

Annual Urban Renewal Report, Fiscal Year 2021 - 2022

Levy Authority Summary

Local Government Name: DENISON
Local Government Number: 24G220

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
DENISON URBAN RENWAL	24001	6
DENISON DUBUQUE BLDG URBAN RENEWAL	24004	1

TIF Debt Outstanding: 964,096

TIF Sp. Rev. Fund Cash Balance as of 07-01-2021: 425,612 286,900 Amount of 07-01-2021 Cash Balance Restricted for LMI

TIF Revenue:	214,864	
TIF Sp. Revenue Fund Interest:	238	
Property Tax Replacement Claims	0	
Asset Sales & Loan Repayments:	0	
Total Revenue:	215,102	

Rebate Expenditures:	0	
Non-Rebate Expenditures:	409,065	
Returned to County Treasurer:	0	
Total Expenditures:	409,065	

TIF Sp. Rev. Fund Cash Balance as of 06-30-2022: 231,649 132,030 Amount of 06-30-2022 Cash Balance Restricted for LMI

Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 323,382

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Urban Renewal Area Data Collection

Local Government Name: DENISON (24G220)
 Urban Renewal Area: DENISON URBAN RENWAL
 UR Area Number: 24001

UR Area Creation Date: 11/1990

UR Area Purpose: See attached plan.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
DENISON CITY/DENISON SCH/1ST TIF INCREM	240082	240083	6,141,633
DENISON CITY AG/DENISON SCH/'89 INCREMENT	240084	240085	0
DENISON CITY AG/DENISON SCH/'94 AMENDED PARCELS INCREM	240094	240095	0
DENISON CITY/DENISON SCH/'94 RS DWELLING FROM AG INCREMENT	240096	240097	0
DENISON CITY AG/DENISON SCH/'02 AMENDED TIF INCREM	240102	240103	0
DENISON CITY/DENISON SCH/'02 AMENDED TIF INCREM	240104	240105	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	47,930,050	61,959,500	3,703,810	0	-90,748	124,397,862	0	124,397,862
Taxable	0	27,037,056	55,763,551	3,333,429	0	-90,748	93,397,597	0	93,397,597
Homestead Credits									276

TIF Sp. Rev. Fund Cash Balance as of 07-01-2021: **425,612** **286,900** **Amount of 07-01-2021 Cash Balance Restricted for LMI**

TIF Revenue: 214,864
 TIF Sp. Revenue Fund Interest: 238
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 215,102

Rebate Expenditures: 0
 Non-Rebate Expenditures: 409,065
 Returned to County Treasurer: 0
Total Expenditures: 409,065

TIF Sp. Rev. Fund Cash Balance as of 06-30-2022: **231,649** **132,030** **Amount of 06-30-2022 Cash Balance Restricted for LMI**

Projects For DENISON URBAN RENWAL

Oakridge Heights

Description:	Infrastructure for apartments, houses, restaurant, hotel
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	Yes
Payments Complete:	No

2014 LHDC Housing project

Description:	LHDC housing project
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	Yes

2015 Debt refunding

Description:	Refinance to lower interest rate on 2008A Streets- 16th St & Levee;2009 Streets 13th Ave. S., 8th Street, 14th St parking lot, 2010 previous refunding for Boulders Conference Center, S. 8th St., Streetscape Phase II
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

2020 Denison Housing LLC

Description:	Build six duplexes on N. 16th St.
Classification:	Residential property (classified residential)
Physically Complete:	No
Payments Complete:	No

2022 Debt Refunding

Description:	Refinance to lower interest rate on 2014
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

LMI Requirement - Homes for Iowa

Description:	LMI balance spent to purchase a Homes for Iowa house.
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For DENISON URBAN RENWAL

2020B GO (refunded 2011 GO)

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	267,618
Interest:	10,815
Total:	278,433
Annual Appropriation?:	Yes
Date Incurred:	11/30/2011
FY of Last Payment:	2024

2015 GO refunding 2008A, 2009 & 2010

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	19,155
Interest:	790
Total:	19,945
Annual Appropriation?:	Yes
Date Incurred:	06/01/2015
FY of Last Payment:	2023

2014 GO

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	2,925
Total:	2,925
Annual Appropriation?:	Yes
Date Incurred:	09/30/2015
FY of Last Payment:	2022

2020A GO

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	135,000
Interest:	1,530
Total:	136,530
Annual Appropriation?:	Yes
Date Incurred:	09/15/2020
FY of Last Payment:	2023

2022 GO

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	231,000
Interest:	8,363
Total:	239,363
Annual Appropriation?:	No
Date Incurred:	02/01/2022
FY of Last Payment:	2025

LMI Balance Outstanding

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	286,900

Interest:	0
Total:	286,900
Annual Appropriation?:	Yes
Date Incurred:	09/30/2013
FY of Last Payment:	2025

Non-Rebates For DENISON URBAN RENWAL

TIF Expenditure Amount:	91,586
Tied To Debt:	2020B GO (refunded 2011 GO)
Tied To Project:	Oakridge Heights

TIF Expenditure Amount:	2,925
Tied To Debt:	2014 GO
Tied To Project:	2014 LHDC Housing project

TIF Expenditure Amount:	10,162
Tied To Debt:	2015 GO refunding 2008A, 2009 & 2010
Tied To Project:	2015 Debt refunding

TIF Expenditure Amount:	91,597
Tied To Debt:	2020A GO
Tied To Project:	2020 Denison Housing LLC

TIF Expenditure Amount:	57,925
Tied To Debt:	2022 GO
Tied To Project:	2022 Debt Refunding

TIF Expenditure Amount:	154,870
Tied To Debt:	LMI Balance Outstanding
Tied To Project:	LMI Requirement - Homes for Iowa

Income Housing For DENISON URBAN RENWAL

Amount of FY 2022 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	154,870
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Lots for low and moderate income housing:	0
Construction of low and moderate income housing:	154,870
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

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TIF Taxing District Data Collection

Local Government Name: DENISON (24G220)
 Urban Renewal Area: DENISON URBAN RENWAL (24001)
 TIF Taxing District Name: DENISON CITY/DENISON SCH/1ST TIF INCREM
 TIF Taxing District Inc. Number: 240083

TIF Taxing District Base Year: 1989
 FY TIF Revenue First Received: 1991
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	11/1989
Economic Development	11/1989

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	47,930,050	61,959,500	3,703,810	0	-90,748	124,397,862	0	124,397,862
Taxable	0	27,037,056	55,763,551	3,333,429	0	-90,748	93,397,597	0	93,397,597
Homestead Credits									276

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	50,420,732	74,067,878	6,141,633	67,926,245	2,336,506

FY 2022 TIF Revenue Received: 214,864

TIF Taxing District Data Collection

Local Government Name: DENISON (24G220)
 Urban Renewal Area: DENISON URBAN RENWAL (24001)
 TIF Taxing District Name: DENISON CITY AG/DENISON SCH/'89 INCREMENT
 TIF Taxing District Inc. Number: 240085

TIF Taxing District Base Year: 1989
 FY TIF Revenue First Received: 1991
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	11/1990
Economic Development	11/1990

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	361,800	0	0	0	0

FY 2022 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: DENISON (24G220)
 Urban Renewal Area: DENISON URBAN RENWAL (24001)
 TIF Taxing District Name: DENISON CITY AG/DENISON SCH/'94 AMENDED PARCELS INCREM
 TIF Taxing District Inc. Number: 240095
 TIF Taxing District Base Year: 1993
 FY TIF Revenue First Received: 1994
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	11/1992
Economic Development	11/1992

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	90,180	0	0	0	0

FY 2022 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: DENISON (24G220)
 Urban Renewal Area: DENISON URBAN RENWAL (24001)
 TIF Taxing District Name: DENISON CITY/DENISON SCH/'94 RS DWELLING FROM AG INCREMENT
 TIF Taxing District Inc. Number: 240097
 TIF Taxing District Base Year: 1993
 FY TIF Revenue First Received: 1994
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	11/1992
Economic Development	11/1992

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	21,740	0	0	0	0

FY 2022 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: DENISON (24G220)
 Urban Renewal Area: DENISON URBAN RENWAL (24001)
 TIF Taxing District Name: DENISON CITY AG/DENISON SCH/'02 AMENDED TIF INCREM
 TIF Taxing District Inc. Number: 240103
 TIF Taxing District Base Year: 2002
 FY TIF Revenue First Received: 2003
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	09/2000
Economic Development	09/2000

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	48,575	0	0	0	0

FY 2022 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: DENISON (24G220)
 Urban Renewal Area: DENISON URBAN RENWAL (24001)
 TIF Taxing District Name: DENISON CITY/DENISON SCH/'02 AMENDED TIF INCREM
 TIF Taxing District Inc. Number: 240105
 TIF Taxing District Base Year: 2002
 FY TIF Revenue First Received: 2003
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	09/2000
Economic Development	09/2000

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	3,303,550	0	0	0	0

FY 2022 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: DENISON (24G220)
 Urban Renewal Area: DENISON DUBUQUE BLDG URBAN RENEWAL
 UR Area Number: 24004

UR Area Creation Date:

This is actually an amendment to the "Denison Urban Renewal" plan not a second plan. The City of Denison only has one urban renewal plan. This was an error of how the amendment was given to the county auditor back in 1992, when the amendment was done.

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
DENISON CITY/DENISON SCH/'91 DUBQ BLDG INCREMNT	240092	240093	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	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2021:

0

0

Amount of 07-01-2021 Cash Balance Restricted for LMI

TIF Revenue:

0

TIF Sp. Revenue Fund Interest:

0

Property Tax Replacement Claims

0

Asset Sales & Loan Repayments:

0

Total Revenue:

0

Rebate Expenditures:

0

Non-Rebate Expenditures:

0

Returned to County Treasurer:

0

Total Expenditures:

0

TIF Sp. Rev. Fund Cash Balance as of 06-30-2022:

0

0

Amount of 06-30-2022 Cash Balance Restricted for LMI

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THIS DISTRICT WAS AND ECONOMIC DEVELOPMENT GRANT AND IS NOW INACTIVE.

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

TIF Taxing District Data Collection

Local Government Name:	DENISON (24G220)
Urban Renewal Area:	DENISON DUBUQUE BLDG URBAN RENEWAL (24004)
TIF Taxing District Name:	DENISON CITY/DENISON SCH/'91 DUBQ BLDG INCREMNT
TIF Taxing District Inc. Number:	240093
TIF Taxing District Base Year:	1991
FY TIF Revenue First Received:	1992
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1990

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	1,233,360	0	0	0	0

FY 2022 TIF Revenue Received: 0