

# Annual Urban Renewal Report, Fiscal Year 2019 - 2020

## Levy Authority Summary

Local Government Name: VAN METER  
Local Government Number: 25G239

| Active Urban Renewal Areas | U.R.<br># | # of Tif<br>Taxing<br>Districts |
|----------------------------|-----------|---------------------------------|
| VAN METER URBAN RENEWAL    | 25004     | 8                               |

**TIF Debt Outstanding: 1,041,015**

|   |                |                |   |
|---|----------------|----------------|---|
| <b>TIF Sp. Rev. Fund Cash Balance<br/>as of 07-01-2019:</b> | <b>788,225</b> | <b>397,688</b> | <b>Amount of 07-01-2019 Cash Balance<br/>Restricted for LMI</b> |
|---|----------------|----------------|---|

|                                 |                |
|---------------------------------|----------------|
| TIF Revenue:                    | 359,132        |
| TIF Sp. Revenue Fund Interest:  | 0              |
| Property Tax Replacement Claims | 0              |
| Asset Sales & Loan Repayments:  | 0              |
| <b>Total Revenue:</b>           | <b>359,132</b> |

|                               |                |
|-------------------------------|----------------|
| Rebate Expenditures:          | 100,000        |
| Non-Rebate Expenditures:      | 81,298         |
| Returned to County Treasurer: | 0              |
| <b>Total Expenditures:</b>    | <b>181,298</b> |

|   |                |                |   |
|---|----------------|----------------|---|
| <b>TIF Sp. Rev. Fund Cash Balance<br/>as of 06-30-2020:</b> | <b>966,059</b> | <b>355,139</b> | <b>Amount of 06-30-2020 Cash Balance<br/>Restricted for LMI</b> |
|---|----------------|----------------|---|

**Year-End Outstanding TIF  
Obligations, Net of TIF Special  
Revenue Fund Balance: -106,342**

## Urban Renewal Area Data Collection

Local Government Name: VAN METER (25G239)  
 Urban Renewal Area: VAN METER URBAN RENEWAL  
 UR Area Number: 25004  
 UR Area Creation Date: 02/1991

1. To construct public works facilities including water, sanitary sewer, and roadway improvements.  
 2. To stimulate residential development. 3. To provide land for new development. 4. To attract investments. 5. To increase affordable housing.

UR Area Purpose:

## Tax Districts within this Urban Renewal Area

|   | Base No. | Increment No. | Increment Value Used |
|---|----------|---------------|----------------------|
| VAN METER CITY/VAN METER SCH/URBAN TIF INCREMENT          | 250104   | 250105        | 4,573,009            |
| VAN METER CITY AG/VAN METER SCH/URBAN TIF INCREMENT       | 250106   | 250107        | 0                    |
| VAN METER CITY/VAN METER SCH/URBAN TIF 2002 INC           | 250247   | 250248        | 589,553              |
| VAN METER CITY/VAN METER SCH/2004 URBAN TIF INC           | 250307   | 250308        | 1,161,986            |
| VAN METER CITY AG/VAN METER SCH/2004 TIF INC              | 250309   | 250310        | 0                    |
| VAN METER CITY/VAN METER SCH/2005 URBAN TIF INC           | 250311   | 250312        | 5,228,819            |
| VAN METER CITY AG/VAN METER SCH/2005 URBAN TIF INC        | 250313   | 250314        | 26,583               |
| VAN METER CITY/VAN METER SCH/2006 PCB URBAN TIF INCREMENT | 250320   | 250321        | 371,644              |

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

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total      | Gas/Electric Utility | Total      |
|-------------------|--------------|-------------|------------|------------|-------|----------|------------|----------------------|------------|
| Assessed          | 388,580      | 53,739,390  | 1,829,080  | 0          | 0     | -55,560  | 56,328,480 | 0                    | 56,328,480 |
| Taxable           | 218,119      | 30,587,406  | 1,646,172  | 0          | 0     | -55,560  | 32,716,380 | 0                    | 32,716,380 |
| Homestead Credits |              |             |            |            |       |          |            |                      | 194        |

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:**

**788,225**

**397,688**

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

TIF Revenue: 359,132  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 359,132**

Rebate Expenditures: 100,000  
 Non-Rebate Expenditures: 81,298  
 Returned to County Treasurer: 0  
**Total Expenditures: 181,298**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:**

**966,059**

**355,139**

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

## Projects For VAN METER URBAN RENEWAL

### CR Estates WA

|                      |  |
|----------------------|--|
| Description:         | Water Main Extended to Crestview Estates |
| Classification:      | Roads, Bridges & Utilities               |
| Physically Complete: | Yes                                      |
| Payments Complete:   | No                                       |

### CR Estates SW

|                      |  |
|----------------------|--|
| Description:         | Sewer Main Extended to Crestview Estates |
| Classification:      | Roads, Bridges & Utilities               |
| Physically Complete: | Yes                                      |
| Payments Complete:   | No                                       |

### WA Treatment Plant Design

|                      |  |
|----------------------|--|
| Description:         | Plans, Designs, Specifications for filtration, RO, and softening of the City's drinking water. |
| Classification:      | Water treatment plants, waste treatment plants & lagoons                                       |
| Physically Complete: | No   |
| Payments Complete:   | No   |

### Rec Complex Aquisition

|                      |  |
|----------------------|--|
| Description:         | Acquired Van Meter Rec Complex   |
|                      | Recreational facilities (lake development, parks, ball fields, trails) |
| Classification:      |  |
| Physically Complete: | Yes  |
| Payments Complete:   | No   |

### Site Certification

|                      |  |
|----------------------|--|
| Description:         | Due diligence and utility extension planning for business park |
| Classification:      | Roads, Bridges & Utilities                                     |
| Physically Complete: | No   |
| Payments Complete:   | No   |

### Admin Program

|                      |   |
|----------------------|---|
| Description:         | Administrative and Professional Support |
| Classification:      | Administrative expenses                 |
| Physically Complete: | No                                      |
| Payments Complete:   | No                                      |

### Marketing Program

|              |   |
|--------------|---|
| Description: | Economic Development Marketing Activities |
|--------------|---|

|                      |                         |
|----------------------|-------------------------|
| Classification:      | Administrative expenses |
| Physically Complete: | No                      |
| Payments Complete:   | No                      |

## Regional Economic Development Agencies Program

|                      |  |
|----------------------|--|
| Description:         | Support for Regional Economic Development Agencies |
| Classification:      | Administrative expenses                            |
| Physically Complete: | No   |
| Payments Complete:   | No   |

## LMI Housing Projects

|                      |  |
|----------------------|--|
| Description:         | Projects benefiting housing for low to moderate income families. |
| Classification:      | Low and Moderate Income Housing                                  |
| Physically Complete: | No   |
| Payments Complete:   | No   |

## Debts/Obligations For VAN METER URBAN RENEWAL

### 2013 Refinancing/WA Treatement/Rec Complex/Site Cert

|                        |                             |
|------------------------|-----------------------------|
| Debt/Obligation Type:  | Gen. Obligation Bonds/Notes |
| Principal:             | 490,000                     |
| Interest:              | 171,400                     |
| Total:                 | 661,400                     |
| Annual Appropriation?: | No                          |
| Date Incurred:         | 09/09/2013                  |
| FY of Last Payment:    | 2033                        |

### Crestview Estates No 1 LLC

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Rebates    |
| Principal:             | 218,513    |
| Interest:              | 0          |
| Total:                 | 218,513    |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 09/09/2005 |
| FY of Last Payment:    | 2028       |

### Internal Advance

|                        |                |
|------------------------|----------------|
| Debt/Obligation Type:  | Internal Loans |
| Principal:             | 31,410         |
| Interest:              | 942            |
| Total:                 | 32,352         |
| Annual Appropriation?: | No             |
| Date Incurred:         | 06/15/2017     |
| FY of Last Payment:    | 2019           |

### Internal Advance

|                        |                |
|------------------------|----------------|
| Debt/Obligation Type:  | Internal Loans |
| Principal:             | 125,000        |
| Interest:              | 3,750          |
| Total:                 | 128,750        |
| Annual Appropriation?: | No             |
| Date Incurred:         | 11/12/2019     |
| FY of Last Payment:    | 2021           |

## Non-Rebates For VAN METER URBAN RENEWAL

|                         |  |
|-------------------------|--|
| TIF Expenditure Amount: | 49,888   |
| Tied To Debt:           | 2013 Refinancing/WA<br>Treatment/Rec Complex/Site Cert |
| Tied To Project:        | Site Certification                                     |

|                         |                  |
|-------------------------|------------------|
| TIF Expenditure Amount: | 10,470           |
| Tied To Debt:           | Internal Advance |
| Tied To Project:        | Admin Program    |

|                         |                   |
|-------------------------|-------------------|
| TIF Expenditure Amount: | 10,470            |
| Tied To Debt:           | Internal Advance  |
| Tied To Project:        | Marketing Program |

|                         |   |
|-------------------------|---|
| TIF Expenditure Amount: | 10,470  |
| Tied To Debt:           | Internal Advance                                  |
| Tied To Project:        | Regional Economic Development<br>Agencies Program |

## Rebates For VAN METER URBAN RENEWAL

### Crestview Estates

|                               |                            |
|-------------------------------|----------------------------|
| TIF Expenditure Amount:       | 100,000                    |
| Rebate Paid To:               | Crestview Estates No 1 LLC |
| Tied To Debt:                 | Crestview Estates No 1 LLC |
| Tied To Project:              | CR Estates WA              |
| Projected Final FY of Rebate: | 2028                       |

## Income Housing For VAN METER URBAN RENEWAL

|  |        |
|--|--------|
| Amount of FY 2020 expenditures that provide or aid in the provision of public improvements related to housing and residential development:                           | 0      |
| <hr/>  |        |
| Lots for low and moderate income housing:  | 41,364 |
| 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: | 1,549  |
| Other low and moderate income housing assistance:  | 0      |



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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: VAN METER (25G239)  
 Urban Renewal Area: VAN METER URBAN RENEWAL (25004)  
 TIF Taxing District Name: VAN METER CITY/VAN METER SCH/URBAN TIF INCREMENT  
 TIF Taxing District Inc. Number: 250105

TIF Taxing District Base Year: 1990  
 FY TIF Revenue First Received: 1992  
 Subject to a Statutory end date? No

| UR Designation       |         |
|----------------------|---------|
| Slum                 | No      |
| Blighted             | No      |
| Economic Development | 02/1991 |

### 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            | 18,558,480  | 1,797,780  | 0          | 0     | -38,892  | 20,744,358 | 0                    | 20,744,358 |
| Taxable           | 0            | 10,563,097  | 1,618,002  | 0          | 0     | -38,892  | 12,462,450 | 0                    | 12,462,450 |
| Homestead Credits |              |             |            |            |       |          |            |                      | 84         |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2020 | 5,580,977         | 12,462,450          | 4,573,009      | 7,889,441          | 239,830                    |

FY 2020 TIF Revenue Received: 131,402

## TIF Taxing District Data Collection

Local Government Name: VAN METER (25G239)  
 Urban Renewal Area: VAN METER URBAN RENEWAL (25004)  
 TIF Taxing District Name: VAN METER CITY AG/VAN METER SCH/URBAN TIF INCREMENT  
 TIF Taxing District Inc. Number: 250107

TIF Taxing District Base Year: 1990  
 FY TIF Revenue First Received: 1992  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2016

| UR Designation       |         |
|----------------------|---------|
| Slum                 | No      |
| Blighted             | No      |
| Economic Development | 02/1991 |

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

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total   | Gas/Electric Utility | Total   |
|-------------------|--------------|-------------|------------|------------|-------|----------|---------|----------------------|---------|
| Assessed          | 106,350      | 0           | 0          | 0          | 0     | 0        | 106,350 | 0                    | 106,350 |
| Taxable           | 59,697       | 0           | 0          | 0          | 0     | 0        | 59,697  | 0                    | 59,697  |
| Homestead Credits |              |             |            |            |       |          |         |                      | 0       |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2020 | 46,301            | 59,697              | 0              | 59,697             | 1,160                      |

FY 2020 TIF Revenue Received: 0

## TIF Taxing District Data Collection

Local Government Name: VAN METER (25G239)  
 Urban Renewal Area: VAN METER URBAN RENEWAL (25004)  
 TIF Taxing District Name: VAN METER CITY/VAN METER SCH/URBAN TIF 2002 INC  
 TIF Taxing District Inc. Number: 250248

|                                  |      |                              |
|----------------------------------|------|------------------------------|
| TIF Taxing District Base Year:   | 2002 | <b>UR Designation</b>        |
| FY TIF Revenue First Received:   | 2003 | Slum No                      |
| Subject to a Statutory end date? | No   | Blighted No                  |
|                                  |      | Economic Development 10/2002 |

### 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            | 2,826,030   | 0          | 0          | 0     | -1,852   | 2,824,178 | 0                    | 2,824,178 |
| Taxable           | 0            | 1,608,517   | 0          | 0          | 0     | -1,852   | 1,606,665 | 0                    | 1,606,665 |
| Homestead Credits |              |             |            |            |       |          |           |                      | 13        |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2020 | 1,098,810         | 1,606,665           | 589,553        | 1,017,112          | 30,919                     |

FY 2020 TIF Revenue Received: 33,882

## TIF Taxing District Data Collection

Local Government Name: VAN METER (25G239)  
 Urban Renewal Area: VAN METER URBAN RENEWAL (25004)  
 TIF Taxing District Name: VAN METER CITY/VAN METER SCH/2004 URBAN TIF INC  
 TIF Taxing District Inc. Number: 250308

|                                  |      |                         |
|----------------------------------|------|-------------------------|
| TIF Taxing District Base Year:   | 2004 | <b>UR Designation</b>   |
| FY TIF Revenue First Received:   |      | Slum No                 |
| Subject to a Statutory end date? | 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            | 5,523,800   | 31,300     | 0          | 0     | -5,556   | 5,549,544 | 0                    | 5,549,544 |
| Taxable           | 0            | 3,144,040   | 28,170     | 0          | 0     | -5,556   | 3,166,654 | 0                    | 3,166,654 |
| Homestead Credits |              |             |            |            |       |          |           |                      | 22        |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2020 | 2,290,790         | 3,166,654           | 1,161,986      | 2,004,668          | 60,940                     |

FY 2020 TIF Revenue Received: 31,635

### TIF Taxing District Data Collection

Local Government Name: VAN METER (25G239)  
 Urban Renewal Area: VAN METER URBAN RENEWAL (25004)  
 TIF Taxing District Name: VAN METER CITY AG/VAN METER SCH/2004 TIF INC  
 TIF Taxing District Inc. Number: 250310

TIF Taxing District Base Year: 2004  
 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          | 179,660      | 0           | 0          | 0          | 0     | 0        | 179,660 | 0                    | 179,660 |
| Taxable           | 100,847      | 0           | 0          | 0          | 0     | 0        | 100,847 | 0                    | 100,847 |
| Homestead Credits |              |             |            |            |       |          |         |                      | 0       |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2020 | 65,840            | 100,847             | 0              | 100,847            | 1,959                      |

FY 2020 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name: VAN METER (25G239)  
 Urban Renewal Area: VAN METER URBAN RENEWAL (25004)  
 TIF Taxing District Name: VAN METER CITY/VAN METER SCH/2005 URBAN TIF INC  
 TIF Taxing District Inc. Number: 250312

TIF Taxing District Base Year: 2004  
 FY TIF Revenue First Received: 2008  
 Subject to a Statutory end date? No

| UR Designation       |         |
|----------------------|---------|
| Slum                 | No      |
| Blighted             | No      |
| Economic Development | 12/2004 |

#### 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            | 25,045,210  | 0          | 0          | 0     | -5,556   | 25,039,654 | 0                    | 25,039,654 |
| Taxable           | 0            | 14,255,273  | 0          | 0          | 0     | -5,556   | 14,249,717 | 0                    | 14,249,717 |
| Homestead Credits |              |             |            |            |       |          |            |                      | 67         |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2020 | 18,440            | 14,249,717          | 5,228,819      | 9,020,898          | 274,225                    |

FY 2020 TIF Revenue Received: 156,347

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### TIF Taxing District Data Collection

Local Government Name: VAN METER (25G239)  
 Urban Renewal Area: VAN METER URBAN RENEWAL (25004)  
 TIF Taxing District Name: VAN METER CITY AG/VAN METER SCH/2005 URBAN TIF INC  
 TIF Taxing District Inc. Number: 250314

TIF Taxing District Base Year: 2004  
 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          | 102,570      | 0           | 0          | 0          | 0     | 0        | 102,570 | 0                    | 102,570 |
| Taxable           | 57,575       | 0           | 0          | 0          | 0     | 0        | 57,575  | 0                    | 57,575  |
| Homestead Credits |              |             |            |            |       |          |         |                      | 0       |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2020 | 38,370            | 57,575              | 26,583         | 30,992             | 602                        |

FY 2020 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name: VAN METER (25G239)  
 Urban Renewal Area: VAN METER URBAN RENEWAL (25004)  
 TIF Taxing District Name: VAN METER CITY/VAN METER SCH/2006 PCB URBAN TIF INCREMENT  
 TIF Taxing District Inc. Number: 250321

TIF Taxing District Base Year: 2005  
 FY TIF Revenue First Received: 2006  
 Subject to a Statutory end date? No

| UR Designation       |         |
|----------------------|---------|
| Slum                 | No      |
| Blighted             | No      |
| Economic Development | 07/2005 |

#### 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            | 1,785,870   | 0          | 0          | 0     | -3,704   | 1,782,166 | 0                    | 1,782,166 |
| Taxable           | 0            | 1,016,479   | 0          | 0          | 0     | -3,704   | 1,012,775 | 0                    | 1,012,775 |
| Homestead Credits |              |             |            |            |       |          |           |                      | 8         |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2020 | 96,070            | 1,012,775           | 371,644        | 641,131            | 19,490                     |

FY 2020 TIF Revenue Received: 5,866