

Annual Urban Renewal Report, Fiscal Year 2019 - 2020

Levy Authority Summary

Local Government Name: SIOUX CENTER
Local Government Number: 84G810

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
SIOUX CENTER UNIFIED URBAN RENEWAL	84066	17

TIF Debt Outstanding: 17,540,045

TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:	8,942	0	Amount of 07-01-2019 Cash Balance Restricted for LMI
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TIF Revenue:	2,318,088
TIF Sp. Revenue Fund Interest:	1,962
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	2,320,050

Rebate Expenditures:	144,723
Non-Rebate Expenditures:	1,771,300
Returned to County Treasurer:	0
Total Expenditures:	1,916,023

TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:	412,969	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:** 15,211,053

Urban Renewal Area Data Collection

Local Government Name: SIOUX CENTER (84G810)
 Urban Renewal Area: SIOUX CENTER UNIFIED URBAN RENEWAL
 UR Area Number: 84066
 UR Area Creation Date: 11/1979

Renewal activities are designed to provide opportunities, incentives, and sites for community economic development purposes, including new and expanded industrial and commercial development and blight remediation. See the Plan documents for more details.

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
SCENTER CITY/SCENTER SCH/UR/131 INCREM	840079	840080	26,628,700
SCENTER CITY/SCENTER SCH/UR-2 AFF HOUSING/127 INCREM	840108	840109	16,157,238
SCENTER CITY/SCENTER SCH/UR2 AMNDT-1 (PELLA)/138 INCREM	840229	840230	4,176,127
SCENTER CITY AG/SCENTER SCH/IND PK AMEND #3/127-A AG INCREM	840271	840272	15,321
SCENTER CITY/SIOUX CENTER SCH/UR MALL AMEND 2/131-2 INCREM	840279	840280	1,290,699
SCENTER CITY/SCENTER SCH/ALL SEASON AMEND #5/138-5 TIF INCREM	840301	840302	0
SCENTER CITY/SCENTER SCH UR HWY 75 DEV AMND 3/131-3 INCREM	840335	840336	8,579,520
SCENTER CITY/SCENTER SCH/UR SOUTHRIDGE AMD 4/131-4 INCREM	840337	840338	18,009,465
SCENTER CITY/SCENTER SCH/UNIFIED UR AMEND #1/133 INCREM	840377	840378	0
SCENTER CITY/SCENTER SCH/IND PK AMEND #3/127-3 INCREM	840413	840414	5,405,159
SCENTER CITY/SCENTER SCH/IND PK AMEND #4/127-4 INCREM	840415	840416	50,674
SCENTER CITY/SCENTER SCH/UR SOUTHRIDGE AG #4/131-A INCREM	840417	840418	0
SCENTER CITY/SCENTER SCH/UNIFIED UR AMEND #2/133-1 INCREM	840419	840420	138,832
SCENTER CITY/SCENTER SCH/UNIFIED UR AMEND #3/BOMGAARS SIOUX AUTO/133-2 INCREM	840421	840422	1,169,699
SCENTER CITY/SCENTER SCH/UNIFIED UR AMEND 1 AG/133-A INCREM	840423	840424	5,901
SCENTER CITY/SCENTER SCH/UR2 AMNDT-1 PELLA AG/138-A INCREM	840425	840426	12,008
SCENTER CITY/SCENTER SCH/UNIFIED UR AMEND #4/WATER TREATMENT PLANT/133-3 INCREM	840431	840432	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	523,250	73,531,750	86,640,143	25,451,640	0	-72,228	186,478,132	0	186,478,132
Taxable	293,710	41,852,808	77,976,129	22,906,476	0	-72,228	143,259,581	0	143,259,581
Homestead Credits									238

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Projects For SIOUX CENTER UNIFIED URBAN RENEWAL

Library

Description:	Construct a new library on Main Ave
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	No

Turn Lane

Description:	Construct turn lanes/signalization on Hwy 75 and 16th St SW for Wal-Mart
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Water Infrastructure

Description:	Water infrastructure for commercial development on 16th St SW
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Hwy 75 3rd Lane

Description:	Extend South Hwy 75 to a 3 lane
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

St Andrews Way

Description:	Construct St. Andrews Way in Commercial Park of Southridge Development
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Southridge Sewer

Description:	Sewer infrastructure for Southridge development
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Mall

Description:	Construct an enclosed retail downtown mall
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Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	Yes

Southridge Development

Description:	Acquire recreation development area
	Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	Yes
Payments Complete:	Yes

Hospital Project Obligation

Description:	Help fund construction of hospital
Classification:	Commercial-Medical
Physically Complete:	Yes
Payments Complete:	Yes

Hwy 75 Enhancements

Description:	Plan future enhancements to the Hwy 75 corridor
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

All Season Center

Description:	Addition to ASC for locker room and large meeting room
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	Yes

Redevelop Old Hospital Site

Description:	Demolition and redevelopment of old hospital along Hwy 75
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	Yes

NW IA Research Faciltiy Development Agreement

Description:	Expansion of facilities in Sioux Center
Classification:	Commercial-Medical
Physically Complete:	Yes
Payments Complete:	Yes

Administrative Expenses

Description:	Staff Expenses and legal fees
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	No

Highway Commercial Development

Description:	Develop land north of Pella
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Mall Enhancements and Repairs

Description:	Repairs and updates to current downtown mall
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	No
Payments Complete:	No

Hospital Redevelopment

Description:	Redevelop prior hospital land
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	Yes

Wastewater Treatment Upgrades

Description:	Add additional process to wastewater treatment process
Classification:	Water treatment plants, waste treatment plants & lagoons
Physically Complete:	No
Payments Complete:	No

Outdoor Pool Expansion

Description:	Added to the All Season Center outdoor aquatic area Recreational facilities (lake development, parks, ball fields, trails)
Classification:	trails)
Physically Complete:	Yes
Payments Complete:	No

Highway Comm. Dev Agreement

Description:	Development agreement in Highway Commercial area
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Highway Commercial Dev.Agreement

Description:	Development agreement in Highway Commercial area
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Industrial Park Dev Agreement

Description:	Development agreement in Highway Commercial area
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Main St Office Development

Description:	Redevelopment Grant for Office Building
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	Yes

Highway Commercial Infrastructure

Description:	Improvements to Highway Commercial 2nd Addition
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Renovations to Library

Description:	Improvements to Library
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	No
Payments Complete:	No

Green Space Development

Description:	Develop Green Space N. of New High School Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	No
Payments Complete:	No

Land Purchase

Description:	Purchase Land N. of Wal-Mart
Classification:	Acquisition of property
Physically Complete:	No
Payments Complete:	No

Sewer Lift Station

Description:	Construct Sewer Lift Station at 20th St NE & 13th Ave NE
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Hwy 75 Engineering Cost

Description:	Engineering expenses for developing Hwy 75 Enhancement Project
Classification:	Roads, Bridges & Utilities

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Physically Complete:	No
Payments Complete:	No

Water System Enhancements

Description:	Pipe Replacement on S. Main Ave and 7th St SW
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Highway Commercial Dev Agree

Description:	Development agreement in Highway Commercial area
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Water Tower Improvements

Description:	Repair and upgrade water on north side
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Home Purchases

Description:	Purchase homes along Highway 75
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	No

Economic Jobs Agreement

Description:	High Quality Jobs Agreement
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

Hwy 75 Development Agreement

Description:	Agreement for capital improvements for commercial property along Hwy 75
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For SIOUX CENTER UNIFIED URBAN RENEWAL

2013 Refunding G.O. Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	531,141
Interest:	15,688
Total:	546,829
Annual Appropriation?:	No
Date Incurred:	05/01/2013
FY of Last Payment:	2022

Administrative Fees

Debt/Obligation Type:	Internal Loans
Principal:	10,000
Interest:	0
Total:	10,000
Annual Appropriation?:	No
Date Incurred:	11/19/2018
FY of Last Payment:	2020

2017 Internal Loan

Debt/Obligation Type:	Internal Loans
Principal:	269,950
Interest:	2,700
Total:	272,650
Annual Appropriation?:	No
Date Incurred:	11/30/2017
FY of Last Payment:	2022

2018 Internal Loan

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/30/2018
FY of Last Payment:	2021

2018 G.O. Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	3,900,000
Interest:	962,265
Total:	4,862,265
Annual Appropriation?:	No
Date Incurred:	06/05/2018
FY of Last Payment:	2033

2018 SRF G.O. Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	3,965,052
Interest:	127,597
Total:	4,092,649
Annual Appropriation?:	No
Date Incurred:	01/12/2018
FY of Last Payment:	2037

Highway Comm. Dev Agreement

Debt/Obligation Type:	Rebates
Principal:	190,796
Interest:	0
Total:	190,796
Annual Appropriation?:	Yes
Date Incurred:	05/15/2015
FY of Last Payment:	2023

Highway Commercial Dev. Agreement

Debt/Obligation Type:	Rebates
Principal:	67,602
Interest:	0
Total:	67,602
Annual Appropriation?:	Yes
Date Incurred:	09/08/2015
FY of Last Payment:	2023

Industrial Park Dev Agreement

Debt/Obligation Type:	Rebates
Principal:	18,449
Interest:	0
Total:	18,449
Annual Appropriation?:	Yes
Date Incurred:	10/15/2015
FY of Last Payment:	2023

Highway Commercial Dev Agremt

Debt/Obligation Type:	Rebates
Principal:	146,198
Interest:	0
Total:	146,198
Annual Appropriation?:	Yes
Date Incurred:	12/20/2015
FY of Last Payment:	2024

Main St Office Development

Debt/Obligation Type:	Rebates
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Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	08/23/2016
FY of Last Payment:	2019

Highway Commercial 2nd Addition

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	07/24/2017
FY of Last Payment:	2019

Library Improvement Loan

Debt/Obligation Type:	Internal Loans
Principal:	50,500
Interest:	0
Total:	50,500
Annual Appropriation?:	Yes
Date Incurred:	11/28/2017
FY of Last Payment:	2020

2019 G.O. Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,900,000
Interest:	165,383
Total:	3,065,383
Annual Appropriation?:	Yes
Date Incurred:	11/25/2019
FY of Last Payment:	2023

2020 G.O. Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,170,364
Interest:	400,980
Total:	2,571,344
Annual Appropriation?:	Yes
Date Incurred:	06/24/2020
FY of Last Payment:	2035

2019 Internal Loan

Debt/Obligation Type:	Internal Loans
Principal:	471,524
Interest:	6,484
Total:	478,008
Annual Appropriation?:	Yes

Date Incurred:	11/30/2018
FY of Last Payment:	2026

2020 Internal Loan

Debt/Obligation Type:	Internal Loans
Principal:	808,233
Interest:	6,533
Total:	814,766
Annual Appropriation?:	Yes
Date Incurred:	11/30/2019
FY of Last Payment:	2027

Home Purchases

Debt/Obligation Type:	Internal Loans
Principal:	237,565
Interest:	0
Total:	237,565
Annual Appropriation?:	Yes
Date Incurred:	01/29/2018
FY of Last Payment:	2020

Economic Jobs Agreement

Debt/Obligation Type:	Other Debt
Principal:	60,000
Interest:	0
Total:	60,000
Annual Appropriation?:	Yes
Date Incurred:	06/18/2018
FY of Last Payment:	2020

Development Agreement for Hwy 75 Commercial Business

Debt/Obligation Type:	Other Debt
Principal:	55,041
Interest:	0
Total:	55,041
Annual Appropriation?:	Yes
Date Incurred:	07/27/2017
FY of Last Payment:	2020

Non-Rebates For SIOUX CENTER UNIFIED URBAN RENEWAL

TIF Expenditure Amount:	100,612
Tied To Debt:	2013 Refunding G.O. Bond
Tied To Project:	Library

TIF Expenditure Amount:	30,961
Tied To Debt:	2013 Refunding G.O. Bond
Tied To Project:	Turn Lane

TIF Expenditure Amount:	10,416
Tied To Debt:	2013 Refunding G.O. Bond
Tied To Project:	Hwy 75 3rd Lane

TIF Expenditure Amount:	22,224
Tied To Debt:	2013 Refunding G.O. Bond
Tied To Project:	St Andrews Way

TIF Expenditure Amount:	2,880
Tied To Debt:	2013 Refunding G.O. Bond
Tied To Project:	Water Infrastructure

TIF Expenditure Amount:	14,400
Tied To Debt:	2013 Refunding G.O. Bond
Tied To Project:	Southridge Sewer

TIF Expenditure Amount:	10,000
Tied To Debt:	Administrative Fees
Tied To Project:	Administrative Expenses

TIF Expenditure Amount:	2,700
Tied To Debt:	2017 Internal Loan
Tied To Project:	Highway Commercial Development

TIF Expenditure Amount:	20
Tied To Debt:	2019 Internal Loan
Tied To Project:	Highway Commercial Development

TIF Expenditure Amount:	3,300
Tied To Debt:	2020 Internal Loan
Tied To Project:	Highway Commercial Development

TIF Expenditure Amount:	349,130
Tied To Debt:	2018 G.O. Bond
Tied To Project:	Outdoor Pool Expansion

TIF Expenditure Amount:	551,597
Tied To Debt:	2018 SRF G.O. Bond
Tied To Project:	Wastewater Treatment Upgrades

TIF Expenditure Amount:	50,500
Tied To Debt:	Library Improvement Loan
Tied To Project:	Renovations to Library
TIF Expenditure Amount:	5,813
Tied To Debt:	2019 G.O. Bond
Tied To Project:	Sewer Lift Station
TIF Expenditure Amount:	9,300
Tied To Debt:	2019 G.O. Bond
Tied To Project:	Green Space Development
TIF Expenditure Amount:	18,600
Tied To Debt:	2019 G.O. Bond
Tied To Project:	Land Purchase
TIF Expenditure Amount:	32,825
Tied To Debt:	2019 Internal Loan
Tied To Project:	Hwy 75 Enhancements
TIF Expenditure Amount:	294
Tied To Debt:	2020 Internal Loan
Tied To Project:	Hwy 75 Enhancements
TIF Expenditure Amount:	195,637
Tied To Debt:	2019 Internal Loan
Tied To Project:	Mall Enhancements and Repairs
TIF Expenditure Amount:	344
Tied To Debt:	2020 Internal Loan
Tied To Project:	Mall Enhancements and Repairs
TIF Expenditure Amount:	4,547
Tied To Debt:	2019 Internal Loan
Tied To Project:	Water Tower Improvements
TIF Expenditure Amount:	2,594
Tied To Debt:	2020 Internal Loan
Tied To Project:	Water Tower Improvements
TIF Expenditure Amount:	237,565
Tied To Debt:	Home Purchases
Tied To Project:	Home Purchases
TIF Expenditure Amount:	60,000
Tied To Debt:	Economic Jobs Agreement
Tied To Project:	Economic Jobs Agreement
TIF Expenditure Amount:	55,041
Tied To Debt:	Economic Jobs Agreement
Tied To Project:	Hwy 75 Development Agreement

Rebates For SIOUX CENTER UNIFIED URBAN RENEWAL

110 20th St NE

TIF Expenditure Amount:	63,673
Rebate Paid To:	Ver Hoef Automotive
Tied To Debt:	Highway Comm. Dev Agreement
Tied To Project:	Highway Comm. Dev Agreement
Projected Final FY of Rebate:	2023

130 22nd St NE

TIF Expenditure Amount:	26,399
Rebate Paid To:	NTR Properties, LLC
Tied To Debt:	Highway Commercial Dev.Agreement
Tied To Project:	Highway Commercial Dev.Agreement
Projected Final FY of Rebate:	2023

1568 N Main Ave

TIF Expenditure Amount:	7,164
Rebate Paid To:	Cambridge Technologies
Tied To Debt:	Industrial Park Dev Agreement
Tied To Project:	Industrial Park Dev Agreement
Projected Final FY of Rebate:	2023

176 S. Main Ave

TIF Expenditure Amount:	0
Rebate Paid To:	Sioux Center Land Development
Tied To Debt:	Main St Office Development
Tied To Project:	Main St Office Development
Projected Final FY of Rebate:	2019

Highway Commercial 2nd Addition

TIF Expenditure Amount:	0
Rebate Paid To:	Sioux Center Land Development
Tied To Debt:	Highway Commercial 2nd Addition
Tied To Project:	Highway Commercial Infrastructure
Projected Final FY of Rebate:	2019

1967 N Main Ave

TIF Expenditure Amount:	47,487
Rebate Paid To:	Fifth Generation Investmet

Tied To Debt:	Highway Commercial Dev Agremt
Tied To Project:	Highway Commercial Dev Agre
Projected Final FY of Rebate:	2024

Jobs For SIOUX CENTER UNIFIED URBAN RENEWAL

Project:	Economic Jobs Agreement
Company Name:	Harbor Group Investments
Date Agreement Began:	06/18/2018
Date Agreement Ends:	06/18/2021
Number of Jobs Created or Retained:	60
Total Annual Wages of Required Jobs:	2,064,000
Total Estimated Private Capital Investment:	13,930,000
Total Estimated Cost of Public Infrastructure:	200,000

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2020

TIF Taxing District Data Collection

Local Government Name: SIOUX CENTER (84G810)
 Urban Renewal Area: SIOUX CENTER UNIFIED URBAN RENEWAL (84066)
 TIF Taxing District Name: SCENTER CITY/SCENTER SCH/UR/131 INCREM
 TIF Taxing District Inc. Number: 840080

TIF Taxing District Base Year: 1979
 FY TIF Revenue First Received: 1984
 Subject to a Statutory end date? No

UR Designation	
Slum	12/1979
Blighted	12/1979
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	13,045,100	38,539,733	4,439,000	0	-31,484	56,395,926	0	56,395,926
Taxable	0	7,425,012	34,685,760	3,995,100	0	-31,484	46,377,074	0	46,377,074
Homestead Credits									76

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	11,510,249	44,917,161	26,628,700	18,288,461	522,185

FY 2020 TIF Revenue Received: 758,347

TIF Taxing District Data Collection

Local Government Name: SIOUX CENTER (84G810)
 Urban Renewal Area: SIOUX CENTER UNIFIED URBAN RENEWAL (84066)
 TIF Taxing District Name: SCENTER CITY/SCENTER SCH/UR-2 AFF HOUSING/127 INCREM
 TIF Taxing District Inc. Number: 840109

TIF Taxing District Base Year: 1993
 FY TIF Revenue First Received: 1995
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2033

UR Designation	
Slum	No
Blighted	No
Economic Development	12/1994

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	9,224,710	13,761,920	10,690,480	0	-3,704	33,673,406	0	33,673,406
Taxable	0	5,250,522	12,385,728	9,621,432	0	-3,704	27,253,978	0	27,253,978
Homestead Credits									41

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	4,200,242	27,253,978	16,157,238	11,096,740	316,842

FY 2020 TIF Revenue Received: 456,581

TIF Taxing District Data Collection

Local Government Name: SIOUX CENTER (84G810)
 Urban Renewal Area: SIOUX CENTER UNIFIED URBAN RENEWAL (84066)
 TIF Taxing District Name: SCENTER CITY/SCENTER SCH/UR2 AMNDT-1 (PELLA)/138 INCREM
 TIF Taxing District Inc. Number: 840230
 TIF Taxing District Base Year: 1998
 FY TIF Revenue First Received: 2000
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2020

UR Designation	
Slum	No
Blighted	No
Economic Development	09/1999

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	7,826,980	0	0	7,826,980	0	7,826,980
Taxable	0	0	0	7,044,282	0	0	7,044,282	0	7,044,282
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	303,836	7,044,282	4,176,127	2,868,155	81,894

FY 2020 TIF Revenue Received: 119,240

TIF Taxing District Data Collection

Local Government Name: SIOUX CENTER (84G810)
 Urban Renewal Area: SIOUX CENTER UNIFIED URBAN RENEWAL (84066)
 TIF Taxing District Name: SCENTER CITY AG/SCENTER SCH/IND PK AMEND #3/127-A AG INCREM
 TIF Taxing District Inc. Number: 840272
 TIF Taxing District Base Year: 2002
 FY TIF Revenue First Received: 2005
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2025

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2003

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	177,490	0	0	0	0	0	177,490	0	177,490
Taxable	99,627	0	0	0	0	0	99,627	0	99,627
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	151,629	25,861	15,321	10,540	215

FY 2020 TIF Revenue Received: 312

TIF Taxing District Data Collection

Local Government Name: SIOUX CENTER (84G810)
 Urban Renewal Area: SIOUX CENTER UNIFIED URBAN RENEWAL (84066)
 TIF Taxing District Name: SCENTER CITY/SIOUX CENTER SCH/UR MALL AMEND 2/131-2 INCREM
 TIF Taxing District Inc. Number: 840280

TIF Taxing District Base Year: 2003
 FY TIF Revenue First Received: 2006
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	10/2004
Economic Development	10/2004

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	1,737,380	2,268,370	0	0	0	4,005,750	0	4,005,750
Taxable	0	988,886	2,041,533	0	0	0	3,030,419	0	3,030,419
Homestead Credits									13

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	1,828,613	2,177,137	1,290,699	886,438	25,310

FY 2020 TIF Revenue Received: 36,853

TIF Taxing District Data Collection

Local Government Name: SIOUX CENTER (84G810)
 Urban Renewal Area: SIOUX CENTER UNIFIED URBAN RENEWAL (84066)
 TIF Taxing District Name: SCENTER CITY/SCENTER SCH/ALL SEASON AMEND #5/138-5 TIF INCREM
 TIF Taxing District Inc. Number: 840302

TIF Taxing District Base Year: 2006
 FY TIF Revenue First Received: 2008
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2028

UR Designation	
Slum	No
Blighted	No
Economic Development	08/2007

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	356,530	0	0	0	0

FY 2020 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: SIOUX CENTER (84G810)
 Urban Renewal Area: SIOUX CENTER UNIFIED URBAN RENEWAL (84066)
 TIF Taxing District Name: SCENTER CITY/SCENTER SCH UR HWY 75 DEV AMND 3/131-3 INCREM
 TIF Taxing District Inc. Number: 840336
 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: 2030

UR Designation	
Slum	10/2006
Blighted	10/2006
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	1,290,530	15,371,800	0	0	0	16,662,330	0	16,662,330
Taxable	0	734,544	13,834,620	0	0	0	14,569,164	0	14,569,164
Homestead Credits									3

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	2,190,447	14,471,883	8,579,520	5,892,363	168,243

FY 2020 TIF Revenue Received: 244,968

TIF Taxing District Data Collection

Local Government Name: SIOUX CENTER (84G810)
 Urban Renewal Area: SIOUX CENTER UNIFIED URBAN RENEWAL (84066)
 TIF Taxing District Name: SCENTER CITY/SCENTER SCH/UR SOUTHRIDGE AMD 4/131-4 INCREM
 TIF Taxing District Inc. Number: 840338
 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: 2030

UR Designation	
Slum	No
Blighted	No
Economic Development	07/2008

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	46,204,110	4,574,310	0	0	-37,040	50,741,380	0	50,741,380
Taxable	0	26,298,455	4,116,879	0	0	-37,040	30,378,294	0	30,378,294
Homestead Credits									101

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	315,690	30,378,294	18,009,465	12,368,829	353,163

FY 2020 TIF Revenue Received: 514,219

♣ Annual Urban Renewal Report, Fiscal Year 2019 - 2020

TIF Taxing District Data Collection

Local Government Name: SIOUX CENTER (84G810)
 Urban Renewal Area: SIOUX CENTER UNIFIED URBAN RENEWAL (84066)
 TIF Taxing District Name: SCENTER CITY/SCENTER SCH/UNIFIED UR AMEND #1/133 INCREM
 TIF Taxing District Inc. Number: 840378
 TIF Taxing District Base Year: 2011
 FY TIF Revenue First Received: 2014
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2034

UR Designation	
Slum	No
Blighted	No
Economic Development	03/2012

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	223,540	0	0	0	0	223,540	0	223,540
Taxable	0	127,235	0	0	0	0	127,235	0	127,235
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	399,170	0	0	0	0

FY 2020 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: SIOUX CENTER (84G810)
 Urban Renewal Area: SIOUX CENTER UNIFIED URBAN RENEWAL (84066)
 TIF Taxing District Name: SCENTER CITY/SCENTER SCH/IND PK AMEND #3/127-3 INCREM
 TIF Taxing District Inc. Number: 840414
 TIF Taxing District Base Year: 2002
 FY TIF Revenue First Received: 2005
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2025

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2003

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	259,890	9,929,170	36,900	0	0	10,225,960	0	10,225,960
Taxable	0	147,925	8,936,253	33,210	0	0	9,117,388	0	9,117,388
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	558,206	9,117,388	5,405,159	3,712,229	105,994

FY 2020 TIF Revenue Received: 148,807

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TIF Taxing District Data Collection

Local Government Name: SIOUX CENTER (84G810)
 Urban Renewal Area: SIOUX CENTER UNIFIED URBAN RENEWAL (84066)
 TIF Taxing District Name: SCENTER CITY/SCENTER SCH/IND PK AMEND #4/127-4 INCREM
 TIF Taxing District Inc. Number: 840416
 TIF Taxing District Base Year: 2005
 FY TIF Revenue First Received: 2007
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2027

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2006

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	152,340	0	0	0	0	0	152,340	0	152,340
Taxable	85,512	0	0	0	0	0	85,512	0	85,512
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	44,876	85,512	50,674	34,838	710

FY 2020 TIF Revenue Received: 1,034

TIF Taxing District Data Collection

Local Government Name: SIOUX CENTER (84G810)
 Urban Renewal Area: SIOUX CENTER UNIFIED URBAN RENEWAL (84066)
 TIF Taxing District Name: SCENTER CITY/SCENTER SCH/UR SOUTHRIDGE AG #4/131-A INCREM
 TIF Taxing District Inc. Number: 840418
 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: 2030

UR Designation	
Slum	No
Blighted	No
Economic Development	07/2008

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	69,540	0	0	0	0	0	69,540	0	69,540
Taxable	39,035	0	0	0	0	0	39,035	0	39,035
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	137,220	0	0	0	0

FY 2020 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: SIOUX CENTER (84G810)
 Urban Renewal Area: SIOUX CENTER UNIFIED URBAN RENEWAL (84066)
 TIF Taxing District Name: SCENTER CITY/SCENTER SCH/UNIFIED UR AMEND #2/133-1 INCREM
 TIF Taxing District Inc. Number: 840420

TIF Taxing District Base Year: 2013
 FY TIF Revenue First Received: 2015
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	08/2014
Economic Development	08/2014

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	1,546,490	0	0	0	0	1,546,490	0	1,546,490
Taxable	0	880,229	0	0	0	0	880,229	0	880,229
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	1,312,310	234,180	138,832	95,348	2,722

FY 2020 TIF Revenue Received: 3,965

TIF Taxing District Data Collection

Local Government Name: SIOUX CENTER (84G810)
 Urban Renewal Area: SIOUX CENTER UNIFIED URBAN RENEWAL (84066)
 TIF Taxing District Name: SCENTER CITY/SCENTER SCH/UNIFIED UR AMEND #3/BOMGAARS SIOUX
 AUTO/133-2 INCREM

TIF Taxing District Inc. Number: 840422

TIF Taxing District Base Year: 2015
 FY TIF Revenue First Received: 2018
 Subject to a Statutory end date? Yes

Fiscal year this TIF Taxing District
 statutorily ends: 2038

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2015

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	2,194,840	2,458,280	0	0	4,653,120	0	4,653,120
Taxable	0	0	1,975,356	2,212,452	0	0	4,187,808	0	4,187,808
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	2,680,060	1,973,060	1,169,699	803,361	22,938

FY 2020 TIF Revenue Received: 33,398

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TIF Taxing District Data Collection

Local Government Name: SIOUX CENTER (84G810)
 Urban Renewal Area: SIOUX CENTER UNIFIED URBAN RENEWAL (84066)
 TIF Taxing District Name: SCENTER CITY/SCENTER SCH/UNIFIED UR AMEND 1 AG/133-A INCREM
 TIF Taxing District Inc. Number: 840424
 TIF Taxing District Base Year: 2011
 FY TIF Revenue First Received: 2014
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2034

UR Designation	
Slum	No
Blighted	No
Economic Development	03/2012

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	25,600	0	0	0	0	0	25,600	0	25,600
Taxable	14,370	0	0	0	0	0	14,370	0	14,370
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	15,650	9,950	5,901	4,049	83

FY 2020 TIF Revenue Received: 120

TIF Taxing District Data Collection

Local Government Name: SIOUX CENTER (84G810)
 Urban Renewal Area: SIOUX CENTER UNIFIED URBAN RENEWAL (84066)
 TIF Taxing District Name: SCENTER CITY/SCENTER SCH/UR2 AMNDT-1 PELLA AG/138-A INCREM
 TIF Taxing District Inc. Number: 840426
 TIF Taxing District Base Year: 1998
 FY TIF Revenue First Received: 2000
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2020

UR Designation	
Slum	No
Blighted	No
Economic Development	09/1999

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	98,280	0	0	0	0	0	98,280	0	98,280
Taxable	55,166	0	0	0	0	0	55,166	0	55,166
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	78,009	20,271	12,008	8,263	168

FY 2020 TIF Revenue Received: 244

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TIF Taxing District Data Collection

Local Government Name:	SIOUX CENTER (84G810)
Urban Renewal Area:	SIOUX CENTER UNIFIED URBAN RENEWAL (84066)
TIF Taxing District Name:	SCENTER CITY/SCENTER SCH/UNIFIED UR AMEND #4/WATER TREATMENT PLANT/133-3 INCREM
TIF Taxing District Inc. Number:	840432
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	846,980	0	0	0	0

FY 2020 TIF Revenue Received: 0