

# Annual Urban Renewal Report, Fiscal Year 2019 - 2020

## Levy Authority Summary

Local Government Name: ADAIR  
Local Government Number: 01G001

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
ADAIR CITY URBAN RENEWAL	01004	4
ADAIR CITY SUMMIT CUT URBAN RENEWAL	01010	2

**TIF Debt Outstanding:** 1,502,854

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:</b>	<b>665</b>	<b>0</b>	<b>Amount of 07-01-2019 Cash Balance Restricted for LMI</b>
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TIF Revenue:	188,958
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>188,958</b>

Rebate Expenditures:	0
Non-Rebate Expenditures:	189,623
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>189,623</b>

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:</b>	<b>0</b>	<b>0</b>	<b>Amount of 06-30-2020 Cash Balance Restricted for LMI</b>
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**Year-End Outstanding TIF  
Obligations, Net of TIF Special  
Revenue Fund Balance:** 1,313,231

## Urban Renewal Area Data Collection

Local Government Name: ADAIR (01G001)  
 Urban Renewal Area: ADAIR CITY URBAN RENEWAL  
 UR Area Number: 01004

UR Area Creation Date: 07/1993

UR Area Purpose: Purpose is to create an special fund to pay the principal of and interest on loans, moneys advanced to or indebtedness, including bonds proposed to be issued by the City of Adair finance projects in such areas.

## Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
ADAIR CITY/ADAIR CASEY SCH/ADAIR CITY URBAN RENEWA INCREM	010058	010051	4,174,659
ADAIR CITY AG/ADAIR CASEY SCH/ADAIR CITY AG UR TIF INCREM	010059	010052	61,406
ADAIR CITY/ADAIR CASEY SCH/ADAIR CITY AMEND #1 UR TIF INCREM	010069	010070	107,722
ADAIR CITY/ADAIR-CASEY SCH/ADAIR UR AREA NO1 AMEND TIF INCREMENT	010112	010113	80,067

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	115,568	1,509,156	6,523,012	375,449	0	-5,556	8,531,864	0	8,531,864
Taxable	64,872	858,985	5,870,716	337,904	0	-5,556	7,137,598	0	7,137,598
Homestead Credits									12

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:** -8,870      0      **Amount of 07-01-2019 Cash Balance Restricted for LMI**

TIF Revenue: 124,694  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 124,694**

Rebate Expenditures: 0  
 Non-Rebate Expenditures: 115,824  
 Returned to County Treasurer: 0  
**Total Expenditures: 115,824**

**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 ADAIR CITY URBAN RENEWAL

### Community Development

Description:	Housing, Business, Etc
	Main Street Iowa Program-Iowa Economic Development
Classification:	Authority
Physically Complete:	No
Payments Complete:	No

### 5th Street Bridge/Engineering

Description:	Historic Bridge Replacement/Repair
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For ADAIR CITY URBAN RENEWAL

### FY 2017 Internal Loan

Debt/Obligation Type:	Internal Loans
Principal:	8,191
Interest:	0
Total:	8,191
Annual Appropriation?:	Yes
Date Incurred:	11/18/2015
FY of Last Payment:	2024

### FY 2018 Internal Loan

Debt/Obligation Type:	Internal Loans
Principal:	235,000
Interest:	0
Total:	235,000
Annual Appropriation?:	Yes
Date Incurred:	11/09/2016
FY of Last Payment:	2024

### FY 2019 Internal Loan

Debt/Obligation Type:	Internal Loans
Principal:	450,000
Interest:	0
Total:	450,000
Annual Appropriation?:	Yes
Date Incurred:	11/29/2017
FY of Last Payment:	2024

### 5th Street Bridge/Engineering

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	485,000
Interest:	148,150
Total:	633,150
Annual Appropriation?:	Yes
Date Incurred:	11/13/2017
FY of Last Payment:	2032

## Non-Rebates For ADAIR CITY URBAN RENEWAL

TIF Expenditure Amount:	8,191
Tied To Debt:	FY 2017 Internal Loan
Tied To Project:	5th Street Bridge/Engineering

TIF Expenditure Amount:	107,633
Tied To Debt:	FY 2018 Internal Loan
Tied To Project:	Community Development

## ♣ Annual Urban Renewal Report, Fiscal Year 2019 - 2020

Transferred both TIF funds from this fund, creating negative balance of \$8,870.00. Will correct negative balance in 2019.

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Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2020

0

### TIF Taxing District Data Collection

Local Government Name:	ADAIR (01G001)
Urban Renewal Area:	ADAIR CITY URBAN RENEWAL (01004)
TIF Taxing District Name:	ADAIR CITY/ADAIR CASEY SCH/ADAIR CITY URBAN RENEWA INCREM
TIF Taxing District Inc. Number:	010051
TIF Taxing District Base Year:	1994
FY TIF Revenue First Received:	1997
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	10/1997

### 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	481,891	5,331,670	375,449	0	-1,852	6,187,158	0	6,187,158
Taxable	0	274,283	4,798,503	337,904	0	-1,852	5,408,838	0	5,408,838
Homestead Credits									4

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	2,014,352	4,174,658	4,174,659	-1	0

FY 2020 TIF Revenue Received: 117,853

### TIF Taxing District Data Collection

Local Government Name:	ADAIR (01G001)
Urban Renewal Area:	ADAIR CITY URBAN RENEWAL (01004)
TIF Taxing District Name:	ADAIR CITY AG/ADAIR CASEY SCH/ADAIR CITY AG UR TIF INCREM
TIF Taxing District Inc. Number:	010052
TIF Taxing District Base Year:	1994
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	115,568	0	0	0	0	0	115,568	0	115,568
Taxable	64,872	0	0	0	0	0	64,872	0	64,872
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	54,162	61,406	61,406	0	0

FY 2020 TIF Revenue Received: 1,307

### TIF Taxing District Data Collection

Local Government Name:	ADAIR (01G001)
Urban Renewal Area:	ADAIR CITY URBAN RENEWAL (01004)
TIF Taxing District Name:	ADAIR CITY/ADAIR CASEY SCH/ADAIR CITY AMEND #1 UR TIF INCREM
TIF Taxing District Inc. Number:	010070
TIF Taxing District Base Year:	2000
FY TIF Revenue First Received:	2010
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2030

UR Designation	
Slum	No
Blighted	No
Economic Development	07/2008

### 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	12,134	299,585	0	0	0	311,719	0	311,719
Taxable	0	6,906	269,626	0	0	0	276,532	0	276,532
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	203,997	107,722	107,722	0	0

FY 2020 TIF Revenue Received: 3,175

### TIF Taxing District Data Collection

Local Government Name:	ADAIR (01G001)
Urban Renewal Area:	ADAIR CITY URBAN RENEWAL (01004)
TIF Taxing District Name:	ADAIR CITY/ADAIR-CASEY SCH/ADAIR UR AREA NO1 AMEND TIF INCREMENT
TIF Taxing District Inc. Number:	010113
TIF Taxing District Base Year:	2015
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	1,015,131	891,757	0	0	-3,704	1,917,419	0	1,917,419
Taxable	0	577,796	802,587	0	0	-3,704	1,387,356	0	1,387,356
Homestead Credits									8

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	1,841,055	80,068	80,067	1	0

FY 2020 TIF Revenue Received: 2,359



## Urban Renewal Area Data Collection

Local Government Name: ADAIR (01G001)  
 Urban Renewal Area: ADAIR CITY SUMMIT CUT URBAN RENEWAL  
 UR Area Number: 01010  
 UR Area Creation Date: 11/2015  
 UR Area Purpose: Slum and Blight Elimination

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
ADAIR CITY/ADAIR-CASEY SCHOOL/SUMMIT CUT UR TIF INCREMENT	010114	010115	2,189,065
ADAIR CITY AG/AC SCHOOL/SUMMIT CUT CITY AG UR TIF INCREMENT	010116	010117	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	20,788,503	4,674,228	826,422	0	-46,300	26,576,617	0	26,576,617
Taxable	0	11,832,403	4,206,804	743,780	0	-46,300	16,987,011	0	16,987,011
Homestead Credits									166

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:** **9,535** **0** **Amount of 07-01-2019 Cash Balance Restricted for LMI**

TIF Revenue: 64,264  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 64,264**

Rebate Expenditures: 0  
 Non-Rebate Expenditures: 73,799  
 Returned to County Treasurer: 0  
**Total Expenditures: 73,799**

**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 ADAIR CITY SUMMIT CUT URBAN RENEWAL

### Housing Programs and Mngmt

Description:	Slum and Blight Clearance
Classification:	Low and Moderate Income Housing
Physically Complete:	No
Payments Complete:	No

### Urban Renewal Director

Description:	Staff
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

# Debts/Obligations For ADAIR CITY SUMMIT CUT URBAN RENEWAL

## Interfund Loan for Housing Program

Debt/Obligation Type:	Internal Loans
Principal:	513
Interest:	0
Total:	513
Annual Appropriation?:	Yes
Date Incurred:	07/01/2018
FY of Last Payment:	2035

## Iowa Realty and Condo Project

Debt/Obligation Type:	Internal Loans
Principal:	120,000
Interest:	0
Total:	120,000
Annual Appropriation?:	Yes
Date Incurred:	11/14/2018
FY of Last Payment:	2035

## Interfund Loan- UR Director

Debt/Obligation Type:	Internal Loans
Principal:	28,000
Interest:	0
Total:	28,000
Annual Appropriation?:	Yes
Date Incurred:	11/14/2018
FY of Last Payment:	2035

## Interfund Loan- UR Director

Debt/Obligation Type:	Internal Loans
Principal:	28,000
Interest:	0
Total:	28,000
Annual Appropriation?:	Yes
Date Incurred:	11/27/2019
FY of Last Payment:	2035

## Non-Rebates For ADAIR CITY SUMMIT CUT URBAN RENEWAL

TIF Expenditure Amount:	513
Tied To Debt:	Interfund Loan for Housing Program
Tied To Project:	Housing Programs and Mngmt
TIF Expenditure Amount:	73,286
Tied To Debt:	Iowa Realty and Condo Project
Tied To Project:	Housing Programs and Mngmt

Will repay demolition project in 2019.

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Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2020

### TIF Taxing District Data Collection

Local Government Name:	ADAIR (01G001)
Urban Renewal Area:	ADAIR CITY SUMMIT CUT URBAN RENEWAL (01010)
TIF Taxing District Name:	ADAIR CITY/ADAIR-CASEY SCHOOL/SUMMIT CUT UR TIF INCREMENT
TIF Taxing District Inc. Number:	010115
TIF Taxing District Base Year:	2015
FY TIF Revenue First Received:	2018
Subject to a Statutory end date?	No

	UR Designation
Slum	11/2015
Blighted	11/2015
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	20,788,503	4,674,228	826,422	0	-46,300	26,576,617	0	26,576,617
Taxable	0	11,832,403	4,206,804	743,780	0	-46,300	16,987,011	0	16,987,011
Homestead Credits									166

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	24,433,852	2,189,065	2,189,065	0	0

FY 2020 TIF Revenue Received: 64,264

### TIF Taxing District Data Collection

Local Government Name:	ADAIR (01G001)
Urban Renewal Area:	ADAIR CITY SUMMIT CUT URBAN RENEWAL (01010)
TIF Taxing District Name:	ADAIR CITY AG/AC SCHOOL/SUMMIT CUT CITY AG UR TIF INCREMENT
TIF Taxing District Inc. Number:	010117
TIF Taxing District Base Year:	2015
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	172,733	0	0	0	0

FY 2020 TIF Revenue Received: 0