

Annual Urban Renewal Report, Fiscal Year 2021 - 2022

Levy Authority Summary

Local Government Name: VAN METER
Local Government Number: 25G239

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
VAN METER URBAN RENEWAL AREA	25004	8

TIF Debt Outstanding: 2,520,381

TIF Sp. Rev. Fund Cash Balance as of 07-01-2021:	510,162	270,262	Amount of 07-01-2021 Cash Balance Restricted for LMI
---	----------------	----------------	---

TIF Revenue:	2,415
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	2,415

Rebate Expenditures:	0
Non-Rebate Expenditures:	102,665
Returned to County Treasurer:	0
Total Expenditures:	102,665

TIF Sp. Rev. Fund Cash Balance as of 06-30-2022:	409,912	270,262	Amount of 06-30-2022 Cash Balance Restricted for LMI
---	----------------	----------------	---

**Year-End Outstanding TIF
Obligations, Net of TIF Special
Revenue Fund Balance: 2,007,804**

♣ Annual Urban Renewal Report, Fiscal Year 2021 - 2022

Urban Renewal Area Data Collection

Local Government Name: VAN METER (25G239)
 Urban Renewal Area: VAN METER URBAN RENEWAL AREA
 UR Area Number: 25004

UR Area Creation Date: 02/1991

UR Area Purpose: 1. To construct public works facilities including water, sanitary sewer, and roadway improvements. 2. To stimulate residential development. 3. To provide land for new development. 4. To attract investments. 5. To increase affordable housing.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
VAN METER CITY/VAN METER SCH/VAN METER URA 25004/TIF INCREMENT	250104	250105	29,217
VAN METER CITY AG/VAN METER SCH/VAN METER URA 25004/TIF INCREMENT	250106	250107	0
VAN METER CITY/VAN METER SCH/VAN METER URA 25004/02 TIF INCREMENT	250247	250248	3,955
VAN METER CITY/VAN METER SCH/VAN METER URA 25004/04 TIF INCREMENT	250307	250308	7,269
VAN METER CITY AG/VAN METER SCH/VAN METER URA 25004/04 TIF INCREMENT	250309	250310	0
VAN METER CITY/VAN METER SCH/VAN METER URA 25004/05 TIF INCREMENT	250311	250312	31,640
VAN METER CITY AG/VAN METER SCH/VAN METER URA 25004/05 TIF INCREMENT	250313	250314	0
VAN METER CITY/VAN METER SCH/VAN METER URA 25004/06 POLK CO BANK TIF INCREMENT	250320	250321	2,530

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	166,320	56,203,630	1,907,920	0	0	-50,004	58,752,516	0	58,752,516
Taxable	139,761	31,704,095	1,717,128	0	0	-50,004	33,865,119	0	33,865,119
Homestead Credits									209

TIF Sp. Rev. Fund Cash Balance as of 07-01-2021:	510,162	270,262	Amount of 07-01-2021 Cash Balance Restricted for LMI
TIF Revenue:	2,415		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	2,415		
Rebate Expenditures:	0		
Non-Rebate Expenditures:	102,665		
Returned to County Treasurer:	0		
Total Expenditures:	102,665		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2022:	409,912	270,262	Amount of 06-30-2022 Cash Balance Restricted for LMI
---	----------------	----------------	---

Projects For VAN METER URBAN RENEWAL AREA

CR Estates WA

Description:	Water Main Extended to Crestview Estates
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

CR Estates SW

Description:	Sewer Main Extended to Crestview Estates
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

WA Treatment Plant Design

Description:	Plans, Designs, Specifications for filtration, RO, and softening of the City's drinking water.
Classification:	Water treatment plants, waste treatment plants & lagoons
Physically Complete:	No
Payments Complete:	Yes

Rec Complex Aquisition

Description:	Acquired Van Meter Rec Complex
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	Yes
Payments Complete:	No

Site Certification

Description:	Due diligence and utility extension planning for business park
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

LMI Housing Projects

Description:	Projects benefiting housing for low to moderate income families.
Classification:	Low and Moderate Income Housing
Physically Complete:	No
Payments Complete:	No

Urban Renewal Programs

Description:	Internal loan program for Urban Renewal projects
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

Water Infrastructure

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

Trindle Ridge Infrastructure

Description:	Road and Sewer Main Extension to Trindle Ridge
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For VAN METER URBAN RENEWAL AREA

2013 Refinancing/WA Treatement/Rec Complex/Site Cert

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	430,000
Interest:	132,525
Total:	562,525
Annual Appropriation?:	No
Date Incurred:	09/09/2013
FY of Last Payment:	2022

Urban Renewal Administration

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	11/12/2019
FY of Last Payment:	2023

Series 2021 G.O. Bonds (water)

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	895,000
Interest:	142,248
Total:	1,037,248
Annual Appropriation?:	No
Date Incurred:	11/23/2021
FY of Last Payment:	2036

Series 2021 G.O. Bonds (Trindle Ridge)

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	805,000
Interest:	115,608
Total:	920,608
Annual Appropriation?:	No
Date Incurred:	11/23/2021
FY of Last Payment:	2036

Non-Rebates For VAN METER URBAN RENEWAL AREA

TIF Expenditure Amount:	93,338
Tied To Debt:	2013 Refinancing/WA Treatment/Rec Complex/Site Cert
Tied To Project:	Site Certification

TIF Expenditure Amount:	9,327
Tied To Debt:	Urban Renewal Administration
Tied To Project:	Urban Renewal Programs

Income Housing For VAN METER URBAN RENEWAL AREA

Amount of FY 2022 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	0
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

TIF Taxing District Data Collection

Local Government Name:	VAN METER (25G239)
Urban Renewal Area:	VAN METER URBAN RENEWAL AREA (25004)
TIF Taxing District Name:	VAN METER CITY/VAN METER SCH/VAN METER URA 25004/TIF INCREMENT
TIF Taxing District Inc. Number:	250105
TIF Taxing District Base Year:	1990
FY TIF Revenue First Received:	1992
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	02/1991

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	19,861,140	1,871,820	0	0	-33,336	22,224,274	0	22,224,274
Taxable	0	11,203,527	1,684,638	0	0	-33,336	13,208,968	0	13,208,968
Homestead Credits									87

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	5,549,858	13,208,968	29,217	13,179,751	345,422

FY 2022 TIF Revenue Received: 946

TIF Taxing District Data Collection

Local Government Name:	VAN METER (25G239)
Urban Renewal Area:	VAN METER URBAN RENEWAL AREA (25004)
TIF Taxing District Name:	VAN METER CITY AG/VAN METER SCH/VAN METER URA 25004/TIF INCREMENT
TIF Taxing District Inc. Number:	250107
TIF Taxing District Base Year:	1990
FY TIF Revenue First Received:	1992
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2016

UR Designation	
Slum	No
Blighted	No
Economic Development	02/1991

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	77,420	0	0	0	0	0	77,420	0	77,420
Taxable	65,057	0	0	0	0	0	65,057	0	65,057
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	77,420	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: VAN METER (25G239)
 Urban Renewal Area: VAN METER URBAN RENEWAL AREA (25004)
 TIF Taxing District Name: VAN METER CITY/VAN METER SCH/VAN METER URA 25004/02 TIF INCREMENT
 TIF Taxing District Inc. Number: 250248
 TIF Taxing District Base Year: 2002
 FY TIF Revenue First Received: 2003
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2002

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	3,167,160	0	0	0	-1,852	3,165,308	0	3,165,308
Taxable	0	1,786,580	0	0	0	-1,852	1,784,728	0	1,784,728
Homestead Credits									13

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	1,098,810	1,784,728	3,955	1,780,773	46,671

FY 2022 TIF Revenue Received: 128

TIF Taxing District Data Collection

Local Government Name: VAN METER (25G239)
 Urban Renewal Area: VAN METER URBAN RENEWAL AREA (25004)
 TIF Taxing District Name: VAN METER CITY/VAN METER SCH/VAN METER URA 25004/04 TIF INCREMENT
 TIF Taxing District Inc. Number: 250308
 TIF Taxing District Base Year: 2004
 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	5,778,230	36,100	0	0	-3,704	5,810,626	0	5,810,626
Taxable	0	3,259,466	32,490	0	0	-3,704	3,288,252	0	3,288,252
Homestead Credits									21

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	2,267,730	3,288,252	7,269	3,280,983	85,990

FY 2022 TIF Revenue Received: 235

♣ Annual Urban Renewal Report, Fiscal Year 2021 - 2022

TIF Taxing District Data Collection

Local Government Name:	VAN METER (25G239)
Urban Renewal Area:	VAN METER URBAN RENEWAL AREA (25004)
TIF Taxing District Name:	VAN METER CITY AG/VAN METER SCH/VAN METER URA 25004/04 TIF INCREMENT
TIF Taxing District Inc. Number:	250310
TIF Taxing District Base Year:	2004
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	88,900	0	0	0	0	0	88,900	0	88,900
Taxable	74,704	0	0	0	0	0	74,704	0	74,704
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	88,900	0	0	0	0

FY 2022 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	VAN METER (25G239)
Urban Renewal Area:	VAN METER URBAN RENEWAL AREA (25004)
TIF Taxing District Name:	VAN METER CITY/VAN METER SCH/VAN METER URA 25004/05 TIF INCREMENT
TIF Taxing District Inc. Number:	250312
TIF Taxing District Base Year:	2004
FY TIF Revenue First Received:	2008
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2004

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	25,372,310	0	0	0	-9,260	25,363,050	0	25,363,050
Taxable	0	14,312,348	0	0	0	-9,260	14,303,088	0	14,303,088
Homestead Credits									81

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	36,880	14,303,088	31,640	14,271,448	374,034

FY 2022 TIF Revenue Received: 1,024

♣ Annual Urban Renewal Report, Fiscal Year 2021 - 2022

TIF Taxing District Data Collection

Local Government Name:	VAN METER (25G239)
Urban Renewal Area:	VAN METER URBAN RENEWAL AREA (25004)
TIF Taxing District Name:	VAN METER CITY AG/VAN METER SCH/VAN METER URA 25004/05 TIF INCREMENT
TIF Taxing District Inc. Number:	250314
TIF Taxing District Base Year:	2004
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	0	0	0	0	0

FY 2022 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	VAN METER (25G239)
Urban Renewal Area:	VAN METER URBAN RENEWAL AREA (25004)
TIF Taxing District Name:	VAN METER CITY/VAN METER SCH/VAN METER URA 25004/06 POLK CO BANK TIF INCREMENT
TIF Taxing District Inc. Number:	250321
TIF Taxing District Base Year:	2005
FY TIF Revenue First Received:	2006
Subject to a Statutory end date?	No

	UR Designation
Slum	No
Blighted	No
Economic Development	07/2005

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	2,024,790	0	0	0	-1,852	2,022,938	0	2,022,938
Taxable	0	1,142,174	0	0	0	-1,852	1,140,322	0	1,140,322
Homestead Credits									7

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	96,070	1,140,322	2,530	1,137,792	29,820

FY 2022 TIF Revenue Received: 82