Annual Urban Renewal Report, Fiscal Year 2019 - 2020

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 2018 BLUFFS VISION URBAN RENEWAL	78054	1

TIF Debt Outstanding: **33,465,356**

TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:	**68,027**	**0**	**Amount of 07-01-2019 Cash Balance Restricted for LMI**
TIF Revenue:	3,535,931		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	**3,535,931**		
Rebate Expenditures:	1,274,635		
Non-Rebate Expenditures:	2,181,695		
Returned to County Treasurer:	0		
Total Expenditures:	**3,456,330**		
TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:	**147,628**	**0**	**Amount of 06-30-2020 Cash Balance Restricted for LMI**

Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: **29,861,398**

Urban Renewal Area Data Collection

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

UR Area Creation Date: 03/1969

UR Area Purpose: Removal of slum and blight

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/1983 ORIG COUNCIL BLUFFS UR TIF INCREM	780144	780145	0
COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/1983 COUNCIL BLUFFS UR TIF INCREM	780147	780148	3,251,009

Urban Renewal Area Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	4,574,776	36,532,678	0	0	-5,556	48,458,169	0	48,458,169
Taxable	0	2,603,872	32,879,414	0	0	-5,556	40,994,941	0	40,994,941
Homestead Credits									18

TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:	**43,397**	**0**	**Amount of 07-01-2019 Cash Balance Restricted for LMI**

TIF Revenue:	117,933
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	**117,933**

Rebate Expenditures:	148,851
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	**148,851**

TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:	**12,479**	**0**	**Amount of 06-30-2020 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:	27,069
Interest:	0
Total:	27,069
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:	246,575
Interest:	0
Total:	246,575
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:	843,316
Interest:	0
Total:	843,316
Annual Appropriation?:	Yes
Date Incurred:	08/24/2013
FY of Last Payment:	2032

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

Debt/Obligation Type:	Rebates
Principal:	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:	0
Tied To Debt:	15 year, 80% rebate, max of $750,000 The Rise
Tied To Project:	Former NonPareil Building

Rebates For COUNCIL BLUFFS ORIGINAL 1983 MALL URBAN RENEWAL

Former NonPareil Building

TIF Expenditure Amount:	27,069
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:	50,284
Rebate Paid To:	Pottawattamie County Development
Tied To Debt:	15 yr 90% rebate, Max $900,000 Sawyer Bldg
Tied To Project:	Hughes-Irons Work
Projected Final FY of Rebate:	2027

Sawyer Builidng

TIF Expenditure Amount:	31,076
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

The Rise

TIF Expenditure Amount:	40,422
Rebate Paid To:	Pottawattamie County Development
Tied To Debt:	15 year, 80% rebate, max of $750,000 The Rise
Tied To Project:	The Rise on Broadway
Projected Final FY of Rebate:	2034

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 2020

TIF Taxing District Data Collection

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

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

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

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	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 2020	1,688,134	0	0	0	0

FY 2020 TIF Revenue Received: 0

TIF Taxing District Data Collection

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

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

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

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	4,574,776	36,532,678	0	0	-5,556	48,458,169	0	48,458,169
Taxable	0	2,603,872	32,879,414	0	0	-5,556	40,994,941	0	40,994,941
Homestead Credits									18

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	20,116,497	28,347,228	3,251,009	25,096,219	937,706

FY 2020 TIF Revenue Received: 117,933

Urban Renewal Area Data Collection

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

UR Area Creation Date: 10/1987

UR Area Purpose: Removal of slum and blight

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/1987 COUNCIL BLUFFS WEST BROADWAY UR TIF INCREM	780149	780150	35,931,562
COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2015 COUNCIL BLUFFS WEST BROADWAY AMEND UR TIF INCREM	780351	780352	0
COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2017 WEST BROADWAY AMEND 2 UR TIF INCREM	780357	780358	0

Urban Renewal Area Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	3,091,270	84,777,663	331,100	0	-7,408	88,844,762	0	88,844,762
Taxable	0	1,759,493	76,299,896	297,990	0	-7,408	78,839,075	0	78,839,075
Homestead Credits									18

TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:	**11,543**	**0**	**Amount of 07-01-2019 Cash Balance Restricted for LMI**

TIF Revenue:	1,302,200
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	**1,302,200**

Rebate Expenditures:	47,569
Non-Rebate Expenditures:	1,249,871
Returned to County Treasurer:	0
Total Expenditures:	**1,297,440**

TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:	**16,303**	**0**	**Amount of 06-30-2020 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:	343,683
Interest:	0
Total:	343,683
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:	1,915,062
Interest:	318,798
Total:	2,233,860
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:	1,088,983
Interest:	0
Total:	1,088,983
Annual Appropriation?:	Yes
Date Incurred:	01/01/2012
FY of Last Payment:	2021

Echo Demo

Debt/Obligation Type:	Rebates
Principal:	119,502
Interest:	0
Total:	119,502
Annual Appropriation?:	No
Date Incurred:	01/01/2018
FY of Last Payment:	2020

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:	814,167
Tied To Debt:	West Broadway/Echo Property
Tied To Project:	West Broadway/Echo Property
TIF Expenditure Amount:	119,502
Tied To Debt:	Echo Demo
Tied To Project:	West Broadway/Echo Property

Rebates For COUNCIL BLUFFS WEST BROADWAY 1987 URBAN RENEWAL

DD West Broadway

TIF Expenditure Amount:	47,569
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: 780150

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

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

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	3,091,270	84,777,663	331,100	0	-7,408	88,844,762	0	88,844,762
Taxable	0	1,759,493	76,299,896	297,990	0	-7,408	78,839,075	0	78,839,075
Homestead Credits									18

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	35,494,586	53,357,584	35,931,562	17,426,022	651,114

FY 2020 TIF Revenue Received: 1,302,200

TIF Taxing District Data Collection

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

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

	UR Designation
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	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 2020	23,686,242	0	0	0	0

FY 2020 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: 780358

TIF Taxing District Base Year: 2016
FY TIF Revenue First Received:
Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	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 2020	343,806	0	0	0	0

FY 2020 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	780252	780253	10,322,712
COUNCIL BLUFFS CITY AG/COUNCIL BLUFFS SCH/2000 COUNCIL BLUFFS MARCC UR TIF INCREM	780254	780255	0
COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2000 COUNCIL BLUFFS MARCC AMENDED UR TIF INCREM	780305	780306	0

Urban Renewal Area Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	38,735,300	0	0	0	38,735,300	0	38,735,300
Taxable	0	0	34,861,770	0	0	0	34,861,770	0	34,861,770
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:	**9,224**	**0**	**Amount of 07-01-2019 Cash Balance Restricted for LMI**

TIF Revenue:	385,714
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	**385,714**
Rebate Expenditures:	0
Non-Rebate Expenditures:	388,337
Returned to County Treasurer:	0
Total Expenditures:	**388,337**

TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:	**6,601**	**0**	**Amount of 06-30-2020 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:	787,458
Interest:	0
Total:	787,458
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:	388,337
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: 780253
TIF Taxing District Base Year: 2000
FY TIF Revenue First Received: 2005
Subject to a Statutory end date? Yes
Fiscal year this TIF Taxing District statutorily ends: 2022

	UR Designation
Slum	No
Blighted	No
Economic Development	05/2001

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	38,735,300	0	0	0	38,735,300	0	38,735,300
Taxable	0	0	34,861,770	0	0	0	34,861,770	0	34,861,770
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	1,614,045	34,861,770	10,322,712	24,539,058	916,888

FY 2020 TIF Revenue Received: 385,714

TIF Taxing District Data Collection

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

	UR Designation
Slum	No
Blighted	No
Economic Development	05/2001

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	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 2020	1,313	0	0	0	0

FY 2020 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: 780306
TIF Taxing District Base Year: 2005
FY TIF Revenue First Received: 2006
Subject to a Statutory end date? Yes
Fiscal year this TIF Taxing District statutorily ends: 2022

	UR Designation
Slum	No
Blighted	No
Economic Development	05/2001

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	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 2020	26,000,000	0	0	0	0

FY 2020 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2019 - 2020

Urban Renewal Area Data Collection

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

UR Area Creation Date: 01/2005

UR Area Purpose: Removal of slum and blight

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

Urban Renewal Area Value by Class - 1/1/2018 for FY 2020

	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 07-01-2019:	**0**	**0**	**Amount of 07-01-2019 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 06-30-2020:	**0**	**0**	**Amount of 06-30-2020 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 2020

TIF Taxing District Data Collection

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

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

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	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 2020	34,067	0	0	0	0

FY 2020 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	780319	780320	19,987,202

Urban Renewal Area Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	29,508,300	0	0	0	29,508,300	0	29,508,300
Taxable	0	0	26,557,470	0	0	0	26,557,470	0	26,557,470
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:	**0**	**0**	**Amount of 07-01-2019 Cash Balance Restricted for LMI**

TIF Revenue:	569,378
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	**569,378**

Rebate Expenditures:	0
Non-Rebate Expenditures:	496,797
Returned to County Treasurer:	0
Total Expenditures:	**496,797**

TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:	**72,581**	**0**	**Amount of 06-30-2020 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:	140,000
Interest:	0
Total:	140,000
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:	4,240,000
Interest:	2,049,450
Total:	6,289,450
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:	496,797
Tied To Debt:	Iowa Finance Authority Economic Dev Bonds
Tied To Project:	Marketplace, LLC

Rebates For COUNCIL BLUFFS MARKET PLACE URBAN RENEWAL

3271 MARKETPLACE DRIVE

TIF Expenditure Amount:	0
Rebate Paid To:	LEGACY COUNCIL BLUFFS MARKET PLACE llc
Tied To Debt:	60% rebate for FY13-14, 90% rebate thereafter, maximum $8.75 million
Tied To Project:	Marketplace, LLC
Projected Final FY of Rebate:	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 2020

TIF Taxing District Data Collection

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

	UR Designation
Slum	No
Blighted	No
Economic Development	04/2007

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	29,508,300	0	0	0	29,508,300	0	29,508,300
Taxable	0	0	26,557,470	0	0	0	26,557,470	0	26,557,470
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	37,940	26,557,470	19,987,202	6,570,268	227,362

FY 2020 TIF Revenue Received: 569,378

Urban Renewal Area Data Collection

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

UR Area Creation Date: 06/2003

UR Area Purpose: Removal of slum and blight

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2006 COUNCIL BLUFFS PLAYLAND PARK UR TIF INCREM	780315	780316	7,052,591
COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2010 COUNCIL BLUFFS PLAYLAND PARK AMEND UR TIF INCREM	780331	780332	0
COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2013 COUNCIL BLUFFS PLAYLAND PARK AMEND #3 UR TIF INCREM	780347	780348	0

Urban Renewal Area Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	557,612	0	0	0	17,821,400	0	17,821,400
Taxable	0	0	501,851	0	0	0	13,449,692	0	13,449,692
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:	**0**	**0**	**Amount of 07-01-2019 Cash Balance Restricted for LMI**
TIF Revenue:	263,516		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	**263,516**		
Rebate Expenditures:	213,955		
Non-Rebate Expenditures:	46,690		
Returned to County Treasurer:	0		
Total Expenditures:	**260,645**		
TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:	**2,871**	**0**	**Amount of 06-30-2020 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 River Park Apartments

Debt/Obligation Type:	Rebates
Principal:	635,794
Interest:	0
Total:	635,794
Annual Appropriation?:	No
Date Incurred:	06/29/2007
FY of Last Payment:	2022

GO BONDS 2010C

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	600,019
Interest:	84,677
Total:	684,696
Annual Appropriation?:	No
Date Incurred:	07/30/2010
FY of Last Payment:	2025

40 semi annual payments, 75%, Noddle Office Building

Debt/Obligation Type:	Rebates
Principal:	4,569,788
Interest:	0
Total:	4,569,788
Annual Appropriation?:	Yes
Date Incurred:	07/11/2016
FY of Last Payment:	2039

40 semi annual payments, 75%Parking garage

Debt/Obligation Type:	Other Debt
Principal:	5,382,820
Interest:	0
Total:	5,382,820
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:	750,000
Interest:	0
Total:	750,000
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:	46,690
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:	213,955
Rebate Paid To:	RIVER PARK APARTMENTS
Tied To Debt:	10 year, 60% rebate River Park Apartments
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%, Noddle Office Building
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:	40 semi annual payments, 75%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: 780316

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

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

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	557,612	0	0	0	17,821,400	0	17,821,400
Taxable	0	0	501,851	0	0	0	13,449,692	0	13,449,692
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	808,462	13,449,692	7,052,591	6,397,101	239,024

FY 2020 TIF Revenue Received: 263,516

TIF Taxing District Data Collection

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

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

	UR Designation
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	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 2020	1,495	0	0	0	0

FY 2020 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: 780348

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

	UR Designation
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	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 2020	91,831	0	0	0	0

FY 2020 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2019 - 2020

Urban Renewal Area Data Collection

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

UR Area Creation Date: 02/2007

UR Area Purpose: Economic development

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

Urban Renewal Area Value by Class - 1/1/2018 for FY 2020

	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 07-01-2019:	**0**	**0**	**Amount of 07-01-2019 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 06-30-2020:	**0**	**0**	**Amount of 06-30-2020 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:	0
Interest:	0
Total:	0
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:	0
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: 780318
TIF Taxing District Base Year: 2007
FY TIF Revenue First Received: 2010
Subject to a Statutory end date? Yes
Fiscal year this TIF Taxing District statutorily ends: 2027

	UR Designation
Slum	No
Blighted	No
Economic Development	02/2007

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	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 2020	156,234	0	0	0	0

FY 2020 TIF Revenue Received: 0

♦ Annual Urban Renewal Report, Fiscal Year 2019 - 2020

Urban Renewal Area Data Collection

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

UR Area Creation Date: 06/1998

UR Area Purpose: Slum and blight

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

Urban Renewal Area Value by Class - 1/1/2018 for FY 2020

	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 07-01-2019:	**0**	**0**	**Amount of 07-01-2019 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 06-30-2020:	**0**	**0**	**Amount of 06-30-2020 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:	0
Interest:	0
Total:	0
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:	0
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 2020

TIF Taxing District Data Collection

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

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

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

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	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 2020	30,295,901	0	0	0	0

FY 2020 TIF Revenue Received: 0

Urban Renewal Area Data Collection

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

UR Area Creation Date: 02/2006

UR Area Purpose: Economic development

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

Urban Renewal Area Value by Class - 1/1/2018 for FY 2020

	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 07-01-2019:	**0**	**0**	**Amount of 07-01-2019 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 06-30-2020:	**0**	**0**	**Amount of 06-30-2020 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:	0
Interest:	0
Total:	0
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:	0
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: 780324
TIF Taxing District Base Year: 2007
FY TIF Revenue First Received: 2010
Subject to a Statutory end date? Yes
Fiscal year this TIF Taxing District statutorily ends: 2026

	UR Designation
Slum	No
Blighted	No
Economic Development	02/2006

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	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 2020	3,498,026	0	0	0	0

FY 2020 TIF Revenue Received: 0

TIF Taxing District Data Collection

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

	UR Designation
Slum	No
Blighted	No
Economic Development	02/2006

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	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 2020	819	0	0	0	0

FY 2020 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2019 - 2020

Urban Renewal Area Data Collection

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

UR Area Creation Date:

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
COUNCIL BLUFFS CITY/LEWIS CENTRAL SCH/2013 COUNCIL BLUFFS FRANKLIN AVE UR TIF INCREM	780339	780340	4,422,914

Urban Renewal Area Value by Class - 1/1/2018 for FY 2020

	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	4,434,026	0	0	0	-11,112	4,422,914	0	4,422,914
Homestead Credits									24

TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:	**3,863**	**0**	**Amount of 07-01-2019 Cash Balance Restricted for LMI**

TIF Revenue:	153,050
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	**153,050**

Rebate Expenditures:	153,438
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	**153,438**

TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:	**3,475**	**0**	**Amount of 06-30-2020 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:	1,275,902
Interest:	0
Total:	1,275,902
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:	153,438
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: 780340

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 - 1/1/2018 for FY 2020

	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	4,434,026	0	0	0	-11,112	4,422,914	0	4,422,914
Homestead Credits									24

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	180,245	4,422,914	4,422,914	0	0

FY 2020 TIF Revenue Received: 153,050

Urban Renewal Area Data Collection

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

UR Area Creation Date:

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2013 COUNCIL BLUFFS BLUFFS NORTHWAY UR TIF INCREM	780341	780342	11,000,888

Urban Renewal Area Value by Class - 1/1/2018 for FY 2020

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

TIF Revenue:	411,049
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	**411,049**

Rebate Expenditures:	411,049
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	**411,049**

TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:	**0**	**0**	**Amount of 06-30-2020 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:	3,294,312
Interest:	0
Total:	3,294,312
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:	411,049
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: 780342

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 - 1/1/2018 for FY 2020

	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 2020	2,283,212	11,000,888	11,000,888	0	0

FY 2020 TIF Revenue Received: 411,049

Urban Renewal Area Data Collection

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

UR Area Creation Date: 12/2015

UR Area Purpose: Economic development

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2018 BLUFFS VISION UR TIF INCREM	780353	780354	8,914,400

Urban Renewal Area Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	15,926,600	0	0	0	15,926,600	0	15,926,600
Taxable	0	0	14,333,940	0	0	0	14,333,940	0	14,333,940
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:	**0**	**0**	**Amount of 07-01-2019 Cash Balance Restricted for LMI**

TIF Revenue:	333,091
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	**333,091**
Rebate Expenditures:	299,773
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	**299,773**

TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:	**33,318**	**0**	**Amount of 06-30-2020 Cash Balance Restricted for LMI**

Projects For COUNCIL BLUFFS 2018 BLUFFS VISION URBAN RENEWAL

MAC Ventures LLC

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

Debts/Obligations For COUNCIL BLUFFS 2018 BLUFFS VISION URBAN RENEWAL

15 year, 90% rebate

Debt/Obligation Type:	Rebates
Principal:	4,002,148
Interest:	0
Total:	4,002,148
Annual Appropriation?:	Yes
Date Incurred:	04/25/2016
FY of Last Payment:	2034

Rebates For COUNCIL BLUFFS 2018 BLUFFS VISION URBAN RENEWAL

MAC Ventures

TIF Expenditure Amount:	299,773
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 2020

TIF Taxing District Data Collection

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

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

	UR Designation
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	15,926,600	0	0	0	15,926,600	0	15,926,600
Taxable	0	0	14,333,940	0	0	0	14,333,940	0	14,333,940
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	7,012,200	8,914,400	8,914,400	0	0

FY 2020 TIF Revenue Received: 333,091