

LA VISTA CITIZEN ADVISORY REVIEW COMMITTEE

To: Mayor and City Council

Dt: September 11, 2025

Fr: City Advisory Review Committee

Re: Economic Development Program Review

The Citizen Advisory Review committee is required to report to the Mayor and City Council at least once every six months regarding the Economic Development Program. Chairman Narak presented to the Council after our June meeting. The following is provided for the Committee's information and generally covers activity for FY25 (the period from October 1, 2024 to September 30, 2025).

The Economic Development Program has received and approved four applications for assistance to date. The first application was from John Q. Hammons to construct a full service Embassy Suites Hotel and conference center facility. This project was closed out in 2018.

The second application was for a \$3 million grant to City Ventures to help with the construction of a state-of-the-art music venue in City Centre, located in the redevelopment area along 84th Street. This application was approved in February of 2020. In May of 2021 City Ventures submitted a supplement to their original application asking for an additional \$2.5 million for the music venue project in the form of a loan that will be paid back with interest. This supplement was also approved, resulting in a total of \$5.5 million in grants/loans for the project. The entire \$5.5 million has been distributed to City Ventures. They are currently paying interest on the loan. The music venue is completed and operational.

In October of 2021 an application from the Omaha Multi-Sport Complex, Inc. for a \$3 million grant for the development, construction and operation of Phase 1 of a premier multisport complex comprised of twelve synthetic multisport playing fields and related amenities was approved. This facility is currently operational and the grant funds have been distributed.

1. The City's assessed valuation for FY25 was \$2,404,341,954, and the new assessed valuation for FY26 is \$2,511,621,618. This is an increase of 5.22%. From FY2018 through FY2021, the growth in the City's valuation averaged approximately 4.5% annually. In FY22 and FY23 we saw unusually large increases in valuation which were attributed in part to extreme increases in the personal property tax portion of the valuation. It was determined these increases had to do with large companies in the City that qualify for state incentives purchasing equipment and the timing of their refund requests to the State. The valuation for FY24 saw a leveling off of these personal property tax increases resulting in a smaller overall increase. The average growth over the last eight years is 6.7%.

FY2019 Valuation - \$1,542,141,658 (up 3.02%)
FY2020 Valuation - \$1,651,417,826 (up 7.08%)
FY2021 Valuation - \$1,755,107,309 (up 6.27%)
FY2022 Valuation - \$1,998,058,005 (up 13.8%)
FY2023 Valuation - \$2,220,556,943 (up 11.14%)
FY2024 Valuation - \$2,284,893,092 (up 2.89%)
FY2025 Valuation - \$2,404,341,954 (up 5.22%)
FY2026 Valuation - \$2,511,621,618 (up 4.47%)

2. Earned sales and use tax revenue has traditionally increased from year to year, however it was down slightly in FY19 and again in FY20 due to the pandemic. FY21 showed a rebound in sales and use tax revenue and FY22 sales tax numbers remained strong. A reminder that we look at what the City has "earned" in sales tax prior to any state incentive refunds being deducted to calculate growth and in order to determine what businesses are actually generating. The City has built a sales and use tax reserve for potential future rebates. It should be noted that the City has received it's annual letter from

the State of Nebraska indicating what the rebate to SON will be in December of 2025. It is less than \$500,000, which is a large decrease from previous years where rebates have been anywhere from just over a million dollars to nearly two million dollars.

FY2021 Sales and Use Tax - \$10,062,860 (actually received + \$1.35 million in rebates to SON); earned total up 19.8% over FY20)

FY2022 Sales and Use Tax - \$10,705,035 (actually received + \$1.78 million in rebates to SON; earned total up 9.39% over FY21)

FY2023 Sales and Use Tax - \$11,380,214 (actually received + \$1.93 million in rebates to SON; earned total up 6.63% over FY22)

FY2024 Sales and Use Tax - \$12,064,461 (actually received + \$1.16 million in rebates to SON; earned total up just under 1% over FY23, however received total was up 6.01% due to smaller rebate amount in FY24)

FY2025 Sales and Use Tax - \$14,565,722 (actually received through August)

3. Building permit valuations are reported in calendar year, not fiscal year. The past several years have remained fairly consistent. 2020 was the highest year we have seen since 2007.

2017 - \$43,036,890

2018 - \$45,980,935

2019 - \$36,332,465

2020 - \$64,354,002

2021 - \$48,919,416

2022 - \$55,881,441

2023 - \$36,276,973

2024 - \$58,491,911

2025 - \$11,392,240 (through August)

Total building permit valuations since 1997 are over \$1.4 billion