

# Annual Urban Renewal Report, Fiscal Year 2017 - 2018

## 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 WEST BROADWAY 1987 URBAN RENEWAL	78029	2
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 BLUFFS VISION URBAN RENEWAL	78054	0

**TIF Debt Outstanding:** 32,345,432

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2017:</b>	<b>53,609</b>	<b>0</b>	<b>Amount of 07-01-2017 Cash Balance Restricted for LMI</b>
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TIF Revenue:	4,764,496
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>4,764,496</b>

Rebate Expenditures:	1,343,366
Non-Rebate Expenditures:	3,360,675
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>4,704,041</b>

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2018:</b>	<b>114,064</b>	<b>0</b>	<b>Amount of 06-30-2018 Cash Balance Restricted for LMI</b>
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**Year-End Outstanding TIF  
Obligations, Net of TIF Special  
Revenue Fund Balance:** 27,527,327

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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	78144	78145	0
COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/1983 COUNCIL BLUFFS UR TIF INCREM	78147	78148	13,750,150

**Urban Renewal Area Value by Class - 1/1/2016 for FY 2018**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	4,675,785	29,006,939	0	0	-7,408	37,533,743	0	37,533,743
Taxable	0	2,662,356	26,106,263	0	0	-7,408	31,944,421	0	31,944,421
Homestead Credits									19

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2017:** **5,230** **0** **Amount of 07-01-2017 Cash Balance Restricted for LMI**

TIF Revenue: 521,039  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 521,039**

Rebate Expenditures: 99,575  
 Non-Rebate Expenditures: 356,431  
 Returned to County Treasurer: 0  
**Total Expenditures: 456,006**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2018:** **70,263** **0** **Amount of 06-30-2018 Cash Balance Restricted for LMI**

## Projects For COUNCIL BLUFFS ORIGINAL 1983 MALL URBAN RENEWAL

### Former NonPareil Building

Description:	117 Pearl Street
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

### Hughes-Irons Work

Description:	149 & 153 West Broadway
	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Classification:	
Physically Complete:	Yes
Payments Complete:	No

### Sawyer Building

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

### Parking lot behind the 100 block of West Broadway

Description:	Parking lot behind the 100 block of West Broadway
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	Yes

### The Rise on Broadway

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

# Debts/Obligations For COUNCIL BLUFFS ORIGINAL 1983 MALL URBAN RENEWAL

## 10 YEAR - 80% Rebate - Nonpareil Bldg

Debt/Obligation Type:	Rebates
Principal:	81,690
Interest:	0
Total:	81,690
Annual Appropriation?:	Yes
Date Incurred:	11/24/2010
FY of Last Payment:	2020

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

Debt/Obligation Type:	Rebates
Principal:	347,058
Interest:	0
Total:	347,058
Annual Appropriation?:	Yes
Date Incurred:	11/26/2011
FY of Last Payment:	2027

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

Debt/Obligation Type:	Rebates
Principal:	900,000
Interest:	0
Total:	900,000
Annual Appropriation?:	Yes
Date Incurred:	08/24/2013
FY of Last Payment:	2032

## Parking Lot internal loan

Debt/Obligation Type:	Internal Loans
Principal:	411,417
Interest:	0
Total:	411,417
Annual Appropriation?:	No
Date Incurred:	07/21/2013
FY of Last Payment:	2019

## 15 year, 80% rebate, max of \$750,000

Debt/Obligation Type:	Rebates
Principal:	750,000
Interest:	0
Total:	750,000
Annual Appropriation?:	Yes

Date Incurred:	07/01/2016
FY of Last Payment:	2035

## **Non-Rebates For COUNCIL BLUFFS ORIGINAL 1983 MALL URBAN RENEWAL**

TIF Expenditure Amount:	356,431
Tied To Debt:	Parking Lot internal loan
Tied To Project:	Parking lot behind the 100 block of West Broadway

## Rebates For COUNCIL BLUFFS ORIGINAL 1983 MALL URBAN RENEWAL

### Former NonPareil Building

TIF Expenditure Amount:	26,746
Rebate Paid To:	AMERICAN NATIONAL BANK
Tied To Debt:	15 Yr - 85% Rebate - MAX \$625,000- Hughes Iron Bldg
Tied To Project:	Former NonPareil Building
Projected Final FY of Rebate:	2020

### Hughes-Irons Work

TIF Expenditure Amount:	48,147
Rebate Paid To:	Hughes-Iron Facilities Corporation
Tied To Debt:	15 yr 90% rebate, Max \$900,000 Sawyer Bldg
Tied To Project:	Hughes-Irons Work
Projected Final FY of Rebate:	2027

### Sawyer Building

TIF Expenditure Amount:	24,682
Rebate Paid To:	American National Bank
Tied To Debt:	15 yr 90% rebate, Max \$900,000 Sawyer Bldg
Tied To Project:	Sawyer Building
Projected Final FY of Rebate:	2032

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Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2018



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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:	78145
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 - 1/1/2016 for FY 2018

	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 2018	1,688,134	0	0	0	0

FY 2018 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:	78148
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 - 1/1/2016 for FY 2018

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	4,675,785	29,006,939	0	0	-7,408	37,533,743	0	37,533,743
Taxable	0	2,662,356	26,106,263	0	0	-7,408	31,944,421	0	31,944,421
Homestead Credits									19

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2018	20,116,497	17,424,654	13,750,150	3,674,504	139,207

FY 2018 TIF Revenue Received: 521,039

## 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	78149	78150	32,278,443
COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2015 COUNCIL BLUFFS WEST BROADWAY AMEND UR TIF INCREM	78351	78352	0

## Urban Renewal Area Value by Class - 1/1/2016 for FY 2018

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	14,854,404	67,436,282	2,365,900	0	-31,484	91,056,061	0	91,056,061
Taxable	0	8,457,977	60,692,709	2,129,310	0	-31,484	76,554,063	0	76,554,063
Homestead Credits									91

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2017:** **5,183** **0** **Amount of 07-01-2017 Cash Balance Restricted for LMI**

TIF Revenue: 1,222,768  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 1,222,768**

Rebate Expenditures: 89,584  
 Non-Rebate Expenditures: 1,130,325  
 Returned to County Treasurer: 0  
**Total Expenditures: 1,219,909**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2018:** **8,042** **0** **Amount of 06-30-2018 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:	No
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:	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:	475,808
Interest:	0
Total:	475,808
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:	2,231,239
Interest:	451,277
Total:	2,682,516
Annual Appropriation?:	Yes
Date Incurred:	01/01/2012
FY of Last Payment:	2022

### West Broadway/Echo Property

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,830,000
Interest:	0
Total:	2,830,000
Annual Appropriation?:	Yes
Date Incurred:	01/01/2012
FY of Last Payment:	2021

## Non-Rebates For COUNCIL BLUFFS WEST BROADWAY 1987 URBAN RENEWAL

TIF Expenditure Amount:	316,202
Tied To Debt:	West Broadway/Bunge property
Tied To Project:	West Broadway/Bunge Property

TIF Expenditure Amount:	814,123
Tied To Debt:	West Broadway/Echo Property
Tied To Project:	West Broadway/Echo Property

## **Rebates For COUNCIL BLUFFS WEST BROADWAY 1987 URBAN RENEWAL**

### **DD West Broadway**

TIF Expenditure Amount:	89,584
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

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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:	78150
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 - 1/1/2016 for FY 2018

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	3,059,307	64,285,163	0	0	-5,556	67,767,473	0	67,767,473
Taxable	0	1,741,941	57,856,693	0	0	-5,556	59,946,641	0	59,946,641
Homestead Credits									18

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2018	35,494,586	32,278,443	32,278,443	0	0

FY 2018 TIF Revenue Received: 1,222,768

### 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:	78352
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 - 1/1/2016 for FY 2018

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	11,795,097	3,151,119	2,365,900	0	-25,928	23,288,588	0	23,288,588
Taxable	0	6,716,036	2,836,016	2,129,310	0	-25,928	16,607,422	0	16,607,422
Homestead Credits									73

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2018	23,686,242	0	0	0	0

FY 2018 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	78252	78253	20,765,290
COUNCIL BLUFFS CITY AG/COUNCIL BLUFFS SCH/2000 COUNCIL BLUFFS MARCC UR TIF INCREM	78254	78255	0
COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2000 COUNCIL BLUFFS MARCC AMENDED UR TIF INCREM	78305	78306	0

## Urban Renewal Area Value by Class - 1/1/2016 for FY 2018

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	43,191,807	0	0	0	43,191,807	0	43,191,807
Taxable	0	0	38,872,627	0	0	0	38,872,627	0	38,872,627
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2017:** **4,658** **0** **Amount of 07-01-2017 Cash Balance Restricted for LMI**

TIF Revenue: 786,676  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 786,676**

Rebate Expenditures: 0  
 Non-Rebate Expenditures: 787,458  
 Returned to County Treasurer: 0  
**Total Expenditures: 787,458**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2018:** **3,876** **0** **Amount of 06-30-2018 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:	No

## Debts/Obligations For COUNCIL BLUFFS MARCC 2000 URBAN RENEWAL

### BASS PRO DEVELOPMENT

Debt/Obligation Type:	Rebates
Principal:	1,181,187
Interest:	0
Total:	1,181,187
Annual Appropriation?:	Yes
Date Incurred:	06/29/2007
FY of Last Payment:	2020

## Non-Rebates For COUNCIL BLUFFS MARCC 2000 URBAN RENEWAL

TIF Expenditure Amount:	787,458
Tied To Debt:	BASS PRO DEVELOPMENT
Tied To Project:	BASS PRO DEVELOPMENT

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## 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:	78253
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 - 1/1/2016 for FY 2018

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	43,191,807	0	0	0	43,191,807	0	43,191,807
Taxable	0	0	38,872,627	0	0	0	38,872,627	0	38,872,627
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2018	1,614,045	38,872,627	20,765,290	18,107,337	685,991

FY 2018 TIF Revenue Received: 786,676

## 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:	78255
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 - 1/1/2016 for FY 2018

	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 2018	1,313	0	0	0	0

FY 2018 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/COUNCIL BLUFFS SCH/2000 COUNCIL BLUFFS  
 MARCC AMENDED UR TIF INCREM  
 TIF Taxing District Inc. Number: 78306  
 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 - 1/1/2016 for FY 2018

	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 2018	26,000,000	0	0	0	0

FY 2018 TIF Revenue Received: 0

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**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	78297	78298	0

**Urban Renewal Area Value by Class - 1/1/2016 for FY 2018**

	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 07-01-2017:** 0 0 **Amount of 07-01-2017 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 06-30-2018:** 0 0 **Amount of 06-30-2018 Cash Balance Restricted for LMI**

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Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2018

## 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: 78298  
 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 - 1/1/2016 for FY 2018

	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 2018	34,067	0	0	0	0

FY 2018 TIF Revenue Received: 0



◆ Annual Urban Renewal Report, Fiscal Year 2017 - 2018

## 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	78319	78320	23,504,425

## Urban Renewal Area Value by Class - 1/1/2016 for FY 2018

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	28,529,756	0	0	0	28,529,756	0	28,529,756
Taxable	0	0	25,676,780	0	0	0	25,676,780	0	25,676,780
Homestead Credits									0

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2017:</b>	<b>0</b>	<b>0</b>	<b>Amount of 07-01-2017 Cash Balance Restricted for LMI</b>
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TIF Revenue:	825,706
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>825,706</b>

Rebate Expenditures:	135,279
Non-Rebate Expenditures:	690,427
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>825,706</b>

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2018:</b>	<b>0</b>	<b>0</b>	<b>Amount of 06-30-2018 Cash Balance Restricted for LMI</b>
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## Projects For COUNCIL BLUFFS MARKET PLACE URBAN RENEWAL

### Marketplace, LLC

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

## 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:	168,000
Interest:	0
Total:	168,000
Annual Appropriation?:	Yes
Date Incurred:	08/24/2013
FY of Last Payment:	2029

### Iowa Finance Authority Economic Dev Bonds

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	5,130,000
Interest:	2,647,825
Total:	7,777,825
Annual Appropriation?:	Yes
Date Incurred:	05/20/2015
FY of Last Payment:	2029

## **Non-Rebates For COUNCIL BLUFFS MARKET PLACE URBAN RENEWAL**

TIF Expenditure Amount:	690,427
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:	135,279
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:	2029

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Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2018

## 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: 78320  
 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 - 1/1/2016 for FY 2018

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	28,529,756	0	0	0	28,529,756	0	28,529,756
Taxable	0	0	25,676,780	0	0	0	25,676,780	0	25,676,780
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2018	37,940	25,676,780	23,504,425	2,172,355	76,313

FY 2018 TIF Revenue Received: 825,706

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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	78315	78316	9,609,502
COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2010 COUNCIL BLUFFS PLAYLAND PARK AMEND UR TIF INCREM	78331	78332	0
COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2013 COUNCIL BLUFFS PLAYLAND PARK AMEND #3 UR TIF INCREM	78347	78348	0

## Urban Renewal Area Value by Class - 1/1/2016 for FY 2018

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	12,947,600	0	12,947,600
Taxable	0	0	0	0	0	0	10,681,770	0	10,681,770
Homestead Credits									0

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2017:</b>	<b>0</b>	<b>0</b>	<b>Amount of 07-01-2017 Cash Balance Restricted for LMI</b>
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TIF Revenue:	364,053
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>364,053</b>

Rebate Expenditures:	250,043
Non-Rebate Expenditures:	114,010
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>364,053</b>

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2018:</b>	<b>0</b>	<b>0</b>	<b>Amount of 06-30-2018 Cash Balance Restricted for LMI</b>
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## 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

## Debts/Obligations For COUNCIL BLUFFS PLAYLAND PARK URBAN RENEWAL

### 10 YEAR 60% REBATE

Debt/Obligation Type:	Rebates
Principal:	1,129,687
Interest:	0
Total:	1,129,687
Annual Appropriation?:	No
Date Incurred:	06/29/2007
FY of Last Payment:	2022

### GO BONDS 2010C

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	813,568
Interest:	149,014
Total:	962,582
Annual Appropriation?:	No
Date Incurred:	07/30/2010
FY of Last Payment:	2025

## **Non-Rebates For COUNCIL BLUFFS PLAYLAND PARK URBAN RENEWAL**

TIF Expenditure Amount:	114,010
Tied To Debt:	GO BONDS 2010C
Tied To Project:	Riverfront Apartments

## Rebates For COUNCIL BLUFFS PLAYLAND PARK URBAN RENEWAL

### 113 S. 38TH STREET

TIF Expenditure Amount:	250,043
Rebate Paid To:	RIVER PARK APARTMENTS
Tied To Debt:	10 YEAR 60% REBATE
Tied To Project:	Riverfront Apartments
Projected Final FY of Rebate:	2022

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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:	78316
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 - 1/1/2016 for FY 2018

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	12,947,600	0	12,947,600
Taxable	0	0	0	0	0	0	10,681,770	0	10,681,770
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2018	808,462	10,681,770	9,609,502	1,072,268	40,623

FY 2018 TIF Revenue Received: 364,053

## 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:	78332
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 - 1/1/2016 for FY 2018

	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 2018	1,495	0	0	0	0

FY 2018 TIF Revenue Received: 0

## 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: 78348

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 - 1/1/2016 for FY 2018

	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 2018	91,831	0	0	0	0

FY 2018 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	78317	78318	3,032,553

### Urban Renewal Area Value by Class - 1/1/2016 for FY 2018

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	7,423,400	0	7,423,400
Taxable	0	0	0	0	0	0	6,124,305	0	6,124,305
Homestead Credits									0

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2017:</b>	<b>19,490</b>	<b>0</b>	<b>Amount of 07-01-2017 Cash Balance Restricted for LMI</b>
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TIF Revenue:	114,887
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>114,887</b>

Rebate Expenditures:	113,160
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>113,160</b>

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2018:</b>	<b>21,217</b>	<b>0</b>	<b>Amount of 06-30-2018 Cash Balance Restricted for LMI</b>
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## 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:	No



## Debts/Obligations For COUNCIL BLUFFS HAWKEYE HEIGHTS URBAN RENEWAL

### 10 YEAR 65% YEAR I - 50% YEAR 2-10

Debt/Obligation Type:	Rebates
Principal:	236,648
Interest:	0
Total:	236,648
Annual Appropriation?:	Yes
Date Incurred:	03/10/2007
FY of Last Payment:	2019

## **Rebates For COUNCIL BLUFFS HAWKEYE HEIGHTS URBAN RENEWAL**

### **PRIMROSE RETIREMENT COMMUNITY**

TIF Expenditure Amount:	113,160
Rebate Paid To:	TSMC Management, LLC
Tied To Debt:	10 YEAR 65% YEAR I - 50% YEAR 2-10
Tied To Project:	Council Bluffs Retirement
Projected Final FY of Rebate:	2019

## 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: 78318  
 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 - 1/1/2016 for FY 2018

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	7,423,400	0	7,423,400
Taxable	0	0	0	0	0	0	6,124,305	0	6,124,305
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2018	156,234	6,124,305	3,032,553	3,091,752	117,130

FY 2018 TIF Revenue Received: 114,887

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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	78321	78322	1,423,981

### Urban Renewal Area Value by Class - 1/1/2016 for FY 2018

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	4,055,487	11,902,020	18,043,375	0	-7,408	34,768,122	0	34,768,122
Taxable	0	2,309,165	10,711,835	16,239,038	0	-7,408	29,891,718	0	29,891,718
Homestead Credits									26

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2017:</b>	<b>11,040</b>	<b>0</b>	<b>Amount of 07-01-2017 Cash Balance Restricted for LMI</b>
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TIF Revenue:	53,590
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>53,590</b>

Rebate Expenditures:	57,346
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>57,346</b>

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2018:</b>	<b>7,284</b>	<b>0</b>	<b>Amount of 06-30-2018 Cash Balance Restricted for LMI</b>
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## Projects For COUNCIL BLUFFS SOUTH MAIN URBAN RENEWAL

### Prime Square

Description:	Rebate TIF
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For COUNCIL BLUFFS SOUTH MAIN URBAN RENEWAL

### 10 YEAR 60% REBATE

Debt/Obligation Type:	Rebates
Principal:	111,833
Interest:	0
Total:	111,833
Annual Appropriation?:	No
Date Incurred:	10/22/2005
FY of Last Payment:	2019

## **Rebates For COUNCIL BLUFFS SOUTH MAIN URBAN RENEWAL**

### **PRIME SQUARE SENIOR LIVING**

TIF Expenditure Amount:	57,346
Rebate Paid To:	CBIA LLLP
Tied To Debt:	10 YEAR 60% REBATE
Tied To Project:	Prime Square
Projected Final FY of Rebate:	2019

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Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2018



## 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: 78322  
 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 - 1/1/2016 for FY 2018

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	4,055,487	11,902,020	18,043,375	0	-7,408	34,768,122	0	34,768,122
Taxable	0	2,309,165	10,711,835	16,239,038	0	-7,408	29,891,718	0	29,891,718
Homestead Credits									26

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2018	30,295,901	4,479,629	1,423,981	3,055,648	115,762

FY 2018 TIF Revenue Received: 53,590

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## 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	78323	78324	8,199,512
CO BLUFFS CITY AG/LEWIS CENTRAL SCH/2007 COUNCIL BLUFFS OLD AIRPORT UR TIF INCREM	78329	78330	0

## Urban Renewal Area Value by Class - 1/1/2016 for FY 2018

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	69,440,028	0	0	0	69,440,028	0	69,440,028
Taxable	0	0	62,496,025	0	0	0	62,496,025	0	62,496,025
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2017:** **0** **0** **Amount of 07-01-2017 Cash Balance Restricted for LMI**

TIF Revenue: 282,024  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 282,024**

Rebate Expenditures: 0  
 Non-Rebate Expenditures: 282,024  
 Returned to County Treasurer: 0  
**Total Expenditures: 282,024**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2018:** **0** **0** **Amount of 06-30-2018 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

### GO BONDS 2007B

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	445,953
Interest:	0
Total:	445,953
Annual Appropriation?:	No
Date Incurred:	04/29/2007
FY of Last Payment:	2019

## Non-Rebates For COUNCIL BLUFFS OLD AIRPORT URBAN RENEWAL

TIF Expenditure Amount:	282,024
Tied To Debt:	GO BONDS 2007B
Tied To Project:	Metro Crossing, LLC

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### 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:	78324
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 - 1/1/2016 for FY 2018

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	69,440,028	0	0	0	69,440,028	0	69,440,028
Taxable	0	0	62,496,025	0	0	0	62,496,025	0	62,496,025
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2018	3,498,026	62,496,025	8,199,512	54,296,513	1,907,383

FY 2018 TIF Revenue Received: 282,024

### 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:	78330
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 - 1/1/2016 for FY 2018

	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 2018	819	0	0	0	0

FY 2018 TIF Revenue Received: 0

## 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	78339	78340	3,649,755

## Urban Renewal Area Value by Class - 1/1/2016 for FY 2018

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	7,586,300	0	0	0	-9,260	7,577,040	0	7,577,040
Taxable	0	4,319,572	0	0	0	-9,260	4,310,312	0	4,310,312
Homestead Credits									21

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2017:** **8,008** **0** **Amount of 07-01-2017 Cash Balance Restricted for LMI**

TIF Revenue: 128,215  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 128,215**

Rebate Expenditures: 132,841  
 Non-Rebate Expenditures: 0  
 Returned to County Treasurer: 0  
**Total Expenditures: 132,841**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2018:** **3,382** **0** **Amount of 06-30-2018 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:	1,422,081
Interest:	0
Total:	1,422,081
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:	132,841
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

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**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: 78340  
 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 - 1/1/2016 for FY 2018**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	7,586,300	0	0	0	-9,260	7,577,040	0	7,577,040
Taxable	0	4,319,572	0	0	0	-9,260	4,310,312	0	4,310,312
Homestead Credits									21

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2018	180,245	4,310,312	3,649,755	660,557	23,205

FY 2018 TIF Revenue Received: 128,215

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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	78341	78342	12,288,288

## Urban Renewal Area Value by Class - 1/1/2016 for FY 2018

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	14,571,500	0	0	0	14,571,500	0	14,571,500
Taxable	0	0	13,114,350	0	0	0	13,114,350	0	13,114,350
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2017:** **0** **0** **Amount of 07-01-2017 Cash Balance Restricted for LMI**

TIF Revenue: 465,538  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 465,538**

Rebate Expenditures: 465,538  
 Non-Rebate Expenditures: 0  
 Returned to County Treasurer: 0  
**Total Expenditures: 465,538**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2018:** **0** **0** **Amount of 06-30-2018 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:	3,711,919
Interest:	0
Total:	3,711,919
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:	465,538
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

## 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: 78342  
 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 - 1/1/2016 for FY 2018

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	14,571,500	0	0	0	14,571,500	0	14,571,500
Taxable	0	0	13,114,350	0	0	0	13,114,350	0	13,114,350
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2018	2,283,212	12,288,288	12,288,288	0	0

FY 2018 TIF Revenue Received: 465,538



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## Urban Renewal Area Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)  
 Urban Renewal Area: COUNCIL BLUFFS 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
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## Urban Renewal Area Value by Class - 1/1/2016 for FY 2018

	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

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2017:</b>	<b>0</b>	<b>0</b>	<b>Amount of 07-01-2017 Cash Balance Restricted for LMI</b>
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TIF Revenue:	0		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
<b>Total Revenue:</b>	<b>0</b>		
Rebate Expenditures:	0		
Non-Rebate Expenditures:	0		
Returned to County Treasurer:	0		
<b>Total Expenditures:</b>	<b>0</b>		

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2018:</b>	<b>0</b>	<b>0</b>	<b>Amount of 06-30-2018 Cash Balance Restricted for LMI</b>
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## Projects For COUNCIL BLUFFS 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 BLUFFS VISION URBAN RENEWAL

### 15 year, 90% rebate

Debt/Obligation Type:	Rebates
Principal:	6,719,228
Interest:	0
Total:	6,719,228
Annual Appropriation?:	Yes
Date Incurred:	04/25/2016
FY of Last Payment:	2034

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Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2018