

Annual Urban Renewal Report, Fiscal Year 2019 - 2020

Levy Authority Summary

Local Government Name: PLEASANT HILL
Local Government Number: 77G722

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
PLEASANT HILL URBAN RENEWAL	77069	12

TIF Debt Outstanding: 7,399,102

TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:	1,973,764	24,407	Amount of 07-01-2019 Cash Balance Restricted for LMI
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TIF Revenue:	3,647,483
TIF Sp. Revenue Fund Interest:	23,282
Property Tax Replacement Claims	107,084
Asset Sales & Loan Repayments:	10,369
Total Revenue:	3,788,218

Rebate Expenditures:	2,785
Non-Rebate Expenditures:	3,811,550
Returned to County Treasurer:	0
Total Expenditures:	3,814,335

TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:	1,947,647	24,696	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:** 1,637,120

Urban Renewal Area Data Collection

Local Government Name: PLEASANT HILL (77G722)
 Urban Renewal Area: PLEASANT HILL URBAN RENEWAL
 UR Area Number: 77069
 UR Area Creation Date: 06/1994

For the division of taxes levied on the taxable property in the Urban Renewal Areas of the City each year by and for the benefit of the State, City, County, school districts or other taxing districts to create a special fund to pay principal and interest on loans, advances or indebtedness, including bonds proposed to be issued by the City to finance projects in such areas.

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
PLEASANT HILL CITY/DM SCH/17 CENTRAL CITY TIF INCR	770173	770174	1,601,320
PLEASANT HILL CITY AG/DM SCH/17 CENTRAL CITY TIF INCR	770175	770176	0
PLEASANT HILL CITY/SE-POLK SCH/17 CENTRAL CITY TIF INCR	770177	770178	6,728,790
PLEASANT HILL CITY AG/SE-POLK SCH/17 CENTRAL CITY TIF INCR	770179	770180	0
PLEASANT HILL CITY/DM SCH/00 EAST TIF INCR	770555	770556	2,598,670
PLEASANT HILL CITY/SE-POLK SCH/00 EAST TIF INCR	770558	770559	93,149,336
PLEASANT HILL CITY AG/DM SCH/00 EAST TIF INCR	770554	770596	0
PLEASANT HILL CITY AG/SE-POLK SCH/00 EAST TIF INCR	770557	770597	0
PLEASANT HILL CITY/DM SCH/03 AMD TIF INCR	770627	770628	5,219,050
PLEASANT HILL CITY/SE-POLK SCH/03 AMD TIF INCR	770629	770630	0
PLEASANT HILL CITY AG/DM SCH/03 AMD TIF INCR	770791	770792	0
PLEASANT HILL CITY AG/SE-POLK SCH/03 AMD TIF INCR	770793	770794	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	488,970	98,253,170	102,790,180	6,629,200	0	-96,304	225,009,056	0	225,009,056
Taxable	274,473	55,923,755	92,511,162	5,966,280	0	-96,304	167,287,246	0	167,287,246
Homestead Credits									329

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

1,973,764

24,407

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

TIF Revenue: 3,647,483
 TIF Sp. Revenue Fund Interest: 23,282
 Property Tax Replacement Claims: 107,084
 Asset Sales & Loan Repayments: 10,369
Total Revenue: 3,788,218

Rebate Expenditures: 2,785
 Non-Rebate Expenditures: 3,811,550
 Returned to County Treasurer: 0
Total Expenditures: 3,814,335

TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:	1,947,647	24,696	Amount of 06-30-2020 Cash Balance Restricted for LMI
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Projects For PLEASANT HILL URBAN RENEWAL

Miscellaneous Upgrades or Repairs

Description:	Street improvements, street lighting city parks improvements
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	No
Payments Complete:	No

Economic Development

Description:	Economic Development
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

Economic Development

Description:	Economic Development
Classification:	Commercial - office properties
Physically Complete:	No
Payments Complete:	No

Low and Moderate Housing

Description:	Payment of LMI Funds to low and moderate housing project
Classification:	Low and Moderate Income Housing
Physically Complete:	No
Payments Complete:	No

Internal Loan #1 Projects

Description:	Christie Lane, FY15 Panel Replacement, 75th Street, Dean Ave/Fairview Lane
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Internal Loan #2 Projects

Description:	E.Oakwood Drive, Vandalia Bridge, Doanes Park Consession Stand and Restroom, 55 Street, 60th Street, Shadyview, Trail Extension
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Internal Loan #3 Projects

Description:	SE 43rd Street Overlay, NE 70th Street Improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

2016 Bond - Res 110816-06

Description:	Street Improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Internal Loan #4 Projects

Description:	City Parks Recreational facilities (lake development, parks, ball fields,
Classification:	trails)
Physically Complete:	No
Payments Complete:	No

Internal Loan #5 Projects

Description:	Corridor Redevelopment & Parks Mixed use property (ie: a significant portion is residential
Classification:	and significant portion is commercial)
Physically Complete:	No
Payments Complete:	No

Internal Loan #6 Projects

Description:	City Parks Recreational facilities (lake development, parks, ball fields,
Classification:	trails)
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For PLEASANT HILL URBAN RENEWAL

LMI Requirement

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	24,407
Interest:	289
Total:	24,696
Annual Appropriation?:	No
Date Incurred:	04/15/2004
FY of Last Payment:	2019

Internal Loan #1 - Res 112613-14

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/26/2013
FY of Last Payment:	2015

Internal Loan - Generator Res012814-03

Debt/Obligation Type:	Internal Loans
Principal:	230,933
Interest:	0
Total:	230,933
Annual Appropriation?:	No
Date Incurred:	01/28/2014
FY of Last Payment:	2019

Internal Loan #2 - Res 111014-08

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/10/2014
FY of Last Payment:	2016

Rebate Agreements - Pleasant Occasion Prop

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	06/23/2009

FY of Last Payment: 2018

Rebate Agreements - Dalrich

Debt/Obligation Type:	Rebates
Principal:	38,473
Interest:	0
Total:	38,473
Annual Appropriation?:	No
Date Incurred:	05/26/2015
FY of Last Payment:	2018

Internal Loan #3 - Res 111015-06

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/10/2015
FY of Last Payment:	2017

2016 Bond - Res 110816-06

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	4,605,000
Interest:	0
Total:	4,605,000
Annual Appropriation?:	No
Date Incurred:	11/08/2016
FY of Last Payment:	2023

Internal Loan #4 - Res 112817-08

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/28/2017
FY of Last Payment:	2019

Internal Loan #5 - Res 021318-12

Debt/Obligation Type:	Internal Loans
Principal:	2,500,000
Interest:	0
Total:	2,500,000
Annual Appropriation?:	No
Date Incurred:	02/13/2018
FY of Last Payment:	2020

Non-Rebates For PLEASANT HILL URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	LMI Requirement
Tied To Project:	Low and Moderate Housing

TIF Expenditure Amount:	0
Tied To Debt:	Internal Loan #2 - Res 111014-08
Tied To Project:	Internal Loan #2 Projects

TIF Expenditure Amount:	6,500
Tied To Debt:	LMI Requirement
Tied To Project:	Low and Moderate Housing

TIF Expenditure Amount:	0
Tied To Debt:	Internal Loan #3 - Res 111015-06
Tied To Project:	Internal Loan #3 Projects

TIF Expenditure Amount:	1,305,050
Tied To Debt:	2016 Bond - Res 110816-06
Tied To Project:	2016 Bond - Res 110816-06

TIF Expenditure Amount:	0
Tied To Debt:	Internal Loan #4 - Res 112817-08
Tied To Project:	Internal Loan #4 Projects

TIF Expenditure Amount:	2,500,000
Tied To Debt:	Internal Loan #5 - Res 021318-12
Tied To Project:	Internal Loan #5 Projects

Rebates For PLEASANT HILL URBAN RENEWAL

955 NE 56th St.

TIF Expenditure Amount:	0
Rebate Paid To:	Pleasant Occasion Prop., LLC
Tied To Debt:	Rebate Agreements - Pleasant Occasion Prop
Tied To Project:	Economic Development
Projected Final FY of Rebate:	2017

2701 Douglas Ave c/o Plaza Lanes

TIF Expenditure Amount:	2,785
Rebate Paid To:	Dalrich
Tied To Debt:	Rebate Agreements - Dalrich
Tied To Project:	Economic Development
Projected Final FY of Rebate:	2022

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TIF Taxing District Data Collection

Local Government Name: PLEASANT HILL (77G722)
 Urban Renewal Area: PLEASANT HILL URBAN RENEWAL (77069)
 TIF Taxing District Name: PLEASANT HILL CITY/DM SCH/17 CENTRAL CITY TIF INCR
 TIF Taxing District Inc. Number: 770174
 TIF Taxing District Base Year: 2016
 FY TIF Revenue First Received: 2019
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2039

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2016

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	1,540,700	12,772,520	0	0	-1,852	19,898,368	0	19,898,368
Taxable	0	876,934	11,495,268	0	0	-1,852	16,560,600	0	16,560,600
Homestead Credits									6

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	18,298,900	1,601,320	1,601,320	0	0

FY 2020 TIF Revenue Received: 59,741

TIF Taxing District Data Collection

Local Government Name: PLEASANT HILL (77G722)
 Urban Renewal Area: PLEASANT HILL URBAN RENEWAL (77069)
 TIF Taxing District Name: PLEASANT HILL CITY AG/DM SCH/17 CENTRAL CITY TIF INCR
 TIF Taxing District Inc. Number: 770176
 TIF Taxing District Base Year: 2016
 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	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	0	0	0	0	0

FY 2020 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: PLEASANT HILL (77G722)
 Urban Renewal Area: PLEASANT HILL URBAN RENEWAL (77069)
 TIF Taxing District Name: PLEASANT HILL CITY/SE-POLK SCH/17 CENTRAL CITY TIF INCR
 TIF Taxing District Inc. Number: 770178
 TIF Taxing District Base Year: 2016
 FY TIF Revenue First Received: 2019
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2039

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2016

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	561,000	46,816,860	534,300	0	-1,852	47,910,308	0	47,910,308
Taxable	0	319,311	42,135,174	480,870	0	-1,852	42,933,503	0	42,933,503
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	41,170,220	6,741,940	6,728,790	13,150	436

FY 2020 TIF Revenue Received: 225,498

TIF Taxing District Data Collection

Local Government Name: PLEASANT HILL (77G722)
 Urban Renewal Area: PLEASANT HILL URBAN RENEWAL (77069)
 TIF Taxing District Name: PLEASANT HILL CITY AG/SE-POLK SCH/17 CENTRAL CITY TIF INCR
 TIF Taxing District Inc. Number: 770180
 TIF Taxing District Base Year: 2016
 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	31,420	0	0	0	0	0	31,420	0	31,420
Taxable	17,637	0	0	0	0	0	17,637	0	17,637
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	44,570	0	0	0	0

FY 2020 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: PLEASANT HILL (77G722)
 Urban Renewal Area: PLEASANT HILL URBAN RENEWAL (77069)
 TIF Taxing District Name: PLEASANT HILL CITY/DM SCH/00 EAST TIF INCR
 TIF Taxing District Inc. Number: 770556
 TIF Taxing District Base Year: 2000
 FY TIF Revenue First Received: 2000
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2022

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2000

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	142,600	2,135,300	0	0	0	5,737,900	0	5,737,900
Taxable	0	81,165	1,921,770	0	0	0	4,597,935	0	4,597,935
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	3,139,230	2,598,670	2,598,670	0	0

FY 2020 TIF Revenue Received: 98,517

TIF Taxing District Data Collection

Local Government Name: PLEASANT HILL (77G722)
 Urban Renewal Area: PLEASANT HILL URBAN RENEWAL (77069)
 TIF Taxing District Name: PLEASANT HILL CITY/SE-POLK SCH/00 EAST TIF INCR
 TIF Taxing District Inc. Number: 770559
 TIF Taxing District Base Year: 2000
 FY TIF Revenue First Received: 2000
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2022

UR Designation	
Slum	No
Blighted	No
Economic Development	01/2000

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	94,885,870	37,013,500	0	0	-92,600	139,703,610	0	139,703,610
Taxable	0	54,007,156	33,312,150	0	0	-92,600	93,149,336	0	93,149,336
Homestead Credits									319

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	13,516,510	93,149,336	93,149,336	0	0

FY 2020 TIF Revenue Received: 3,067,975

TIF Taxing District Data Collection

Local Government Name: PLEASANT HILL (77G722)
 Urban Renewal Area: PLEASANT HILL URBAN RENEWAL (77069)
 TIF Taxing District Name: PLEASANT HILL CITY AG/DM SCH/00 EAST TIF INCR
 TIF Taxing District Inc. Number: 770596

TIF Taxing District Base Year: 2000
 FY TIF Revenue First Received: 2000
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	01/2000

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	11,260	0	0	0	0	0	11,260	0	11,260
Taxable	6,321	0	0	0	0	0	6,321	0	6,321
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	11,260	0	0	0	0

FY 2020 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: PLEASANT HILL (77G722)
 Urban Renewal Area: PLEASANT HILL URBAN RENEWAL (77069)
 TIF Taxing District Name: PLEASANT HILL CITY AG/SE-POLK SCH/00 EAST TIF INCR
 TIF Taxing District Inc. Number: 770597

TIF Taxing District Base Year: 2000
 FY TIF Revenue First Received: 2000
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	01/2000

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	246,200	0	0	0	0	0	246,200	0	246,200
Taxable	138,199	0	0	0	0	0	138,199	0	138,199
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	247,150	0	0	0	0

FY 2020 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: PLEASANT HILL (77G722)
 Urban Renewal Area: PLEASANT HILL URBAN RENEWAL (77069)
 TIF Taxing District Name: PLEASANT HILL CITY/DM SCH/03 AMD TIF INCR
 TIF Taxing District Inc. Number: 770628

TIF Taxing District Base Year: 2002
 FY TIF Revenue First Received: 2003
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	03/2003

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	1,123,000	4,052,000	6,094,900	0	0	11,269,900	0	11,269,900
Taxable	0	639,189	3,646,800	5,485,410	0	0	9,771,399	0	9,771,399
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	6,050,850	5,219,050	5,219,050	0	0

FY 2020 TIF Revenue Received: 195,752

TIF Taxing District Data Collection

Local Government Name: PLEASANT HILL (77G722)
 Urban Renewal Area: PLEASANT HILL URBAN RENEWAL (77069)
 TIF Taxing District Name: PLEASANT HILL CITY/SE-POLK SCH/03 AMD TIF INCR
 TIF Taxing District Inc. Number: 770630

TIF Taxing District Base Year: 2002
 FY TIF Revenue First Received: 2003
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	03/2003

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	0	0	0	0	0

FY 2020 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: PLEASANT HILL (77G722)
 Urban Renewal Area: PLEASANT HILL URBAN RENEWAL (77069)
 TIF Taxing District Name: PLEASANT HILL CITY AG/DM SCH/03 AMD TIF INCR
 TIF Taxing District Inc. Number: 770792

TIF Taxing District Base Year: 2002
 FY TIF Revenue First Received: 2003
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	03/2003

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	137,030	0	0	0	0	0	137,030	0	137,030
Taxable	76,919	0	0	0	0	0	76,919	0	76,919
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	137,030	0	0	0	0

FY 2020 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: PLEASANT HILL (77G722)
 Urban Renewal Area: PLEASANT HILL URBAN RENEWAL (77069)
 TIF Taxing District Name: PLEASANT HILL CITY AG/SE-POLK SCH/03 AMD TIF INCR
 TIF Taxing District Inc. Number: 770794

TIF Taxing District Base Year: 2002
 FY TIF Revenue First Received: 2003
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	03/2003

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	63,060	0	0	0	0	0	63,060	0	63,060
Taxable	35,397	0	0	0	0	0	35,397	0	35,397
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	46,840	16,220	0	16,220	409

FY 2020 TIF Revenue Received: 0