

# Annual Urban Renewal Report, Fiscal Year 2021 - 2022

## Levy Authority Summary

Local Government Name: GREENFIELD  
 Local Government Number: 01G004

| Active Urban Renewal Areas | U.R.<br># | # of Tif<br>Taxing<br>Districts |
|----------------------------|-----------|---------------------------------|
| GREENFIELD URBAN RENEWAL   | 01002     | 3                               |

**TIF Debt Outstanding:** 89,712

|   |                |          |   |
|---|----------------|----------|---|
| <b>TIF Sp. Rev. Fund Cash Balance<br/>as of 07-01-2021:</b> | <b>261,382</b> | <b>0</b> | <b>Amount of 07-01-2021 Cash Balance<br/>Restricted for LMI</b> |
|---|----------------|----------|---|

|                                 |               |  |  |
|---------------------------------|---------------|--|--|
| TIF Revenue:                    | 36,179        |  |  |
| TIF Sp. Revenue Fund Interest:  | 0             |  |  |
| Property Tax Replacement Claims | 0             |  |  |
| Asset Sales & Loan Repayments:  | 0             |  |  |
| <b>Total Revenue:</b>           | <b>36,179</b> |  |  |

|                               |               |  |  |
|-------------------------------|---------------|--|--|
| Rebate Expenditures:          | 40,348        |  |  |
| Non-Rebate Expenditures:      | 13,871        |  |  |
| Returned to County Treasurer: | 0             |  |  |
| <b>Total Expenditures:</b>    | <b>54,219</b> |  |  |

|   |                |          |   |
|---|----------------|----------|---|
| <b>TIF Sp. Rev. Fund Cash Balance<br/>as of 06-30-2022:</b> | <b>243,342</b> | <b>0</b> | <b>Amount of 06-30-2022 Cash Balance<br/>Restricted for LMI</b> |
|---|----------------|----------|---|

**Year-End Outstanding TIF  
Obligations, Net of TIF Special  
Revenue Fund Balance:** -207,849

## Urban Renewal Area Data Collection

Local Government Name: GREENFIELD (01G004)  
 Urban Renewal Area: GREENFIELD URBAN RENEWAL  
 UR Area Number: 01002

UR Area Creation Date: 10/1992

UR Area Purpose: The purpose was to provide for the division of taxes in the urban renewal area for the benefit of the state, city, county, school district, or other taxing districts to pay the principal and interest on loans and moneys including bonds to finance improvements in the urban renewal area.

## Tax Districts within this Urban Renewal Area

|  | Base No. | Increment No. | Increment Value Used |
|--|----------|---------------|----------------------|
| GREENFIELD CITY/NODAWAY VALLEY SCH/GFLD URBAN RENEWAL INCREM                 | 010066   | 010049        | 1,140,131            |
| GREENFIELD CITY/NODAWAY VALLEY SCH/GFLD UR REN NORTH INCREM                  | 010060   | 010053        | 0                    |
| GREENFIELD CITY AG/NODAWAY VALLEY SCH/GREENFIELD CITY AG NORTH UR TIF INCREM | 010061   | 010054        | 0                    |

## Urban Renewal Area Value by Class - 1/1/2020 for FY 2022

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total     | Gas/Electric Utility | Total     |
|-------------------|--------------|-------------|------------|------------|-------|----------|-----------|----------------------|-----------|
| Assessed          | 0            | 1,258,010   | 5,930,814  | 0          | 0     | -5,556   | 7,514,134 | 0                    | 7,514,134 |
| Taxable           | 0            | 709,635     | 5,337,730  | 0          | 0     | -5,556   | 6,265,146 | 0                    | 6,265,146 |
| Homestead Credits |              |             |            |            |       |          |           |                      | 13        |

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2021:** **261,382** **0** **Amount of 07-01-2021 Cash Balance Restricted for LMI**

TIF Revenue: 36,179  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 36,179**

Rebate Expenditures: 40,348  
 Non-Rebate Expenditures: 13,871  
 Returned to County Treasurer: 0  
**Total Expenditures: 54,219**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2022:** **243,342** **0** **Amount of 06-30-2022 Cash Balance Restricted for LMI**

## Projects For GREENFIELD URBAN RENEWAL

### Public Square Improvements

|                      |   |
|----------------------|---|
| Description:         | Electirc, water, sewer, & street improvements |
| Classification:      | Roads, Bridges & Utilities                    |
| Physically Complete: | Yes   |
| Payments Complete:   | Yes   |

### Opera House Loan

|                      |  |
|----------------------|--|
| Description:         | Renovation of Opera House                  |
| Classification:      | Commercial - hotels and conference centers |
| Physically Complete: | Yes  |
| Payments Complete:   | No   |

### ADCO Enterprises

|                      |  |
|----------------------|--|
| Description:         | Renovation of Hotel                        |
| Classification:      | Commercial - hotels and conference centers |
| Physically Complete: | Yes  |
| Payments Complete:   | No   |

## Debts/Obligations For GREENFIELD URBAN RENEWAL

### Opera House Loan

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Other Debt |
| Principal:             | 77,421     |
| Interest:              | 12,291     |
| Total:                 | 89,712     |
| Annual Appropriation?: | No         |
| Date Incurred:         | 01/18/2011 |
| FY of Last Payment:    | 2027       |

### ADCO Enterprises

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Rebates    |
| Principal:             | 0          |
| Interest:              | 0          |
| Total:                 | 0          |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 10/19/2010 |
| FY of Last Payment:    | 2025       |

## Non-Rebates For GREENFIELD URBAN RENEWAL

|                         |                  |
|-------------------------|------------------|
| TIF Expenditure Amount: | 13,871           |
| Tied To Debt:           | Opera House Loan |
| Tied To Project:        | Opera House Loan |

## Rebates For GREENFIELD URBAN RENEWAL

### 108 & 110 E Iowa

|                               |                  |
|-------------------------------|------------------|
| TIF Expenditure Amount:       | 15,348           |
| Rebate Paid To:               | ADCO Enterprises |
| Tied To Debt:                 | ADCO Enterprises |
| Tied To Project:              | ADCO Enterprises |
| Projected Final FY of Rebate: | 2028             |

### public square

|                               |                            |
|-------------------------------|----------------------------|
| TIF Expenditure Amount:       | 25,000                     |
| Rebate Paid To:               | Chamber/Main Street        |
| Tied To Debt:                 | Opera House Loan           |
| Tied To Project:              | Public Square Improvements |
| Projected Final FY of Rebate: | 2025                       |

### TIF Taxing District Data Collection

|                                  |  |
|----------------------------------|--|
| Local Government Name:           | GREENFIELD (01G004)  |
| Urban Renewal Area:              | GREENFIELD URBAN RENEWAL (01002)                             |
| TIF Taxing District Name:        | GREENFIELD CITY/NODAWAY VALLEY SCH/GFLD URBAN RENEWAL INCREM |
| TIF Taxing District Inc. Number: | 010049   |
| TIF Taxing District Base Year:   | 1991   |
| FY TIF Revenue First Received:   | 1993   |
| Subject to a Statutory end date? | No   |

| UR Designation       |         |
|----------------------|---------|
| Slum                 | No      |
| Blighted             | No      |
| Economic Development | 05/1993 |

### TIF Taxing District Value by Class - 1/1/2020 for FY 2022

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total     | Gas/Electric Utility | Total     |
|-------------------|--------------|-------------|------------|------------|-------|----------|-----------|----------------------|-----------|
| Assessed          | 0            | 1,258,010   | 5,930,814  | 0          | 0     | -5,556   | 7,514,134 | 0                    | 7,514,134 |
| Taxable           | 0            | 709,635     | 5,337,730  | 0          | 0     | -5,556   | 6,265,146 | 0                    | 6,265,146 |
| Homestead Credits |              |             |            |            |       |          |           |                      | 13        |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2022 | 3,252,839         | 4,266,851           | 1,140,131      | 3,126,720          | 99,978                     |

FY 2022 TIF Revenue Received: 36,179

### TIF Taxing District Data Collection

|                                  |   |
|----------------------------------|---|
| Local Government Name:           | GREENFIELD (01G004)   |
| Urban Renewal Area:              | GREENFIELD URBAN RENEWAL (01002)                            |
| TIF Taxing District Name:        | GREENFIELD CITY/NODAWAY VALLEY SCH/GFLD UR REN NORTH INCREM |
| TIF Taxing District Inc. Number: | 010053  |
| TIF Taxing District Base Year:   | 1996  |
| FY TIF Revenue First Received:   | 2007  |
| Subject to a Statutory end date? | No  |

| UR Designation       |         |
|----------------------|---------|
| Slum                 | 10/1992 |
| Blighted             | 10/1992 |
| Economic Development | 10/1992 |

### TIF Taxing District Value by Class - 1/1/2020 for FY 2022

|                   | 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 2022 | 5,602,738         | 0                   | 0              | 0                  | 0                          |

FY 2022 TIF Revenue Received: 0

TIF Taxing District Data Collection

|                                  |  |
|----------------------------------|--|
| Local Government Name:           | GREENFIELD (01G004)                                      |
| Urban Renewal Area:              | GREENFIELD URBAN RENEWAL (01002)                         |
| TIF Taxing District Name:        | GREENFIELD CITY AG/NODAWAY VALLEY SCH/GREENFIELD CITY AG |
| NORTH UR TIF INCREM              |  |
| TIF Taxing District Inc. Number: | 010054   |
| TIF Taxing District Base Year:   | 1996   |
| FY TIF Revenue First Received:   |  |
| Subject to a Statutory end date? | No   |

| UR Designation       |         |
|----------------------|---------|
| Slum                 | 10/1992 |
| Blighted             | 10/1992 |
| Economic Development | 10/1992 |

TIF Taxing District Value by Class - 1/1/2020 for FY 2022

|                   | 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 2022 | 34,680            | 0                   | 0              | 0                  | 0                          |

FY 2022 TIF Revenue Received: 0