

Annual Urban Renewal Report, Fiscal Year 2019 - 2020

Levy Authority Summary

Local Government Name: MISSOURI VALLEY
Local Government Number: 43G404

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
MISSOURI VALLEY WEST INTERSTATE URBAN RENEWAL	43003	2
MISSOURI VALLEY SOUTH URBAN RENEWAL	43006	2
MISSOURI VALLEY 2014 URBAN RENEWAL AREA	43013	3

TIF Debt Outstanding: 56,364

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

TIF Revenue:	36,504
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	36,504

Rebate Expenditures:	36,504
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	36,504

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

Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 19,860

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Urban Renewal Area Data Collection

Local Government Name: MISSOURI VALLEY (43G404)
 Urban Renewal Area: MISSOURI VALLEY WEST INTERSTATE URBAN RENEWAL
 UR Area Number: 43003
 UR Area Creation Date: 06/1995

UR Area Purpose: To promote economic development, to stimulate private investments in commercial and industrial development; facilitate the use of TIF in support of industrial development by Carry-On Trailer Corporation.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
MO VALLEY CITY/MO VALLEY SCH/MO VALLEY WEST INTERSTATE TIF INCREM	430090	430092	0
MO VALLEY CITY AG/MO VALLEY SCH/MO VALLEY WEST INTERSTATE TIF INCREM	430091	430093	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	274,169	0	9,962,199	2,455,275	0	0	12,691,643	0	12,691,643
Taxable	153,898	0	8,965,981	2,209,748	0	0	11,329,627	0	11,329,627
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**

Projects For MISSOURI VALLEY WEST INTERSTATE URBAN RENEWAL

West-I water & sewer extention

Description:	extend water and sewer lines west along Hwy 30
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Carry-On Trailer

Description:	water and sewer lines to Carry-on
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For MISSOURI VALLEY WEST INTERSTATE URBAN RENEWAL

2012A G.O. Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	04/25/2012
FY of Last Payment:	2016

Non-Rebates For MISSOURI VALLEY WEST INTERSTATE URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	2012A G.O. Bond
Tied To Project:	West-I water & sewer extention

TIF Expenditure Amount:	0
Tied To Debt:	2012A G.O. Bond
Tied To Project:	Carry-On Trailer

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TIF Taxing District Data Collection

Local Government Name:	MISSOURI VALLEY (43G404)
Urban Renewal Area:	MISSOURI VALLEY WEST INTERSTATE URBAN RENEWAL (43003)
TIF Taxing District Name:	MO VALLEY CITY/MO VALLEY SCH/MO VALLEY WEST INTERSTATE TIF INCREM
TIF Taxing District Inc. Number:	430092
TIF Taxing District Base Year:	0
FY TIF Revenue First Received:	1996
Subject to a Statutory end date?	No

UR Designation	
Slum	07/1995
Blighted	07/1995
Economic Development	07/1995

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	9,962,199	2,455,275	0	0	12,417,474	0	12,417,474
Taxable	0	0	8,965,981	2,209,748	0	0	11,175,729	0	11,175,729
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	1,218,413	11,175,729	0	11,175,729	359,620

FY 2020 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	MISSOURI VALLEY (43G404)
Urban Renewal Area:	MISSOURI VALLEY WEST INTERSTATE URBAN RENEWAL (43003)
TIF Taxing District Name:	MO VALLEY CITY AG/MO VALLEY SCH/MO VALLEY WEST INTERSTATE TIF INCREM
TIF Taxing District Inc. Number:	430093
TIF Taxing District Base Year:	0
FY TIF Revenue First Received:	1996
Subject to a Statutory end date?	No

UR Designation	
Slum	07/1995
Blighted	07/1995
Economic Development	07/1995

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	274,169	0	0	0	0	0	274,169	0	274,169
Taxable	153,898	0	0	0	0	0	153,898	0	153,898
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	132,732	141,437	0	141,437	2,835

FY 2020 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: MISSOURI VALLEY (43G404)
 Urban Renewal Area: MISSOURI VALLEY SOUTH URBAN RENEWAL
 UR Area Number: 43006

UR Area Creation Date: 07/1994

UR Area Purpose: Promote economic development, to stimulate private investments in commercial and industrial development.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
MO VALLEY CITY/MO VALLEY SCH/MO VALLEY SOUTH TIF INCREM	430084	430085	0
MO VALLEY CITY AG/MO VALLEY SCH/MO VALLEY SOUTH TIF INCREM	430087	430086	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	508,976	5,384,234	10,274,648	1,287,068	0	-22,224	17,899,525	0	17,899,525
Taxable	285,700	3,064,599	9,247,191	1,158,362	0	-22,224	14,083,749	0	14,083,749
Homestead Credits									58

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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TIF Taxing District Data Collection

Local Government Name: MISSOURI VALLEY (43G404)
 Urban Renewal Area: MISSOURI VALLEY SOUTH URBAN RENEWAL (43006)
 TIF Taxing District Name: MO VALLEY CITY/MO VALLEY SCH/MO VALLEY SOUTH TIF INCREM
 TIF Taxing District Inc. Number: 430085

TIF Taxing District Base Year:	0		UR Designation
FY TIF Revenue First Received:	1995	Slum	07/1994
Subject to a Statutory end date?	No	Blighted	07/1994
		Economic Development	07/1994

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	5,384,234	10,274,648	1,287,068	0	-22,224	17,390,549	0	17,390,549
Taxable	0	3,064,599	9,247,191	1,158,362	0	-22,224	13,798,049	0	13,798,049
Homestead Credits									58

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	6,130,509	11,282,264	0	11,282,264	363,048

FY 2020 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: MISSOURI VALLEY (43G404)
 Urban Renewal Area: MISSOURI VALLEY SOUTH URBAN RENEWAL (43006)
 TIF Taxing District Name: MO VALLEY CITY AG/MO VALLEY SCH/MO VALLEY SOUTH TIF INCREM
 TIF Taxing District Inc. Number: 430086

TIF Taxing District Base Year:	0		UR Designation
FY TIF Revenue First Received:	1995	Slum	07/1994
Subject to a Statutory end date?	No	Blighted	07/1994
		Economic Development	07/1994

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	508,976	0	0	0	0	0	508,976	0	508,976
Taxable	285,700	0	0	0	0	0	285,700	0	285,700
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	97,781	285,700	0	285,700	5,727

FY 2020 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: MISSOURI VALLEY (43G404)
 Urban Renewal Area: MISSOURI VALLEY 2014 URBAN RENEWAL AREA
 UR Area Number: 43013

UR Area Creation Date: 01/2014

UR Area Purpose: To promote new residential development and the corresponding construction of public infrastructure.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
MO VALLEY CITY/MO VALLEY SCH/MV UR AREA/LONGVIEW INCREMENT	430122	430123	1,095,776
ST JOHN TWP/MO VALLEY SCH/MV UR AREA/LONGVIEW INCREMENT	430124	430125	68,061
MO VALLEY CITY/MO VALLEY SCH/MV UR 2014/TAMARACK INCREMENT	430130	430131	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	1,398,767	31,725	0	0	-1,852	5,237,950	0	5,237,950
Taxable	0	796,148	28,553	0	0	-1,852	3,679,832	0	3,679,832
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:	36,504
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	36,504

Rebate Expenditures:	36,504
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	36,504

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 MISSOURI VALLEY 2014 URBAN RENEWAL AREA

Longview Townhome Dev

Description:	rebate agreement for ten-unit townhome complex
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For MISSOURI VALLEY 2014 URBAN RENEWAL AREA

Longview Developer Agreement

Debt/Obligation Type:	Rebates
Principal:	56,364
Interest:	0
Total:	56,364
Annual Appropriation?:	Yes
Date Incurred:	04/04/2014
FY of Last Payment:	2026

Rebates For MISSOURI VALLEY 2014 URBAN RENEWAL AREA

Longview Townhomes

TIF Expenditure Amount:	36,504
Rebate Paid To:	Longview Townhomes
Tied To Debt:	Longview Developer Agreement
Tied To Project:	Longview Townhome Dev
Projected Final FY of Rebate:	2026

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TIF Taxing District Data Collection

Local Government Name:	MISSOURI VALLEY (43G404)
Urban Renewal Area:	MISSOURI VALLEY 2014 URBAN RENEWAL AREA (43013)
TIF Taxing District Name:	MO VALLEY CITY/MO VALLEY SCH/MV UR AREA/LONGVIEW INCREMENT
TIF Taxing District Inc. Number:	430123
TIF Taxing District Base Year:	2013
FY TIF Revenue First Received:	2017
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2027

UR Designation	
Slum	No
Blighted	No
Economic Development	01/2014

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	39,007	0	0	0	0	3,793,561	0	3,793,561
Taxable	0	22,202	0	0	0	0	2,838,118	0	2,838,118
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	2,697,785	1,095,776	1,095,776	0	0

FY 2020 TIF Revenue Received: 35,260

TIF Taxing District Data Collection

Local Government Name:	MISSOURI VALLEY (43G404)
Urban Renewal Area:	MISSOURI VALLEY 2014 URBAN RENEWAL AREA (43013)
TIF Taxing District Name:	ST JOHN TWP/MO VALLEY SCH/MV UR AREA/LONGVIEW INCREMENT
TIF Taxing District Inc. Number:	430125
TIF Taxing District Base Year:	2013
FY TIF Revenue First Received:	2017
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2027

UR Designation	
Slum	No
Blighted	No
Economic Development	01/2014

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	251,665	31,725	0	0	0	338,146	0	338,146
Taxable	0	143,242	28,553	0	0	0	212,862	0	212,862
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	270,085	68,061	68,061	0	0

FY 2020 TIF Revenue Received: 1,244

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TIF Taxing District Data Collection

Local Government Name:	MISSOURI VALLEY (43G404)
Urban Renewal Area:	MISSOURI VALLEY 2014 URBAN RENEWAL AREA (43013)
TIF Taxing District Name:	MO VALLEY CITY/MO VALLEY SCH/MV UR 2014/TAMARACK INCREMENT
TIF Taxing District Inc. Number:	430131
TIF Taxing District Base Year:	2014
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	1,108,095	0	0	0	-1,852	1,106,243	0	1,106,243
Taxable	0	630,704	0	0	0	-1,852	628,852	0	628,852
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	47,851	628,852	0	628,852	20,236

FY 2020 TIF Revenue Received: 0