Annual Urban Renewal Report, Fiscal Year 2018 - 2019

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	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 BLUFFS VISION URBAN RENEWAL	78054	0
COUNCIL BLUFFS 2019 MID-CITY CORRIDOR URBAN RENEWAL	78901	0
COUNCIL BLUFFS 24 PARK PLACE URBAN RENEWAL	78902	0

TIF Debt Outstanding: **25,943,334**

TIF Sp. Rev. Fund Cash Balance as of 07-01-2018:	**114,064**	**0**	**Amount of 07-01-2018 Cash Balance Restricted for LMI**
TIF Revenue:	4,183,808		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	**4,183,808**		
Rebate Expenditures:	1,212,892		
Non-Rebate Expenditures:	3,008,695		
Returned to County Treasurer:	0		
Total Expenditures:	**4,221,587**		
TIF Sp. Rev. Fund Cash Balance as of 06-30-2019:	**76,285**	**0**	**Amount of 06-30-2019 Cash Balance Restricted for LMI**

Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: **21,645,462**

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	3,668,658

Urban Renewal Area Value by Class - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	4,610,456	36,442,817	0	0	-5,556	48,115,415	0	48,115,415
Taxable	0	2,564,379	32,798,539	0	0	-5,556	40,923,179	0	40,923,179
Homestead Credits									18

TIF Sp. Rev. Fund Cash Balance as of 07-01-2018:	**70,263**	**0**	**Amount of 07-01-2018 Cash Balance Restricted for LMI**

TIF Revenue:	139,930
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	**139,930**

Rebate Expenditures:	111,810
Non-Rebate Expenditures:	54,986
Returned to County Treasurer:	0
Total Expenditures:	**166,796**

TIF Sp. Rev. Fund Cash Balance as of 06-30-2019:	**43,397**	**0**	**Amount of 06-30-2019 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
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	Yes
Payments Complete:	No

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

Debts/Obligations For COUNCIL BLUFFS ORIGINAL 1983 MALL URBAN RENEWAL

10 YEAR - 80% Rebate - Nonpareil Bldg

Debt/Obligation Type:	Rebates
Principal:	54,944
Interest:	0
Total:	54,944
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:	298,911
Interest:	0
Total:	298,911
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:	875,318
Interest:	0
Total:	875,318
Annual Appropriation?:	Yes
Date Incurred:	08/24/2013
FY of Last Payment:	2032

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

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

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

Date Incurred:	07/11/2016
FY of Last Payment:	2035

Non-Rebates For COUNCIL BLUFFS ORIGINAL 1983 MALL URBAN RENEWAL

TIF Expenditure Amount:	54,986
Tied To Debt:	15 year, 80% rebate, max of $750,000
Tied To Project:	Former NonPareil Building

Rebates For COUNCIL BLUFFS ORIGINAL 1983 MALL URBAN RENEWAL

Former NonPareil Building

TIF Expenditure Amount:	27,472
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:	52,336
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 Builidng

TIF Expenditure Amount:	32,002
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

103-115 West Broadway (the RISE project) is new to the report this year as FY 20 will be the first year it is certified.

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area during FY 2019

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 - 1/1/2017 for FY 2019

	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 2019	1,688,134	0	0	0	0

FY 2019 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 - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	4,610,456	36,442,817	0	0	-5,556	48,115,415	0	48,115,415
Taxable	0	2,564,379	32,798,539	0	0	-5,556	40,923,179	0	40,923,179
Homestead Credits									18

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	20,116,497	28,004,474	3,668,658	24,335,816	928,217

FY 2019 TIF Revenue Received: 139,930

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	34,249,684
COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2015 COUNCIL BLUFFS WEST BROADWAY AMEND UR TIF INCREM	78351	78352	0
COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2017 WEST BROADWAY AMEND 2 UR TIF INCREM	78357	78358	0

Urban Renewal Area Value by Class - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	3,061,658	85,732,463	331,100	0	-5,556	89,771,802	0	89,771,802
Taxable	0	1,702,917	77,159,216	297,990	0	-5,556	79,668,125	0	79,668,125
Homestead Credits									16

TIF Sp. Rev. Fund Cash Balance as of 07-01-2018:	**8,042**	**0**	**Amount of 07-01-2018 Cash Balance Restricted for LMI**

TIF Revenue:	1,294,874
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	**1,294,874**

Rebate Expenditures:	48,278
Non-Rebate Expenditures:	1,243,095
Returned to County Treasurer:	0
Total Expenditures:	**1,291,373**

TIF Sp. Rev. Fund Cash Balance as of 06-30-2019:	**11,543**	**0**	**Amount of 06-30-2019 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 Preperty
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:	386,224
Interest:	0
Total:	386,224
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:	2,074,496
Interest:	383,881
Total:	2,458,377
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:	2,015,876
Interest:	0
Total:	2,015,876
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:	926,893
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:	48,278
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

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 - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	3,061,658	85,732,463	331,100	0	-5,556	89,771,802	0	89,771,802
Taxable	0	1,702,917	77,159,216	297,990	0	-5,556	79,668,125	0	79,668,125
Homestead Credits									16

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	35,494,586	54,282,772	34,249,684	20,033,088	764,102

FY 2019 TIF Revenue Received: 1,294,874

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 - 1/1/2017 for FY 2019

	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 2019	23,686,242	0	0	0	0

FY 2019 TIF Revenue Received: 0

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: 78358

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 - 1/1/2017 for FY 2019

	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 2019	343,806	0	0	0	0

FY 2019 TIF Revenue Received: 0

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	20,785,647
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 - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	47,981,800	0	0	0	47,981,800	0	47,981,800
Taxable	0	0	43,183,620	0	0	0	43,183,620	0	43,183,620
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2018:	**3,876**	**0**	**Amount of 07-01-2018 Cash Balance Restricted for LMI**

TIF Revenue:	792,806
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	**792,806**

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 06-30-2019:	**9,224**	**0**	**Amount of 06-30-2019 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

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 - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	47,981,800	0	0	0	47,981,800	0	47,981,800
Taxable	0	0	43,183,620	0	0	0	43,183,620	0	43,183,620
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	1,614,045	43,183,620	20,785,647	22,397,973	854,304

FY 2019 TIF Revenue Received: 792,806

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 - 1/1/2017 for FY 2019

	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 2019	1,313	0	0	0	0

FY 2019 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 - 1/1/2017 for FY 2019

	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 2019	26,000,000	0	0	0	0

FY 2019 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2018 - 2019

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 - 1/1/2017 for FY 2019

	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 07-01-2018:	**0**	**0**	**Amount of 07-01-2018 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 06-30-2019:	**0**	**0**	**Amount of 06-30-2019 Cash Balance Restricted for LMI**

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

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area during FY 2019

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 - 1/1/2017 for FY 2019

	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 2019	34,067	0	0	0	0

FY 2019 TIF Revenue Received: 0

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	19,926,551

Urban Renewal Area Value by Class - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	29,451,200	0	0	0	29,451,200	0	29,451,200
Taxable	0	0	26,506,080	0	0	0	26,506,080	0	26,506,080
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2018:	**0**	**0**	**Amount of 07-01-2018 Cash Balance Restricted for LMI**

TIF Revenue:	697,876
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	**697,876**

Rebate Expenditures:	86,717
Non-Rebate Expenditures:	611,159
Returned to County Treasurer:	0
Total Expenditures:	**697,876**

TIF Sp. Rev. Fund Cash Balance as of 06-30-2019:	**0**	**0**	**Amount of 06-30-2019 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:	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:	154,000
Interest:	0
Total:	154,000
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:	4,675,000
Interest:	2,347,713
Total:	7,022,713
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:	611,159
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:	86,717
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

A NEW REDEVELOPMENT AGREEMENT WAS SIGNED IN AUGUST 2013 WITH LEGACY COUNCIL BLUFFS MARKETPLACE LLC. FOR TAX INCREMENT FISCAL YEARS 2015 THROUGH 2029, THE TAX INCREMENT RATE IS 90% NOT TO EXCEED $8,750,000.

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area during FY 2019

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 - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	29,451,200	0	0	0	29,451,200	0	29,451,200
Taxable	0	0	26,506,080	0	0	0	26,506,080	0	26,506,080
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	37,940	26,506,080	19,926,551	6,579,529	230,431

FY 2019 TIF Revenue Received: 697,876

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	9,865,091
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 - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	12,962,000	0	12,962,000
Taxable	0	0	0	0	0	0	10,207,576	0	10,207,576
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2018:	**0**	**0**	**Amount of 07-01-2018 Cash Balance Restricted for LMI**
TIF Revenue:	376,274		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	**376,274**		
Rebate Expenditures:	228,206		
Non-Rebate Expenditures:	148,068		
Returned to County Treasurer:	0		
Total Expenditures:	**376,274**		
TIF Sp. Rev. Fund Cash Balance as of 06-30-2019:	**0**	**0**	**Amount of 06-30-2019 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

10 YEAR 60% REBATE

Debt/Obligation Type:	Rebates
Principal:	879,644
Interest:	0
Total:	879,644
Annual Appropriation?:	No
Date Incurred:	06/29/2007
FY of Last Payment:	2022

GO BONDS 2010C

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	704,130
Interest:	111,404
Total:	815,534
Annual Appropriation?:	No
Date Incurred:	07/30/2010
FY of Last Payment:	2025

40 semi annual payments, 75%

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

Parking garage

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

18 year, 75% rebate (Lot 1, Blk 2)

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

Date Incurred:	12/20/2016
FY of Last Payment:	2038

Non-Rebates For COUNCIL BLUFFS PLAYLAND PARK URBAN RENEWAL

TIF Expenditure Amount:	148,068
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:	228,206
Rebate Paid To:	RIVER PARK APARTMENTS
Tied To Debt:	10 YEAR 60% REBATE
Tied To Project:	Riverfront Apartments
Projected Final FY of Rebate:	2022

4201 River’s Edge Parkway

TIF Expenditure Amount:	0
Rebate Paid To:	River's Edge One, LLC
Tied To Debt:	40 semi annual payments, 75%
Tied To Project:	Office Building
Projected Final FY of Rebate:	2039

Parking garage

TIF Expenditure Amount:	0
Rebate Paid To:	River's Edge Parking, LLC
Tied To Debt:	Parking garage
Tied To Project:	Parking garage
Projected Final FY of Rebate:	2039

Lot 1, Block 2, Broadmoor Apartments

TIF Expenditure Amount:	0
Rebate Paid To:	River's Edge Apartments, LLC
Tied To Debt:	18 year, 75% rebate (Lot 1, Blk 2)
Tied To Project:	BDC Apartments (Lot 1, Block 2)
Projected Final FY of Rebate:	2038

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 - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	12,962,000	0	12,962,000
Taxable	0	0	0	0	0	0	10,207,576	0	10,207,576
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	808,462	10,207,576	9,865,091	342,485	13,063

FY 2019 TIF Revenue Received: 376,274

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 - 1/1/2017 for FY 2019

	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 2019	1,495	0	0	0	0

FY 2019 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 - 1/1/2017 for FY 2019

	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 2019	91,831	0	0	0	0

FY 2019 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2018 - 2019

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	2,863,953

Urban Renewal Area Value by Class - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	8,468,600	0	8,468,600
Taxable	0	0	0	0	0	0	6,669,022	0	6,669,022
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2018:	**21,217**	**0**	**Amount of 07-01-2018 Cash Balance Restricted for LMI**
TIF Revenue:	109,237		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	**109,237**		
Rebate Expenditures:	123,488		
Non-Rebate Expenditures:	0		
Returned to County Treasurer:	0		
Total Expenditures:	**123,488**		
TIF Sp. Rev. Fund Cash Balance as of 06-30-2019:	**6,966**	**0**	**Amount of 06-30-2019 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:	No

Debts/Obligations For COUNCIL BLUFFS HAWKEYE HEIGHTS URBAN RENEWAL

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

Debt/Obligation Type:	Rebates
Principal:	123,488
Interest:	0
Total:	123,488
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:	123,488
Rebate Paid To:	TSMM 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 - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	8,468,600	0	8,468,600
Taxable	0	0	0	0	0	0	6,669,022	0	6,669,022
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	156,234	6,669,022	2,863,953	3,805,069	145,133

FY 2019 TIF Revenue Received: 109,237

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	1,253,804

Urban Renewal Area Value by Class - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	3,926,644	12,515,654	18,250,300	0	-7,408	35,985,431	0	35,985,431
Taxable	0	2,184,038	11,264,092	16,425,270	0	-7,408	30,889,935	0	30,889,935
Homestead Credits									26

TIF Sp. Rev. Fund Cash Balance as of 07-01-2018:	**7,284**	**0**	**Amount of 07-01-2018 Cash Balance Restricted for LMI**

TIF Revenue:	47,796
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	**47,796**

Rebate Expenditures:	54,487
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	**54,487**

TIF Sp. Rev. Fund Cash Balance as of 06-30-2019:	**593**	**0**	**Amount of 06-30-2019 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:	No

Debts/Obligations For COUNCIL BLUFFS SOUTH MAIN URBAN RENEWAL

10 YEAR 60% REBATE

Debt/Obligation Type:	Rebates
Principal:	54,487
Interest:	0
Total:	54,487
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:	54,487
Rebate Paid To:	CBIA LLLP
Tied To Debt:	10 YEAR 60% REBATE
Tied To Project:	Prime Square
Projected Final FY of Rebate:	2019

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 2019

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 - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	3,926,644	12,515,654	18,250,300	0	-7,408	35,985,431	0	35,985,431
Taxable	0	2,184,038	11,264,092	16,425,270	0	-7,408	30,889,935	0	30,889,935
Homestead Credits									26

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	30,295,901	5,696,938	1,253,804	4,443,134	169,470

FY 2019 TIF Revenue Received: 47,796

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	4,700,645
CO BLUFFS CITY AG/LEWIS CENTRAL SCH/2007 COUNCIL BLUFFS OLD AIRPORT UR TIF INCREM	78329	78330	0

Urban Renewal Area Value by Class - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	66,946,600	0	0	0	66,946,600	0	66,946,600
Taxable	0	0	60,251,940	0	0	0	60,251,940	0	60,251,940
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2018:	**0**	**0**	**Amount of 07-01-2018 Cash Balance Restricted for LMI**

TIF Revenue:	164,628
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	**164,628**

Rebate Expenditures:	0
Non-Rebate Expenditures:	163,929
Returned to County Treasurer:	0
Total Expenditures:	**163,929**

TIF Sp. Rev. Fund Cash Balance as of 06-30-2019:	**699**	**0**	**Amount of 06-30-2019 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:	163,929
Interest:	0
Total:	163,929
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:	163,929
Tied To Debt:	GO BONDS 2007B
Tied To Project:	Metro Crossing, LLC

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 - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	66,946,600	0	0	0	66,946,600	0	66,946,600
Taxable	0	0	60,251,940	0	0	0	60,251,940	0	60,251,940
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	3,498,026	60,251,940	4,700,645	55,551,295	1,945,540

FY 2019 TIF Revenue Received: 164,628

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 - 1/1/2017 for FY 2019

	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 2019	819	0	0	0	0

FY 2019 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2018 - 2019

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	4,070,710

Urban Renewal Area Value by Class - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	7,790,200	0	0	0	-11,112	7,779,088	0	7,779,088
Taxable	0	4,332,978	0	0	0	-11,112	4,321,866	0	4,321,866
Homestead Credits									24

TIF Sp. Rev. Fund Cash Balance as of 07-01-2018:	**3,382**	**0**	**Amount of 07-01-2018 Cash Balance Restricted for LMI**

TIF Revenue:	142,569
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	**142,569**

Rebate Expenditures:	142,088
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	**142,088**

TIF Sp. Rev. Fund Cash Balance as of 06-30-2019:	**3,863**	**0**	**Amount of 06-30-2019 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:	1,289,240
Interest:	0
Total:	1,289,240
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:	142,088
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

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 - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	7,790,200	0	0	0	-11,112	7,779,088	0	7,779,088
Taxable	0	4,332,978	0	0	0	-11,112	4,321,866	0	4,321,866
Homestead Credits									24

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	180,245	4,321,866	4,070,710	251,156	8,796

FY 2019 TIF Revenue Received: 142,569

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	10,954,290

Urban Renewal Area Value by Class - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	13,284,100	0	0	0	13,284,100	0	13,284,100
Taxable	0	0	11,955,690	0	0	0	11,955,690	0	11,955,690
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2018:	**0**	**0**	**Amount of 07-01-2018 Cash Balance Restricted for LMI**
TIF Revenue:	417,818		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	**417,818**		
Rebate Expenditures:	417,818		
Non-Rebate Expenditures:	0		
Returned to County Treasurer:	0		
Total Expenditures:	**417,818**		
TIF Sp. Rev. Fund Cash Balance as of 06-30-2019:	**0**	**0**	**Amount of 06-30-2019 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:	3,301,182
Interest:	0
Total:	3,301,182
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:	417,818
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 - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	13,284,100	0	0	0	13,284,100	0	13,284,100
Taxable	0	0	11,955,690	0	0	0	11,955,690	0	11,955,690
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	2,283,212	11,000,888	10,954,290	46,598	1,777

FY 2019 TIF Revenue Received: 417,818

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

Urban Renewal Area Value by Class - 1/1/2017 for FY 2019

	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 07-01-2018:	**0**	**0**	**Amount of 07-01-2018 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 06-30-2019:	**0**	**0**	**Amount of 06-30-2019 Cash Balance Restricted for LMI**

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:	4,118,280
Interest:	0
Total:	4,118,280
Annual Appropriation?:	Yes
Date Incurred:	04/25/2016
FY of Last Payment:	2034

Rebates For COUNCIL BLUFFS BLUFFS VISION URBAN RENEWAL

MAC Ventures

TIF Expenditure Amount:	0
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

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 2019

♣ Annual Urban Renewal Report, Fiscal Year 2018 - 2019

Urban Renewal Area Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
Urban Renewal Area: COUNCIL BLUFFS 2019 MID-CITY CORRIDOR URBAN RENEWAL
UR Area Number: 78901

UR Area Creation Date: 02/2019

UR Area Purpose: Slum and blight

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used

Urban Renewal Area Value by Class - 1/1/2017 for FY 2019

	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 07-01-2018:	**0**	**0**	**Amount of 07-01-2018 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 06-30-2019:	**0**	**0**	**Amount of 06-30-2019 Cash Balance Restricted for LMI**

The 2004 Mid-City URN plan was terminated and this new area and plan replaced it in 2019. No projects to report.

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area during FY 2019

Urban Renewal Area Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
Urban Renewal Area: COUNCIL BLUFFS 24 PARK PLACE URBAN RENEWAL
UR Area Number: 78902

UR Area Creation Date: 03/2019

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 - 1/1/2017 for FY 2019

	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 07-01-2018:	**0**	**0**	**Amount of 07-01-2018 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 06-30-2019:	**0**	**0**	**Amount of 06-30-2019 Cash Balance Restricted for LMI**

This plan and area was originally created for the 24 Park Place commercial project. However, the main anchor tenant decided not to locate in Council Bluffs; thereby the developer decided not to pursue the project.

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area during FY 2019