

# Annual Urban Renewal Report, Fiscal Year 2019 - 2020

## Levy Authority Summary

Local Government Name: REINBECK  
Local Government Number: 38G359

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
REINBECK URBAN RENEWAL	38007	4

**TIF Debt Outstanding:** 778,575

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:</b>	<b>268,714</b>	<b>204,437</b>	<b>Amount of 07-01-2019 Cash Balance Restricted for LMI</b>
---	----------------	----------------	---

TIF Revenue:	154,694
TIF Sp. Revenue Fund Interest:	1,353
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>156,047</b>

Rebate Expenditures:	0
Non-Rebate Expenditures:	163,892
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>163,892</b>

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:</b>	<b>260,869</b>	<b>203,641</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:** 353,814

## Urban Renewal Area Data Collection

Local Government Name: REINBECK (38G359)  
 Urban Renewal Area: REINBECK URBAN RENEWAL  
 UR Area Number: 38007  
 UR Area Creation Date: 04/1991

UR Area Purpose: Grant for small manufacturing firms, New industrial subdivision, public utilities and streets-southwest Reinbeck, renovation of Main Street, Senior housing, park improvements and pool replacement, daycare center, municipal buildings

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
REINBECK CITY AG/GLADBROOK-R`BECK SCH/AGLAND UR TIF INCREM	380125	380126	374,708
REINBECK CITY/GLADBROOK-R`BECK SCH/UR TIF INCREM	380127	380128	3,236,058
REINBECK CITY/GLADBROOK-R`BECK SCH/ UR 1999 ADD TIF INCREM	380137	380138	2,343,758
REINBECK CITY AG/GLADBROOK-R`BECK SCH/AGLAND 1999 ADD UR TIF INCREM	380139	380140	5,353

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	899,737	18,628,306	10,202,922	5,461,370	60,790	-14,816	38,884,517	0	38,884,517
Taxable	505,044	10,602,865	9,182,631	4,915,233	60,790	-14,816	27,986,408	0	27,986,408
Homestead Credits									77

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:** **268,714** **204,437** **Amount of 07-01-2019 Cash Balance Restricted for LMI**

TIF Revenue: 154,694  
 TIF Sp. Revenue Fund Interest: 1,353  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 156,047**

Rebate Expenditures: 0  
 Non-Rebate Expenditures: 163,892  
 Returned to County Treasurer: 0  
**Total Expenditures: 163,892**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:** **260,869** **203,641** **Amount of 06-30-2020 Cash Balance Restricted for LMI**

## Projects For REINBECK URBAN RENEWAL

### Southridge Development

Description:	Develop Residential
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

### Parkview

Description:	Assist in building assisted living center
Classification:	Commercial-Medical
Physically Complete:	Yes
Payments Complete:	No

### LMI Requirement

Description:	LMI Housing Improvement Projects
Classification:	Low and Moderate Income Housing
Physically Complete:	No
Payments Complete:	Yes

## Debts/Obligations For REINBECK URBAN RENEWAL

### Parkview Addition

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	230,000
Interest:	13,275
Total:	243,275
Annual Appropriation?:	No
Date Incurred:	09/16/2013
FY of Last Payment:	2023

### 2nd phase - Southridge Addition

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	315,000
Interest:	15,863
Total:	330,863
Annual Appropriation?:	No
Date Incurred:	09/16/2013
FY of Last Payment:	2023

### LMI Obligations

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	204,437
Interest:	0
Total:	204,437
Annual Appropriation?:	No
Date Incurred:	09/16/2013
FY of Last Payment:	2030

## Non-Rebates For REINBECK URBAN RENEWAL

TIF Expenditure Amount:	107,088
Tied To Debt:	2nd phase - Southridge Addition
Tied To Project:	Southridge Development

TIF Expenditure Amount:	55,175
Tied To Debt:	Parkview Addition
Tied To Project:	Parkview

TIF Expenditure Amount:	1,629
Tied To Debt:	2nd phase - Southridge Addition
Tied To Project:	LMI Requirement

## Income Housing For REINBECK 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:	0
Construction of low and moderate income housing:	0
Grants, credits or other direct assistance to low and moderate income families:	50,296
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: REINBECK (38G359)  
 Urban Renewal Area: REINBECK URBAN RENEWAL (38007)  
 TIF Taxing District Name: REINBECK CITY AG/GLADBROOK-R`BECK SCH/AGLAND UR TIF INCREM  
 TIF Taxing District Inc. Number: 380126

TIF Taxing District Base Year:	1990	<b>UR Designation</b>
FY TIF Revenue First Received:	1991	Slum No
Subject to a Statutory end date?	No	Blighted No
		Economic Development 04/1991

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	859,833	0	0	0	0	0	859,833	0	859,833
Taxable	482,645	0	0	0	0	0	482,645	0	482,645
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	359,326	482,645	374,708	107,937	1,896

FY 2020 TIF Revenue Received: 6,580

### TIF Taxing District Data Collection

Local Government Name: REINBECK (38G359)  
 Urban Renewal Area: REINBECK URBAN RENEWAL (38007)  
 TIF Taxing District Name: REINBECK CITY/GLADBROOK-R`BECK SCH/UR TIF INCREM  
 TIF Taxing District Inc. Number: 380128

TIF Taxing District Base Year:	1990	<b>UR Designation</b>
FY TIF Revenue First Received:	1991	Slum No
Subject to a Statutory end date?	No	Blighted No
		Economic Development 04/1991

#### 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	18,628,306	10,202,922	5,461,370	60,790	-14,816	34,616,500	0	34,616,500
Taxable	0	10,602,865	9,182,631	4,915,233	60,790	-14,816	24,955,154	0	24,955,154
Homestead Credits									77

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	11,991,454	22,639,862	3,236,058	19,403,804	517,716

FY 2020 TIF Revenue Received: 85,487

## TIF Taxing District Data Collection

Local Government Name: REINBECK (38G359)  
 Urban Renewal Area: REINBECK URBAN RENEWAL (38007)  
 TIF Taxing District Name: REINBECK CITY/GLADBROOK-R`BECK SCH/ UR 1999 ADD TIF INCREM  
 TIF Taxing District Inc. Number: 380138

TIF Taxing District Base Year: 1998  
 FY TIF Revenue First Received: 1999  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1999

### 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	3,368,280	0	3,368,280
Taxable	0	0	0	0	0	0	2,526,210	0	2,526,210
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	630,250	2,526,210	2,343,758	182,452	4,868

FY 2020 TIF Revenue Received: 62,533

## TIF Taxing District Data Collection

Local Government Name: REINBECK (38G359)  
 Urban Renewal Area: REINBECK URBAN RENEWAL (38007)  
 TIF Taxing District Name: REINBECK CITY AG/GLADBROOK-R`BECK SCH/AGLAND 1999 ADD UR TIF INCREM

TIF Taxing District Inc. Number: 380140

TIF Taxing District Base Year: 1998  
 FY TIF Revenue First Received:  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
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	39,904	0	0	0	0	0	39,904	0	39,904
Taxable	22,399	0	0	0	0	0	22,399	0	22,399
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	33,210	6,694	5,353	1,341	24

FY 2020 TIF Revenue Received: 94