

Annual Urban Renewal Report, Fiscal Year 2019 - 2020

Levy Authority Summary

Local Government Name: PANORA
Local Government Number: 39G368

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
PANORA NE 1995 URBAN RENEWAL	39001	1
PANORA 1990 URBAN RENEWAL	39002	2
PANORA NW 1999 URBAN RENEWAL	39012	1
PANORA NW URBAN RENEWAL	39013	3
PANORA CENTRAL 2007 URBAN RENEWAL TIF AREA	39017	1

TIF Debt Outstanding: 1,652,772

TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:	231,107	181,432	Amount of 07-01-2019 Cash Balance Restricted for LMI
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TIF Revenue:	189,108
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	189,108

Rebate Expenditures:	15,058
Non-Rebate Expenditures:	207,873
Returned to County Treasurer:	0
Total Expenditures:	222,931

TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:	197,284	179,032	Amount of 06-30-2020 Cash Balance Restricted for LMI
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**Year-End Outstanding TIF
Obligations, Net of TIF Special
Revenue Fund Balance:** 1,232,557

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Urban Renewal Area Data Collection

Local Government Name: PANORA (39G368)
 Urban Renewal Area: PANORA NE 1995 URBAN RENEWAL
 UR Area Number: 39001

 UR Area Creation Date: 12/1991

 UR Area Purpose: Please see attached plan.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
PANORA CITY/PANORAMA SCH/1995 NE URB REN INCREM	390097	390098	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:**

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
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:**

0

0

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

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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: PANORA (39G368)
 Urban Renewal Area: PANORA NE 1995 URBAN RENEWAL (39001)
 TIF Taxing District Name: PANORA CITY/PANORAMA SCH/1995 NE URB REN INCREM
 TIF Taxing District Inc. Number: 390098
 TIF Taxing District Base Year: 1995
 FY TIF Revenue First Received:
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District
 statutorily ends: 2016

UR Designation	
Slum	No
Blighted	No
Economic Development	12/1991

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	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	273,876	0	0	0	0

FY 2020 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: PANORA (39G368)
 Urban Renewal Area: PANORA 1990 URBAN RENEWAL
 UR Area Number: 39002

 UR Area Creation Date: 11/1991

 UR Area Purpose: Please see attached plan.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
PANORA CITY AG/PANORAMA SCH/URBAN REN INCREM	390085	390086	0
PANORA CITY/PANORAMA SCH/NE URBAN RENEWAL INCREM	390095	390096	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: 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
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: 0 0 **Amount of 06-30-2020 Cash Balance Restricted for LMI**

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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: PANORA (39G368)
 Urban Renewal Area: PANORA 1990 URBAN RENEWAL (39002)
 TIF Taxing District Name: PANORA CITY AG/PANORAMA SCH/URBAN REN INCREM
 TIF Taxing District Inc. Number: 390086
 TIF Taxing District Base Year: 1990
 FY TIF Revenue First Received:
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2016

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1991

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	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	12,106	0	0	0	0

FY 2020 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: PANORA (39G368)
 Urban Renewal Area: PANORA 1990 URBAN RENEWAL (39002)
 TIF Taxing District Name: PANORA CITY/PANORAMA SCH/NE URBAN RENEWAL INCREM
 TIF Taxing District Inc. Number: 390096
 TIF Taxing District Base Year: 1990
 FY TIF Revenue First Received:
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2016

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1991

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	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	541,418	0	0	0	0

FY 2020 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: PANORA (39G368)
 Urban Renewal Area: PANORA NW 1999 URBAN RENEWAL
 UR Area Number: 39012

UR Area Creation Date: 07/1997

UR Area Purpose: Development of residential subdivision.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
PANORA CITY/PANORAMA SCH/1995 NE URB REN INCREM	390132	390133	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: 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
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: 0 0 **Amount of 06-30-2020 Cash Balance Restricted for LMI**

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

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TIF Taxing District Data Collection

Local Government Name: PANORA (39G368)
 Urban Renewal Area: PANORA NW 1999 URBAN RENEWAL (39012)
 TIF Taxing District Name: PANORA CITY/PANORAMA SCH/1995 NE URB REN INCREM
 TIF Taxing District Inc. Number: 390133

TIF Taxing District Base Year:	1999	UR Designation	
FY TIF Revenue First Received:		Slum	No
Subject to a Statutory end date?	No	Blighted	No
		Economic Development	07/1997

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	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	212,798	0	0	0	0

FY 2020 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: PANORA (39G368)
 Urban Renewal Area: PANORA NW URBAN RENEWAL
 UR Area Number: 39013
 UR Area Creation Date: 07/1997

UR Area Purpose: To facilitate and support properly planned and approved residential development within Panora to support and aid in the expansion of the community's existing businesses and industries.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
PANORA CITY/PANORAMA SCH/DEER FIELD UR INCREM	390138	390139	0
PANORA CITY/PANORAMA SCH/DREAM ACRES 2 UR INCREM	390148	390149	0
PANORA CITY/PANORAMA SCH/DREAM ACRES 1 UR INCREM	390150	390151	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: 208,248 181,432 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: 2,400
 Returned to County Treasurer: 0
Total Expenditures: 2,400

TIF Sp. Rev. Fund Cash Balance as of 06-30-2020: 205,848 179,032 Amount of 06-30-2020 Cash Balance Restricted for LMI

Projects For PANORA NW URBAN RENEWAL

Housing Rehab - CDBG

Description:	Payment out of LMI for Housing Rehab
Classification:	Low and Moderate Income Housing
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For PANORA NW URBAN RENEWAL

LMI Set Aside

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	12/01/2001
FY of Last Payment:	2020

Non-Rebates For PANORA NW URBAN RENEWAL

TIF Expenditure Amount:	2,400
Tied To Debt:	LMI Set Aside
Tied To Project:	Housing Rehab - CDBG

Income Housing For PANORA NW URBAN RENEWAL

Amount of FY 2020 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	0
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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:	1,400
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:	1,000
Other low and moderate income housing assistance:	0

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TIF Taxing District Data Collection

Local Government Name: PANORA (39G368)
 Urban Renewal Area: PANORA NW URBAN RENEWAL (39013)
 TIF Taxing District Name: PANORA CITY/PANORAMA SCH/DEER FIELD UR INCREM
 TIF Taxing District Inc. Number: 390139

TIF Taxing District Base Year: 1998
 FY TIF Revenue First Received: 2002
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	07/1997

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	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	514,695	0	0	0	0

FY 2020 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: PANORA (39G368)
 Urban Renewal Area: PANORA NW URBAN RENEWAL (39013)
 TIF Taxing District Name: PANORA CITY/PANORAMA SCH/DREAM ACRES 2 UR INCREM
 TIF Taxing District Inc. Number: 390149

TIF Taxing District Base Year: 2004
 FY TIF Revenue First Received: 2008
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2019

UR Designation	
Slum	No
Blighted	No
Economic Development	07/1997

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	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	12,355	0	0	0	0

FY 2020 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: PANORA (39G368)
 Urban Renewal Area: PANORA NW URBAN RENEWAL (39013)
 TIF Taxing District Name: PANORA CITY/PANORAMA SCH/DREAM ACRES 1 UR INCREM
 TIF Taxing District Inc. Number: 390151

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	07/1997

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	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	196,068	0	0	0	0

FY 2020 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: PANORA (39G368)
 Urban Renewal Area: PANORA CENTRAL 2007 URBAN RENEWAL TIF AREA
 UR Area Number: 39017
 UR Area Creation Date: 10/2007
 UR Area Purpose: Please see attached plan.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
PANORA CITY/PANORAMA SCH/CENTRAL UR TIF INCREM	390152	390153	5,852,319

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	3,368,700	10,381,604	10,500	0	-3,704	14,431,090	0	14,431,090
Taxable	0	1,917,399	9,343,445	9,450	0	-3,704	11,772,084	0	11,772,084
Homestead Credits									19

TIF Sp. Rev. Fund Cash Balance as of 07-01-2019: **22,859** **0** **Amount of 07-01-2019 Cash Balance Restricted for LMI**

TIF Revenue: 189,108
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 189,108

Rebate Expenditures: 15,058
 Non-Rebate Expenditures: 205,473
 Returned to County Treasurer: 0
Total Expenditures: 220,531

TIF Sp. Rev. Fund Cash Balance as of 06-30-2020: **-8,564** **0** **Amount of 06-30-2020 Cash Balance Restricted for LMI**

Projects For PANORA CENTRAL 2007 URBAN RENEWAL TIF AREA

Downtown Streetscape

Description:	Sidewalks, Electrical poles, Streets
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

2012 Public Building Complex

Description:	City Hall, EMS, Police
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	No

Architect/Mgmt Fees Public Building Complex

Description:	Engineering, Drawings, Construction Management Services
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	No

Arganbright Development

Description:	New Commercial Business
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

Heartland Coop Development

Description:	New Grain Bin Facilities
Classification:	Agribusiness
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For PANORA CENTRAL 2007 URBAN RENEWAL TIF AREA

Self Financed Streetscape Debt

Debt/Obligation Type:	Internal Loans
Principal:	325,587
Interest:	0
Total:	325,587
Annual Appropriation?:	No
Date Incurred:	01/12/2010
FY of Last Payment:	2027

2019 Refunded City Building

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	980,000
Interest:	140,458
Total:	1,120,458
Annual Appropriation?:	Yes
Date Incurred:	06/07/2012
FY of Last Payment:	2027

Self Financed Fees for Architect/Mgmt fees for Public Building

Debt/Obligation Type:	Internal Loans
Principal:	156,541
Interest:	0
Total:	156,541
Annual Appropriation?:	No
Date Incurred:	11/28/2011
FY of Last Payment:	2027

Arganbright

Debt/Obligation Type:	Rebates
Principal:	10,186
Interest:	0
Total:	10,186
Annual Appropriation?:	Yes
Date Incurred:	07/27/2017
FY of Last Payment:	2023

Heartland

Debt/Obligation Type:	Rebates
Principal:	40,000
Interest:	0
Total:	40,000
Annual Appropriation?:	Yes

Date Incurred:	10/16/2017
FY of Last Payment:	2024

Non-Rebates For PANORA CENTRAL 2007 URBAN RENEWAL TIF AREA

TIF Expenditure Amount:	150,158
Tied To Debt:	2019 Refunded City Building
Tied To Project:	2012 Public Building Complex

TIF Expenditure Amount:	55,315
Tied To Debt:	Self Financed Streetscape Debt
Tied To Project:	Downtown Streetscape

Rebates For PANORA CENTRAL 2007 URBAN RENEWAL TIF AREA

218 W Main

TIF Expenditure Amount:	1,844
Rebate Paid To:	Josh Arganbright
Tied To Debt:	Arganbright
Tied To Project:	Arganbright Development
Projected Final FY of Rebate:	2023

Parcel 0832279022

TIF Expenditure Amount:	13,214
Rebate Paid To:	Heartland Coop
Tied To Debt:	Heartland
Tied To Project:	Heartland Coop Development
Projected Final FY of Rebate:	2024

TIF Taxing District Data Collection

Local Government Name: PANORA (39G368)
 Urban Renewal Area: PANORA CENTRAL 2007 URBAN RENEWAL TIF AREA (39017)
 TIF Taxing District Name: PANORA CITY/PANORAMA SCH/CENTRAL UR TIF INCREM
 TIF Taxing District Inc. Number: 390153
 TIF Taxing District Base Year: 2007
 FY TIF Revenue First Received: 2011
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2029

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	3,368,700	10,381,604	10,500	0	-3,704	14,431,090	0	14,431,090
Taxable	0	1,917,399	9,343,445	9,450	0	-3,704	11,772,084	0	11,772,084
Homestead Credits									19

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	8,582,476	5,852,318	5,852,319	-1	0

FY 2020 TIF Revenue Received: 189,108