

Annual Urban Renewal Report, Fiscal Year 2021 - 2022

Levy Authority Summary

Local Government Name: INDEPENDENCE
Local Government Number: 10G076

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
INDEPENDENCE URBAN RENEWAL	10004	18

TIF Debt Outstanding: 6,280,823

TIF Sp. Rev. Fund Cash Balance as of 07-01-2021:	377,511	145,146	Amount of 07-01-2021 Cash Balance Restricted for LMI
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TIF Revenue:	710,562
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	710,562

Rebate Expenditures:	316,529
Non-Rebate Expenditures:	495,557
Returned to County Treasurer:	0
Total Expenditures:	812,086

TIF Sp. Rev. Fund Cash Balance as of 06-30-2022:	275,987	213,470	Amount of 06-30-2022 Cash Balance Restricted for LMI
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**Year-End Outstanding TIF
Obligations, Net of TIF Special
Revenue Fund Balance: 5,192,750**

Urban Renewal Area Data Collection

Local Government Name: INDEPENDENCE (10G076)
 Urban Renewal Area: INDEPENDENCE URBAN RENEWAL
 UR Area Number: 10004

UR Area Creation Date: 11/1990

UR Area Purpose: To promote economic development by stimulating, through public involvement and commitment, private investments in commercial and industrial development and to create a sound economic base that will serve as the foundation for future growth and development.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
INDEPENDENCE CITY AG/INDEPENDENCE SCH/INDEPENDENCE UR TIF INCREM	100095	100096	0
INDEPENDENCE CITY/INDEPENDENCE SCH/INDEPENDENCE UR TIF INCREM	100097	100098	21,553,995
INDEPENDENCE CITY/INDEPENDENCE SCH/INDEPENDENCE 2 UR TIF INCREM	100099	100100	0
INDEPENDENCE CITY/INDEPENDENCE SCH/INDEPENDENCE 3 UR TIF INCREM	100101	100102	0
INDEPENDENCE CITY AG/INDEPENDENCE SCH/INDEPENDENCE 3 UR TIF INCREM	100133	100134	0
INDEPENDENCE CITY/INDEPENDENCE SCH/INDEPENDENCE 4 UR TIF INCREM	100135	100136	0
INDEPENDENCE CITY/INDEPENDENCE SCH/INDEPENDENCE 5 UR TIF INCREM	100137	100138	0
INDEPENDENCE CITY/INDEPENDENCE SCH/INDEPENDENCE 6 UR TIF INCREM	100139	100140	0
INDEPENDENCE CITY AG/INDEPENDENCE SCH/INDEPENDENCE 4 UR TIF INCREM	100141	100142	0
INDEPENDENCE CITY AG/INDEPENDENCE SCH/INDEPENDENCE 5 UR TIF INCREM	100143	100144	0
INDEPENDENCE CITY AG/INDEPENDENCE SCH/INDEPENDENCE 6 UR TIF INCREM	100159	100160	0
INDEPENDENCE CITY/INDEPENDENCE SCH/INDEPENDENCE 7 UR TIF INCREM	100161	100162	0
INDEPENDENCE CITY/INDEPENDENCE SCH/INDEPENDENCE UR 7 INCREM	100165	100166	0
INDEPENDENCE CITY/INDEPENDENCE SCH/INDEPENDENCE UR 8 INCREM	100167	100168	0
INDEPENDENCE CITY/INDEPENDENCE SCH/INDEPENDENCE UR 9 INCREM	100169	100170	0
INDEPENDENCE CITY/INDEPENDENCE SCH/INDEPENDENCE UR 10 INCREM	100171	100172	0
INDEPENDENCE CITY/INDEPENDENCE SCH/HUMMINGBIRD TIF INCREM	100176	100177	0
INDEPENDENCE CITY/INDEPENDENCE SCH/5TH WARD TIF INCREM	100178	100179	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	51,584,000	38,946,744	11,498,010	0	-94,452	104,501,194	0	104,501,194
Taxable	0	29,098,237	35,052,075	10,348,209	0	-94,452	76,136,724	0	76,136,724
Homestead Credits									296

TIF Sp. Rev. Fund Cash Balance as of 07-01-2021: 377,511 145,146 **Amount of 07-01-2021 Cash Balance Restricted for LMI**

TIF Revenue: 710,562
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 710,562

Rebate Expenditures: 316,529
 Non-Rebate Expenditures: 495,557
 Returned to County Treasurer: 0
Total Expenditures: 812,086

TIF Sp. Rev. Fund Cash Balance as of 06-30-2022: 275,987 213,470 **Amount of 06-30-2022 Cash Balance Restricted for LMI**

Projects For INDEPENDENCE URBAN RENEWAL

Tyson Pet Products

Description:	Rebate payment for expansion project
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

2009 GO St Replacement Project

Description:	Annual street reconstruction/construction
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Hwy 150 Trail Project

Description:	Construct and develop trail along HWY 150 Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	Yes
Payments Complete:	Yes

1st St West Sidewalk/Trail

Description:	Construct and develop trail along 1st Street Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	Yes
Payments Complete:	Yes

Liberty Trail

Description:	Construct and improve Liberty Trail Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	No
Payments Complete:	No

Commercial Corridor Improvement

Description:	Commercial Corridor Improvement Contract Awards
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

Harklau

Description:	Agri-Business Rebate payment for development
Classification:	Agribusiness
Physically Complete:	Yes
Payments Complete:	No

Indep Construct Dev 2016

Description:	Single Family Housing Project TIF LMI
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Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	No

Skinner

Description:	Commercial Storage Rebate payment ITF
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

Wapsie Valley Cream 2016

Description:	Chiller Building Rebate Payment for expansiion TIF
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Steve Gee Construct 2016

Description:	Single Family Housing Project TIF LMI
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	No

2016 GO St. Imprv. Bond 1810000

Description:	Street Reconstruction project
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Geater 2017

Description:	Rebate payment for expansion project JOBS
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Indep. Construction 2017

Description:	Duplex & Single Family Housing TIF LMI
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	No

Indep. Investments Rydell

Description:	Construction of New Auto Dealership
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Steve Gee Construct 2017

Description:	Residential Housing Project TIF LMI
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	No

Wapsie Valley Cream 2018

Description:	Rebate payment for storage expansion
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Skogman Construction 2018

Description:	Residential Housing Project TIF LMI
Classification:	Low and Moderate Income Housing
Physically Complete:	No
Payments Complete:	No

Casey's South

Description:	Rebate payment for expansion project
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

LMI Misc. Projects

Description:	Down Payment Assistance/Home Rehab Grants
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	Yes

Ron Ohl 5th Ward

Description:	Senior housing triplex
Classification:	Low and Moderate Income Housing
Physically Complete:	No
Payments Complete:	No

Geater 2020

Description:	Rebate payment for expansion
Classification:	Industrial/manufacturing property
Physically Complete:	No
Payments Complete:	No

Gee Hummingbird Court

Description:	Residential Housing Project TIF LMI
Classification:	Low and Moderate Income Housing
Physically Complete:	No
Payments Complete:	No

840,000 GO Corp Bonds

Description:	Street, Bridge, Sanitary/Storm Sewer, Sidewalk Improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

1,650,000 GO Corp Bonds

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

B3 Brew-Scooters

Description:	Rebate Payment New Construction
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Pries Enterprises

Description:	Rebate payment Expansion Project
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Skinner 2021

Description:	Commercial Storage Rebate Payment
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	No
Payments Complete:	No

CESI Holdings/Gee Office

Description:	Commercial Office Bldg
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

Indep Const 2017 Forg Loan

Description:	Forgivable Loan Housing Development
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	No

S Gee Con 2017 Forg Loan

Description:	Forgivable Loan Housing Development
Classification:	Low and Moderate Income Housing
Physically Complete:	No
Payments Complete:	No

Gee Humming Forg Loan

Description:	Forgivable Loan Housing Development
Classification:	Low and Moderate Income Housing
Physically Complete:	No
Payments Complete:	No

Downtown Master Plan

Description:	Downtown Revite Plan
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	Yes

Multi-Use Bldg Rehab Spar

Description:	Mutli-Use Building Rehab
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

Gee Humming II

Description:	Residential Housing Project TIF LMI
Classification:	Low and Moderate Income Housing
Physically Complete:	No
Payments Complete:	No

Gee Hum II Forg Loan

Description:	Forgivable Loan Housing Development
Classification:	Low and Moderate Income Housing
Physically Complete:	No
Payments Complete:	No

320,000 GO Corp Bonds

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

Debts/Obligations For INDEPENDENCE URBAN RENEWAL

Tyson Pet Products Rebate

Debt/Obligation Type:	Rebates
Principal:	33,616
Interest:	0
Total:	33,616
Annual Appropriation?:	Yes
Date Incurred:	04/26/2010
FY of Last Payment:	2023

Harklau

Debt/Obligation Type:	Rebates
Principal:	1,512
Interest:	0
Total:	1,512
Annual Appropriation?:	Yes
Date Incurred:	10/12/2015
FY of Last Payment:	2022

Independence Construct 2016

Debt/Obligation Type:	Rebates
Principal:	76,342
Interest:	0
Total:	76,342
Annual Appropriation?:	Yes
Date Incurred:	05/26/2015
FY of Last Payment:	2028

Skinner

Debt/Obligation Type:	Rebates
Principal:	13,856
Interest:	0
Total:	13,856
Annual Appropriation?:	Yes
Date Incurred:	06/22/2015
FY of Last Payment:	2023

Steve Gee Construction 2016

Debt/Obligation Type:	Rebates
Principal:	96,352
Interest:	0
Total:	96,352
Annual Appropriation?:	Yes
Date Incurred:	05/09/2016
FY of Last Payment:	2028

Wapsie Valley Creamery 2016

Debt/Obligation Type:	Rebates
Principal:	164,435
Interest:	0

Total:	164,435
Annual Appropriation?:	Yes
Date Incurred:	07/11/2016
FY of Last Payment:	2028

2016 GO St. Imprv. Bond 1810000

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	440,000
Interest:	31,500
Total:	471,500
Annual Appropriation?:	No
Date Incurred:	09/22/2016
FY of Last Payment:	2027

Geater 2017

Debt/Obligation Type:	Rebates
Principal:	88,516
Interest:	0
Total:	88,516
Annual Appropriation?:	Yes
Date Incurred:	08/28/2017
FY of Last Payment:	2025

Indep. Construction 2017

Debt/Obligation Type:	Rebates
Principal:	56,062
Interest:	0
Total:	56,062
Annual Appropriation?:	Yes
Date Incurred:	08/14/2017
FY of Last Payment:	2030

Indep. Investments Rydell

Debt/Obligation Type:	Rebates
Principal:	620,000
Interest:	0
Total:	620,000
Annual Appropriation?:	Yes
Date Incurred:	12/19/2017
FY of Last Payment:	2030

Steve Gee Construction 2017

Debt/Obligation Type:	Rebates
Principal:	39,552
Interest:	0
Total:	39,552
Annual Appropriation?:	Yes
Date Incurred:	08/14/2017
FY of Last Payment:	2030

Buchanan Co Historical Society

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0

Annual Appropriation?:	Yes
Date Incurred:	01/18/2021
FY of Last Payment:	2022

Wapsie Valley Creamery 2018

Debt/Obligation Type:	Rebates
Principal:	500,000
Interest:	0
Total:	500,000
Annual Appropriation?:	Yes
Date Incurred:	09/10/2018
FY of Last Payment:	2031

Skogman Construction 2018

Debt/Obligation Type:	Rebates
Principal:	345,000
Interest:	0
Total:	345,000
Annual Appropriation?:	Yes
Date Incurred:	01/14/2019
FY of Last Payment:	2031

Casey's South

Debt/Obligation Type:	Rebates
Principal:	299,704
Interest:	0
Total:	299,704
Annual Appropriation?:	Yes
Date Incurred:	05/13/2019
FY of Last Payment:	2030

LMI Misc Projects

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	04/24/2018
FY of Last Payment:	2020

Ron Ohl 5th Ward

Debt/Obligation Type:	Rebates
Principal:	50,000
Interest:	0
Total:	50,000
Annual Appropriation?:	Yes
Date Incurred:	12/16/2019
FY of Last Payment:	2027

Geater 2020

Debt/Obligation Type:	Rebates
Principal:	300,000
Interest:	0
Total:	300,000

Annual Appropriation?:	Yes
Date Incurred:	02/24/2020
FY of Last Payment:	2027

Gee Hummingbird Court 2020

Debt/Obligation Type:	Rebates
Principal:	126,000
Interest:	0
Total:	126,000
Annual Appropriation?:	Yes
Date Incurred:	02/24/2020
FY of Last Payment:	2032

840,000 GO Corp Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	690,000
Interest:	171,150
Total:	861,150
Annual Appropriation?:	No
Date Incurred:	05/18/2018
FY of Last Payment:	2030

1,650,000 GO Corp Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	155,000
Interest:	3,100
Total:	158,100
Annual Appropriation?:	No
Date Incurred:	10/29/2019
FY of Last Payment:	2022

Pries

Debt/Obligation Type:	Rebates
Principal:	500,000
Interest:	0
Total:	500,000
Annual Appropriation?:	Yes
Date Incurred:	05/24/2021
FY of Last Payment:	2033

Skinner 2021

Debt/Obligation Type:	Rebates
Principal:	30,000
Interest:	0
Total:	30,000
Annual Appropriation?:	Yes
Date Incurred:	05/24/2021
FY of Last Payment:	2033

CESI Holding/Gee Office

Debt/Obligation Type:	Rebates
Principal:	44,000
Interest:	0
Total:	44,000
Annual Appropriation?:	Yes

Date Incurred:	11/09/2020
FY of Last Payment:	2033

Indep Const 2017 For Loan

Debt/Obligation Type:	Other Debt
Principal:	228,250
Interest:	0
Total:	228,250
Annual Appropriation?:	Yes
Date Incurred:	08/14/2017
FY of Last Payment:	2030

S Gee 2017 Forg Loan

Debt/Obligation Type:	Other Debt
Principal:	124,347
Interest:	0
Total:	124,347
Annual Appropriation?:	Yes
Date Incurred:	08/14/2017
FY of Last Payment:	2030

G Humming Forg Loan

Debt/Obligation Type:	Other Debt
Principal:	242,000
Interest:	0
Total:	242,000
Annual Appropriation?:	Yes
Date Incurred:	02/24/2020
FY of Last Payment:	2032

Downtown Master Plan

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	07/15/2020
FY of Last Payment:	2021

Multi-Use Bldg Rehab Spargrove

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	07/15/2020
FY of Last Payment:	2021

B3 Brew-Scooters

Debt/Obligation Type:	Rebates
Principal:	71,000
Interest:	0
Total:	71,000
Annual Appropriation?:	Yes
Date Incurred:	03/08/2021

FY of Last Payment:	2033
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Gee Humming II

Debt/Obligation Type:	Rebates
Principal:	260,000
Interest:	0
Total:	260,000
Annual Appropriation?:	Yes
Date Incurred:	03/14/2022
FY of Last Payment:	2035

Gee Hum II Forg Loan

Debt/Obligation Type:	Other Debt
Principal:	140,000
Interest:	0
Total:	140,000
Annual Appropriation?:	Yes
Date Incurred:	03/14/2022
FY of Last Payment:	2035

320,000 GO Corp Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	320,000
Interest:	19,529
Total:	339,529
Annual Appropriation?:	No
Date Incurred:	08/10/2021
FY of Last Payment:	2031

Valerie Orcott

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	09/09/2021
FY of Last Payment:	2022

Chuong Garden

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	04/12/2021
FY of Last Payment:	2022

Commercial Corridor Projects

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	07/15/2020
FY of Last Payment:	2023

Non-Rebates For INDEPENDENCE URBAN RENEWAL

TIF Expenditure Amount:	78,800
Tied To Debt:	2016 GO St. Imprv. Bond 1810000
Tied To Project:	2016 GO St. Imprv. Bond 1810000

TIF Expenditure Amount:	0
Tied To Debt:	LMI Misc Projects
Tied To Project:	LMI Misc. Projects

TIF Expenditure Amount:	75,600
Tied To Debt:	840,000 GO Corp Bond
Tied To Project:	840,000 GO Corp Bonds

TIF Expenditure Amount:	158,100
Tied To Debt:	1,650,000 GO Corp Bond
Tied To Project:	1,650,000 GO Corp Bonds

TIF Expenditure Amount:	7,931
Tied To Debt:	Indep Const 2017 For Loan
Tied To Project:	Indep Const 2017 Forg Loan

TIF Expenditure Amount:	29,126
Tied To Debt:	S Gee 2017 Forg Loan
Tied To Project:	S Gee Con 2017 Forg Loan

TIF Expenditure Amount:	0
Tied To Debt:	Downtown Master Plan
Tied To Project:	Downtown Master Plan

TIF Expenditure Amount:	0
Tied To Debt:	Multi-Use Bldg Rehab Spargrove
Tied To Project:	Multi-Use Bldg Rehab Spar

TIF Expenditure Amount:	0
Tied To Debt:	320,000 GO Corp Bond
Tied To Project:	320,000 GO Corp Bonds

TIF Expenditure Amount:	0
Tied To Debt:	G Humming Forg Loan
Tied To Project:	Gee Humming Forg Loan

TIF Expenditure Amount:	0
Tied To Debt:	Gee Hum II Forg Loan
Tied To Project:	Gee Hum II Forg Loan

TIF Expenditure Amount:	146,000
Tied To Debt:	Commercial Corridor Projects
Tied To Project:	Commercial Corridor Improvement

Rebates For INDEPENDENCE URBAN RENEWAL

Parcel #'s 06.33.482.005 & 06.34.351.009

TIF Expenditure Amount:	2,182
Rebate Paid To:	Tyson
Tied To Debt:	Tyson Pet Products Rebate
Tied To Project:	Tyson Pet Products
Projected Final FY of Rebate:	2023

Parcel #10.09.402.002

TIF Expenditure Amount:	1,512
Rebate Paid To:	Harklau
Tied To Debt:	Harklau
Tied To Project:	Harklau
Projected Final FY of Rebate:	2022

Numerous Parcel #'s

TIF Expenditure Amount:	28,363
Rebate Paid To:	Indep Construction Co 2016
Tied To Debt:	Independence Construct 2016
Tied To Project:	Indep Construct Dev 2016
Projected Final FY of Rebate:	2028

Parcel #10.09.403.004

TIF Expenditure Amount:	10,046
Rebate Paid To:	Skinner
Tied To Debt:	Skinner
Tied To Project:	Skinner
Projected Final FY of Rebate:	2022

Numerous Parcels

TIF Expenditure Amount:	31,244
Rebate Paid To:	Steve Gee Construction 2016
Tied To Debt:	Steve Gee Construction 2016
Tied To Project:	Steve Gee Construct 2016
Projected Final FY of Rebate:	2028

Parcel #'s 06.34.261.008 & 06.34.261.009

TIF Expenditure Amount:	24,984
Rebate Paid To:	Wapsie Valley Creamery 2016
Tied To Debt:	Wapsie Valley Creamery 2016
Tied To Project:	Wapsie Valley Cream 2016
Projected Final FY of Rebate:	2028

Parcel #'s 06.35.151.004 & 06.35.151.005

TIF Expenditure Amount:	6,785
Rebate Paid To:	Geater Mfg. 2017
Tied To Debt:	Geater 2017
Tied To Project:	Geater 2017
Projected Final FY of Rebate:	2025

Numerous Parcel #'s

TIF Expenditure Amount:	1,983
Rebate Paid To:	Indep Construction 2017
Tied To Debt:	Indep. Construction 2017
Tied To Project:	Indep. Construction 2017
Projected Final FY of Rebate:	2030

Parcel # 10.10.300.014

TIF Expenditure Amount:	79,679
Rebate Paid To:	Independence Investments Rydell
Tied To Debt:	Indep. Investments Rydell
Tied To Project:	Indep. Investments Rydell
Projected Final FY of Rebate:	2030

Numerous Parcel #'s

TIF Expenditure Amount:	8,497
Rebate Paid To:	Steve Gee Construction 2017
Tied To Debt:	Steve Gee Construction 2017
Tied To Project:	Steve Gee Construct 2017
Projected Final FY of Rebate:	2030

Lee Mansion

TIF Expenditure Amount:	10,000
Rebate Paid To:	Buchanan Co Historical
Tied To Debt:	Buchanan Co Historical Society
Tied To Project:	Commercial Corridor Improvement
Projected Final FY of Rebate:	2022

Parcel # 06.34.228.016

TIF Expenditure Amount:	81,072
Rebate Paid To:	Wapsie Valley Creamer 2018
Tied To Debt:	Wapsie Valley Creamery 2018
Tied To Project:	Wapsie Valley Cream 2018
Projected Final FY of Rebate:	2031

Numerous Parcel #'s

TIF Expenditure Amount:	1
Rebate Paid To:	Skogman Construction 2018
Tied To Debt:	Skogman Construction 2018
Tied To Project:	Skogman Construction 2018
Projected Final FY of Rebate:	2031

Parcel #'s 10.10.151.028 & 10.10.151.029

TIF Expenditure Amount:	19,029
Rebate Paid To:	Casey's South
Tied To Debt:	Casey's South
Tied To Project:	Casey's South
Projected Final FY of Rebate:	2030

06.34.657.009

TIF Expenditure Amount:	0
Rebate Paid To:	Ron Ohl

Tied To Debt:	Ron Ohl 5th Ward
Tied To Project:	Ron Ohl 5th Ward
Projected Final FY of Rebate:	2027

06.35.151.004 & 06.35.151.005

TIF Expenditure Amount:	0
Rebate Paid To:	Geater 2020
Tied To Debt:	Geater 2020
Tied To Project:	Geater 2020
Projected Final FY of Rebate:	2027

Numerous Parcel #'s

TIF Expenditure Amount:	0
Rebate Paid To:	Steve Gee
Tied To Debt:	Gee Hummingbird Court 2020
Tied To Project:	Gee Hummingbird Court
Projected Final FY of Rebate:	2032

10.10.176.009

TIF Expenditure Amount:	0
Rebate Paid To:	Pries Enterprises
Tied To Debt:	Pries
Tied To Project:	Pries Enterprises
Projected Final FY of Rebate:	2033

10.09.403.006

TIF Expenditure Amount:	0
Rebate Paid To:	Skinner 2021
Tied To Debt:	Skinner 2021
Tied To Project:	Skinner 2021
Projected Final FY of Rebate:	2033

06.34.463.003

TIF Expenditure Amount:	0
Rebate Paid To:	CESI Holdings
Tied To Debt:	CESI Holding/Gee Office
Tied To Project:	CESI Holdings/Gee Office
Projected Final FY of Rebate:	2033

06.34.464.006

TIF Expenditure Amount:	0
Rebate Paid To:	B3 Brew - Randy Mumm
Tied To Debt:	B3 Brew-Scooters
Tied To Project:	B3 Brew-Scooters
Projected Final FY of Rebate:	2033

Numerous Parcel #'s

TIF Expenditure Amount:	0
Rebate Paid To:	Steve Gee
Tied To Debt:	Gee Humming II
Tied To Project:	Gee Humming II
Projected Final FY of Rebate:	2035

06.34.461.012

TIF Expenditure Amount:	5,000
Rebate Paid To:	Valerie Orcott
Tied To Debt:	Valerie Orcott
Tied To Project:	Commercial Corridor Improvement
Projected Final FY of Rebate:	2022

10.04.277.003 & 10.04.277.004

TIF Expenditure Amount:	6,152
Rebate Paid To:	Chuong Garden
Tied To Debt:	Chuong Garden
Tied To Project:	Commercial Corridor Improvement
Projected Final FY of Rebate:	2022

Jobs For INDEPENDENCE URBAN RENEWAL

Project:	Geater 2017
Company Name:	GEATER MACHINING & MFG.
Date Agreement Began:	08/28/2017
Date Agreement Ends:	06/01/2025
Number of Jobs Created or Retained:	6
Total Annual Wages of Required Jobs:	248,227
Total Estimated Private Capital Investment:	7,800,000
Total Estimated Cost of Public Infrastructure:	0

Income Housing For INDEPENDENCE URBAN RENEWAL

Amount of FY 2022 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	70,087
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Lots for low and moderate income housing:	0
Construction of low and moderate income housing:	0
Grants, credits or other direct assistance to low and moderate income families:	0
Payments to a low and moderate income housing fund established by the municipality, including matching funds for any state or federal moneys used for such purposes:	0
Other low and moderate income housing assistance:	0

♣ Annual Urban Renewal Report, Fiscal Year 2021 - 2022

Urban Renewal Amendments will need to be added by the County Auditor to reflect the areas on the updated map that has been submitted.

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area
during FY 2022

♣ Annual Urban Renewal Report, Fiscal Year 2021 - 2022

TIF Taxing District Data Collection

Local Government Name:	INDEPENDENCE (10G076)
Urban Renewal Area:	INDEPENDENCE URBAN RENEWAL (10004)
TIF Taxing District Name:	INDEPENDENCE CITY AG/INDEPENDENCE SCH/INDEPENDENCE UR TIF INCREM
TIF Taxing District Inc. Number:	100096
TIF Taxing District Base Year:	1989
FY TIF Revenue First Received:	1992
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	12/1990

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	176,963	0	0	0	0

FY 2022 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	INDEPENDENCE (10G076)
Urban Renewal Area:	INDEPENDENCE URBAN RENEWAL (10004)
TIF Taxing District Name:	INDEPENDENCE CITY/INDEPENDENCE SCH/INDEPENDENCE UR TIF INCREM
TIF Taxing District Inc. Number:	100098
TIF Taxing District Base Year:	1989
FY TIF Revenue First Received:	1992
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	12/1990

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	51,584,000	38,946,744	11,498,010	0	-94,452	104,501,194	0	104,501,194
Taxable	0	29,098,237	35,052,075	10,348,209	0	-94,452	76,136,724	0	76,136,724
Homestead Credits									296

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	34,601,179	69,994,467	21,553,995	48,440,472	1,593,082

FY 2022 TIF Revenue Received: 710,562

♣ Annual Urban Renewal Report, Fiscal Year 2021 - 2022

TIF Taxing District Data Collection

Local Government Name: INDEPENDENCE (10G076)
 Urban Renewal Area: INDEPENDENCE URBAN RENEWAL (10004)
 TIF Taxing District Name: INDEPENDENCE CITY/INDEPENDENCE SCH/INDEPENDENCE 2 UR TIF INCREM
 TIF Taxing District Inc. Number: 100100
 TIF Taxing District Base Year: 1993
 FY TIF Revenue First Received: 1996
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	01/1993

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	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	3,334,891	0	0	0	0

FY 2022 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: INDEPENDENCE (10G076)
 Urban Renewal Area: INDEPENDENCE URBAN RENEWAL (10004)
 TIF Taxing District Name: INDEPENDENCE CITY/INDEPENDENCE SCH/INDEPENDENCE 3 UR TIF INCREM
 TIF Taxing District Inc. Number: 100102
 TIF Taxing District Base Year: 1994
 FY TIF Revenue First Received: 1997
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2017

UR Designation	
Slum	No
Blighted	No
Economic Development	03/1995

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	1,505	0	0	0	0

FY 2022 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: INDEPENDENCE (10G076)
 Urban Renewal Area: INDEPENDENCE URBAN RENEWAL (10004)
 TIF Taxing District Name: INDEPENDENCE CITY AG/INDEPENDENCE SCH/INDEPENDENCE 3 UR TIF INCREM
 TIF Taxing District Inc. Number: 100134
 TIF Taxing District Base Year: 2001
 FY TIF Revenue First Received: 2004
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2024

UR Designation	
Slum	No
Blighted	No
Economic Development	09/2002

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	8,910	0	0	0	0

FY 2022 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: INDEPENDENCE (10G076)
 Urban Renewal Area: INDEPENDENCE URBAN RENEWAL (10004)
 TIF Taxing District Name: INDEPENDENCE CITY/INDEPENDENCE SCH/INDEPENDENCE 4 UR TIF INCREM
 TIF Taxing District Inc. Number: 100136
 TIF Taxing District Base Year: 1995
 FY TIF Revenue First Received: 1998
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2018

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1996

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	14,605,793	0	0	0	0

FY 2022 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: INDEPENDENCE (10G076)
 Urban Renewal Area: INDEPENDENCE URBAN RENEWAL (10004)
 TIF Taxing District Name: INDEPENDENCE CITY/INDEPENDENCE SCH/INDEPENDENCE 5 UR TIF INCREM
 TIF Taxing District Inc. Number: 100138
 TIF Taxing District Base Year: 2001
 FY TIF Revenue First Received: 2004
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2024

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2002

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	2,711,643	0	0	0	0

FY 2022 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: INDEPENDENCE (10G076)
 Urban Renewal Area: INDEPENDENCE URBAN RENEWAL (10004)
 TIF Taxing District Name: INDEPENDENCE CITY/INDEPENDENCE SCH/INDEPENDENCE 6 UR TIF INCREM
 TIF Taxing District Inc. Number: 100140
 TIF Taxing District Base Year: 2001
 FY TIF Revenue First Received: 2004
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2024

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2002

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	1,234,903	0	0	0	0

FY 2022 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: INDEPENDENCE (10G076)
 Urban Renewal Area: INDEPENDENCE URBAN RENEWAL (10004)
 TIF Taxing District Name: INDEPENDENCE CITY AG/INDEPENDENCE SCH/INDEPENDENCE 4 UR TIF INCREM
 TIF Taxing District Inc. Number: 100142
 TIF Taxing District Base Year: 2001
 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	05/2003

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	12,399	0	0	0	0

FY 2022 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: INDEPENDENCE (10G076)
 Urban Renewal Area: INDEPENDENCE URBAN RENEWAL (10004)
 TIF Taxing District Name: INDEPENDENCE CITY AG/INDEPENDENCE SCH/INDEPENDENCE 5 UR TIF INCREM
 TIF Taxing District Inc. Number: 100144
 TIF Taxing District Base Year: 2001
 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 - 1/1/2020 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	615,511	0	0	0	0

FY 2022 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: INDEPENDENCE (10G076)
 Urban Renewal Area: INDEPENDENCE URBAN RENEWAL (10004)
 TIF Taxing District Name: INDEPENDENCE CITY AG/INDEPENDENCE SCH/INDEPENDENCE 6 UR TIF INCREM
 TIF Taxing District Inc. Number: 100160
 TIF Taxing District Base Year: 2008
 FY TIF Revenue First Received: 2011
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2031

UR Designation	
Slum	No
Blighted	No
Economic Development	08/2009

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	134,773	0	0	0	0

FY 2022 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: INDEPENDENCE (10G076)
 Urban Renewal Area: INDEPENDENCE URBAN RENEWAL (10004)
 TIF Taxing District Name: INDEPENDENCE CITY/INDEPENDENCE SCH/INDEPENDENCE 7 UR TIF INCREM
 TIF Taxing District Inc. Number: 100162
 TIF Taxing District Base Year: 2008
 FY TIF Revenue First Received: 2011
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2031

UR Designation	
Slum	No
Blighted	No
Economic Development	08/2009

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	45,451	0	0	0	0

FY 2022 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2021 - 2022

TIF Taxing District Data Collection

Local Government Name:	INDEPENDENCE (10G076)
Urban Renewal Area:	INDEPENDENCE URBAN RENEWAL (10004)
TIF Taxing District Name:	INDEPENDENCE CITY/INDEPENDENCE SCH/INDEPENDENCE UR 7 INCREM
TIF Taxing District Inc. Number:	100166
TIF Taxing District Base Year:	2017
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 - 1/1/2020 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	871	0	0	0	0

FY 2022 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	INDEPENDENCE (10G076)
Urban Renewal Area:	INDEPENDENCE URBAN RENEWAL (10004)
TIF Taxing District Name:	INDEPENDENCE CITY/INDEPENDENCE SCH/INDEPENDENCE UR 8 INCREM
TIF Taxing District Inc. Number:	100168
TIF Taxing District Base Year:	2017
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 - 1/1/2020 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	55,640	0	0	0	0

FY 2022 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name:	INDEPENDENCE (10G076)
Urban Renewal Area:	INDEPENDENCE URBAN RENEWAL (10004)
TIF Taxing District Name:	INDEPENDENCE CITY/INDEPENDENCE SCH/INDEPENDENCE UR 9 INCREM
TIF Taxing District Inc. Number:	100170
TIF Taxing District Base Year:	2017
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 - 1/1/2020 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	828,908	0	0	0	0

FY 2022 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	INDEPENDENCE (10G076)
Urban Renewal Area:	INDEPENDENCE URBAN RENEWAL (10004)
TIF Taxing District Name:	INDEPENDENCE CITY/INDEPENDENCE SCH/INDEPENDENCE UR 10 INCREM
TIF Taxing District Inc. Number:	100172
TIF Taxing District Base Year:	2017
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 - 1/1/2020 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	27,000	0	0	0	0

FY 2022 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name:	INDEPENDENCE (10G076)
Urban Renewal Area:	INDEPENDENCE URBAN RENEWAL (10004)
TIF Taxing District Name:	INDEPENDENCE CITY/INDEPENDENCE SCH/HUMMINGBIRD TIF INCREM
TIF Taxing District Inc. Number:	100177
TIF Taxing District Base Year:	2019
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 - 1/1/2020 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	7,560	0	0	0	0

FY 2022 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	INDEPENDENCE (10G076)
Urban Renewal Area:	INDEPENDENCE URBAN RENEWAL (10004)
TIF Taxing District Name:	INDEPENDENCE CITY/INDEPENDENCE SCH/5TH WARD TIF INCREM
TIF Taxing District Inc. Number:	100179
TIF Taxing District Base Year:	2018
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 - 1/1/2020 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	12,920	0	0	0	0

FY 2022 TIF Revenue Received: 0