

# Annual Urban Renewal Report, Fiscal Year 2019 - 2020

## Levy Authority Summary

Local Government Name: PATTERSON  
Local Government Number: 61G580

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
PATTERSON FOX BEND PHASE 2 URBAN RENEWAL	61013	2

**TIF Debt Outstanding:** 2,332,553

TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:	0	0	Amount of 07-01-2019 Cash Balance Restricted for LMI
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TIF Revenue:	17,382
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>17,382</b>

Rebate Expenditures:	0
Non-Rebate Expenditures:	17,382
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>17,382</b>

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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**Year-End Outstanding TIF  
Obligations, Net of TIF Special  
Revenue Fund Balance:** 2,315,171

## Urban Renewal Area Data Collection

Local Government Name: PATTERSON (61G580)  
 Urban Renewal Area: PATTERSON FOX BEND PHASE 2 URBAN RENEWAL  
 UR Area Number: 61013  
 UR Area Creation Date: 10/2006

WHEREAS, as a preliminary step to exercising the authority conferred upon Iowa cities by Chapter 403 of the Code of Iowa, the "Urban Renewal Law," a municipality must adopt a resolution finding that one or more slums, blighted or economic development areas exist in the municipality and that the rehabilitation, conservation, redevelopment, development or a combination thereof, of such area or areas is necessary in the interest of the public health, safety or welfare of the residents of the municipality; and WHEREAS, the proposal demonstrates that sufficient need exists to warrant finding the Urban Renewal Area to be an economic development area;

UR Area Purpose:

### Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
PATTERSON CITY/WINTERSET SCH FOX BEND PHASE 2/ WFD INCREMENT	610134	610135	565,937
PATTERSON CITY/WINTERSET SCH/ AG LND FOX BEND/ WFD INCREMENT	610136	610137	13,023

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	23,200	994,300	0	0	0	0	1,017,500	0	1,017,500
Taxable	13,023	565,937	0	0	0	0	578,960	0	578,960
Homestead Credits									1

**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: 17,382  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 17,382**

Rebate Expenditures: 0  
 Non-Rebate Expenditures: 17,382  
 Returned to County Treasurer: 0  
**Total Expenditures: 17,382**

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:</b>	<b>0</b>	<b>0</b>	<b>Amount of 06-30-2020 Cash Balance Restricted for LMI</b>
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## Projects For PATTERSON FOX BEND PHASE 2 URBAN RENEWAL

### Patterson Commercial Dev. Phase I

Description:	Developer payments for commercial improvements in the Patterson UR Area.
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

### Patterson Residential Dev. Phase II

Description:	Developer payments for residential improvements in the Patterson UR Area.
Classification:	Residential property (classified residential)
Physically Complete:	No
Payments Complete:	No

## Debts/Obligations For PATTERSON FOX BEND PHASE 2 URBAN RENEWAL

### Commercial Dev Agreement

Debt/Obligation Type:	Rebates
Principal:	250,000
Interest:	0
Total:	250,000
Annual Appropriation?:	Yes
Date Incurred:	03/20/2007
FY of Last Payment:	2027

### Residential Dev Agreement

Debt/Obligation Type:	Rebates
Principal:	2,082,553
Interest:	0
Total:	2,082,553
Annual Appropriation?:	Yes
Date Incurred:	03/20/2007
FY of Last Payment:	2029

## Non-Rebates For PATTERSON FOX BEND PHASE 2 URBAN RENEWAL

TIF Expenditure Amount:	17,382
Tied To Debt:	Residential Dev Agreement
Tied To Project:	Patterson Residential Dev. Phase II

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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:	PATTERSON (61G580)
Urban Renewal Area:	PATTERSON FOX BEND PHASE 2 URBAN RENEWAL (61013)
TIF Taxing District Name:	PATTERSON CITY/WINTERSET SCH FOX BEND PHASE 2/ WFD INCREMENT
TIF Taxing District Inc. Number:	610135
TIF Taxing District Base Year:	2009
FY TIF Revenue First Received:	2008
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2006

#### 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	994,300	0	0	0	0	994,300	0	994,300
Taxable	0	565,937	0	0	0	0	565,937	0	565,937
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	1,500	565,937	565,937	0	0

FY 2020 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name:	PATTERSON (61G580)
Urban Renewal Area:	PATTERSON FOX BEND PHASE 2 URBAN RENEWAL (61013)
TIF Taxing District Name:	PATTERSON CITY/WINTERSET SCH/ AG LND FOX BEND/ WFD INCREMENT
TIF Taxing District Inc. Number:	610137
TIF Taxing District Base Year:	2009
FY TIF Revenue First Received:	2015
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	23,200	0	0	0	0	0	23,200	0	23,200
Taxable	13,023	0	0	0	0	0	13,023	0	13,023
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	6,700	13,023	13,023	0	0

FY 2020 TIF Revenue Received: 17,382