Annual Urban Renewal Report, Fiscal Year 2023 - 2024

Levy Authority Summary

Local Government Name: COUNCIL BLUFFS
Local Government Number: 78G732

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
COUNCIL BLUFFS ORIGINAL 1983 MALL URBAN RENEWAL	78001	2
COUNCIL BLUFFS VALLEY VIEW NORTH URBAN RENEWAL	78004	1
COUNCIL BLUFFS 23RD AVENUE URBAN RENEWAL AREA	78006	0
COUNCIL BLUFFS WEST BROADWAY 1987 URBAN RENEWAL	78029	3
COUNCIL BLUFFS MARCC 2000 URBAN RENEWAL	78030	3
COUNCIL BLUFFS MADISON-LINDBERG AVE URBAN RENEWAL	78043	1
COUNCIL BLUFFS MARKET PLACE URBAN RENEWAL	78045	1
COUNCIL BLUFFS PLAYLAND PARK URBAN RENEWAL	78046	3
COUNCIL BLUFFS HAWKEYE HEIGHTS URBAN RENEWAL	78047	1
COUNCIL BLUFFS SOUTH MAIN URBAN RENEWAL	78048	1
COUNCIL BLUFFS OLD AIRPORT URBAN RENEWAL	78049	2
COUNCIL BLUFFS FRANKLIN AVE URBAN RENEWAL	78052	1
COUNCIL BLUFFS 2013 BLUFFS NORTHWAY URBAN RENEWAL	78053	1
COUNCIL BLUFFS 2018 BLUFFS VISION URBAN RENEWAL	78054	1
COUNCIL BLUFFS ARBOR CREEK URBAN RENEWAL	78904	0
COUNCIL BLUFFS NEW HORIZON URBAN RENEWAL	78905	0
COUNCIL BLUFFS SOUTH AVENUE URBAN RENEWAL	78906	0

TIF Debt Outstanding:		**26,475,636**	
TIF Sp. Rev. Fund Cash Balance as of 07-01-2023:	**114,713**	**0**	**Amount of 07-01-2023 Cash Balance Restricted for LMI**
TIF Revenue:	3,559,045		
TIF Sp. Revenue Fund Interest:	35,608		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	93,163		
Total Revenue:	**3,687,816**		
Rebate Expenditures:	1,990,755		
Non-Rebate Expenditures:	1,395,169		
Returned to County Treasurer:	0		
Total Expenditures:	**3,385,924**		
TIF Sp. Rev. Fund Cash Balance as of 06-30-2024:	**416,605**	**0**	**Amount of 06-30-2024 Cash Balance Restricted for LMI**
Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance:		**22,673,107**	

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Urban Renewal Area Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
Urban Renewal Area: COUNCIL BLUFFS ORIGINAL 1983 MALL URBAN RENEWAL
UR Area Number: 78001

UR Area Creation Date: 03/1969

UR Area Purpose: Removal of slum and blight

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/1983 ORIG COUNCIL BLUFFS UR TIF INCREM	780144	780145	0
COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/1983 COUNCIL BLUFFS UR TIF INCREM	780147	780148	5,632,218

Urban Renewal Area Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	18,852,995	37,236,305	0	0	-7,408	56,081,892	0	56,081,892
Taxable	0	10,303,172	29,148,162	0	0	-7,408	39,443,926	0	39,443,926
Homestead Credits									15

TIF Sp. Rev. Fund Cash Balance as of 07-01-2023:	**66,364**	**0**	**Amount of 07-01-2023 Cash Balance Restricted for LMI**
TIF Revenue:	203,765		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	**203,765**		
Rebate Expenditures:	170,805		
Non-Rebate Expenditures:	71,517		
Returned to County Treasurer:	0		
Total Expenditures:	**242,322**		
TIF Sp. Rev. Fund Cash Balance as of 06-30-2024:	**27,807**	**0**	**Amount of 06-30-2024 Cash Balance Restricted for LMI**

Projects For COUNCIL BLUFFS ORIGINAL 1983 MALL URBAN RENEWAL

Hughes-Irons Work

Description:	149 & 153 West Broadway
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	Yes
Payments Complete:	Yes

Sawyer Building

Description:	125 West Broadway
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	Yes
Payments Complete:	No

The Rise on Broadway

Description:	103-115 West Broadway
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	Yes
Payments Complete:	No

Additional Parking Lot

Description:	Additional Vine Street Parking Lot
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For COUNCIL BLUFFS ORIGINAL 1983 MALL URBAN RENEWAL

15 Yr - 85% Rebate - MAX $625,000- Hughes Iron Bldg

Debt/Obligation Type:	Rebates
Principal:	28,713
Interest:	0
Total:	28,713
Annual Appropriation?:	Yes
Date Incurred:	11/26/2011
FY of Last Payment:	2024

15 yr 90% rebate, Max $900,000 Sawyer Bldg

Debt/Obligation Type:	Rebates
Principal:	537,856
Interest:	0
Total:	537,856
Annual Appropriation?:	Yes
Date Incurred:	08/24/2013
FY of Last Payment:	2032

15 year, 80% rebate, max of $750,000 The Rise

Debt/Obligation Type:	Rebates
Principal:	498,611
Interest:	0
Total:	498,611
Annual Appropriation?:	Yes
Date Incurred:	07/01/2016
FY of Last Payment:	2034

Additional Parking Lot

Debt/Obligation Type:	Internal Loans
Principal:	71,517
Interest:	0
Total:	71,517
Annual Appropriation?:	Yes
Date Incurred:	07/22/2021
FY of Last Payment:	2026

Non-Rebates For COUNCIL BLUFFS ORIGINAL 1983 MALL URBAN RENEWAL

TIF Expenditure Amount:	71,517
Tied To Debt:	Additional Parking Lot
Tied To Project:	Additional Parking Lot

Rebates For COUNCIL BLUFFS ORIGINAL 1983 MALL URBAN RENEWAL

Hughes-Irons Work

TIF Expenditure Amount:	28,713
Rebate Paid To:	Pottawattamie County Development
Tied To Debt:	15 yr 90% rebate, Max $900,000 Sawyer Bldg
Tied To Project:	Hughes-Irons Work
Projected Final FY of Rebate:	2024

Sawyer Builidng

TIF Expenditure Amount:	81,639
Rebate Paid To:	KOCV Fund I, LLC
Tied To Debt:	15 yr 90% rebate, Max $900,000 Sawyer Bldg
Tied To Project:	Sawyer Building
Projected Final FY of Rebate:	2032

The Rise

TIF Expenditure Amount:	60,453
Rebate Paid To:	KOCV Fund I, LLC
Tied To Debt:	15 year, 80% rebate, max of $750,000 The Rise
Tied To Project:	The Rise on Broadway
Projected Final FY of Rebate:	2034

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TIF Taxing District Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
Urban Renewal Area: COUNCIL BLUFFS ORIGINAL 1983 MALL URBAN RENEWAL (78001)
TIF Taxing District Name: COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/1983 ORIG COUNCIL BLUFFS UR TIF INCREM
TIF Taxing District Inc. Number: 780145

TIF Taxing District Base Year: 1983
FY TIF Revenue First Received:
Subject to a Statutory end date? No

	UR Designation
Slum	03/1969
Blighted	03/1969
Economic Development	No

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	1,688,134	0	0	0	0

FY 2024 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
Urban Renewal Area: COUNCIL BLUFFS ORIGINAL 1983 MALL URBAN RENEWAL (78001)
TIF Taxing District Name: COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/1983 COUNCIL BLUFFS UR TIF INCREM
TIF Taxing District Inc. Number: 780148

TIF Taxing District Base Year: 1983
FY TIF Revenue First Received: 1985
Subject to a Statutory end date? No

	UR Designation
Slum	03/1969
Blighted	03/1969
Economic Development	No

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	18,852,995	37,236,305	0	0	-7,408	56,081,892	0	56,081,892
Taxable	0	10,303,172	29,148,162	0	0	-7,408	39,443,926	0	39,443,926
Homestead Credits									15

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	20,116,497	35,972,803	5,632,218	30,340,585	1,097,676

FY 2024 TIF Revenue Received: 203,765

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Urban Renewal Area Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
Urban Renewal Area: COUNCIL BLUFFS VALLEY VIEW NORTH URBAN RENEWAL
UR Area Number: 78004

UR Area Creation Date:

UR Area Purpose: blighted area

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
COUNCIL BLUFFS CITY/LEWIS CENTRAL SCH/VALLEY VIEW NORTH URBAN RENEWAL INCR	780373	780374	0

Urban Renewal Area Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	255,684	0	0	0	0	255,684	0	255,684
Taxable	0	139,731	0	0	0	0	139,731	0	139,731
Homestead Credits									1

TIF Sp. Rev. Fund Cash Balance as of 07-01-2023:	**0**	**0**	**Amount of 07-01-2023 Cash Balance Restricted for LMI**
TIF Revenue:	0		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	**0**		
Rebate Expenditures:	0		
Non-Rebate Expenditures:	0		
Returned to County Treasurer:	0		
Total Expenditures:	**0**		
TIF Sp. Rev. Fund Cash Balance as of 06-30-2024:	**0**	**0**	**Amount of 06-30-2024 Cash Balance Restricted for LMI**

Projects For COUNCIL BLUFFS VALLEY VIEW NORTH URBAN RENEWAL

Western Ridge

Description:	Rebate TIF
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For COUNCIL BLUFFS VALLEY VIEW NORTH URBAN RENEWAL

Professional Fees

Debt/Obligation Type:	Internal Loans
Principal:	3,613
Interest:	0
Total:	3,613
Annual Appropriation?:	Yes
Date Incurred:	06/30/2023
FY of Last Payment:	2025

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TIF Taxing District Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
Urban Renewal Area: COUNCIL BLUFFS VALLEY VIEW NORTH URBAN RENEWAL (78004)
TIF Taxing District Name: COUNCIL BLUFFS CITY/LEWIS CENTRAL SCH/VALLEY VIEW NORTH URBAN RENEWAL INCR
TIF Taxing District Inc. Number: 780374

TIF Taxing District Base Year: 2022
FY TIF Revenue First Received:
Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	255,684	0	0	0	0	255,684	0	255,684
Taxable	0	139,731	0	0	0	0	139,731	0	139,731
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	920,684	0	0	0	0

FY 2024 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
Urban Renewal Area: COUNCIL BLUFFS 23RD AVENUE URBAN RENEWAL AREA
UR Area Number: 78006

UR Area Creation Date:

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used

Urban Renewal Area Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2023:	**0**	**0**	**Amount of 07-01-2023 Cash Balance Restricted for LMI**

TIF Revenue:	0
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	**0**
Rebate Expenditures:	0
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	**0**

TIF Sp. Rev. Fund Cash Balance as of 06-30-2024:	**0**	**0**	**Amount of 06-30-2024 Cash Balance Restricted for LMI**

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Urban Renewal Area Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
Urban Renewal Area: COUNCIL BLUFFS WEST BROADWAY 1987 URBAN RENEWAL
UR Area Number: 78029

UR Area Creation Date: 10/1987

UR Area Purpose: Removal of slum and blight

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/1987 COUNCIL BLUFFS WEST BROADWAY UR TIF INCREM	780149	780150	12,779,390
COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2015 COUNCIL BLUFFS WEST BROADWAY AMEND UR TIF INCREM	780351	780352	0
COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2017 WEST BROADWAY AMEND 2 UR TIF INCREM	780357	780358	0

Urban Renewal Area Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	4,748,186	90,914,414	384,700	0	-5,556	96,041,744	0	96,041,744
Taxable	0	2,594,897	75,428,815	293,207	0	-5,556	78,311,363	0	78,311,363
Homestead Credits									12

TIF Sp. Rev. Fund Cash Balance as of 07-01-2023:	**1,050**	**0**	**Amount of 07-01-2023 Cash Balance Restricted for LMI**
TIF Revenue:	462,224		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	**462,224**		
Rebate Expenditures:	46,481		
Non-Rebate Expenditures:	401,076		
Returned to County Treasurer:	0		
Total Expenditures:	**447,557**		
TIF Sp. Rev. Fund Cash Balance as of 06-30-2024:	**15,717**	**0**	**Amount of 06-30-2024 Cash Balance Restricted for LMI**

Projects For COUNCIL BLUFFS WEST BROADWAY 1987 URBAN RENEWAL

West Broadway/Bunge Property

Description:	Site acquisition & demolition of Bunge Properties
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	No

DD West Broadway LLC (22nd & Broadway)

Description:	Rebate TIF
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

West Broadway/Echo Property

Description:	Site acquisition & demolition of Echo Property
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	No

34th and 1st Holdings, LLC

Description:	Rebate TIF
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	No
Payments Complete:	No

C Jackson Properties

Description:	Rebate TIF
Classification:	Commercial-Medical
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For COUNCIL BLUFFS WEST BROADWAY 1987 URBAN RENEWAL

DD West Broadway LLC (22nd & Broadway)

Debt/Obligation Type:	Rebates
Principal:	146,121
Interest:	0
Total:	146,121
Annual Appropriation?:	Yes
Date Incurred:	04/07/2014
FY of Last Payment:	2026

West Broadway/Bunge property

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	289,105
Interest:	0
Total:	289,105
Annual Appropriation?:	Yes
Date Incurred:	01/01/2012
FY of Last Payment:	2026

West Broadway/Echo Property

Debt/Obligation Type:	Internal Loans
Principal:	95,800
Interest:	0
Total:	95,800
Annual Appropriation?:	Yes
Date Incurred:	06/01/2022
FY of Last Payment:	2027

Professional Fees

Debt/Obligation Type:	Internal Loans
Principal:	16,861
Interest:	0
Total:	16,861
Annual Appropriation?:	Yes
Date Incurred:	07/01/2021
FY of Last Payment:	2025

34th & 1st Holdings

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0

Annual Appropriation?:	Yes
Date Incurred:	07/01/2023
FY of Last Payment:	2042

C. Jackson Properties

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	08/01/2023
FY of Last Payment:	2027

Non-Rebates For COUNCIL BLUFFS WEST BROADWAY 1987 URBAN RENEWAL

TIF Expenditure Amount:	289,105
Tied To Debt:	West Broadway/Bunge property
Tied To Project:	West Broadway/Bunge Property
TIF Expenditure Amount:	95,800
Tied To Debt:	West Broadway/Echo Property
Tied To Project:	West Broadway/Echo Property
TIF Expenditure Amount:	16,171
Tied To Debt:	Professional Fees
Tied To Project:	34th and 1st Holdings, LLC

Rebates For COUNCIL BLUFFS WEST BROADWAY 1987 URBAN RENEWAL

DD West Broadway

TIF Expenditure Amount:	46,481
Rebate Paid To:	DD West Broadway LLC
Tied To Debt:	DD West Broadway LLC (22nd & Broadway)
Tied To Project:	DD West Broadway LLC (22nd & Broadway)
Projected Final FY of Rebate:	2026

34th & 1st Holdings

TIF Expenditure Amount:	0
Rebate Paid To:	34th & 1st Holdings LLC
Tied To Debt:	34th & 1st Holdings
Tied To Project:	34th and 1st Holdings, LLC
Projected Final FY of Rebate:	2042

C. Jackson Properties

TIF Expenditure Amount:	0
Rebate Paid To:	C. Jackson Properties
Projected Final FY of Rebate:	2027

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TIF Taxing District Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
Urban Renewal Area: COUNCIL BLUFFS WEST BROADWAY 1987 URBAN RENEWAL (78029)
TIF Taxing District Name: COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/1987 COUNCIL BLUFFS WEST BROADWAY UR TIF INCREM
TIF Taxing District Inc. Number: 780150

TIF Taxing District Base Year: 1987
FY TIF Revenue First Received: 2005
Subject to a Statutory end date? No

	UR Designation
Slum	10/1987
Blighted	10/1987
Economic Development	No

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	4,748,186	90,914,414	384,700	0	-5,556	96,041,744	0	96,041,744
Taxable	0	2,594,897	75,428,815	293,207	0	-5,556	78,311,363	0	78,311,363
Homestead Credits									12

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	35,494,586	60,552,714	12,779,390	47,773,324	1,728,366

FY 2024 TIF Revenue Received: 462,224

TIF Taxing District Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
Urban Renewal Area: COUNCIL BLUFFS WEST BROADWAY 1987 URBAN RENEWAL (78029)
TIF Taxing District Name: COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2015 COUNCIL BLUFFS WEST BROADWAY AMEND UR TIF INCREM
TIF Taxing District Inc. Number: 780352

TIF Taxing District Base Year: 2014
FY TIF Revenue First Received:
Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	23,686,242	0	0	0	0

FY 2024 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
Urban Renewal Area: COUNCIL BLUFFS WEST BROADWAY 1987 URBAN RENEWAL (78029)
TIF Taxing District Name: COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2017 WEST BROADWAY AMEND 2 UR TIF INCREM
TIF Taxing District Inc. Number: 780358
TIF Taxing District Base Year: 2016
FY TIF Revenue First Received:
Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	343,806	0	0	0	0

FY 2024 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
Urban Renewal Area: COUNCIL BLUFFS MARCC 2000 URBAN RENEWAL
UR Area Number: 78030

UR Area Creation Date: 05/2001

UR Area Purpose: Economic development

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2000 COUNCIL BLUFFS MARCC UR TIF INCREM	780252	780253	0
COUNCIL BLUFFS CITY AG/COUNCIL BLUFFS SCH/2000 COUNCIL BLUFFS MARCC UR TIF INCREM	780254	780255	0
COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2000 COUNCIL BLUFFS MARCC AMENDED UR TIF INCREM	780305	780306	0

Urban Renewal Area Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	38,574,200	0	0	0	38,574,200	0	38,574,200
Taxable	0	0	34,322,380	0	0	0	34,322,380	0	34,322,380
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2023:	**0**	**0**	**Amount of 07-01-2023 Cash Balance Restricted for LMI**
TIF Revenue:	0		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	**0**		
Rebate Expenditures:	0		
Non-Rebate Expenditures:	0		
Returned to County Treasurer:	0		
Total Expenditures:	**0**		
TIF Sp. Rev. Fund Cash Balance as of 06-30-2024:	**0**	**0**	**Amount of 06-30-2024 Cash Balance Restricted for LMI**

Projects For COUNCIL BLUFFS MARCC 2000 URBAN RENEWAL

BASS PRO DEVELOPMENT

Description:	BASS PRO RETAIL CENTER
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	Yes

Non-Rebates For COUNCIL BLUFFS MARCC 2000 URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Project:	BASS PRO DEVELOPMENT

TIF Expenditure Amount:	0
Tied To Project:	BASS PRO DEVELOPMENT

♦ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

TIF Taxing District Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
Urban Renewal Area: COUNCIL BLUFFS MARCC 2000 URBAN RENEWAL (78030)
TIF Taxing District Name: COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2000 COUNCIL BLUFFS MARCC UR TIF INCREM
TIF Taxing District Inc. Number: 780253
TIF Taxing District Base Year: 2000
FY TIF Revenue First Received: 2005
Subject to a Statutory end date? Yes
Fiscal year this TIF Taxing District statutorily ends: 2022

	UR Designation
Slum	No
Blighted	No
Economic Development	05/2001

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	38,574,200	0	0	0	38,574,200	0	38,574,200
Taxable	0	0	34,322,380	0	0	0	34,322,380	0	34,322,380
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	1,614,045	34,322,380	0	34,322,380	1,241,731

FY 2024 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
Urban Renewal Area: COUNCIL BLUFFS MARCC 2000 URBAN RENEWAL (78030)
TIF Taxing District Name: COUNCIL BLUFFS CITY AG/COUNCIL BLUFFS SCH/2000 COUNCIL BLUFFS MARCC UR TIF INCREM
TIF Taxing District Inc. Number: 780255
TIF Taxing District Base Year: 2000
FY TIF Revenue First Received:
Subject to a Statutory end date? Yes
Fiscal year this TIF Taxing District statutorily ends: 2022

	UR Designation
Slum	No
Blighted	No
Economic Development	05/2001

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	1,313	0	0	0	0

FY 2024 TIF Revenue Received: 0

♦ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

TIF Taxing District Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
Urban Renewal Area: COUNCIL BLUFFS MARCC 2000 URBAN RENEWAL (78030)
TIF Taxing District Name: COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2000 COUNCIL BLUFFS MARCC AMENDED UR TIF INCREM
TIF Taxing District Inc. Number: 780306
TIF Taxing District Base Year: 2005
FY TIF Revenue First Received: 2006
Subject to a Statutory end date? Yes
Fiscal year this TIF Taxing District statutorily ends: 2022

	UR Designation
Slum	No
Blighted	No
Economic Development	05/2001

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	26,000,000	0	0	0	0

FY 2024 TIF Revenue Received: 0

▲ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

Urban Renewal Area Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
Urban Renewal Area: COUNCIL BLUFFS MADISON-LINDBERG AVE URBAN RENEWAL
UR Area Number: 78043

UR Area Creation Date: 01/2005

UR Area Purpose: Removal of slum and blight

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2005 COUNCIL BLUFFS MADISON LINDBERG AVE UR TIF INCREM	780297	780298	0

Urban Renewal Area Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2023:	**0**	**0**	**Amount of 07-01-2023 Cash Balance Restricted for LMI**
TIF Revenue:	0		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	**0**		
Rebate Expenditures:	0		
Non-Rebate Expenditures:	0		
Returned to County Treasurer:	0		
Total Expenditures:	**0**		
TIF Sp. Rev. Fund Cash Balance as of 06-30-2024:	**0**	**0**	**Amount of 06-30-2024 Cash Balance Restricted for LMI**

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Urban renewal area and TIF district were repealed effective June 30, 2013.

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Sum of Private Investment Made Within This Urban Renewal Area during FY 2024

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TIF Taxing District Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
Urban Renewal Area: COUNCIL BLUFFS MADISON-LINDBERG AVE URBAN RENEWAL (78043)
TIF Taxing District Name: COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2005 COUNCIL BLUFFS MADISON LINDBERG AVE UR TIF INCREM
TIF Taxing District Inc. Number: 780298
TIF Taxing District Base Year: 2005
FY TIF Revenue First Received: 2009
Subject to a Statutory end date? Yes
Fiscal year this TIF Taxing District statutorily ends: 2015

	UR Designation
Slum	01/2005
Blighted	01/2005
Economic Development	No

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	34,067	0	0	0	0

FY 2024 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
Urban Renewal Area: COUNCIL BLUFFS MARKET PLACE URBAN RENEWAL
UR Area Number: 78045

UR Area Creation Date: 04/2007

UR Area Purpose: Economic development

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
CO BLUFFS CITY/LEWIS CENTRAL SCH/2007 COUNCIL BLUFFS MARKETPLACE UR TIF INCREM	780319	780320	26,381,375

Urban Renewal Area Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	29,901,800	0	0	0	29,901,800	0	29,901,800
Taxable	0	0	26,381,375	0	0	0	26,381,375	0	26,381,375
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2023:	**47,299**	**0**	**Amount of 07-01-2023 Cash Balance Restricted for LMI**

TIF Revenue:	843,209
TIF Sp. Revenue Fund Interest:	3,370
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	**846,579**

Rebate Expenditures:	0
Non-Rebate Expenditures:	553,283
Returned to County Treasurer:	0
Total Expenditures:	**553,283**

TIF Sp. Rev. Fund Cash Balance as of 06-30-2024:	**340,595**	**0**	**Amount of 06-30-2024 Cash Balance Restricted for LMI**

Projects For COUNCIL BLUFFS MARKET PLACE URBAN RENEWAL

Marketplace, LLC

Description:	Rebate TIF
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For COUNCIL BLUFFS MARKET PLACE URBAN RENEWAL

60% rebate for FY13-14, 90% rebate thereafter, maximum $8.75 million

Debt/Obligation Type:	Rebates
Principal:	540,000
Interest:	0
Total:	540,000
Annual Appropriation?:	Yes
Date Incurred:	08/24/2013
FY of Last Payment:	2024

Iowa Finance Authority Economic Dev Bonds

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	1,925,000
Interest:	125,685
Total:	2,050,685
Annual Appropriation?:	Yes
Date Incurred:	05/20/2015
FY of Last Payment:	2024

Non-Rebates For COUNCIL BLUFFS MARKET PLACE URBAN RENEWAL

TIF Expenditure Amount:	553,283
Tied To Debt:	Iowa Finance Authority Economic Dev Bonds
Tied To Project:	Marketplace, LLC

Rebates For COUNCIL BLUFFS MARKET PLACE URBAN RENEWAL

3271 MARKETPLACE DRIVE

TIF Expenditure Amount:	0
Rebate Paid To:	LEGACY COUNCIL BLUFFS MARKET PLACE llc
Tied To Debt:	60% rebate for FY13-14, 90% rebate thereafter, maximum $8.75 million
Tied To Project:	Marketplace, LLC
Projected Final FY of Rebate:	2024

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A REDEVELOPMENT AGREEMENT WAS SIGNED IN AUGUST 2013 WITH LEGACY COUNCIL BLUFFS MARKETPLACE LLC. FOR TAX INCREMENT FISCAL YEARS (FY) 2015 TO 2029. THE AGREEMENT WAS TERMINATED EARLY DURING FY2024. THE CITY WILL ADJUST OUR CERTIFIED OBLIGATIONS IN FY2025.

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area during FY 2024

0

♣ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

TIF Taxing District Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
Urban Renewal Area: COUNCIL BLUFFS MARKET PLACE URBAN RENEWAL (78045)
TIF Taxing District Name: CO BLUFFS CITY/LEWIS CENTRAL SCH/2007 COUNCIL BLUFFS MARKETPLACE UR TIF INCREM
TIF Taxing District Inc. Number: 780320
TIF Taxing District Base Year: 2007
FY TIF Revenue First Received: 2010
Subject to a Statutory end date? Yes
Fiscal year this TIF Taxing District statutorily ends: 2029

	UR Designation
Slum	No
Blighted	No
Economic Development	04/2007

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	29,901,800	0	0	0	29,901,800	0	29,901,800
Taxable	0	0	26,381,375	0	0	0	26,381,375	0	26,381,375
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	37,940	26,381,375	26,381,375	0	0

FY 2024 TIF Revenue Received: 843,209

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Urban Renewal Area Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
Urban Renewal Area: COUNCIL BLUFFS PLAYLAND PARK URBAN RENEWAL
UR Area Number: 78046

UR Area Creation Date: 06/2003

UR Area Purpose: Removal of slum and blight

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2006 COUNCIL BLUFFS PLAYLAND PARK UR TIF INCREM	780315	780316	35,067,373
COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2010 COUNCIL BLUFFS PLAYLAND PARK AMEND UR TIF INCREM	780331	780332	7,105
COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2013 COUNCIL BLUFFS PLAYLAND PARK AMEND #3 UR TIF INCREM	780347	780348	0

Urban Renewal Area Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	46,358,539	11,002,261	0	0	0	57,360,800	0	57,360,800
Taxable	0	25,334,989	9,739,489	0	0	0	35,074,478	0	35,074,478
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2023:	**0**	**0**	**Amount of 07-01-2023 Cash Balance Restricted for LMI**

TIF Revenue:	1,268,939
TIF Sp. Revenue Fund Interest:	32,238
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	93,163
Total Revenue:	**1,394,340**
Rebate Expenditures:	992,809
Non-Rebate Expenditures:	369,293
Returned to County Treasurer:	0
Total Expenditures:	**1,362,102**

TIF Sp. Rev. Fund Cash Balance as of 06-30-2024:	**32,238**	**0**	**Amount of 06-30-2024 Cash Balance Restricted for LMI**

Projects For COUNCIL BLUFFS PLAYLAND PARK URBAN RENEWAL

Riverfront Apartments

Description:	Rebate TIF
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	Yes
Payments Complete:	No

Office Building

Description:	Rebate TIF
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

Parking Garage

Description:	Rebate TIF
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

BDC Apartments (Lot 1, Block 2)

Description:	Rebate TIF
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For COUNCIL BLUFFS PLAYLAND PARK URBAN RENEWAL

GO BONDS 2010C

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	193,238
Interest:	0
Total:	193,238
Annual Appropriation?:	No
Date Incurred:	07/30/2010
FY of Last Payment:	2025

40 semi annual payments, 75%, Noddle Office Building

Debt/Obligation Type:	Rebates
Principal:	4,321,047
Interest:	0
Total:	4,321,047
Annual Appropriation?:	Yes
Date Incurred:	07/11/2016
FY of Last Payment:	2039

40 semi annual payments, 75% Parking Garage

Debt/Obligation Type:	Other Debt
Principal:	4,338,247
Interest:	0
Total:	4,338,247
Annual Appropriation?:	Yes
Date Incurred:	10/24/2017
FY of Last Payment:	2039

18 year, 75% BDC Apartments (Lot 1, Blk 2)

Debt/Obligation Type:	Rebates
Principal:	6,413,167
Interest:	0
Total:	6,413,167
Annual Appropriation?:	Yes
Date Incurred:	12/20/2016
FY of Last Payment:	2038

Professional Fees

Debt/Obligation Type:	Internal Loans
Principal:	16,108
Interest:	0
Total:	16,108

Annual Appropriation?:	Yes
Date Incurred:	07/01/2021
FY of Last Payment:	2025

River Park Development Project

Debt/Obligation Type:	Internal Loans
Principal:	1,070,268
Interest:	0
Total:	1,070,268
Annual Appropriation?:	No
Date Incurred:	07/01/2021
FY of Last Payment:	2029

Parking Garage Maintenance

Debt/Obligation Type:	Internal Loans
Principal:	206,764
Interest:	0
Total:	206,764
Annual Appropriation?:	Yes
Date Incurred:	07/01/2021
FY of Last Payment:	2025

Central Area Maintenance Expenses

Debt/Obligation Type:	Internal Loans
Principal:	170,437
Interest:	0
Total:	170,437
Annual Appropriation?:	Yes
Date Incurred:	07/01/2021
FY of Last Payment:	2025

Non-Rebates For COUNCIL BLUFFS PLAYLAND PARK URBAN RENEWAL

TIF Expenditure Amount:	129,481
Tied To Debt:	GO BONDS 2010C
Tied To Project:	Riverfront Apartments
TIF Expenditure Amount:	4,155
Tied To Debt:	Professional Fees
Tied To Project:	BDC Apartments (Lot 1, Block 2)
TIF Expenditure Amount:	62,825
Tied To Debt:	River Park Development Project
Tied To Project:	Parking Garage
TIF Expenditure Amount:	116,025
Tied To Debt:	Parking Garage Maintenance
Tied To Project:	Parking Garage
TIF Expenditure Amount:	56,807
Tied To Debt:	Central Area Maintenance Expenses
Tied To Project:	Parking Garage

Rebates For COUNCIL BLUFFS PLAYLAND PARK URBAN RENEWAL

4201 Riverâ€™s Edge Parkway

TIF Expenditure Amount:	254,055
Rebate Paid To:	River's Edge One, LLC
Tied To Debt:	40 semi annual payments, 75%, Noddle Office Building
Tied To Project:	Office Building
Projected Final FY of Rebate:	2039

Parking Garage

TIF Expenditure Amount:	318,075
Rebate Paid To:	River's Edge Parking, LLC
Tied To Debt:	40 semi annual payments, 75% Parking Garage
Tied To Project:	Parking Garage
Projected Final FY of Rebate:	2039

BDC Apartments Lot 1, Block 2

TIF Expenditure Amount:	420,679
Rebate Paid To:	River's Edge Apartments, LLC
Tied To Debt:	18 year, 75% BDC Apartments (Lot 1, Blk 2)
Tied To Project:	BDC Apartments (Lot 1, Block 2)
Projected Final FY of Rebate:	2038

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TIF Taxing District Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
Urban Renewal Area: COUNCIL BLUFFS PLAYLAND PARK URBAN RENEWAL (78046)
TIF Taxing District Name: COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2006 COUNCIL BLUFFS PLAYLAND PARK UR TIF INCREM
TIF Taxing District Inc. Number: 780316

TIF Taxing District Base Year: 2006
FY TIF Revenue First Received: 2009
Subject to a Statutory end date? No

	UR Designation
Slum	06/2003
Blighted	06/2003
Economic Development	No

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	46,358,539	10,989,261	0	0	0	57,347,800	0	57,347,800
Taxable	0	25,334,989	9,732,384	0	0	0	35,067,373	0	35,067,373
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	808,462	35,067,373	35,067,373	0	0

FY 2024 TIF Revenue Received: 1,268,939

TIF Taxing District Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
Urban Renewal Area: COUNCIL BLUFFS PLAYLAND PARK URBAN RENEWAL (78046)
TIF Taxing District Name: COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2010 COUNCIL BLUFFS PLAYLAND PARK AMEND UR TIF INCREM
TIF Taxing District Inc. Number: 780332

TIF Taxing District Base Year: 2010
FY TIF Revenue First Received:
Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	13,000	0	0	0	13,000	0	13,000
Taxable	0	0	7,105	0	0	0	7,105	0	7,105
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	1,495	7,105	7,105	0	0

FY 2024 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
Urban Renewal Area: COUNCIL BLUFFS PLAYLAND PARK URBAN RENEWAL (78046)
TIF Taxing District Name: COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2013 COUNCIL BLUFFS PLAYLAND PARK AMEND #3 UR TIF INCREM
TIF Taxing District Inc. Number: 780348

TIF Taxing District Base Year: 2013
FY TIF Revenue First Received:
Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	91,831	0	0	0	0

FY 2024 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
Urban Renewal Area: COUNCIL BLUFFS HAWKEYE HEIGHTS URBAN RENEWAL
UR Area Number: 78047

UR Area Creation Date: 02/2007

UR Area Purpose: Economic development

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2007 COUNCIL BLUFFS HAWKEYE HEIGHTS UR TIF INCREM	780317	780318	0

Urban Renewal Area Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2023:	**0**	**0**	**Amount of 07-01-2023 Cash Balance Restricted for LMI**
TIF Revenue:	0		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	**0**		
Rebate Expenditures:	0		
Non-Rebate Expenditures:	0		
Returned to County Treasurer:	0		
Total Expenditures:	**0**		
TIF Sp. Rev. Fund Cash Balance as of 06-30-2024:	**0**	**0**	**Amount of 06-30-2024 Cash Balance Restricted for LMI**

Projects For COUNCIL BLUFFS HAWKEYE HEIGHTS URBAN RENEWAL

Council Bluffs Retirement

Description:	Rebate TIF
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	Yes
Payments Complete:	Yes

▲ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

TIF Taxing District Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
Urban Renewal Area: COUNCIL BLUFFS HAWKEYE HEIGHTS URBAN RENEWAL (78047)
TIF Taxing District Name: COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2007 COUNCIL BLUFFS HAWKEYE HEIGHTS UR TIF INCREM
TIF Taxing District Inc. Number: 780318
TIF Taxing District Base Year: 2007
FY TIF Revenue First Received: 2010
Subject to a Statutory end date? Yes
Fiscal year this TIF Taxing District statutorily ends: 2027

	UR Designation
Slum	No
Blighted	No
Economic Development	02/2007

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	156,234	0	0	0	0

FY 2024 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
Urban Renewal Area: COUNCIL BLUFFS SOUTH MAIN URBAN RENEWAL
UR Area Number: 78048

UR Area Creation Date: 06/1998

UR Area Purpose: Slum and blight

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2007 COUNCIL BLUFFS SOUTH MAIN UR TIF INCREM	780321	780322	0

Urban Renewal Area Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2023:	**0**	**0**	**Amount of 07-01-2023 Cash Balance Restricted for LMI**
TIF Revenue:	0		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	**0**		
Rebate Expenditures:	0		
Non-Rebate Expenditures:	0		
Returned to County Treasurer:	0		
Total Expenditures:	**0**		
TIF Sp. Rev. Fund Cash Balance as of 06-30-2024:	**0**	**0**	**Amount of 06-30-2024 Cash Balance Restricted for LMI**

Projects For COUNCIL BLUFFS SOUTH MAIN URBAN RENEWAL

Prime Square

Description:	Rebate TIF
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	Yes

♣ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

The beginning fund balance was changed to reflect the conversion to accrual accounting.

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area during FY 2024

♣ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

TIF Taxing District Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
Urban Renewal Area: COUNCIL BLUFFS SOUTH MAIN URBAN RENEWAL (78048)
TIF Taxing District Name: COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2007 COUNCIL BLUFFS SOUTH MAIN UR TIF INCREM
TIF Taxing District Inc. Number: 780322

TIF Taxing District Base Year: 2007
FY TIF Revenue First Received: 2010
Subject to a Statutory end date? No

	UR Designation
Slum	06/1998
Blighted	06/1998
Economic Development	No

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	30,295,901	0	0	0	0

FY 2024 TIF Revenue Received: 0

♦ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

Urban Renewal Area Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
Urban Renewal Area: COUNCIL BLUFFS OLD AIRPORT URBAN RENEWAL
UR Area Number: 78049

UR Area Creation Date: 02/2006

UR Area Purpose: Economic development

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
CO BLUFFS CITY/LEWIS CENTRAL SCH/2007 COUNCIL BLUFFS OLD AIRPORT UR TIF INCREM	780323	780324	0
CO BLUFFS CITY AG/LEWIS CENTRAL SCH/2007 COUNCIL BLUFFS OLD AIRPORT UR TIF INCREM	780329	780330	0

Urban Renewal Area Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	67,185,300	0	0	0	67,185,300	0	67,185,300
Taxable	0	0	59,454,351	0	0	0	59,454,351	0	59,454,351
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2023:	**0**	**0**	**Amount of 07-01-2023 Cash Balance Restricted for LMI**
TIF Revenue:	0		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	**0**		
Rebate Expenditures:	0		
Non-Rebate Expenditures:	0		
Returned to County Treasurer:	0		
Total Expenditures:	**0**		
TIF Sp. Rev. Fund Cash Balance as of 06-30-2024:	**0**	**0**	**Amount of 06-30-2024 Cash Balance Restricted for LMI**

Projects For COUNCIL BLUFFS OLD AIRPORT URBAN RENEWAL

Metro Crossing, LLC

Description:	Rebate TIF
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For COUNCIL BLUFFS OLD AIRPORT URBAN RENEWAL

Professional Fees

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	06/30/2022
FY of Last Payment:	2023

Non-Rebates For COUNCIL BLUFFS OLD AIRPORT URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	Professional Fees
Tied To Project:	Metro Crossing, LLC

♦ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

TIF Taxing District Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
Urban Renewal Area: COUNCIL BLUFFS OLD AIRPORT URBAN RENEWAL (78049)
TIF Taxing District Name: CO BLUFFS CITY/LEWIS CENTRAL SCH/2007 COUNCIL BLUFFS OLD AIRPORT UR TIF INCREM
TIF Taxing District Inc. Number: 780324
TIF Taxing District Base Year: 2007
FY TIF Revenue First Received: 2010
Subject to a Statutory end date? Yes
Fiscal year this TIF Taxing District statutorily ends: 2026

	UR Designation
Slum	No
Blighted	No
Economic Development	02/2006

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	67,185,300	0	0	0	67,185,300	0	67,185,300
Taxable	0	0	59,454,351	0	0	0	59,454,351	0	59,454,351
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	3,498,026	59,454,351	0	59,454,351	1,900,297

FY 2024 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
Urban Renewal Area: COUNCIL BLUFFS OLD AIRPORT URBAN RENEWAL (78049)
TIF Taxing District Name: CO BLUFFS CITY AG/LEWIS CENTRAL SCH/2007 COUNCIL BLUFFS OLD AIRPORT UR TIF INCREM
TIF Taxing District Inc. Number: 780330
TIF Taxing District Base Year: 2007
FY TIF Revenue First Received:
Subject to a Statutory end date? Yes
Fiscal year this TIF Taxing District statutorily ends: 2026

	UR Designation
Slum	No
Blighted	No
Economic Development	02/2006

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	819	0	0	0	0

FY 2024 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
Urban Renewal Area: COUNCIL BLUFFS FRANKLIN AVE URBAN RENEWAL
UR Area Number: 78052

UR Area Creation Date:

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
COUNCIL BLUFFS CITY/LEWIS CENTRAL SCH/2013 COUNCIL BLUFFS FRANKLIN AVE UR TIF INCREM	780339	780340	4,650,932

Urban Renewal Area Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	8,534,100	0	0	0	-12,964	8,521,136	0	8,521,136
Taxable	0	4,663,896	0	0	0	-12,964	4,650,932	0	4,650,932
Homestead Credits									26

TIF Sp. Rev. Fund Cash Balance as of 07-01-2023:	**0**	**0**	**Amount of 07-01-2023 Cash Balance Restricted for LMI**
TIF Revenue:	148,729		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	**148,729**		
Rebate Expenditures:	148,729		
Non-Rebate Expenditures:	0		
Returned to County Treasurer:	0		
Total Expenditures:	**148,729**		
TIF Sp. Rev. Fund Cash Balance as of 06-30-2024:	**0**	**0**	**Amount of 06-30-2024 Cash Balance Restricted for LMI**

Projects For COUNCIL BLUFFS FRANKLIN AVE URBAN RENEWAL

FRANKLIN AVE

Description:	REBATE TIF
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For COUNCIL BLUFFS FRANKLIN AVE URBAN RENEWAL

100% TIF, 24 SEMI ANNUAL PMT

Debt/Obligation Type:	Rebates
Principal:	600,908
Interest:	0
Total:	600,908
Annual Appropriation?:	Yes
Date Incurred:	09/26/2011
FY of Last Payment:	2027

Rebates For COUNCIL BLUFFS FRANKLIN AVE URBAN RENEWAL

FRANKLIN AVE

TIF Expenditure Amount:	148,729
Rebate Paid To:	MCCARTHY CONSTRUCITON INC
Tied To Debt:	100% TIF, 24 SEMI ANNUAL PMT
Tied To Project:	FRANKLIN AVE
Projected Final FY of Rebate:	2027

▲ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

TIF Taxing District Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
Urban Renewal Area: COUNCIL BLUFFS FRANKLIN AVE URBAN RENEWAL (78052)
TIF Taxing District Name: COUNCIL BLUFFS CITY/LEWIS CENTRAL SCH/2013 COUNCIL BLUFFS FRANKLIN AVE UR TIF INCREM
TIF Taxing District Inc. Number: 780340

TIF Taxing District Base Year: 2017
FY TIF Revenue First Received: 0
Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	8,534,100	0	0	0	-12,964	8,521,136	0	8,521,136
Taxable	0	4,663,896	0	0	0	-12,964	4,650,932	0	4,650,932
Homestead Credits									26

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	180,245	4,650,932	4,650,932	0	0

FY 2024 TIF Revenue Received: 148,729

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Urban Renewal Area Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
Urban Renewal Area: COUNCIL BLUFFS 2013 BLUFFS NORTHWAY URBAN RENEWAL
UR Area Number: 78053

UR Area Creation Date:

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2013 COUNCIL BLUFFS BLUFFS NORTHWAY UR TIF INCREM	780341	780342	10,346,888

Urban Renewal Area Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	12,630,100	0	0	0	12,630,100	0	12,630,100
Taxable	0	0	11,314,065	0	0	0	11,314,065	0	11,314,065
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2023:	**0**	**0**	**Amount of 07-01-2023 Cash Balance Restricted for LMI**
TIF Revenue:	374,334		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	**374,334**		
Rebate Expenditures:	374,334		
Non-Rebate Expenditures:	0		
Returned to County Treasurer:	0		
Total Expenditures:	**374,334**		
TIF Sp. Rev. Fund Cash Balance as of 06-30-2024:	**0**	**0**	**Amount of 06-30-2024 Cash Balance Restricted for LMI**

Projects For COUNCIL BLUFFS 2013 BLUFFS NORTHWAY URBAN RENEWAL

BLUFFS NORTHWAY URBAN REVEWAL

Description:	REBATE TIF
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For COUNCIL BLUFFS 2013 BLUFFS NORTHWAY URBAN RENEWAL

12 YR 100% REBATE

Debt/Obligation Type:	Rebates
Principal:	1,515,416
Interest:	0
Total:	1,515,416
Annual Appropriation?:	Yes
Date Incurred:	01/17/2013
FY of Last Payment:	2027

Rebates For COUNCIL BLUFFS 2013 BLUFFS NORTHWAY URBAN RENEWAL

WALMART N. 16TH ST

TIF Expenditure Amount:	374,334
Rebate Paid To:	WALMART REALESTATE TRUST
Tied To Debt:	12 YR 100% REBATE
Tied To Project:	BLUFFS NORTHWAY URBAN REVEWAL
Projected Final FY of Rebate:	2027

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TIF Taxing District Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
Urban Renewal Area: COUNCIL BLUFFS 2013 BLUFFS NORTHWAY URBAN RENEWAL (78053)
TIF Taxing District Name: COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2013 COUNCIL BLUFFS BLUFFS NORTHWAY UR TIF INCREM
TIF Taxing District Inc. Number: 780342

TIF Taxing District Base Year: 2013
FY TIF Revenue First Received: 0
Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	12,630,100	0	0	0	12,630,100	0	12,630,100
Taxable	0	0	11,314,065	0	0	0	11,314,065	0	11,314,065
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	2,283,212	10,346,888	10,346,888	0	0

FY 2024 TIF Revenue Received: 374,334

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Urban Renewal Area Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
Urban Renewal Area: COUNCIL BLUFFS 2018 BLUFFS VISION URBAN RENEWAL
UR Area Number: 78054

UR Area Creation Date: 12/2015

UR Area Purpose: Economic development

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2018 BLUFFS VISION UR TIF INCREM	780353	780354	7,127,020

Urban Renewal Area Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	14,923,500	0	0	0	14,923,500	0	14,923,500
Taxable	0	0	13,166,025	0	0	0	13,166,025	0	13,166,025
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2023:	**0**	**0**	**Amount of 07-01-2023 Cash Balance Restricted for LMI**

TIF Revenue:	257,845
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	**257,845**
Rebate Expenditures:	257,597
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	**257,597**

TIF Sp. Rev. Fund Cash Balance as of 06-30-2024:	**248**	**0**	**Amount of 06-30-2024 Cash Balance Restricted for LMI**

Projects For COUNCIL BLUFFS 2018 BLUFFS VISION URBAN RENEWAL

MAC Ventures LLC

Description:	Fieldhouse and hotel development
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For COUNCIL BLUFFS 2018 BLUFFS VISION URBAN RENEWAL

15 year, 90% rebate

Debt/Obligation Type:	Rebates
Principal:	2,747,737
Interest:	0
Total:	2,747,737
Annual Appropriation?:	Yes
Date Incurred:	04/25/2016
FY of Last Payment:	2034

Non-Rebates For COUNCIL BLUFFS 2018 BLUFFS VISION URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Project:	MAC Ventures LLC

Rebates For COUNCIL BLUFFS 2018 BLUFFS VISION URBAN RENEWAL

MAC Ventures

TIF Expenditure Amount:	257,597
Rebate Paid To:	MAC Ventures, LLC
Tied To Debt:	15 year, 90% rebate
Tied To Project:	MAC Ventures LLC
Projected Final FY of Rebate:	2034

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Project includes construction of 98,050 sq. ft. fieldhouse, a 132 room hotel & 70,000 sq. ft. of retail. TPC is approx. $40,225,000. City also agrees to return to MAC Ventures 100% of hotel tax generated by the hotel for 15 years, max of $4,500,000.

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area during FY 2024

0

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TIF Taxing District Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
Urban Renewal Area: COUNCIL BLUFFS 2018 BLUFFS VISION URBAN RENEWAL (78054)
TIF Taxing District Name: COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2018 BLUFFS VISION UR TIF INCREM
TIF Taxing District Inc. Number: 780354

TIF Taxing District Base Year: 2017
FY TIF Revenue First Received: 0
Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	14,923,500	0	0	0	14,923,500	0	14,923,500
Taxable	0	0	13,166,025	0	0	0	13,166,025	0	13,166,025
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	7,012,200	7,911,300	7,127,020	784,280	28,374

FY 2024 TIF Revenue Received: 257,845

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Urban Renewal Area Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
Urban Renewal Area: COUNCIL BLUFFS ARBOR CREEK URBAN RENEWAL
UR Area Number: 78904

UR Area Creation Date: 08/2021

UR Area Purpose: Economic development

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used

Urban Renewal Area Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2023:	**0**	**0**	**Amount of 07-01-2023 Cash Balance Restricted for LMI**

TIF Revenue:	0
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	**0**

Rebate Expenditures:	0
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	**0**

TIF Sp. Rev. Fund Cash Balance as of 06-30-2024:	**0**	**0**	**Amount of 06-30-2024 Cash Balance Restricted for LMI**

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Urban Renewal Area Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
Urban Renewal Area: COUNCIL BLUFFS NEW HORIZON URBAN RENEWAL
UR Area Number: 78905

UR Area Creation Date: 06/2021

UR Area Purpose: Economic development

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used

Urban Renewal Area Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2023:	**0**	**0**	**Amount of 07-01-2023 Cash Balance Restricted for LMI**

TIF Revenue:	0
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	**0**

Rebate Expenditures:	0
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	**0**

TIF Sp. Rev. Fund Cash Balance as of 06-30-2024:	**0**	**0**	**Amount of 06-30-2024 Cash Balance Restricted for LMI**

Projects For COUNCIL BLUFFS NEW HORIZON URBAN RENEWAL

McCarthy

Description:	Rebate TIF
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For COUNCIL BLUFFS NEW HORIZON URBAN RENEWAL

Professional Fees

Debt/Obligation Type:	Internal Loans
Principal:	3,417
Interest:	0
Total:	3,417
Annual Appropriation?:	Yes
Date Incurred:	07/01/2020
FY of Last Payment:	2024

McCarthy

Debt/Obligation Type:	Rebates
Principal:	600,000
Interest:	0
Total:	600,000
Annual Appropriation?:	Yes
Date Incurred:	07/01/2025
FY of Last Payment:	2038

Non-Rebates For COUNCIL BLUFFS NEW HORIZON URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	Professional Fees
Tied To Project:	McCarthy

Rebates For COUNCIL BLUFFS NEW HORIZON URBAN RENEWAL

McCarthy

TIF Expenditure Amount:	0
Rebate Paid To:	McCarthy
Tied To Debt:	McCarthy
Tied To Project:	McCarthy
Projected Final FY of Rebate:	2038

Income Housing For COUNCIL BLUFFS NEW HORIZON URBAN RENEWAL

Amount of FY 2024 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	0

Lots for low and moderate income housing:	0
Construction of low and moderate income housing:	0
Grants, credits or other direct assistance to low and moderate income families:	0
Payments to a low and moderate income housing fund established by the municipality, including matching funds for any state or federal moneys used for such purposes:	0
Other low and moderate income housing assistance:	0

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Urban Renewal Area Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
Urban Renewal Area: COUNCIL BLUFFS SOUTH AVENUE URBAN RENEWAL
UR Area Number: 78906

UR Area Creation Date: 07/2021

UR Area Purpose: Economic development

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used

Urban Renewal Area Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2023:	**0**	**0**	**Amount of 07-01-2023 Cash Balance Restricted for LMI**

TIF Revenue:	0
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	**0**

Rebate Expenditures:	0
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	**0**

TIF Sp. Rev. Fund Cash Balance as of 06-30-2024:	**0**	**0**	**Amount of 06-30-2024 Cash Balance Restricted for LMI**

Projects For COUNCIL BLUFFS SOUTH AVENUE URBAN RENEWAL

TSL

Description:	Rebate TIF
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	No
Payments Complete:	No