

**Annual TIF Report - City of La Vista**  
**Approval and Progress of Redevelopment Projects Financed by Division of Taxes**  
**Per LB 874 (2018) Nebraska Revised Statutes 18-2117.02**  
**As of January 1, 2025**

- 1** The total number of active redevelopment projects within the city that have been financed in whole or in part through the division of taxes as provided in section 18-2147:

4

- 2** The total estimated project costs for all such redevelopment projects:

\$ 59,104,426

**Phase 1A** - 7885 S. 84th Street, La Vista, Sarpy County, Nebraska 68128, La Vista City Centre, Lot 15 and La Vista City Centre Replat 1, Lot 2 Base Value Year 2017 Effective 2018

\$ 10,811,823

**Phase 1B** - 7885 S. 84th Street, La Vista, Sarpy County, Nebraska 68128, Lot 14 La Vista City Centre, SW 1/4 Section 14 T14N R12E; and Lot 10, La Vista City Centre, SW 1/4 Section 14 T14N R12E Base Value Year 2018 Effective 2019

\$ 17,934,473

**Phase 1C** - 7885 S. 84th Street, La Vista, Sarpy County, Nebraska 68128, Lots 3, 4, and 5 La Vista City Centre Replat 3, W half of NW 1/4 of the SW Quarter of Section 14 T14N R12E; Base Value Year 2020 Effective 2021

\$ 6,712,494

**Phase 1D** - 7885 S. 84th Street, La Vista, Sarpy County, Nebraska 68128, Lot 3, La Vista City Centre Replat 4; base value year anticipated in 2023.

\$ 23,645,636

- 3** A comparison between the initial projected valuation of property included in each such redevelopment project as described in the redevelopment contract or, for redevelopment projects approved using an expedited review under section 18-2155, in the redevelopment plan and the assessed value of the property included in each such redevelopment project as of January 1 of the year of the report (<https://www.sarpy.gov/170/Political-Subdivision-Valuations>):

	Base Year	1/1/2025	Net Change
<b>Phase 1A</b>	\$ 443,108	\$ 20,897,965	\$ 20,454,857
<b>Phase 1B</b>	\$ 487,729	\$ 31,635,583	\$ 31,147,854
<b>Phase 1C</b>	\$ 129,563	\$ 766,080	\$ 636,517
<b>Phase 1C</b>	\$ 590,930	\$ 667,631	\$ 76,701
<b>Phase 1C</b>	\$ 117,328	\$ 2,314,690	\$ 2,197,362
<b>Phase 1C Subtotal</b>	\$ 837,821	\$ 3,748,401	\$ 2,910,580
<b>Phase 1D</b>	\$ 532,920	\$ 13,298,554	\$ 12,765,634
<b>Total</b>	\$ 2,301,578	\$ 69,580,503	\$ 67,278,925

- 4** The number of such redevelopment projects approved by the governing body in the previous calendar year:

0

- 5** Information specific to each such redevelopment project approved by the governing body in the previous calendar year, including the project area, project type, amount of financing approved, and total estimated project costs:

**Project Type:**

**Amount Financed:**

**Total Estimated Project Costs:**

- 6** The number of redevelopment projects for which financing has been paid in full during the previous calendar year and for which taxes are no longer being divided pursuant to section 18-2147:

0

- 7** The percentage of the city that has been designated as blighted:

less than 1%