

# Annual Urban Renewal Report, Fiscal Year 2019 - 2020

## Levy Authority Summary

Local Government Name: CLINTON  
Local Government Number: 23G205

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
CLINTON CITY HY VEE URBAN RENEWAL	23006	2
CLINTON MILLCREEK EXPRESSWAY URBAN RENEWAL	23010	4
CLINTON CITY TOWNE & COUNTRY URBAN RENEWAL	23018	9
CLINTON URBAN RENEWAL HOME DEPOT	23020	1
CLINTON URBAN RENEWAL BUSINESS PARK	23021	2
CLINTON LINCOLNWAY RAIL PARK URBAN RENEWAL	23022	1

**TIF Debt Outstanding:** 2,491,608

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:</b>	<b>554,291</b>	<b>0</b>	<b>Amount of 07-01-2019 Cash Balance Restricted for LMI</b>
---	----------------	----------	---

TIF Revenue:	1,513,025
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>1,513,025</b>

Rebate Expenditures:	1,346,428
Non-Rebate Expenditures:	69,160
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>1,415,588</b>

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:</b>	<b>651,728</b>	<b>0</b>	<b>Amount of 06-30-2020 Cash Balance Restricted for LMI</b>
---	----------------	----------	---

**Year-End Outstanding TIF  
Obligations, Net of TIF Special  
Revenue Fund Balance:** 424,292

## Urban Renewal Area Data Collection

Local Government Name: CLINTON (23G205)  
 Urban Renewal Area: CLINTON CITY HY VEE URBAN RENEWAL  
 UR Area Number: 23006  
 UR Area Creation Date: 09/1981

UR Area Purpose: To acquire and/or demolish and clear property; to improve economic development and reduce and eliminate blight and deterioration.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
CLINTON CITY/CLINTON SCH/ HYVEE U.R. TIF INCREMENT	230121	230122	0
CLINTON CITY/CLINTON SCH/HYVEE SSMID TIF INCREM	230125	230126	148,290

## 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	4,967,090	24,431,407	840,720	0	-12,964	33,761,278	0	33,761,278
Taxable	0	2,827,171	21,988,280	756,648	0	-12,964	28,210,415	0	28,210,415
Homestead Credits									32

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:** **165,214** **0** **Amount of 07-01-2019 Cash Balance Restricted for LMI**

TIF Revenue: 7,848  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 7,848**

Rebate Expenditures: 5,840  
 Non-Rebate Expenditures: 0  
 Returned to County Treasurer: 0  
**Total Expenditures: 5,840**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:** **167,222** **0** **Amount of 06-30-2020 Cash Balance Restricted for LMI**

## Projects For CLINTON CITY HY VEE URBAN RENEWAL

### CHI - Roosevelt Admin Bldg Apartments

Description:	CHI - Roosevelt Admin Bldg Apartments
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	Yes
Payments Complete:	No

### HyVee Economic Development Note

Description:	Clinton HyVee
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	Yes

## Debts/Obligations For CLINTON CITY HY VEE URBAN RENEWAL

### CHI - Roosevelt Admin Bldg Apartments

Debt/Obligation Type:	Other Debt
Principal:	63,000
Interest:	0
Total:	63,000
Annual Appropriation?:	Yes
Date Incurred:	11/01/2017
FY of Last Payment:	2028

## Rebates For CLINTON CITY HY VEE URBAN RENEWAL

### CHI - Roosevelt Admin Bldg Apartments

TIF Expenditure Amount:	5,840
Rebate Paid To:	Community Housing Initiative
Tied To Debt:	CHI - Roosevelt Admin Bldg Apartments
Tied To Project:	CHI - Roosevelt Admin Bldg Apartments
Projected Final FY of Rebate:	2028

### TIF Taxing District Data Collection

Local Government Name: CLINTON (23G205)  
 Urban Renewal Area: CLINTON CITY HY VEE URBAN RENEWAL (23006)  
 TIF Taxing District Name: CLINTON CITY/CLINTON SCH/ HYVEE U.R. TIF INCREMENT  
 TIF Taxing District Inc. Number: 230122  
 TIF Taxing District Base Year: 1995  
 FY TIF Revenue First Received: 1997  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2018

UR Designation	
Slum	08/1995
Blighted	08/1995
Economic Development	08/1995

### 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	4,967,090	7,420,937	652,120	0	-12,964	15,280,907	0	15,280,907
Taxable	0	2,827,171	6,678,846	586,908	0	-12,964	11,770,260	0	11,770,260
Homestead Credits									31

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	24,983,220	0	0	0	0

FY 2020 TIF Revenue Received: 7,848

### TIF Taxing District Data Collection

Local Government Name: CLINTON (23G205)  
 Urban Renewal Area: CLINTON CITY HY VEE URBAN RENEWAL (23006)  
 TIF Taxing District Name: CLINTON CITY/CLINTON SCH/HYVEE SSMID TIF INCREM  
 TIF Taxing District Inc. Number: 230126  
 TIF Taxing District Base Year: 1999  
 FY TIF Revenue First Received: 2001  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2018

UR Designation	
Slum	08/1995
Blighted	08/1995
Economic Development	08/1995

### 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	17,010,470	188,600	0	0	18,480,371	0	18,480,371
Taxable	0	0	15,309,434	169,740	0	0	16,440,155	0	16,440,155
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	18,332,081	148,290	148,290	0	0

FY 2020 TIF Revenue Received: 0

## Urban Renewal Area Data Collection

Local Government Name: CLINTON (23G205)  
 Urban Renewal Area: CLINTON MILLCREEK EXPRESSWAY URBAN RENEWAL  
 UR Area Number: 23010

UR Area Creation Date: 06/1994

UR Area Purpose: To stimulate economic development and private investment in the designated area.

## Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
CLINTON CITY/CLINTON SCH/MILLCREEK EXPRESSWAY U.R. TIF INCREM	230129	230130	31,586,455
CLINTON CITY/CAM SCH/MILLCREEK EXPRESSWAY U.R. TIF INCREM	230131	230132	471,432
CLINTON CITY AG/CLINTON SCH/MILLCREEK EXPRESSWAY U.R. TIF INCREM	230133	230134	35,642
CLINTON CITY AG/CAM SCH/MILLCREEK EXPRESSWAY U.R. TIF INCREM	230135	230136	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	158,705	259,835	35,680,368	0	0	0	36,098,908	0	36,098,908
Taxable	89,085	147,893	32,112,331	0	0	0	32,349,309	0	32,349,309
Homestead Credits									2

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:** 22,553 0 **Amount of 07-01-2019 Cash Balance Restricted for LMI**

TIF Revenue: 1,244,182  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 1,244,182**

Rebate Expenditures: 1,196,619  
 Non-Rebate Expenditures: 0  
 Returned to County Treasurer: 0  
**Total Expenditures: 1,196,619**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:** 70,116 0 **Amount of 06-30-2020 Cash Balance Restricted for LMI**

## Projects For CLINTON MILLCREEK EXPRESSWAY URBAN RENEWAL

### Valley Bluff Development

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



## Debts/Obligations For CLINTON MILLCREEK EXPRESSWAY URBAN RENEWAL

### Valley Bluff Rebate Agreement

Debt/Obligation Type:	Rebates
Principal:	820,083
Interest:	0
Total:	820,083
Annual Appropriation?:	No
Date Incurred:	02/07/2007
FY of Last Payment:	2024

## Rebates For CLINTON MILLCREEK EXPRESSWAY URBAN RENEWAL

### Valley Bluff Development

TIF Expenditure Amount:	1,196,619
Rebate Paid To:	Citizen's First Bank c/o Valley Bluff
Tied To Debt:	Valley Bluff Rebate Agreement
Tied To Project:	Valley Bluff Development
Projected Final FY of Rebate:	2024

### TIF Taxing District Data Collection

Local Government Name:	CLINTON (23G205)
Urban Renewal Area:	CLINTON MILLCREEK EXPRESSWAY URBAN RENEWAL (23010)
TIF Taxing District Name:	CLINTON CITY/CLINTON SCH/MILLCREEK EXPRESSWAY U.R. TIF INCREM
TIF Taxing District Inc. Number:	230130
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:	2029

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	259,835	34,931,736	0	0	0	35,191,571	0	35,191,571
Taxable	0	147,893	31,438,562	0	0	0	31,586,455	0	31,586,455
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	477,164	31,586,455	31,586,455	0	0

FY 2020 TIF Revenue Received: 1,244,182

### TIF Taxing District Data Collection

Local Government Name:	CLINTON (23G205)
Urban Renewal Area:	CLINTON MILLCREEK EXPRESSWAY URBAN RENEWAL (23010)
TIF Taxing District Name:	CLINTON CITY/CAM SCH/MILLCREEK EXPRESSWAY U.R. TIF INCREM
TIF Taxing District Inc. Number:	230132
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:	2029

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	748,632	0	0	0	748,632	0	748,632
Taxable	0	0	673,769	0	0	0	673,769	0	673,769
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	277,200	471,432	471,432	0	0

FY 2020 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name: CLINTON (23G205)  
 Urban Renewal Area: CLINTON MILLCREEK EXPRESSWAY URBAN RENEWAL (23010)  
 TIF Taxing District Name: CLINTON CITY AG/CLINTON SCH/MILLCREEK EXPRESSWAY U.R. TIF INCREM  
 TIF Taxing District Inc. Number: 230134  
 TIF Taxing District Base Year: 2000  
 FY TIF Revenue First Received: 2013  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2029

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	158,705	0	0	0	0	0	158,705	0	158,705
Taxable	89,085	0	0	0	0	0	89,085	0	89,085
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	123,063	35,642	35,642	0	0

FY 2020 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name: CLINTON (23G205)  
 Urban Renewal Area: CLINTON MILLCREEK EXPRESSWAY URBAN RENEWAL (23010)  
 TIF Taxing District Name: CLINTON CITY AG/CAM SCH/MILLCREEK EXPRESSWAY U.R. TIF INCREM  
 TIF Taxing District Inc. Number: 230136  
 TIF Taxing District Base Year: 2000  
 FY TIF Revenue First Received: 2013  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2029

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	296,108	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: CLINTON (23G205)  
 Urban Renewal Area: CLINTON CITY TOWNE & COUNTRY URBAN RENEWAL  
 UR Area Number: 23018

UR Area Creation Date: 06/2007

UR Area Purpose: Stimulate through public actions  
 and commitments, private  
 investment in the development and  
 redevelopment onf housing  
 throughout the City of Clinton.

## Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
CLINTON CITY/CLINTON SCH/TOWNE & COUNTRY URBAN RENEWAL TIF INCREM	230173	230174	492,514
CLINTON CITY/CLINTON SCH/TOWNE & COUNTRY PHASE 2 URBAN RENEWAL INCREMENT	230179	230180	1,017,530
CLINTON/CLINTON SCH/TOWNE & COUNTRY PHASE 3 URBAN RENEWAL INCREMENT	230181	230182	879,155
CLINTON/CLINTON SCH/TOWNE & COUNTRY PHASE 4 URBAN RENEWAL INCREMENT	230183	230184	871,260
CLINTON CITY/CLINTON SCH/TOWNE & COUNTRY PHASE 5 URBAN RENEWAL INCREMENT	230187	230188	172,727
CLINTON/CLINTON SCHOOL/TOWNE & COUNTRY PHASE 6 URBAN RENEWAL INCREMENT	230197	230198	304,227
CLINTON/CLINTON SCHOOL/TOWNE & COUNTRY PHASE 7 URBAN RENEWAL INCREMENT	230199	230200	505,769
CLINTON/CLINTON SCH/TOWNE & COUNTRY PHASE 8 INCREMENT	230208	230209	264,996
CLINTON/CLINTON SCH/TOWNE & COUNTRY PHASE 10 INCREMENT	230212	230213	564,657

## 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	8,945,068	0	0	0	-18,520	8,926,548	0	8,926,548
Taxable	0	5,091,355	0	0	0	-18,520	5,072,835	0	5,072,835
Homestead Credits									29

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:** **872** **0** **Amount of 07-01-2019 Cash Balance Restricted for LMI**

TIF Revenue: 182,109  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 182,109**

Rebate Expenditures: 107,877  
 Non-Rebate Expenditures: 69,160  
 Returned to County Treasurer: 0  
**Total Expenditures: 177,037**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:** **5,944** **0** **Amount of 06-30-2020 Cash Balance Restricted for LMI**

## Projects For CLINTON CITY TOWNE & COUNTRY URBAN RENEWAL

### Towne & Country TIF

Description:	Residential TIF Rebate Agreement
Classification:	Residential property (classified residential)
Physically Complete:	No
Payments Complete:	No

## Debts/Obligations For CLINTON CITY TOWNE & COUNTRY URBAN RENEWAL

**Actual Construction or \$9.25 mil, whichever less**

Debt/Obligation Type:	Rebates
Principal:	1,344,041
Interest:	0
Total:	1,344,041
Annual Appropriation?:	Yes
Date Incurred:	12/13/2007
FY of Last Payment:	2020

## Non-Rebates For CLINTON CITY TOWNE & COUNTRY URBAN RENEWAL

TIF Expenditure Amount:	69,160
Tied To Debt:	Actual Construction or \$9.25 mil, whichever less
Tied To Project:	Towne & Country TIF



## Rebates For CLINTON CITY TOWNE & COUNTRY URBAN RENEWAL

### Towne & Country Manor

TIF Expenditure Amount:	107,877
Rebate Paid To:	Dan Dolan Homes, Inc.
Tied To Debt:	Actual Construction or \$9.25 mil, whichever less
Tied To Project:	Towne & Country TIF
Projected Final FY of Rebate:	2020

## Income Housing For CLINTON CITY TOWNE & COUNTRY URBAN RENEWAL

Amount of FY 2020 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	62,022
--	--------

---

Lots for low and moderate income housing:	0
Construction of low and moderate income housing:	0
Grants, credits or other direct assistance to low and moderate income families:	0
Payments to a low and moderate income housing fund established by the municipality, including matching funds for any state or federal moneys used for such purposes:	0
Other low and moderate income housing assistance:	0

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

## TIF Taxing District Data Collection

Local Government Name:	CLINTON (23G205)
Urban Renewal Area:	CLINTON CITY TOWNE & COUNTRY URBAN RENEWAL (23018)
TIF Taxing District Name:	CLINTON CITY/CLINTON SCH/TOWNE & COUNTRY URBAN RENEWAL TIF INCREM
TIF Taxing District Inc. Number:	230174
TIF Taxing District Base Year:	2008
FY TIF Revenue First Received:	2011
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2020

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2007

## 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	868,558	0	0	0	-1,852	866,706	0	866,706
Taxable	0	494,366	0	0	0	-1,852	492,514	0	492,514
Homestead Credits									3

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	640	492,514	492,514	0	0

FY 2020 TIF Revenue Received: 0

## TIF Taxing District Data Collection

Local Government Name:	CLINTON (23G205)
Urban Renewal Area:	CLINTON CITY TOWNE & COUNTRY URBAN RENEWAL (23018)
TIF Taxing District Name:	CLINTON CITY/CLINTON SCH/TOWNE & COUNTRY PHASE 2 URBAN RENEWAL INCREMENT
TIF Taxing District Inc. Number:	230180
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:	2021

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2007

## 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	1,794,221	0	0	0	-3,704	1,790,517	0	1,790,517
Taxable	0	1,021,234	0	0	0	-3,704	1,017,530	0	1,017,530
Homestead Credits									7

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	1,120	1,017,530	1,017,530	0	0

FY 2020 TIF Revenue Received: 182,109

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

## TIF Taxing District Data Collection

Local Government Name:	CLINTON (23G205)
Urban Renewal Area:	CLINTON CITY TOWNE & COUNTRY URBAN RENEWAL (23018)
TIF Taxing District Name:	CLINTON/CLINTON SCH/TOWNE & COUNTRY PHASE 3 URBAN RENEWAL INCREMENT
TIF Taxing District Inc. Number:	230182
TIF Taxing District Base Year:	2010
FY TIF Revenue First Received:	2013
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2022

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2007

## 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	1,551,109	0	0	0	-3,704	1,547,405	0	1,547,405
Taxable	0	882,859	0	0	0	-3,704	879,155	0	879,155
Homestead Credits									5

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	960	879,155	879,155	0	0

FY 2020 TIF Revenue Received: 0

## TIF Taxing District Data Collection

Local Government Name:	CLINTON (23G205)
Urban Renewal Area:	CLINTON CITY TOWNE & COUNTRY URBAN RENEWAL (23018)
TIF Taxing District Name:	CLINTON/CLINTON SCH/TOWNE & COUNTRY PHASE 4 URBAN RENEWAL INCREMENT
TIF Taxing District Inc. Number:	230184
TIF Taxing District Base Year:	2011
FY TIF Revenue First Received:	2014
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2020

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	1,540,490	0	0	0	-5,556	1,534,934	0	1,534,934
Taxable	0	876,816	0	0	0	-5,556	871,260	0	871,260
Homestead Credits									5

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	912	871,260	871,260	0	0

FY 2020 TIF Revenue Received: 0

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

## TIF Taxing District Data Collection

Local Government Name:	CLINTON (23G205)
Urban Renewal Area:	CLINTON CITY TOWNE & COUNTRY URBAN RENEWAL (23018)
TIF Taxing District Name:	CLINTON CITY/CLINTON SCH/TOWNE & COUNTRY PHASE 5 URBAN
RENEWAL INCREMENT	
TIF Taxing District Inc. Number:	230188
TIF Taxing District Base Year:	2011
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	306,720	0	0	0	-1,852	304,868	0	304,868
Taxable	0	174,579	0	0	0	-1,852	172,727	0	172,727
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	160	172,727	172,727	0	0

FY 2020 TIF Revenue Received: 0

## TIF Taxing District Data Collection

Local Government Name:	CLINTON (23G205)
Urban Renewal Area:	CLINTON CITY TOWNE & COUNTRY URBAN RENEWAL (23018)
TIF Taxing District Name:	CLINTON/CLINTON SCHOOL/TOWNE & COUNTRY PHASE 6 URBAN
RENEWAL INCREMENT	
TIF Taxing District Inc. Number:	230198
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	534,500	0	0	0	0	534,500	0	534,500
Taxable	0	304,227	0	0	0	0	304,227	0	304,227
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	320	304,227	304,227	0	0

FY 2020 TIF Revenue Received: 0

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

## TIF Taxing District Data Collection

Local Government Name: CLINTON (23G205)  
 Urban Renewal Area: CLINTON CITY TOWNE & COUNTRY URBAN RENEWAL (23018)  
 TIF Taxing District Name: CLINTON/CLINTON SCHOOL/TOWNE & COUNTRY PHASE 7 URBAN  
 RENEWAL INCREMENT  
 TIF Taxing District Inc. Number: 230200  
 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	888,590	0	0	0	0	888,590	0	888,590
Taxable	0	505,769	0	0	0	0	505,769	0	505,769
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	480	505,769	505,769	0	0

FY 2020 TIF Revenue Received: 0

## TIF Taxing District Data Collection

Local Government Name: CLINTON (23G205)  
 Urban Renewal Area: CLINTON CITY TOWNE & COUNTRY URBAN RENEWAL (23018)  
 TIF Taxing District Name: CLINTON/CLINTON SCH/TOWNE & COUNTRY PHASE 8 INCREMENT  
 TIF Taxing District Inc. Number: 230209  
 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	468,830	0	0	0	-1,852	466,978	0	466,978
Taxable	0	266,848	0	0	0	-1,852	264,996	0	264,996
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	12,180	264,996	264,996	0	0

FY 2020 TIF Revenue Received: 0

## TIF Taxing District Data Collection

Local Government Name: CLINTON (23G205)  
 Urban Renewal Area: CLINTON CITY TOWNE & COUNTRY URBAN RENEWAL (23018)  
 TIF Taxing District Name: CLINTON/CLINTON SCH/TOWNE & COUNTRY PHASE 10 INCREMENT  
 TIF Taxing District Inc. Number: 230213

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	992,050	0	0	0	0	992,050	0	992,050
Taxable	0	564,657	0	0	0	0	564,657	0	564,657
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	24,360	564,657	564,657	0	0

FY 2020 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2019 - 2020

### Urban Renewal Area Data Collection

Local Government Name: CLINTON (23G205)  
 Urban Renewal Area: CLINTON URBAN RENEWAL HOME DEPOT  
 UR Area Number: 23020

UR Area Creation Date:

UR Area Purpose:

### Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
CLINTON CITY/CLINTON SCH/HOME DEPOT U. R. INCREMENT	230189	230190	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:**

-31

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:**

-31

0

**Amount of 06-30-2020 Cash Balance  
Restricted for LMI**



## Projects For CLINTON URBAN RENEWAL HOME DEPOT

### Home Depot Rebate Agreement

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

## Debts/Obligations For CLINTON URBAN RENEWAL HOME DEPOT

### Home Depot Rebate

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	01/01/2003
FY of Last Payment:	2015

## Rebates For CLINTON URBAN RENEWAL HOME DEPOT

### 1850 Lincoln Way

TIF Expenditure Amount:	0
Rebate Paid To:	Home Depot
Tied To Debt:	Home Depot Rebate
Tied To Project:	Home Depot Rebate Agreement
Projected Final FY of Rebate:	2015

♣ Annual Urban Renewal Report, Fiscal Year 2019 - 2020

**TIF Taxing District Data Collection**

Local Government Name: CLINTON (23G205)  
 Urban Renewal Area: CLINTON URBAN RENEWAL HOME DEPOT (23020)  
 TIF Taxing District Name: CLINTON CITY/CLINTON SCH/HOME DEPOT U. R. INCREMENT  
 TIF Taxing District Inc. Number: 230190

TIF Taxing District Base Year: 2003  
 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	1,060,000	0	0	0	0

FY 2020 TIF Revenue Received: 0

## Urban Renewal Area Data Collection

Local Government Name: CLINTON (23G205)  
 Urban Renewal Area: CLINTON URBAN RENEWAL BUSINESS PARK  
 UR Area Number: 23021

UR Area Creation Date:

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
CLINTON CITY/CLINTON SCH/BUSINESS PARK U. R. TIF INCREMENT	230191	230192	438,793
CLINTON CITY AG/CLINTON SCH/BUSINESS PARK U. R. INCREMENT	230193	230194	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	704,105	8,024,833	14,344,257	0	0	-16,668	25,128,747	0	25,128,747
Taxable	395,231	4,567,570	12,909,831	0	0	-16,668	19,410,129	0	19,410,129
Homestead Credits									48

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:** **354,626** **0** **Amount of 07-01-2019 Cash Balance Restricted for LMI**

TIF Revenue: 17,631  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 17,631**

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:** **372,257** **0** **Amount of 06-30-2020 Cash Balance Restricted for LMI**

## Projects For CLINTON URBAN RENEWAL BUSINESS PARK

### 19th Avenue NW

Description:	Completion of road through Business Park
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

## Debts/Obligations For CLINTON URBAN RENEWAL BUSINESS PARK

### 19th Ave NW

Debt/Obligation Type:	Other Debt
Principal:	36,915
Interest:	0
Total:	36,915
Annual Appropriation?:	No
Date Incurred:	08/26/2014
FY of Last Payment:	2016

## Non-Rebates For CLINTON URBAN RENEWAL BUSINESS PARK

TIF Expenditure Amount:	0
Tied To Debt:	19th Ave NW
Tied To Project:	19th Avenue NW



## Rebates For CLINTON URBAN RENEWAL BUSINESS PARK

### Lyons Tech Park

TIF Expenditure Amount:	0
Rebate Paid To:	Clinton Business Park
Tied To Debt:	19th Ave NW
Tied To Project:	19th Avenue NW
Projected Final FY of Rebate:	2019

### TIF Taxing District Data Collection

Local Government Name: CLINTON (23G205)  
 Urban Renewal Area: CLINTON URBAN RENEWAL BUSINESS PARK (23021)  
 TIF Taxing District Name: CLINTON CITY/CLINTON SCH/BUSINESS PARK U. R. TIF INCREMENT  
 TIF Taxing District Inc. Number: 230192

TIF Taxing District Base Year: 2001  
 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	8,024,833	14,344,257	0	0	-16,668	24,424,642	0	24,424,642
Taxable	0	4,567,570	12,909,831	0	0	-16,668	19,014,898	0	19,014,898
Homestead Credits									48

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	5,545,210	18,896,100	438,793	18,457,307	662,587

FY 2020 TIF Revenue Received: 17,631

### TIF Taxing District Data Collection

Local Government Name: CLINTON (23G205)  
 Urban Renewal Area: CLINTON URBAN RENEWAL BUSINESS PARK (23021)  
 TIF Taxing District Name: CLINTON CITY AG/CLINTON SCH/BUSINESS PARK U. R. INCREMENT  
 TIF Taxing District Inc. Number: 230194

TIF Taxing District Base Year: 2001  
 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	704,105	0	0	0	0	0	704,105	0	704,105
Taxable	395,231	0	0	0	0	0	395,231	0	395,231
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	337,284	366,821	0	366,821	9,527

FY 2020 TIF Revenue Received: 0

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

## Urban Renewal Area Data Collection

Local Government Name: CLINTON (23G205)  
 Urban Renewal Area: CLINTON LINCOLNWAY RAIL PARK URBAN RENEWAL  
 UR Area Number: 23022

UR Area Creation Date:

UR Area Purpose:

## Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
CLINTON/CAM SCH LINCOLNWAY RAIL PARK TIF INCREMENT	230195	230196	6,394,717

## 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	8,994,670	0	0	8,994,670	0	8,994,670
Taxable	0	0	0	8,095,203	0	0	8,095,203	0	8,095,203
Homestead Credits									0

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:</b>	<b>11,057</b>	<b>0</b>	<b>Amount of 07-01-2019 Cash Balance Restricted for LMI</b>
---	---------------	----------	---

TIF Revenue:	61,255	
TIF Sp. Revenue Fund Interest:	0	
Property Tax Replacement Claims	0	
Asset Sales & Loan Repayments:	0	
<b>Total Revenue:</b>	<b>61,255</b>	

Rebate Expenditures:	36,092	
Non-Rebate Expenditures:	0	
Returned to County Treasurer:	0	
<b>Total Expenditures:</b>	<b>36,092</b>	

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:</b>	<b>36,220</b>	<b>0</b>	<b>Amount of 06-30-2020 Cash Balance Restricted for LMI</b>
---	---------------	----------	---

## Projects For CLINTON LINCOLNWAY RAIL PARK URBAN RENEWAL

### Rail.One

Description:	Rail.One Urban Development
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	Yes

## Debts/Obligations For CLINTON LINCOLNWAY RAIL PARK URBAN RENEWAL

### Rail.One Annual Appropriation

Debt/Obligation Type:	Rebates
Principal:	227,569
Interest:	0
Total:	227,569
Annual Appropriation?:	Yes
Date Incurred:	01/01/2016
FY of Last Payment:	2026

## Non-Rebates For CLINTON LINCOLNWAY RAIL PARK URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	Rail.One Annual Appropriation
Tied To Project:	Rail.One

## Rebates For CLINTON LINCOLNWAY RAIL PARK URBAN RENEWAL

### Rail.One

TIF Expenditure Amount:	36,092
Rebate Paid To:	Rail.One
Tied To Debt:	Rail.One Annual Appropriation
Tied To Project:	Rail.One
Projected Final FY of Rebate:	2026

## TIF Taxing District Data Collection

Local Government Name: CLINTON (23G205)  
 Urban Renewal Area: CLINTON LINCOLNWAY RAIL PARK URBAN RENEWAL (23022)  
 TIF Taxing District Name: CLINTON/CAM SCH LINCOLNWAY RAIL PARK TIF INCREMENT  
 TIF Taxing District Inc. Number: 230196

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	8,994,670	0	0	8,994,670	0	8,994,670
Taxable	0	0	0	8,095,203	0	0	8,095,203	0	8,095,203
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	113,185	8,095,203	6,394,717	1,700,486	51,768

FY 2020 TIF Revenue Received: 61,255