

# Annual Urban Renewal Report, Fiscal Year 2019 - 2020

## Levy Authority Summary

Local Government Name: CEDAR FALLS  
Local Government Number: 07G046

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
CEDAR FALLS URBAN RENEWAL	07019	3
CEDAR FALLS PINNACLE PRAIRIE COMMERCIAL URBAN RENEWAL	07039	4
CEDAR FALLS COLLEGE HILL TIF	07042	2
CEDAR FALLS UNIFIED HWY 58 CORRIDOR UR	07043	8

**TIF Debt Outstanding:** 32,360,365

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:</b>	<b>0</b>	<b>0</b>	<b>Amount of 07-01-2019 Cash Balance Restricted for LMI</b>
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TIF Revenue:	2,896,816
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>2,896,816</b>

Rebate Expenditures:	199,477
Non-Rebate Expenditures:	2,697,339
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>2,896,816</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:** 29,463,549

## Urban Renewal Area Data Collection

Local Government Name: CEDAR FALLS (07G046)  
 Urban Renewal Area: CEDAR FALLS URBAN RENEWAL  
 UR Area Number: 07019

UR Area Creation Date: 11/1986

UR Area Purpose: This urban renewal area was created to revitalize and redevelop the City's central business district (Downtown).

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
CEDAR FALLS CITY/CEDAR FALLS SCH/CEDAR FALLS UR TIF INCR	070105	070106	0
CEDAR FALLS CITY/CEDAR FALLS SCH/CEDAR FALLS TIF SSMID INCR	070177	070178	6,433,789
CEDAR FALLS CITY/CEDAR FALLS SCH CEDAR FALLS UR DOWNTOWN TIF AMD3 INCR	070313	070314	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	22,413,440	53,620,053	1,768,560	0	-7,408	84,331,702	0	84,331,702
Taxable	0	12,757,285	48,258,051	1,591,704	0	-7,408	67,502,439	0	67,502,439
Homestead Credits									28

**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: 186,410  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 186,410**

Rebate Expenditures: 110,588  
 Non-Rebate Expenditures: 75,822  
 Returned to County Treasurer: 0  
**Total Expenditures: 186,410**

**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 CEDAR FALLS URBAN RENEWAL

### Waste Water Treatment Facility

Description:	Disinfection Project at Wastewater Treatment Facility
Classification:	Water treatment plants, waste treatment plants & lagoons
Physically Complete:	Yes
Payments Complete:	Yes

### Electric Extensions

Description:	Electrical Upgrades in Downtown
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

### Gas Services

Description:	Gas Services in Downtown
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	Yes

### Water Extensions

Description:	Water Extensions in Downtown
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	Yes

### Communication Services

Description:	Communication Services in Downtown
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	Yes

### River Place Development

Description:	River Place Development
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	Yes
Payments Complete:	No

### Administrative Fees

Description:	Staff costs related to urban renewal area
Classification:	Administrative expenses
Physically Complete:	Yes

Payments Complete:	No
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## Street Lighting

Description:	Street Lighting
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

## State Street Development

Description:	State Street Development
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	Yes
Payments Complete:	No

## Annex

Description:	Annex Development Group
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

## Mill Race

Description:	Mill Race Incentives
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For CEDAR FALLS URBAN RENEWAL

### Bond Fund

Debt/Obligation Type:	Internal Loans
Principal:	299,995
Interest:	0
Total:	299,995
Annual Appropriation?:	No
Date Incurred:	11/26/2012
FY of Last Payment:	2021

### CFU-Electric Utility

Debt/Obligation Type:	Internal Loans
Principal:	33,398
Interest:	0
Total:	33,398
Annual Appropriation?:	No
Date Incurred:	11/26/2012
FY of Last Payment:	2020

### General Fund

Debt/Obligation Type:	Internal Loans
Principal:	45,963
Interest:	0
Total:	45,963
Annual Appropriation?:	No
Date Incurred:	11/25/2013
FY of Last Payment:	2021

### Property Tax Rebates

Debt/Obligation Type:	Internal Loans
Principal:	424,872
Interest:	0
Total:	424,872
Annual Appropriation?:	No
Date Incurred:	06/06/2016
FY of Last Payment:	2027

## Non-Rebates For CEDAR FALLS URBAN RENEWAL

TIF Expenditure Amount:	3,282
Tied To Debt:	Bond Fund
Tied To Project:	River Place Development
TIF Expenditure Amount:	0
Tied To Debt:	CFU-Electric Utility
Tied To Project:	Waste Water Treatment Facility
TIF Expenditure Amount:	0
Tied To Debt:	General Fund
Tied To Project:	Administrative Fees
TIF Expenditure Amount:	0
Tied To Debt:	CFU-Electric Utility
Tied To Project:	Gas Services
TIF Expenditure Amount:	0
Tied To Debt:	CFU-Electric Utility
Tied To Project:	Water Extensions
TIF Expenditure Amount:	0
Tied To Debt:	CFU-Electric Utility
Tied To Project:	Communication Services
TIF Expenditure Amount:	33,398
Tied To Debt:	CFU-Electric Utility
Tied To Project:	Electric Extensions
TIF Expenditure Amount:	0
Tied To Debt:	Bond Fund
Tied To Project:	Annex
TIF Expenditure Amount:	1,263
Tied To Debt:	Bond Fund
Tied To Project:	Administrative Fees
TIF Expenditure Amount:	37,879
Tied To Debt:	Bond Fund
Tied To Project:	Mill Race

## Rebates For CEDAR FALLS URBAN RENEWAL

### River Place Properties

TIF Expenditure Amount:	103,268
Rebate Paid To:	River Place Properties LLC
Tied To Debt:	Property Tax Rebates
Tied To Project:	River Place Development
Projected Final FY of Rebate:	2027

### Annex

TIF Expenditure Amount:	7,320
Rebate Paid To:	Cedar Falls Development Group
Tied To Debt:	Property Tax Rebates
Tied To Project:	Annex
Projected Final FY of Rebate:	2022

## TIF Taxing District Data Collection

Local Government Name: CEDAR FALLS (07G046)  
 Urban Renewal Area: CEDAR FALLS URBAN RENEWAL (07019)  
 TIF Taxing District Name: CEDAR FALLS CITY/CEDAR FALLS SCH/CEDAR FALLS UR TIF INCR  
 TIF Taxing District Inc. Number: 070106  
 TIF Taxing District Base Year: 1983  
 FY TIF Revenue First Received: 2001  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2027

UR Designation	
Slum	No
Blighted	11/1986
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	13,601,070	2,014,759	0	0	-7,408	15,707,132	0	15,707,132
Taxable	0	7,741,453	1,813,283	0	0	-7,408	9,621,362	0	9,621,362
Homestead Credits									25

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	1,833,420	9,621,362	0	9,621,362	261,794

FY 2020 TIF Revenue Received: 0

## TIF Taxing District Data Collection

Local Government Name: CEDAR FALLS (07G046)  
 Urban Renewal Area: CEDAR FALLS URBAN RENEWAL (07019)  
 TIF Taxing District Name: CEDAR FALLS CITY/CEDAR FALLS SCH/CEDAR FALLS TIF SSMID INCR  
 TIF Taxing District Inc. Number: 070178  
 TIF Taxing District Base Year: 1983  
 FY TIF Revenue First Received: 2001  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2027

UR Designation	
Slum	No
Blighted	11/1986
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	8,812,370	51,605,294	1,768,560	0	0	68,624,570	0	68,624,570
Taxable	0	5,015,832	46,444,768	1,591,704	0	0	57,881,077	0	57,881,077
Homestead Credits									3

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	12,414,280	56,210,290	6,433,789	49,776,501	1,548,032

FY 2020 TIF Revenue Received: 186,410



## TIF Taxing District Data Collection

Local Government Name:	CEDAR FALLS (07G046)
Urban Renewal Area:	CEDAR FALLS URBAN RENEWAL (07019)
TIF Taxing District Name:	CEDAR FALLS CITY/CEDAR FALLS SCH CEDAR FALLS UR DOWNTOWN TIF AMD3 INCR
TIF Taxing District Inc. Number:	070314
TIF Taxing District Base Year:	2012
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	0	0	0	0	0

FY 2020 TIF Revenue Received: 0

## Urban Renewal Area Data Collection

Local Government Name: CEDAR FALLS (07G046)  
 Urban Renewal Area: CEDAR FALLS PINNACLE PRAIRIE COMMERCIAL URBAN RENEWAL  
 UR Area Number: 07039  
 UR Area Creation Date: 01/2007

UR Area Purpose: The purpose of this urban renewal area is for economic development in the Pinnacle Prairie development. The area is to promote large-scale, well-planned land use compatible, mixed-use commercially taxed construction activity.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
CEDAR FALLS CITY/CEDAR FALLS SCH/PINNACLE PRAIRIE COMMERCIAL UR TIF INCR	070281	070282	0
CEDAR FALLS CITY AG/CEDAR FALLS SCH/PINNACLE PRAIRIE COMMERCIAL UR TIF INCR	070283	070284	0
CEDAR FALLS CITY/WATERLOO SCH/PINNACLE PRAIRIE COMMERCIAL UR TIF INCR	070285	070286	0
CEDAR FALLS CITY AG/WATERLOO SCH/PINNACLE PRAIRIE COMMERCIAL UR TIF INCR	070287	070288	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	695,570	63,514,620	43,202,400	0	0	-87,044	117,115,956	0	117,115,956
Taxable	390,441	36,151,249	38,882,160	0	0	-87,044	82,679,614	0	82,679,614
Homestead Credits									178

**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
<b>Total Revenue:</b>	<b>0</b>

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

**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 CEDAR FALLS PINNACLE PRAIRIE COMMERCIAL URBAN RENEWAL

## Water Mains

Description:	Water mains installed in Pinnacle Prairie
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	Yes
Payments Complete:	Yes

## Prairie Parkway Extension

Description:	Prairie Parkway Extension
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

## Legal Fees

Description:	Legal Fees
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	Yes
Payments Complete:	Yes

## Administrative Costs

Description:	Staff Administrative Costs
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

## Gas Mains

Description:	Gas mains installed in Pinnacle Prairie
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	Yes
Payments Complete:	Yes

## Electrical Lines

Description:	Electrical Lines installed as part of Prairie Parkway
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	Yes
Payments Complete:	No

## Prairie Parkway & Viking

Description:	Prairie Parkway & Viking
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

## Debts/Obligations For CEDAR FALLS PINNACLE PRAIRIE COMMERCIAL URBAN RENEWAL

### Bond Fund

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	12/08/2012
FY of Last Payment:	2019

### Electrical Lines

Debt/Obligation Type:	Internal Loans
Principal:	106,279
Interest:	0
Total:	106,279
Annual Appropriation?:	No
Date Incurred:	04/20/2015
FY of Last Payment:	2021

## Non-Rebates For CEDAR FALLS PINNACLE PRAIRIE COMMERCIAL URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	Bond Fund
Tied To Project:	Legal Fees

TIF Expenditure Amount:	0
Tied To Debt:	Bond Fund
Tied To Project:	Water Mains

TIF Expenditure Amount:	0
Tied To Debt:	Bond Fund
Tied To Project:	Prairie Parkway Extension

TIF Expenditure Amount:	0
Tied To Debt:	Electrical Lines
Tied To Project:	Administrative Costs

TIF Expenditure Amount:	0
Tied To Debt:	Electrical Lines
Tied To Project:	Gas Mains

TIF Expenditure Amount:	0
Tied To Debt:	Bond Fund
Tied To Project:	Prairie Parkway & Viking

TIF Expenditure Amount:	0
Tied To Debt:	Electrical Lines
Tied To Project:	Electrical Lines

## TIF Taxing District Data Collection

Local Government Name:	CEDAR FALLS (07G046)
Urban Renewal Area:	CEDAR FALLS PINNACLE PRAIRIE COMMERCIAL URBAN RENEWAL (07039)
TIF Taxing District Name:	CEDAR FALLS CITY/CEDAR FALLS SCH/PINNACLE PRAIRIE COMMERCIAL
UR TIF INCR	
TIF Taxing District Inc. Number:	070282
TIF Taxing District Base Year:	2009
FY TIF Revenue First Received:	2012
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2027

UR Designation	
Slum	No
Blighted	No
Economic Development	01/2007

### 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	48,122,560	25,914,240	0	0	-50,004	73,986,796	0	73,986,796
Taxable	0	27,390,395	23,322,816	0	0	-50,004	50,663,207	0	50,663,207
Homestead Credits									110

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	11,295,180	50,663,207	0	50,663,207	1,378,529

FY 2020 TIF Revenue Received: 0

## TIF Taxing District Data Collection

Local Government Name:	CEDAR FALLS (07G046)
Urban Renewal Area:	CEDAR FALLS PINNACLE PRAIRIE COMMERCIAL URBAN RENEWAL (07039)
TIF Taxing District Name:	CEDAR FALLS CITY AG/CEDAR FALLS SCH/PINNACLE PRAIRIE
COMMERCIAL UR TIF INCR	
TIF Taxing District Inc. Number:	070284
TIF Taxing District Base Year:	2009
FY TIF Revenue First Received:	2012
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2027

UR Designation	
Slum	No
Blighted	No
Economic Development	01/2007

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	43,200	0	0	0	0	0	43,200	0	43,200
Taxable	24,250	0	0	0	0	0	24,250	0	24,250
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	277,040	0	0	0	0

FY 2020 TIF Revenue Received: 0

## TIF Taxing District Data Collection

Local Government Name:	CEDAR FALLS (07G046)
Urban Renewal Area:	CEDAR FALLS PINNACLE PRAIRIE COMMERCIAL URBAN RENEWAL (07039)
TIF Taxing District Name:	CEDAR FALLS CITY/WATERLOO SCH/PINNACLE PRAIRIE COMMERCIAL UR
TIF INCR	
TIF Taxing District Inc. Number:	070286
TIF Taxing District Base Year:	2009
FY TIF Revenue First Received:	2012
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2027

UR Designation	
Slum	No
Blighted	No
Economic Development	01/2007

### 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	15,392,060	17,288,160	0	0	-37,040	42,433,590	0	42,433,590
Taxable	0	8,760,854	15,559,344	0	0	-37,040	31,625,966	0	31,625,966
Homestead Credits									68

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	38,430	31,625,966	0	31,625,966	919,476

FY 2020 TIF Revenue Received: 0

## TIF Taxing District Data Collection

Local Government Name:	CEDAR FALLS (07G046)
Urban Renewal Area:	CEDAR FALLS PINNACLE PRAIRIE COMMERCIAL URBAN RENEWAL (07039)
TIF Taxing District Name:	CEDAR FALLS CITY AG/WATERLOO SCH/PINNACLE PRAIRIE COMMERCIAL
UR TIF INCR	
TIF Taxing District Inc. Number:	070288
TIF Taxing District Base Year:	2009
FY TIF Revenue First Received:	2012
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2027

UR Designation	
Slum	No
Blighted	No
Economic Development	01/2007

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	652,370	0	0	0	0	0	652,370	0	652,370
Taxable	366,191	0	0	0	0	0	366,191	0	366,191
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	991,100	0	0	0	0

FY 2020 TIF Revenue Received: 0



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## Urban Renewal Area Data Collection

Local Government Name: CEDAR FALLS (07G046)  
 Urban Renewal Area: CEDAR FALLS COLLEGE HILL TIF  
 UR Area Number: 07042  
 UR Area Creation Date: 02/2011

UR Area Purpose: The purpose of this urban renewal area is for economic development in the area locally known as "College Hill" and to alleviate and remediate conditions of blight.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
CEDAR FALLS CITY/CEDAR FALLS SCH/COLLEGE HILL TIF INCR	070299	070300	0
CEDAR FALLS CITY/CEDAR FALLS SCH CEDAR FALLS COLLEGE HILL TIF SSMID INCR	070315	070316	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	13,691,230	9,072,447	0	0	-5,556	27,100,264	0	27,100,264
Taxable	0	7,792,779	8,165,203	0	0	-5,556	19,209,042	0	19,209,042
Homestead Credits									5

**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
<b>Total Revenue:</b>	<b>0</b>

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

**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 CEDAR FALLS COLLEGE HILL TIF

### Legal Fees

Description:	Legal Fees Associated with creation of Urban Renewal Area
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	Yes

### 2215 College St

Description:	New mixed use facility
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	Yes
Payments Complete:	No

### 2024 College St

Description:	New mixed use facility
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For CEDAR FALLS COLLEGE HILL TIF

### Legal Fees

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	06/28/2016
FY of Last Payment:	2018

### Staff Administrative Costs

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/21/2016
FY of Last Payment:	2019

### Property Tax Rebates

Debt/Obligation Type:	Internal Loans
Principal:	58,756
Interest:	0
Total:	58,756
Annual Appropriation?:	No
Date Incurred:	04/10/2017
FY of Last Payment:	2021

## Non-Rebates For CEDAR FALLS COLLEGE HILL TIF

TIF Expenditure Amount:	0
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Tied To Debt:	Legal Fees
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Tied To Project:	Legal Fees
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TIF Expenditure Amount:	0
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Tied To Debt:	Staff Administrative Costs
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Tied To Project:	Legal Fees
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## Rebates For CEDAR FALLS COLLEGE HILL TIF

### 2215 College Street

TIF Expenditure Amount:	0
Rebate Paid To:	CV Commercial
Tied To Debt:	Property Tax Rebates
Tied To Project:	2215 College St
Projected Final FY of Rebate:	2021

### 2024 College Street

TIF Expenditure Amount:	0
Rebate Paid To:	CV Commercial
Tied To Debt:	Property Tax Rebates
Tied To Project:	2024 College St
Projected Final FY of Rebate:	2021

## Jobs For CEDAR FALLS COLLEGE HILL TIF

Project:	2215 College St
Company Name:	CV Commercial
Date Agreement Began:	04/22/2013
Date Agreement Ends:	06/01/2021
Number of Jobs Created or Retained:	2
Total Annual Wages of Required Jobs:	49,980
Total Estimated Private Capital Investment:	750,000
Total Estimated Cost of Public Infrastructure:	0

Project:	2024 College St
Company Name:	CV Commercial
Date Agreement Began:	08/12/2013
Date Agreement Ends:	06/02/2021
Number of Jobs Created or Retained:	2
Total Annual Wages of Required Jobs:	49,980
Total Estimated Private Capital Investment:	300,000
Total Estimated Cost of Public Infrastructure:	0

### TIF Taxing District Data Collection

Local Government Name: CEDAR FALLS (07G046)  
 Urban Renewal Area: CEDAR FALLS COLLEGE HILL TIF (07042)  
 TIF Taxing District Name: CEDAR FALLS CITY/CEDAR FALLS SCH/COLLEGE HILL TIF INCR  
 TIF Taxing District Inc. Number: 070300

TIF Taxing District Base Year: 2010  
 FY TIF Revenue First Received: 2015  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	02/2011
Economic Development	02/2011

#### 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	13,691,230	393,660	0	0	-5,556	16,036,864	0	16,036,864
Taxable	0	7,792,779	354,294	0	0	-5,556	9,609,669	0	9,609,669
Homestead Credits									5

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	13,759,100	2,283,320	0	2,283,320	62,128

FY 2020 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name: CEDAR FALLS (07G046)  
 Urban Renewal Area: CEDAR FALLS COLLEGE HILL TIF (07042)  
 TIF Taxing District Name: CEDAR FALLS CITY/CEDAR FALLS SCH CEDAR FALLS COLLEGE HILL TIF  
 SSMID INCR  
 TIF Taxing District Inc. Number: 070316

TIF Taxing District Base Year: 2010  
 FY TIF Revenue First Received: 2015  
 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	8,678,787	0	0	0	11,063,400	0	11,063,400
Taxable	0	0	7,810,909	0	0	0	9,599,373	0	9,599,373
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	8,870,800	2,192,600	0	2,192,600	65,689

FY 2020 TIF Revenue Received: 0

## Urban Renewal Area Data Collection

Local Government Name: CEDAR FALLS (07G046)  
 Urban Renewal Area: CEDAR FALLS UNIFIED HWY 58 CORRIDOR UR  
 UR Area Number: 07043

UR Area Creation Date: 11/1990

This urban renewal area is intended to foster economic development through new public improvements and land acquisition. This urban renewal plan provides a mechanism for the incremental and gradual development and redevelopment of this area.

UR Area Purpose:

### Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
CEDAR FALLS CITY/CEDAR FALLS SCH/CEDAR FALLS IND PARK UR TIF INCR	070153	070154	75,624,404
CEDAR FALLS CITY AG/CEDAR FALLS SCH/CEDAR FALLS IND PARK UR TIF INCR	070155	070156	0
CEDAR FALLS CITY/CEDAR FALLS SCH/CEDAR FALLS IND PARK II AMD 1 INCR	070243	070244	16,939,341
CEDAR FALLS CITY/CEDAR FALLS SCH/NORTHERN CEDAR FALLS INDUSTRIAL PARK UR INCR	070293	070294	5,221,148
CEDAR FALLS CITY AG/CEDAR FALLS SCH/NORTHERN CEDAR FALLS INDUSTRIAL PARK UR INCR	070295	070296	59,550
CEDAR FALLS CITY/CEDAR FALLS SCH CEDAR FALLS IND PKS AMD 5-UNIF HWY 58 TIF INCR	070309	070310	346,820
CEDAR FALLS CITY/CEDAR FALLS SCH CEDAR FALLS AG IND PKS AMD 5-UNIF HWY 58 TIF INCR	070311	070312	0
CEDAR FALLS CITY/CEDAR FALLS SCH/CEDAR FALLS UNIF HWY 58 ADM4 INCR	070371	070372	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	198,550	2,755,370	91,016,230	28,159,250	0	-1,852	122,503,508	0	122,503,508
Taxable	111,451	1,568,301	81,914,607	25,343,325	0	-1,852	109,217,802	0	109,217,802
Homestead Credits									20

**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: 2,710,406  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 2,710,406**

Rebate Expenditures: 88,889  
 Non-Rebate Expenditures: 2,621,517  
 Returned to County Treasurer: 0  
**Total Expenditures: 2,710,406**

**TIF Sp. Rev. Fund Cash Balance**

**Amount of 06-30-2020 Cash Balance**





## Projects For CEDAR FALLS UNIFIED HWY 58 CORRIDOR UR

### Electrical Extensions

Description:	Electrical Upgrades - Industrial Park
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Gas Services

Description:	Gas Services - Industrial Park
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Water Extensions

Description:	Water Extensions - Industrial Park
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Communication Services

Description:	Communication Services - Industrial Park
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Electric Generation

Description:	Electric Generation - Walter Scott #4
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Bluff St. Lift Station

Description:	Bluff St. Lift Station
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

### Reel Deal

Description:	Property Tax Rebates to Reel Deal
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

## Aerial Services

Description:	Property Tax Rebates to Aerial Services
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

## Universal Industries

Description:	Property Tax Rebates to Universal Industries
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

## Target Corporation

Description:	Property Tax Rebates to Target Corporation
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

## East Central Iowa Coop

Description:	Property Tax Rebates to East Central Iowa Coop
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

## Principal Life Insurance

Description:	Property Tax Rebates to Principal Life Insurance
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

## Highway 58 Pedestrian Bridge

Description:	Pedestrian Bridge
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

## Highway 58 Intersection Improvements

Description:	Highway 58 Intersectoin Study
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

## West Viking Road

Description:	West Viking Road
Classification:	Roads, Bridges & Utilities

Physically Complete:	Yes
Payments Complete:	No

## Staff Administrative Costs

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

## Northern Industrial Park

Description:	Northern Industrial Park Infrastructure
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

## Street Improvements

Description:	Street improvements in Industrial Park
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

## Legal Fees

Description:	Legal Fees
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	No

## Lot Sales

Description:	Lot Sales
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	No

## University Avenue Ph III

Description:	University Avenue Ph III
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

## Dry Run Creek Sanitary Sewer

Description:	Dry Run Creek Sanitary Sewer Improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

## Land Acquisition

Description:	Industrial Park Land Acquisition
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

## Industrial Park Patching

Description:	Industrial Park Patching
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

# Debts/Obligations For CEDAR FALLS UNIFIED HWY 58 CORRIDOR UR

## CFU-Electric Utility

Debt/Obligation Type:	Internal Loans
Principal:	686,554
Interest:	0
Total:	686,554
Annual Appropriation?:	No
Date Incurred:	11/11/2008
FY of Last Payment:	2031

## CFU-Electric Utility-Generation

Debt/Obligation Type:	Internal Loans
Principal:	10,571,647
Interest:	0
Total:	10,571,647
Annual Appropriation?:	No
Date Incurred:	11/11/2008
FY of Last Payment:	2031

## CFU-Gas Utility

Debt/Obligation Type:	Internal Loans
Principal:	140,247
Interest:	0
Total:	140,247
Annual Appropriation?:	No
Date Incurred:	11/11/2008
FY of Last Payment:	2031

## CFU-Water Utility

Debt/Obligation Type:	Internal Loans
Principal:	882,310
Interest:	0
Total:	882,310
Annual Appropriation?:	No
Date Incurred:	11/11/2008
FY of Last Payment:	2031

## CFU-Communication Utility

Debt/Obligation Type:	Internal Loans
Principal:	98,599
Interest:	0
Total:	98,599
Annual Appropriation?:	No
Date Incurred:	11/11/2008
FY of Last Payment:	2031

## Northern 2009 GO Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,159,128
Interest:	0
Total:	1,159,128
Annual Appropriation?:	No
Date Incurred:	11/21/2009
FY of Last Payment:	2024

## General Fund

Debt/Obligation Type:	Internal Loans
Principal:	14,330
Interest:	0
Total:	14,330
Annual Appropriation?:	No
Date Incurred:	11/17/2014
FY of Last Payment:	2019

## Bond Fund

Debt/Obligation Type:	Internal Loans
Principal:	7,457,382
Interest:	0
Total:	7,457,382
Annual Appropriation?:	No
Date Incurred:	11/08/2012
FY of Last Payment:	2020

## Sewer Fund

Debt/Obligation Type:	Internal Loans
Principal:	2,693,804
Interest:	0
Total:	2,693,804
Annual Appropriation?:	No
Date Incurred:	11/17/2014
FY of Last Payment:	2021

## Aerial Services

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	04/11/2009
FY of Last Payment:	2019

## Reel Deal

Debt/Obligation Type:	Rebates
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Principal:	14,645
Interest:	0
Total:	14,645
Annual Appropriation?:	Yes
Date Incurred:	09/20/2008
FY of Last Payment:	2020

## Universal Industries

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	04/07/2012
FY of Last Payment:	2019

## Target Corporation

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	12/24/2012
FY of Last Payment:	2019

## Principal Life Insurance

Debt/Obligation Type:	Rebates
Principal:	81,890
Interest:	0
Total:	81,890
Annual Appropriation?:	Yes
Date Incurred:	07/25/2011
FY of Last Payment:	2020

## East Central Iowa Coop

Debt/Obligation Type:	Rebates
Principal:	19,705
Interest:	0
Total:	19,705
Annual Appropriation?:	Yes
Date Incurred:	11/14/2011
FY of Last Payment:	2020

## Street Repair Fund

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No



Date Incurred:	02/16/2015
FY of Last Payment:	2018

## Street Improvement Fund

Debt/Obligation Type:	Internal Loans
Principal:	3,456,618
Interest:	0
Total:	3,456,618
Annual Appropriation?:	No
Date Incurred:	04/18/2016
FY of Last Payment:	2028

## Economic Development Fund

Debt/Obligation Type:	Internal Loans
Principal:	4,114,243
Interest:	0
Total:	4,114,243
Annual Appropriation?:	No
Date Incurred:	11/16/2015
FY of Last Payment:	2022

## Non-Rebates For CEDAR FALLS UNIFIED HWY 58 CORRIDOR UR

TIF Expenditure Amount:	659,764
Tied To Debt:	Sewer Fund
Tied To Project:	Dry Run Creek Sanitary Sewer
TIF Expenditure Amount:	891,033
Tied To Debt:	Northern 2009 GO Bonds
Tied To Project:	Northern Industrial Park
TIF Expenditure Amount:	423,644
Tied To Debt:	CFU-Electric Utility-Generation
Tied To Project:	Electric Generation
TIF Expenditure Amount:	73,468
Tied To Debt:	CFU-Electric Utility
Tied To Project:	Electrical Extensions
TIF Expenditure Amount:	1,815
Tied To Debt:	CFU-Gas Utility
Tied To Project:	Gas Services
TIF Expenditure Amount:	0
Tied To Debt:	CFU-Water Utility
Tied To Project:	Water Extensions
TIF Expenditure Amount:	1,073
Tied To Debt:	CFU-Communication Utility
Tied To Project:	Communication Services
TIF Expenditure Amount:	500,000
Tied To Debt:	Street Improvement Fund
Tied To Project:	University Avenue Ph III
TIF Expenditure Amount:	0
Tied To Debt:	Bond Fund
Tied To Project:	Highway 58 Pedestrian Bridge
TIF Expenditure Amount:	0
Tied To Debt:	Bond Fund
Tied To Project:	Highway 58 Intersection Improvements
TIF Expenditure Amount:	14,330
Tied To Debt:	General Fund
Tied To Project:	Staff Administrative Costs
TIF Expenditure Amount:	20,756
Tied To Debt:	Bond Fund
Tied To Project:	Northern Industrial Park
TIF Expenditure Amount:	11,910

Tied To Debt:	Bond Fund
Tied To Project:	Legal Fees
TIF Expenditure Amount:	0
Tied To Debt:	Street Repair Fund
Tied To Project:	Street Improvements
TIF Expenditure Amount:	0
Tied To Debt:	Bond Fund
Tied To Project:	Land Acquisition
TIF Expenditure Amount:	18,914
Tied To Debt:	Bond Fund
Tied To Project:	Industrial Park Patching
TIF Expenditure Amount:	4,810
Tied To Debt:	Economic Development Fund
Tied To Project:	Land Acquisition

## Rebates For CEDAR FALLS UNIFIED HWY 58 CORRIDOR UR

### Aerial Services

TIF Expenditure Amount:	0
Rebate Paid To:	Aerial Services
Tied To Debt:	Aerial Services
Tied To Project:	Aerial Services
Projected Final FY of Rebate:	2017

### Reel Deal

TIF Expenditure Amount:	14,644
Rebate Paid To:	Reel Deal
Tied To Debt:	Reel Deal
Tied To Project:	Reel Deal
Projected Final FY of Rebate:	2017

### Universal Industries

TIF Expenditure Amount:	0
Rebate Paid To:	Universal Industries
Tied To Debt:	Universal Industries
Tied To Project:	Universal Industries
Projected Final FY of Rebate:	2016

### Target Corporation

TIF Expenditure Amount:	0
Rebate Paid To:	Target Corporation
Tied To Debt:	Target Corporation
Tied To Project:	Target Corporation
Projected Final FY of Rebate:	2016

### Principal Life Insurance

TIF Expenditure Amount:	54,540
Rebate Paid To:	Jones Lang LaSalle
Tied To Debt:	Principal Life Insurance
Tied To Project:	Principal Life Insurance
Projected Final FY of Rebate:	2019

### East Central Iowa Coop

TIF Expenditure Amount:	19,705
Rebate Paid To:	East Central Iowa Coop
Tied To Debt:	East Central Iowa Coop
Tied To Project:	East Central Iowa Coop
Projected Final FY of Rebate:	2018

♣ Annual Urban Renewal Report, Fiscal Year 2019 - 2020

### TIF Taxing District Data Collection

Local Government Name: CEDAR FALLS (07G046)  
 Urban Renewal Area: CEDAR FALLS UNIFIED HWY 58 CORRIDOR UR (07043)  
 TIF Taxing District Name: CEDAR FALLS CITY/CEDAR FALLS SCH/CEDAR FALLS IND PARK UR TIF INCR  
 TIF Taxing District Inc. Number: 070154  
 TIF Taxing District Base Year: 1989  
 FY TIF Revenue First Received: 1993  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1990

### 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	66,241,460	21,307,940	0	0	87,549,400	0	87,549,400
Taxable	0	0	59,617,314	19,177,146	0	0	78,794,460	0	78,794,460
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	7,489,820	78,794,460	75,624,404	3,170,056	86,256

FY 2020 TIF Revenue Received: 2,100,565

### TIF Taxing District Data Collection

Local Government Name: CEDAR FALLS (07G046)  
 Urban Renewal Area: CEDAR FALLS UNIFIED HWY 58 CORRIDOR UR (07043)  
 TIF Taxing District Name: CEDAR FALLS CITY AG/CEDAR FALLS SCH/CEDAR FALLS IND PARK UR TIF INCR  
 TIF Taxing District Inc. Number: 070156  
 TIF Taxing District Base Year: 1989  
 FY TIF Revenue First Received:  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1990

### 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	163,850	0	0	0	0

FY 2020 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2019 - 2020

### TIF Taxing District Data Collection

Local Government Name:	CEDAR FALLS (07G046)
Urban Renewal Area:	CEDAR FALLS UNIFIED HWY 58 CORRIDOR UR (07043)
TIF Taxing District Name:	CEDAR FALLS CITY/CEDAR FALLS SCH/CEDAR FALLS IND PARK II AMD 1 INCR
TIF Taxing District Inc. Number:	070244
TIF Taxing District Base Year:	2002
FY TIF Revenue First Received:	
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2003

### 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	17,059,180	1,762,310	0	0	18,821,490	0	18,821,490
Taxable	0	0	15,353,262	1,586,079	0	0	16,939,341	0	16,939,341
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	23,900	16,939,341	16,939,341	0	0

FY 2020 TIF Revenue Received: 454,687

### TIF Taxing District Data Collection

Local Government Name:	CEDAR FALLS (07G046)
Urban Renewal Area:	CEDAR FALLS UNIFIED HWY 58 CORRIDOR UR (07043)
TIF Taxing District Name:	CEDAR FALLS CITY/CEDAR FALLS SCH/NORTHERN CEDAR FALLS INDUSTRIAL PARK UR INCR
TIF Taxing District Inc. Number:	070294
TIF Taxing District Base Year:	2008
FY TIF Revenue First Received:	
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2029

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2009

### 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	2,321,870	2,442,480	4,500,000	0	-1,852	9,638,458	0	9,638,458
Taxable	0	1,321,562	2,198,232	4,050,000	0	-1,852	7,849,912	0	7,849,912
Homestead Credits									16

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	4,077,890	5,562,420	5,221,148	341,272	9,286

FY 2020 TIF Revenue Received: 143,685

♣ Annual Urban Renewal Report, Fiscal Year 2019 - 2020

### TIF Taxing District Data Collection

Local Government Name: CEDAR FALLS (07G046)  
 Urban Renewal Area: CEDAR FALLS UNIFIED HWY 58 CORRIDOR UR (07043)  
 TIF Taxing District Name: CEDAR FALLS CITY AG/CEDAR FALLS SCH/NORTHERN CEDAR FALLS INDUSTRIAL PARK UR INCR  
 TIF Taxing District Inc. Number: 070296  
 TIF Taxing District Base Year: 2008  
 FY TIF Revenue First Received:  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2009

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	198,550	0	0	0	0	0	198,550	0	198,550
Taxable	111,451	0	0	0	0	0	111,451	0	111,451
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	384,430	0	59,550	-59,550	-1,173

FY 2020 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name: CEDAR FALLS (07G046)  
 Urban Renewal Area: CEDAR FALLS UNIFIED HWY 58 CORRIDOR UR (07043)  
 TIF Taxing District Name: CEDAR FALLS CITY/CEDAR FALLS SCH CEDAR FALLS IND PKS AMD 5-UNIF HWY 58 TIF INCR  
 TIF Taxing District Inc. Number: 070310  
 TIF Taxing District Base Year: 2012  
 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	433,500	5,273,110	589,000	0	0	6,295,610	0	6,295,610
Taxable	0	246,739	4,745,799	530,100	0	0	5,522,638	0	5,522,638
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	5,948,790	346,820	346,820	0	0

FY 2020 TIF Revenue Received: 11,469

♣ Annual Urban Renewal Report, Fiscal Year 2019 - 2020

### TIF Taxing District Data Collection

Local Government Name:	CEDAR FALLS (07G046)
Urban Renewal Area:	CEDAR FALLS UNIFIED HWY 58 CORRIDOR UR (07043)
TIF Taxing District Name:	CEDAR FALLS CITY/CEDAR FALLS SCH CEDAR FALLS AG IND PKS AMD 5-
UNIF HWY 58 TIF INCR	
TIF Taxing District Inc. Number:	070312
TIF Taxing District Base Year:	2012
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	0	0	0	0	0

FY 2020 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name:	CEDAR FALLS (07G046)
Urban Renewal Area:	CEDAR FALLS UNIFIED HWY 58 CORRIDOR UR (07043)
TIF Taxing District Name:	CEDAR FALLS CITY/CEDAR FALLS SCH/CEDAR FALLS UNIF HWY 58 ADM4
INCR	
TIF Taxing District Inc. Number:	070372
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	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	0	0	0	0	0

FY 2020 TIF Revenue Received: 0