

Annual Urban Renewal Report, Fiscal Year 2019 - 2020

Levy Authority Summary

Local Government Name: SIGOURNEY
Local Government Number: 54G512

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
SIGOURNEY PRAIRIE VIEW SUBDIVISION URBAN RENEWAL	54001	1
SIGOURNEY BELVA DEER INN URBAN RENEWAL	54002	2

TIF Debt Outstanding: 690,230

TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:		Amount of 07-01-2019 Cash Balance Restricted for LMI	
	20,354	0	
TIF Revenue:	63,068		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	63,068		
Rebate Expenditures:	21,717		
Non-Rebate Expenditures:	41,900		
Returned to County Treasurer:	0		
Total Expenditures:	63,617		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:		Amount of 06-30-2020 Cash Balance Restricted for LMI	
	19,805	0	

**Year-End Outstanding TIF
Obligations, Net of TIF Special
Revenue Fund Balance: 606,808**

Urban Renewal Area Data Collection

Local Government Name: SIGOURNEY (54G512)
 Urban Renewal Area: SIGOURNEY PRAIRIE VIEW SUBDIVISION URBAN RENEWAL
 UR Area Number: 54001
 UR Area Creation Date: 02/2005

This Urban Renewal Plan has been developed to help local officials promote economic development in the City of Sigourney. The primary goal of the plan is to stimulate, through public involvement and commitment, private investment in new residential development.

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
SIGOURNEY CITY/SIGOURNEY SCH/SIGOURNEY PRAIRIE VIEW SUBDIVISION URBAN RENEWAL INCREM	540076	540077	863,439

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	1,526,770	0	0	0	-5,556	1,521,214	0	1,521,214
Taxable	0	868,995	0	0	0	-5,556	863,439	0	863,439
Homestead Credits									9

TIF Sp. Rev. Fund Cash Balance as of 07-01-2019: **16,297** **0** **Amount of 07-01-2019 Cash Balance Restricted for LMI**

TIF Revenue: 26,310
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 26,310

Rebate Expenditures: 21,717
 Non-Rebate Expenditures: 5,200
 Returned to County Treasurer: 0
Total Expenditures: 26,917

TIF Sp. Rev. Fund Cash Balance as of 06-30-2020: **15,690** **0** **Amount of 06-30-2020 Cash Balance Restricted for LMI**

Projects For SIGOURNEY PRAIRIE VIEW SUBDIVISION URBAN RENEWAL

Prairie View Subdivision

Description:	Residential Housing Development
Classification:	Residential property (classified residential)
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For SIGOURNEY PRAIRIE VIEW SUBDIVISION URBAN RENEWAL

Prairie View Rebate

Debt/Obligation Type:	Rebates
Principal:	393,561
Interest:	0
Total:	393,561
Annual Appropriation?:	Yes
Date Incurred:	05/24/2005
FY of Last Payment:	2022

2005 GO Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	23,665
Interest:	2,522
Total:	26,187
Annual Appropriation?:	Yes
Date Incurred:	05/18/2005
FY of Last Payment:	2023

Non-Rebates For SIGOURNEY PRAIRIE VIEW SUBDIVISION URBAN RENEWAL

TIF Expenditure Amount:	5,200
Tied To Debt:	2005 GO Bonds
Tied To Project:	Prairie View Subdivision

Rebates For SIGOURNEY PRAIRIE VIEW SUBDIVISION URBAN RENEWAL

Prairie View Subdivision

TIF Expenditure Amount:	21,717
Rebate Paid To:	C B & D Development Inc.
Tied To Debt:	Prairie View Rebate
Tied To Project:	Prairie View Subdivision
Projected Final FY of Rebate:	2022

TIF Taxing District Data Collection

Local Government Name: SIGOURNEY (54G512)
 Urban Renewal Area: SIGOURNEY PRAIRIE VIEW SUBDIVISION URBAN RENEWAL (54001)
 TIF Taxing District Name: SIGOURNEY CITY/SIGOURNEY SCH/SIGOURNEY PRAIRIE VIEW
 SUBDIVISION URBAN RENEWAL INCREM
 TIF Taxing District Inc. Number: 540077
 TIF Taxing District Base Year: 2005
 FY TIF Revenue First Received: 2008
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District
 statutorily ends: 2022

	UR Designation
Slum	No
Blighted	No
Economic Development	02/2005

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	1,526,770	0	0	0	-5,556	1,521,214	0	1,521,214
Taxable	0	868,995	0	0	0	-5,556	863,439	0	863,439
Homestead Credits									9

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	7,868	863,439	863,439	0	0

FY 2020 TIF Revenue Received: 26,310

Urban Renewal Area Data Collection

Local Government Name: SIGOURNEY (54G512)
 Urban Renewal Area: SIGOURNEY BELVA DEER INN URBAN RENEWAL
 UR Area Number: 54002
 UR Area Creation Date: 04/2008

This Urban Renewal Plan has been developed to help local officials promote economic development in and around the City of Sigourney. The primary goal of the plan is to stimulate private investment in new commercial and low-and-moderate income (LMI) residential development.

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
SIGOURNEY CITY/SIGOURNEY SCH/SIGOURNEY BELVA DEER INN URBAN RENEWAL INCREMENT	540078	540079	1,221,410
SIGOURNEY CITY AG/ SIGOURNEY SCH/SIGOURNEY BELVA DEER INN URBAN RENEWAL INCREMENT	540082	540083	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	41,785	3,136,276	2,436,263	99,840	0	-7,408	5,706,756	0	5,706,756
Taxable	23,454	1,785,107	2,192,638	89,856	0	-7,408	4,083,647	0	4,083,647
Homestead Credits									27

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

4,057

0

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

TIF Revenue: 36,758
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 36,758

Rebate Expenditures: 0
 Non-Rebate Expenditures: 36,700
 Returned to County Treasurer: 0
Total Expenditures: 36,700

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

4,115

0

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

Projects For SIGOURNEY BELVA DEER INN URBAN RENEWAL

NEUR (Belva Deer)

Description:	Development of Commercial Property
Classification:	Commercial - hotels and conference centers
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For SIGOURNEY BELVA DEER INN URBAN RENEWAL

NEUR (Belva Deer Inn)

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	205,000
Interest:	65,482
Total:	270,482
Annual Appropriation?:	Yes
Date Incurred:	11/02/2008
FY of Last Payment:	2028

Non-Rebates For SIGOURNEY BELVA DEER INN URBAN RENEWAL

TIF Expenditure Amount:	36,700
Tied To Debt:	NEUR (Belva Deer Inn)
Tied To Project:	NEUR (Belva Deer)

TIF Taxing District Data Collection

Local Government Name:	SIGOURNEY (54G512)
Urban Renewal Area:	SIGOURNEY BELVA DEER INN URBAN RENEWAL (54002)
TIF Taxing District Name:	SIGOURNEY CITY/SIGOURNEY SCH/SIGOURNEY BELVA DEER INN URBAN RENEWAL INCREMENT
TIF Taxing District Inc. Number:	540079
TIF Taxing District Base Year:	2007
FY TIF Revenue First Received:	2010
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2017

UR Designation	
Slum	No
Blighted	No
Economic Development	04/2008

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	3,136,276	2,436,263	99,840	0	-7,408	5,664,971	0	5,664,971
Taxable	0	1,785,107	2,192,638	89,856	0	-7,408	4,060,193	0	4,060,193
Homestead Credits									27

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	4,450,968	1,221,411	1,221,410	1	0

FY 2020 TIF Revenue Received: 36,758

TIF Taxing District Data Collection

Local Government Name:	SIGOURNEY (54G512)
Urban Renewal Area:	SIGOURNEY BELVA DEER INN URBAN RENEWAL (54002)
TIF Taxing District Name:	SIGOURNEY CITY AG/ SIGOURNEY SCH/SIGOURNEY BELVA DEER INN URBAN RENEWAL INCREMENT
TIF Taxing District Inc. Number:	540083
TIF Taxing District Base Year:	2007
FY TIF Revenue First Received:	2010
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2017

UR Designation	
Slum	No
Blighted	No
Economic Development	04/2008

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	41,785	0	0	0	0	0	41,785	0	41,785
Taxable	23,454	0	0	0	0	0	23,454	0	23,454
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	45,250	0	0	0	0

FY 2020 TIF Revenue Received: 0