

Annual Urban Renewal Report, Fiscal Year 2019 - 2020

Levy Authority Summary

Local Government Name: PAULLINA
Local Government Number: 71G662

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
PAULLINA BUSINESS PARK WEST	71005	0
PAULLINA URBAN RENEWAL	71007	1
PAULLINA #2 URBAN RENEWAL	71012	4

TIF Debt Outstanding: 1,850,113

TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:	125,778	0	Amount of 07-01-2019 Cash Balance Restricted for LMI
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TIF Revenue:	65,906
TIF Sp. Revenue Fund Interest:	2,089
Property Tax Replacement Claims	2,521
Asset Sales & Loan Repayments:	0
Total Revenue:	70,516

Rebate Expenditures:	11,410
Non-Rebate Expenditures:	180,000
Returned to County Treasurer:	0
Total Expenditures:	191,410

TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:	4,884	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: 1,653,819**

Urban Renewal Area Data Collection

Local Government Name: PAULLINA (71G662)
 Urban Renewal Area: PAULLINA BUSINESS PARK WEST
 UR Area Number: 71005

UR Area Creation Date: 07/2017

UR Area Purpose: The Paullina Business Park Urban Renewal Plan has been created to help local officials promote economic development in the City of Paullina. We intend to stimulate private investment in new commercial and industrial developments in this area.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
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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
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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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Projects For PAULLINA BUSINESS PARK WEST

West Industrial Lot

Description:	Ground work and retaining pond
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

West Industrial Lot

Description:	Water and Sewer installation
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

West Industrial Lot

Description:	Street Construction Project
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For PAULLINA BUSINESS PARK WEST

Ground work & retaining pond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	375,000
Interest:	66,962
Total:	441,962
Annual Appropriation?:	Yes
Date Incurred:	09/01/2017
FY of Last Payment:	2032

Water and sewer install

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	600,000
Interest:	241,000
Total:	841,000
Annual Appropriation?:	Yes
Date Incurred:	09/14/2018
FY of Last Payment:	2038

Street Construction

Debt/Obligation Type:	Internal Loans
Principal:	76,465
Interest:	0
Total:	76,465
Annual Appropriation?:	Yes
Date Incurred:	06/18/2020
FY of Last Payment:	2030

Urban Renewal Area Data Collection

Local Government Name: PAULLINA (71G662)
 Urban Renewal Area: PAULLINA URBAN RENEWAL
 UR Area Number: 71007
 UR Area Creation Date: 11/1999

UR Area Purpose: The City of Paullina Urban Renewal Area I is being created to stimulate economic development, specifically commercial development, within a commercial/light industrial development area.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
PAULLINA CITY/SOUTH O'BRIEN SCH/PAULLINA URB NEW INCREM	710091	710065	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**

TIF Taxing District Data Collection

Local Government Name: PAULLINA (71G662)
 Urban Renewal Area: PAULLINA URBAN RENEWAL (71007)
 TIF Taxing District Name: PAULLINA CITY/SOUTH O`BRIEN SCH/PAULLINA URB NEW INCREM
 TIF Taxing District Inc. Number: 710065
 TIF Taxing District Base Year: 1998
 FY TIF Revenue First Received: 2001
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2019

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	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	550,901	0	0	0	0

FY 2020 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: PAULLINA (71G662)
 Urban Renewal Area: PAULLINA #2 URBAN RENEWAL
 UR Area Number: 71012
 UR Area Creation Date: 08/2006

The Urban Renewal Area District 2 was created to develop and stimulate economic development. In September of 2013 an amendment was made to the district adding 20+ acres to the original Urban Renewal Area.

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
PAULLINA CITY AG/SOUTH O'BRIEN SCH/PAULLINA UR #2 INCRE	710099	710098	76,614
PAULLINA CITY/SOUTH O'BRIEN SCH/PAULLINA URB REN #2 INCRE	710108	710109	614,169
PAULLINA CITY AG/SOUTH O'BRIEN SCH/PS UR#2 AMEND#2	710130	710131	6,482
PAULLINA CITY/SOUTH O'BRIEN SCH/PA UR #2AMEND2	710140	710141	1,913,400

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	160,750	0	2,808,410	0	0	0	2,969,160	0	2,969,160
Taxable	90,232	0	2,527,569	0	0	0	2,617,801	0	2,617,801
Homestead Credits									0

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

125,778

0

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

TIF Revenue: 65,906
 TIF Sp. Revenue Fund Interest: 2,089
 Property Tax Replacement Claims: 2,521
 Asset Sales & Loan Repayments: 0
Total Revenue: 70,516

Rebate Expenditures: 11,410
 Non-Rebate Expenditures: 180,000
 Returned to County Treasurer: 0
Total Expenditures: 191,410

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

4,884

0

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

Projects For PAULLINA #2 URBAN RENEWAL

Paullina Business Park

Description:	Business Park Development
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	Yes

Paullina Business Park

Description:	ICON DEVELOPMENT
Classification:	Agribusiness
Physically Complete:	Yes
Payments Complete:	No

Paullina Business Park

Description:	Street Construction
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For PAULLINA #2 URBAN RENEWAL

WAT/SEWER LINE ICON

Debt/Obligation Type:	Internal Loans
Principal:	200,000
Interest:	0
Total:	200,000
Annual Appropriation?:	No
Date Incurred:	01/20/2014
FY of Last Payment:	2030

AGRIVISION

Debt/Obligation Type:	Rebates
Principal:	114,251
Interest:	0
Total:	114,251
Annual Appropriation?:	No
Date Incurred:	06/01/2017
FY of Last Payment:	2022

Business Park Street Project

Debt/Obligation Type:	Internal Loans
Principal:	176,435
Interest:	0
Total:	176,435
Annual Appropriation?:	No
Date Incurred:	11/14/2018
FY of Last Payment:	2028

Non-Rebates For PAULLINA #2 URBAN RENEWAL

TIF Expenditure Amount:	180,000
Tied To Debt:	Business Park Street Project
Tied To Project:	Paullina Business Park

Rebates For PAULLINA #2 URBAN RENEWAL

5671 Street

TIF Expenditure Amount:	11,410
Rebate Paid To:	ICON Ag
Tied To Debt:	AGRIVISION
Tied To Project:	Paullina Business Park
Projected Final FY of Rebate:	2022

Jobs For PAULLINA #2 URBAN RENEWAL

Project:	Paullina Business Park
Company Name:	ICON
Date Agreement Began:	01/27/2014
Date Agreement Ends:	06/01/2021
Number of Jobs Created or Retained:	8
Total Annual Wages of Required Jobs:	250,000
Total Estimated Private Capital Investment:	3,000,000
Total Estimated Cost of Public Infrastructure:	223,000

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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: PAULLINA (71G662)
 Urban Renewal Area: PAULLINA #2 URBAN RENEWAL (71012)
 TIF Taxing District Name: PAULLINA CITY AG/SOUTH O'BRIEN SCH/PAULLINA UR #2 INCRE
 TIF Taxing District Inc. Number: 710098
 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: 2026

UR Designation	
Slum	No
Blighted	No
Economic Development	08/2006

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	136,490	0	0	0	0	0	136,490	0	136,490
Taxable	76,614	0	0	0	0	0	76,614	0	76,614
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	38,439	76,614	76,614	0	0

FY 2020 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: PAULLINA (71G662)
 Urban Renewal Area: PAULLINA #2 URBAN RENEWAL (71012)
 TIF Taxing District Name: PAULLINA CITY/SOUTH O'BRIEN SCH/PAULLINA URB REN #2 INCRE
 TIF Taxing District Inc. Number: 710109
 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: 2026

UR Designation	
Slum	No
Blighted	No
Economic Development	08/2006

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	0	682,410	0	0	0	682,410	0	682,410
Taxable	0	0	614,169	0	0	0	614,169	0	614,169
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	14,331	614,169	614,169	0	0

FY 2020 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: PAULLINA (71G662)
 Urban Renewal Area: PAULLINA #2 URBAN RENEWAL (71012)
 TIF Taxing District Name: PAULLINA CITY AG/SOUTH O'BRIEN SCH/PS UR#2 AMEND#2
 TIF Taxing District Inc. Number: 710131

TIF Taxing District Base Year: 2012
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	02/2014

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	24,260	0	0	0	0	0	24,260	0	24,260
Taxable	13,618	0	0	0	0	0	13,618	0	13,618
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	17,778	6,482	6,482	0	0

FY 2020 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: PAULLINA (71G662)
 Urban Renewal Area: PAULLINA #2 URBAN RENEWAL (71012)
 TIF Taxing District Name: PAULLINA CITY/SOUTH O'BRIEN SCH/PA UR #2AMEND2
 TIF Taxing District Inc. Number: 710141

TIF Taxing District Base Year: 2012
 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	0	2,126,000	0	0	0	2,126,000	0	2,126,000
Taxable	0	0	1,913,400	0	0	0	1,913,400	0	1,913,400
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	34,666	1,913,400	1,913,400	0	0

FY 2020 TIF Revenue Received: 65,906