOTALS	\$14,937,949.00	\$10,906,063.00

The estimated valuation is based on the original amount the redeveloper used in their TIF application before the start of the project. The actual valuation is the 2022 county assessor valuation.

Redevelopment Projects Paid Off in 2022

The TIF project for Indian Hills Meadows was paid off in 2022.

Redevelopment Projects Approved

There were no new redevelopment projects approved in 2022. The City of Broken Bow passed a new Blight and Substandard Study in 2022. There was a new TIF project approved for MW Real Estate, but it is still in the building stages.

Percentage of the City Designated as Blight and Substandard

The most recent blight and substandard study, study #9 prepared by City Engineer JEO, was passed, and approved by City Council on June 14th, 2022. The percentage of the City of Broken Bow that is considered blight and substandard is 49.13%. As a second-class city the City of Broken Bow is allowed to designate 50% of the city as blight and substandard. Attached (Exhibit A) is a copy of the most recent blight and substandard study map.

Additional Information

Attached (Exhibit B) is a portion of the State of Nebraska, Department of Revenue, Property Tax Division's 2022 TIF Report. The attached portion of that report shows specific information related to each TIF project located in Broken Bow as well as an overview of the TIF process.

To view the entire State of Nebraska's report online use this link:

<https://revenue.nebraska.gov/sites/revenue.nebraska.gov/files/doc/pad/research/TIFReports/TIFREPORT2022.pdf>

Contact Information

If there are any questions regarding this report, you can contact:

Megan Linn
City Treasurer
City of Broken Bow
314 South 10th Ave
Broken Bow, NE 68822
(308) 872-5831
mlinn@cityofbrokenbow.org

Exhibit A

City of Broken Bow
Blight and Substandard Study

Broken Bow Blighted Areas 1 through 11
Corporate Limits = 1294 Acres

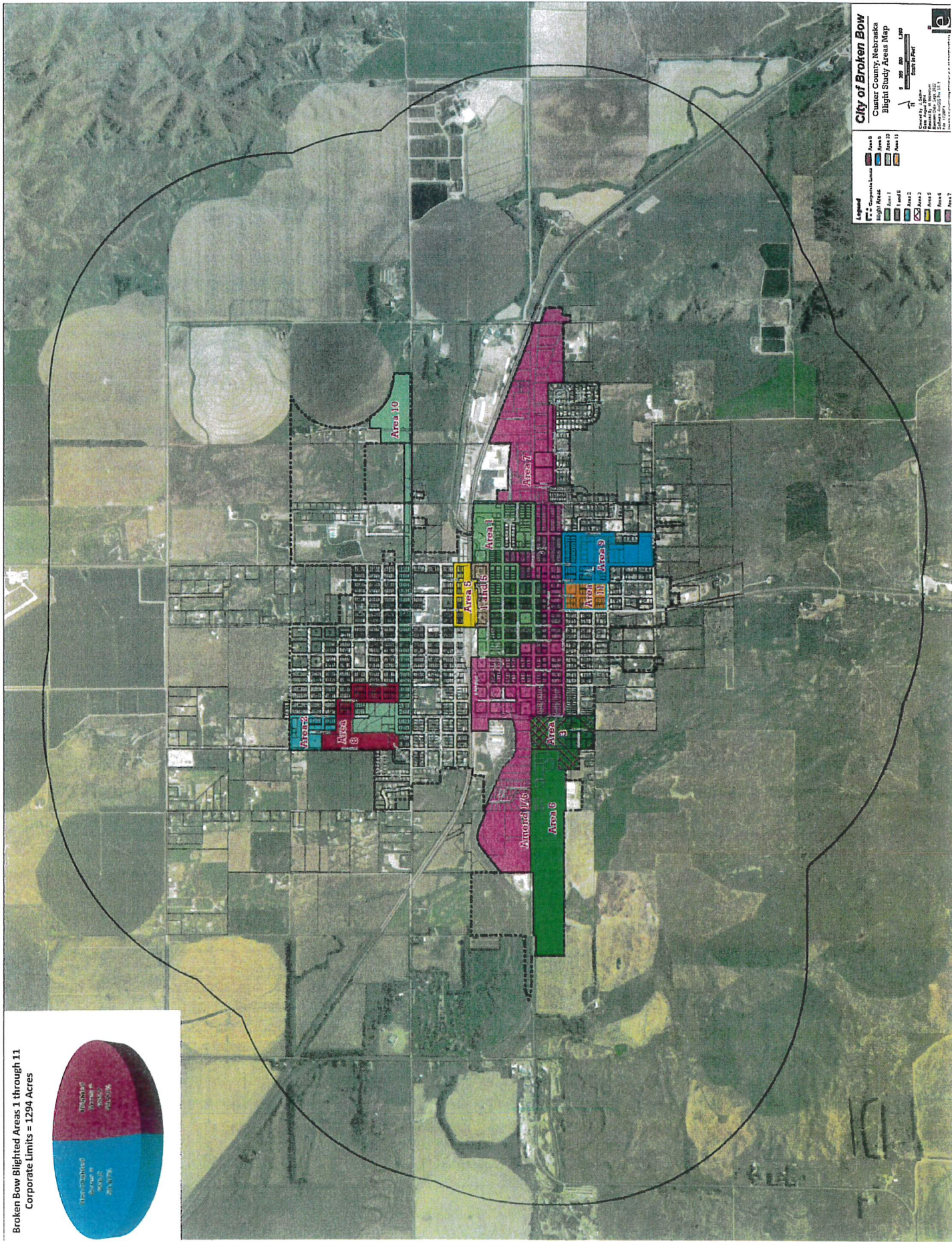
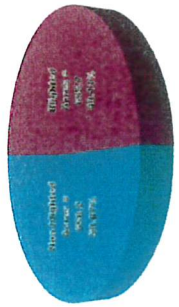


Exhibit B

Portion of the State of Nebraska, Department of Revenue, Property Tax Division's
2022 TIF Report

Community Redevelopment Law - Tax Increment Financing (TIF) Overview of the TIF Process

The community redevelopment laws allow for the increased property taxes generated by the improvement of blighted property to be used to pay for the financing of the community redevelopment/TIF projects. The statutes for community redevelopment/TIF are found in [Neb. Rev. Stat. §§ 18-2101 through 18-2155](#).

Cities may act as the redevelopment “authority” or establish a community redevelopment authority (CRA). The CRA may levy a property tax separate from the city, but subject to levy allocation authority of the city government. The city/CRA may also acquire real property and declare it public property, which is exempt from property taxes, but subject to in lieu of tax payments.

The TIF process begins with the city/CRA declaring an area as substandard, blighted, and in need of redevelopment. The city/CRA must hold a public hearing and provide notice of the hearing to all registered neighborhood associations located within a one-mile radius and to all political subdivisions affected by the redevelopment area. The city/CRA is required to prepare a redevelopment plan, which must show, for example, the boundaries of the redevelopment project area, proposed land uses, population, land and building intensities, changes in zoning, and traffic flow.

After approval of the redevelopment plan and the project, TIF bonds may be issued for the acquisition of property, site preparation, and public improvements. The property is transferred to the developer at its fair market value for development and construction in accordance with the redevelopment plan. The properties in the project will have a base valuation, which is the last certified value prior to the division of tax effective date. The base property valuation remains assessable to all taxing entities. Any increase in value and resulting taxes must be accounted for separately and be used to pay off the debt incurred for the redevelopment project. The project must not exceed a 15-year period for standard TIF projects, 20-year period for extremely blighted projects, and 15-year period for expedited review or Micro TIF projects.

Requirements for TIF include, but are not limited to:

- The project is applicable to real property only;
- The property must be within the corporate boundaries of the city; however, the city may annex noncontiguous land to develop agricultural processing facilities that will become a TIF project;
- The division of tax for TIF may not exceed 20 years, based on the type of TIF project;
- The taxes attributable to the excess value can only be used for the repayment of the debt related to the project; and
- The city/CRA must provide written notice to both the county assessor and county treasurer to cease the division of tax when the debt on the project is paid in full.

The city/CRA must file a [Notice to Divide Tax for Community Redevelopment Project](#) (Notice) with the county assessor on or before August 1 of the calendar year in which the division of the real property tax

Tax Increment Financing (TIF) Report 2022

COUNTY: 21 CUSTER

2022 TOTALS FOR CITY : # ARNOLD

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	0	0	0.00	0.00
Commercial	21,033	575,123	339.22	9,275.62
Industrial	0	0	0.00	0.00
Other	0	0	0.00	0.00
Total	21,033	575,123	339.22	9,275.62

Project Count 2

CITY: BROKEN BOW

Project Name: TIF ARROW SEED COMPANY, INC

City: BROKEN BOW

School: BROKEN BOW 25

Project Years:

Project Date: 2014

TIF-ID#: 21-9922

Project Type:

Location: All of Blk 105 & W 1/2 of Vac N 8th Railroad Addition, Broken Bow

Description: TIF funds used for land acquisition, site development, and construction of warehouse, seed cleaning and bagging facility.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2014	430,850	68,782	2.288339	9,859.31	1,573.96
2015	430,850	149,823	2.211529	9,528.37	3,313.38
2016	430,850	143,285	2.087812	8,995.34	2,991.52
2017	430,850	143,285	1.914093	8,246.87	2,742.60
2018	430,850	143,285	1.820694	7,844.46	2,608.78
2019	430,850	143,285	1.879571	8,098.13	2,693.14
2020	430,850	143,285	1.880707	8,103.03	2,694.78
2021	430,850	143,285	1.901385	8,192.12	2,724.40
2022	430,850	150,735	1.941842	8,366.43	2,927.04
Total				77,234.06	24,269.60

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	430,850	150,735
Industrial	0	0
Other	0	0

Project Name: TIF BAM DEVELOPMENT GROUP

City: BROKEN BOW

School: BROKEN BOW 25

Project Years:

Project Date: 2016

TIF-ID#: 21-9926

Project Type:

Location: Lot 11 Blk 13 Original Town Broken Bow, PID 001063010

Description: Rehabilitation of dilapidated building located at 845 South D to house a restaurant on the main level with possible residential living space or office space in the upper level.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2016	94,360	0	2.087812	1,970.06	0.00
2017	94,360	179,846	1.914093	1,806.14	3,442.42
2018	94,360	179,846	1.820694	1,718.01	3,274.44
2019	94,360	179,846	1.879571	1,773.56	3,380.34
2020	94,360	179,846	1.880707	1,774.64	3,382.38
2021	94,360	179,846	1.901385	1,794.15	3,419.56
2022	94,360	189,497	1.941842	1,832.32	3,679.74
Total				12,668.88	20,578.88

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	94,360	189,497
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2022

COUNTY: 21 CUSTER

Project Name: TIF BOW FAMILY FURNITURE

Location: SW NE Sec. 33-17-20 PID 001238200

City: BROKEN BOW

Project Date: 2016

Description: Building refacing and remodel for a furniture and flooring store with TIF funds used to secure land purchase.

School: BROKEN BOW 25

TIF-ID#: 21-9927

Project Years:

Project Type:

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2016	531,754	105,578	2.087812	11,102.02	2,204.28
2017	531,754	105,578	1.914093	10,178.27	2,020.86
2018	531,754	114,052	1.820694	9,681.61	2,076.54
2019	531,754	114,052	1.879571	9,994.69	2,143.68
2020	531,754	114,052	1.880707	10,000.73	2,144.98
2021	531,754	114,052	1.901385	10,110.69	2,168.58
2022	531,754	300,519	1.941842	10,325.82	5,835.60
Total				71,393.83	18,594.52

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	531,754	300,519
Industrial	0	0
Other	0	0

Project Name: TIF BRUCE FORRESTER AUTO SALES

Location: Parcel in NW 1/4 SW 1/4 Sec. 32-17-20 (.61 acres) and Lot 2 Blk 2 and Lot 1 Blk 1 College Estates, Broken Bow

City: BROKEN BOW

Project Date: 2014

Description: TIF funds used for site acquisition and site development to construct new building for vehicle sales and service business.

School: BROKEN BOW 25

TIF-ID#: 21-9919

Project Years:

Project Type:

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2014	74,131	0	2.288339	1,696.37	0.00
2015	74,131	277,364	2.211529	1,639.43	6,134.00
2016	74,131	333,437	2.087812	1,547.72	6,961.52
2017	74,131	333,437	1.914093	1,418.94	6,382.30
2018	74,131	333,437	1.820694	1,349.70	6,070.86
2019	74,131	394,545	1.879571	1,393.34	7,415.76
2020	74,131	560,534	1.880707	1,394.19	10,542.00
2021	74,131	560,534	1.901385	1,409.52	10,657.90
2022	4,470	348,259	1.941842	86.80	6,762.66
Total				11,936.01	60,927.00

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	4,470	348,259
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2022

COUNTY: 21 CUSTER

Project Name: TIF CHAPIN'S FURNITURE

City: BROKEN BOW

School: BROKEN BOW 25

Project Years:

Project Date: 2008

TIF-ID#: 21-9903

Project Type:

Location: The West 18'8" of Lot 8 and Lots 9-10, Block 4, J.P. Gandy's Addition

Description: TIF funds used for complete rebuild of Furniture store and all public ways, utilities and infrastructure. City did not respond to letter requesting the project plan. Data from Notice to Divide Tax.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2008	77,775	83,903	2.286945	1,778.67	1,918.82
2009	77,775	130,793	2.256651	1,755.11	2,951.54
2010	77,775	130,747	2.217374	1,724.56	2,899.14
2011	77,775	130,747	2.436282	1,894.82	3,185.36
2012	77,775	132,100	2.413352	1,876.98	3,188.04
2013	77,775	132,100	2.382347	1,852.87	3,147.08
2014	77,775	132,100	2.288339	1,779.76	3,022.90
2015	77,775	132,100	2.211529	1,720.02	2,921.42
2016	77,775	132,100	2.087812	1,623.80	2,758.00
2017	77,775	132,100	1.914093	1,488.69	2,528.52
2018	77,775	132,100	1.820694	1,416.04	2,405.14
2019	77,775	132,100	1.879571	1,461.84	2,482.92
2020	77,775	132,100	1.880707	1,462.72	2,484.42
2021	77,775	132,100	1.901385	1,478.80	2,511.74
2022	77,775	131,916	1.941842	1,510.27	2,561.60
Total				24,824.95	40,966.64

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	77,775	131,916
Industrial	0	0
Other	0	0

Project Name: TIF COBBLESTONE HOTEL & SUITES

City: BROKEN BOW

School: BROKEN BOW 25

Project Years:

Project Date: 2014

TIF-ID#: 21-9918

Project Type:

Location: Lot A BBIC Administrative Subdivision, Broken Bow

Description: TIF funds used for site acquisition and infrastructure for the construction of a 36 room motel with an attached convention center.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2014	149,131	2,514,787	2.288339	3,412.62	57,546.86
2015	149,131	2,500,100	2.211529	3,298.08	55,290.44
2016	149,131	2,782,673	2.087812	3,113.57	58,096.98
2017	149,131	2,782,673	1.914093	2,854.51	53,262.94
2018	149,131	2,782,673	1.820694	2,715.22	50,663.96
2019	149,131	2,782,673	1.879571	2,803.02	52,302.32
2020	149,131	2,782,673	1.880707	2,804.72	52,333.92
2021	149,131	2,782,673	1.901385	2,835.55	52,909.34
2022	149,131	2,751,906	1.941842	2,895.89	53,437.68
Total				26,733.18	485,844.44

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	149,131	2,751,906
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2022

COUNTY: 21 CUSTER

Project Name: TIF COLE ENTERPRISES

City: BROKEN BOW

School: BROKEN BOW 25

Project Years:

Project Date: 2013

TIF-ID#: 21-9916

Project Type:

Location: Parcels: Sec. 33-17-20 SWNW .24 acres

Description: TIF funds used to construct a commercial building with 2-3 rental bays.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2013	4,330	113,386	2.382347	103.16	2,701.24
2014	4,330	113,386	2.288339	99.09	2,594.66
2015	4,330	113,386	2.211529	95.76	2,507.56
2016	4,330	119,722	2.087812	90.40	2,499.58
2017	4,330	119,722	1.914093	82.88	2,291.60
2018	4,330	119,722	1.820694	78.84	2,179.78
2019	4,330	119,722	1.879571	81.39	2,250.26
2020	4,330	119,722	1.880707	81.43	2,251.62
2021	4,330	119,722	1.901385	82.33	2,276.38
2022	4,330	140,726	1.941842	84.08	2,732.68
Total				879.36	24,285.36

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	4,330	140,726
Industrial	0	0
Other	0	0

Project Name: TIF DIAMOND EXPRESS WASH

City: BROKEN BOW

School: BROKEN BOW 25

Project Years:

Project Date: 2014

TIF-ID#: 21-9917

Project Type:

Location: West 103' Lot B BBIC Administrative Subdivision, Broken Bow

Description: TIF funds used to construct 80 ft automatic soft touch car wash

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2014	45,586	0	2.288339	1,043.16	0.00
2015	45,586	479,908	2.211529	1,008.15	10,613.30
2016	45,586	565,127	2.087812	951.75	11,798.80
2017	45,586	768,000	1.914093	872.56	14,700.22
2018	45,586	1,168,918	1.820694	829.98	21,282.42
2019	45,586	1,079,259	1.879571	856.82	20,285.44
2020	45,586	1,079,259	1.880707	857.34	20,297.70
2021	45,586	1,079,259	1.901385	866.77	20,520.88
2022	45,586	990,454	1.941842	885.21	19,233.06
Total				8,171.74	138,731.82

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	45,586	990,454
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2022

COUNTY: 21 CUSTER

Project Name: TIF ENDURANCE PROPERTY CORP

City: BROKEN BOW

School: BROKEN BOW 25

Project Years:

Project Date: 2009

TIF-ID#: 21-9906

Project Type:

Location: Lot 1, 2, and east half Lot 3, Block 14, Original Town
Description: TIF funds for site work, development and infrastructure for construction of 3,000 sqft Office Bldg, 2,000 sqft rented area, 1,000 sqft unfinished to be rented to a business in future.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2010	10,599	217,620	2.217374	235.02	4,825.44
2011	10,599	246,104	2.436282	258.22	5,995.78
2012	10,599	244,466	2.413352	255.79	5,899.82
2013	10,599	244,466	2.382347	252.50	5,824.02
2014	10,599	244,466	2.288339	242.54	5,594.22
2015	10,599	244,466	2.211529	234.40	5,406.44
2016	10,599	248,794	2.087812	221.29	5,194.36
2017	10,599	248,794	1.914093	202.87	4,762.14
2018	10,599	248,794	1.820694	192.98	4,529.78
2019	10,599	248,794	1.879571	199.22	4,676.26
2020	10,599	248,794	1.880707	199.34	4,679.08
2021	10,599	248,794	1.901385	201.53	4,730.54
2022	10,599	306,448	1.941842	205.82	5,950.74
Total				2,901.52	68,068.62

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	10,599	306,448
Industrial	0	0
Other	0	0

Project Name: TIF GATEWAY MOTORS

City: BROKEN BOW

School: BROKEN BOW 25

Project Years:

Project Date: 2012

TIF-ID#: 21-9914

Project Type:

Location: Parcel #001236900 1.37 acres and Parcel #001237550 .36 acres in SENW Sect. 33-17-20
Description: New and used car dealership

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2012	324,847	66,293	2.413352	7,839.70	1,599.88
2013	324,847	232,966	2.382347	7,738.98	5,550.06
2014	324,847	232,966	2.288339	7,433.60	5,331.06
2015	324,847	232,966	2.211529	7,184.09	5,152.12
2016	324,847	313,570	2.087812	6,782.19	6,546.76
2017	324,847	313,570	1.914093	6,217.87	6,002.02
2018	324,847	313,570	1.820694	5,914.47	5,709.16
2019	324,847	423,447	1.879571	6,105.73	7,959.00
2020	324,847	423,447	1.880707	6,109.42	7,963.80
2021	324,847	423,447	1.901385	6,176.59	8,051.36
2022	324,847	1,216,450	1.941842	6,308.02	23,621.54
Total				73,810.66	83,486.76

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	324,847	1,216,450
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2022

COUNTY: 21 CUSTER

Project Name: TIF KEELY COURT, LLC

City: BROKEN BOW

School: BROKEN BOW 25

Project Years:

Project Date: 2014

TIF-ID#: 21-9920

Project Type:

Location: Block 6, F Reyners Addition, Broken Bow

Description: TIF funds used to construct a two story, 7-unit apartment building.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2014	3,496	289,073	2.288339	80.00	6,614.98
2015	3,496	372,027	2.211529	77.32	8,227.48
2016	3,496	588,965	2.087812	72.99	12,296.48
2017	3,496	667,235	1.914093	66.92	12,771.50
2018	3,496	667,235	1.820694	63.65	12,148.30
2019	3,496	667,236	1.879571	65.71	12,541.18
2020	3,496	667,236	1.880707	65.75	12,548.76
2021	3,496	667,236	1.901385	66.47	12,686.74
2022	3,496	869,703	1.941842	67.89	16,888.26
Total				626.70	106,723.68

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	3,496	869,703
Industrial	0	0
Other	0	0

Project Name: TIF OPPORTUNITY LAND INV.

City: BROKEN BOW

School: BROKEN BOW 25

Project Years:

Project Date: 2015

TIF-ID#: 21-9925

Project Type:

Location: Parcel #001065400 Orig Town Blk 16 S1/2 Lots 5-6Parcel

#001065500 Orig Town Blk 16 N1/2 Lots 5-6Parcel #001065600 Orig Town Blk 16 Lots 7-8

Description: Construct three 2-story high efficiency apartment complexes for a total of 18 apartments (phase 2).

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2015	169,963	2,801	2.211529	3,758.78	61.94
2016	169,963	30,826	2.087812	3,548.51	643.58
2017	169,963	745,079	1.914093	3,253.25	14,261.50
2018	169,963	745,079	1.820694	3,094.51	13,565.60
2019	169,963	782,574	1.879571	3,194.58	14,709.04
2020	169,963	782,574	1.880707	3,196.51	14,717.92
2021	169,963	782,574	1.901385	3,231.65	14,879.74
2022	169,963	831,343	1.941842	3,300.41	16,143.38
Total				26,578.20	88,982.70

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	169,963	831,343
Industrial	0	0
Other	0	0

Tax Increment Financing (TIF) Report 2022

COUNTY: 21 CUSTER

Project Name: TIF OPPORTUNITY LAND INVSTMTS.

City: BROKEN BOW

School: BROKEN BOW 25

Project Years:

Project Date: 2014

TIF-ID#: 21-9921

Project Type:

Location: Lots 2, 3, and 4 Blk 16 Original Town, Broken Bow

Description: TIF funds used for land acquisition, site preparation, infrastructure development associated with construction of 2-story high efficiency apartment complex including 3 separate buildings.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2014	17,136	0	2.288339	392.13	0.00
2015	17,136	379,963	2.211529	378.97	8,403.00
2016	17,136	956,032	2.087812	357.77	19,960.16
2017	17,136	1,118,875	1.914093	328.00	21,416.30
2018	17,136	828,240	1.820694	311.99	15,079.72
2019	17,136	828,240	1.879571	322.08	15,567.36
2020	17,136	828,240	1.880707	322.28	15,576.76
2021	17,136	828,240	1.901385	325.82	15,748.04
2022	17,136	858,644	1.941842	332.75	16,673.52
Total				3,071.79	128,424.86

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	17,136	858,644
Industrial	0	0
Other	0	0

Project Name: TIF PEARSON RENTALS

City: BROKEN BOW

School: BROKEN BOW 25

Project Years:

Project Date: 2012

TIF-ID#: 21-9913

Project Type:

Location: Parcel #001224250 .78 acres and Parcel #001224254 .39 acres in SENE Sect. 31-17-20

Description: A multi-use building used for but not limited to dentists, insurance agents, physical therapy, etc.

Year	Base Value	Excess Value	Tax Rate	TIF Base Tax	TIF Excess Tax
2012	48,430	170,954	2.413352	1,168.79	4,125.72
2013	48,430	568,623	2.382347	1,153.77	13,546.58
2014	48,430	568,623	2.288339	1,108.24	13,012.02
2015	48,430	568,623	2.211529	1,071.04	12,575.26
2016	48,430	664,266	2.087812	1,011.13	13,868.62
2017	48,430	664,266	1.914093	927.00	12,714.68
2018	48,430	664,266	1.820694	881.76	12,094.26
2019	48,430	664,266	1.879571	910.28	12,485.36
2020	48,430	664,266	1.880707	910.83	12,492.88
2021	48,430	664,266	1.901385	920.84	12,630.26
2022	48,430	829,096	1.941842	940.43	16,099.74
Total				11,004.11	135,645.38

Current Year	Base Value	Excess Value
Residential	0	0
Commercial	48,430	829,096
Industrial	0	0
Other	0	0

2022 TOTALS FOR CITY : # BROKEN BOW

Current Year	Base Value	Excess Value	Base Tax	Excess Tax
Residential	0	0	0.00	0.00
Commercial	1,912,727	9,915,696	37,142.14	192,547.15
Industrial	0	0	0.00	0.00
other	0	0	0.00	0.00
Total	1,912,727	9,915,696	37,142.14	192,547.15

Project Count 14