

**Nebraska Investment Finance Authority  
Form for Request for Public Records  
(Pursuant to Neb. Rev. Stat. §84-712 et seq.)**

*This form is intended to assist individuals who wish to request public records from the Nebraska Investment Finance Authority (NIFA) pursuant to the Nebraska Public Records Act.*

**Requesting Public Records.** Please use this form for making a formal request to NIFA for public records pursuant to the Nebraska Public Records Act. Requests for public records submitted to NIFA are open to the public.

**NIFA Website.** You are urged to view the NIFA website [www.nifa.org](http://www.nifa.org) prior to submitting a formal Request for Public Records. NIFA has posted various records and other information on its website from which you can copy and download. There is no charge for inspecting records on the website.

**Charges.** In accordance with the Public Records Act, charges may apply for providing public records.

**Questions?** For questions, NIFA's custodian of public records can be reached at (402) 434-3900, Monday-Friday, 8:00 am – 5:00 pm., (except on state holidays).

**Complete the following and return by U.S. Postal Service mail or hand delivery.  
PLEASE NOTE: NIFA does not accept requests by email.**

Name: Rob Woodling

Phone: 402-504-3248

Address: 1886 S 126th Street Omaha, NE 68144

Email: woodling@cox.net

**Record(s) Requested** *(Describe the Public Records you are requesting. Provide as much details as possible, including the date range, if possible – this will assist NIFA in searching for the records.):*

Copies of 4% preapplications and full applications for the properties attached.

**Delivery Method:**

Electronic

Photocopy/mail

I will review at the NIFA office in Lincoln, Nebraska

**Signature:** 

**Date:** 8/2/21

**Mail via U.S. Postal Service or hand deliver to:**

Nebraska Investment Finance Authority  
1230 O Street  
Lincoln, NE 68508  
*Attention: Custodian of Public Records*

***NIFA reserves the right to determine that a requested Public Record, or portions thereof, is exempt from disclosure pursuant to the provisions of the Public Records Act.***

**NEBRASKA INVESTMENT FINANCE AUTHORITY  
LOW INCOME HOUSING TAX CREDIT PROGRAM  
2021 4% LIHTC/AHTC FINAL APPLICATION LIST  
(updated 3/24/21)**

NIFA PROJECT #	PROJECT NAME & ADDRESS	LIHTC APPLICANT	COUNTY	TOTAL LIHTC UNITS	MARKET UNITS	# OF BLDGS	BOND ISSUER	PROJECT TYPE	PROFIT STATUS	FINANCING SOURCES	ESTIMATED COST	4% LIHTC REQUESTED	AHTC REQUESTED
67193	Victory Park View 600 S. 70th Street Lincoln, NE 68510	Burlington Capital Real Estate LLC 1004 Farnam Street, Suite 400 Omaha, NE 68102 (George Achola: 402.930.3090)	Lancaster	94	94	2	City of Lincoln	Acq Rehab	For Profit	Tax Increment Financing Loan Deferred Developer Fee	\$ 11,711,183	\$ 423,555	\$ 423,555
67194	Gatehouse Rows, LP 3600 R Street Lincoln, NE 68503	Hoppe & Son, LLC 5631 S. 48th Street, Suite 220 Lincoln, NE 68516 (Fred Hoppe: 402.488.1600)	Lancaster	98	98	7	City of Lincoln	New Construction Acq Rehab	For Profit	Tax Exempt Bond Tax Increment Financing Deferred Developer Fee	\$ 19,637,903	\$ 711,479	\$ 711,479
67198	Highlander Phase IV 2111 N. 30th Street Omaha, NE 68111	Brinshore Development, LLC 666 Dundee Road Northbrook, IL 60062 (Todd Lieberman: 224.927.5061)	Douglas	75	75	19	NIFA	New Construction	Non-Profit	Loan Deferred Developer Fee CHOICE 75N Capital Contribution	\$ 22,045,171	\$ 820,000	\$ 820,000
67199	Marcy Street Apartments 1508 Marcy Street Omaha, NE 68108	Roers Investments 110 Cheshire Lane Minnetonka, MN 55305 (Andy Bollig: 952.221.3698)	Douglas	87	87	1	NIFA	New Construction	For Profit	Tax Exempt Bond Owner Equity	\$ 19,668,268	\$ 680,249	\$ 680,249
				354	354	29				\$ 73,062,525	\$ 2,635,283	\$ 2,635,283	

NEBRASKA INVESTMENT FINANCE AUTHORITY  
 LOW INCOME HOUSING TAX CREDIT PROGRAM  
 2021 4% LIHTC ROUND ONE PRE-APPLICATION LIST  
 (updated 4/1/2021)

NIFA PROJECT #	PROJECT NAME & ADDRESS	LIHTC APPLICANT	COUNTY	TOTAL LIHTC UNITS	MARKET UNITS	# OF BLDGS	BOND ISSUER	PROJECT TYPE	PROFIT STATUS	FINANCING SOURCES	ESTIMATED COST	TAX EXEMPT BONDS
67196	18Howard 1819 Howard Street Omaha, NE 68102 (Various addresses)	18HowardOwner, LLC 3814 Farnam Street, Suite 201 Omaha, NE 68131 (Neeraj Agarwal: 402.981.3735)	Douglas	120	0	1	Douglas County Housing Authority	New Construction	For Profit	Tax Exempt Bonds Tax Increment Financing Loan	\$ 32,486,400	\$ 18,000,000
67200	Union at Middle Creek SW 27th Street Lincoln, NE 68522	Union Development Holdings, LLC 409 Massachusetts Ave, Suite 300 Indianapolis, IN 46204 (David Wesner: 317.603.4091)	Lancaster	200	0	4	NIFA	New Construction	For Profit	Tax Exempt Bonds Loan	\$ 36,460,000	\$ 29,050,338
67201	Novella Senior Living 4809 Redman Omaha, NE 68104	Straightline Development 16255 Woodland Drive Omaha, NE 68136 (Jim Posey: 402.660.9700)	Douglas	160	0	1	NIFA	New Construction	For Profit	Tax Exempt Bonds Tax Increment Financing Grants/Loan	\$ 30,538,517	\$ 16,500,000
				480	0	6					\$ 99,504,917	\$ 63,550,338