

Annual Urban Renewal Report, Fiscal Year 2021 - 2022

Levy Authority Summary

Local Government Name: REINBECK
Local Government Number: 38G359

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
REINBECK URBAN RENEWAL	38007	4

TIF Debt Outstanding: 449,028

TIF Sp. Rev. Fund Cash Balance as of 07-01-2021:	257,906	196,040	Amount of 07-01-2021 Cash Balance Restricted for LMI
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TIF Revenue:	146,490
TIF Sp. Revenue Fund Interest:	1,645
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	148,135

Rebate Expenditures:	0
Non-Rebate Expenditures:	150,523
Returned to County Treasurer:	0
Total Expenditures:	150,523

TIF Sp. Rev. Fund Cash Balance as of 06-30-2022:	255,518	186,845	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: 42,987**

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Urban Renewal Area Data Collection

Local Government Name: REINBECK (38G359)
 Urban Renewal Area: REINBECK URBAN RENEWAL
 UR Area Number: 38007

UR Area Creation Date: 04/1991

UR Area Purpose: Grant for small manufacturing firms, New industrial subdivision, public utilities and streets-southwest Reinbeck, renovation of Main Street, Senior housing, park improvements and pool replacement, daycare center, municipal buildings

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
REINBECK CITY AG/GLADBROOK-R`BECK SCH/AGLAND UR TIF INCREM	380125	380126	201,990
REINBECK CITY/GLADBROOK-R`BECK SCH/UR TIF INCREM	380127	380128	4,863,491
REINBECK CITY/GLADBROOK-R`BECK SCH/ UR 1999 ADD TIF INCREM	380137	380138	633,050
REINBECK CITY AG/GLADBROOK-R`BECK SCH/AGLAND 1999 ADD UR TIF INCREM	380139	380140	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	689,382	22,146,490	11,994,241	5,432,940	0	-16,668	42,560,434	0	42,560,434
Taxable	579,290	12,492,702	10,794,818	4,889,646	0	-16,668	30,301,773	0	30,301,773
Homestead Credits									77

TIF Sp. Rev. Fund Cash Balance as of 07-01-2021: **257,906** **196,040** **Amount of 07-01-2021 Cash Balance Restricted for LMI**

TIF Revenue: 146,490
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Rebate Expenditures: 0
 Non-Rebate Expenditures: 150,523
 Returned to County Treasurer: 0
Total Expenditures: 150,523

TIF Sp. Rev. Fund Cash Balance as of 06-30-2022: **255,518** **186,845** **Amount of 06-30-2022 Cash Balance Restricted for LMI**

Projects For REINBECK URBAN RENEWAL

Southridge Development

Description:	Develop Residential
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

Parkview

Description:	Assist in building assisted living center
Classification:	Commercial-Medical
Physically Complete:	Yes
Payments Complete:	No

LMI Requirement

Description:	LMI Housing Improvement Projects
Classification:	Low and Moderate Income Housing
Physically Complete:	No
Payments Complete:	Yes

Debts/Obligations For REINBECK URBAN RENEWAL

Parkview Addition

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	120,000
Interest:	4,050
Total:	124,050
Annual Appropriation?:	No
Date Incurred:	09/16/2013
FY of Last Payment:	2023

2nd phase - Southridge Addition

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	125,000
Interest:	3,938
Total:	128,938
Annual Appropriation?:	No
Date Incurred:	09/16/2013
FY of Last Payment:	2023

LMI Obligations

	Outstanding LMI Housing
Debt/Obligation Type:	Obligations
Principal:	196,040
Interest:	0
Total:	196,040
Annual Appropriation?:	No
Date Incurred:	09/16/2013
FY of Last Payment:	2030

Non-Rebates For REINBECK URBAN RENEWAL

TIF Expenditure Amount:	77,813
Tied To Debt:	2nd phase - Southridge Addition
Tied To Project:	Southridge Development

TIF Expenditure Amount:	62,700
Tied To Debt:	Parkview Addition
Tied To Project:	Parkview

TIF Expenditure Amount:	10,010
Tied To Debt:	2nd phase - Southridge Addition
Tied To Project:	LMI Requirement

Income Housing For REINBECK URBAN RENEWAL

Amount of FY 2022 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	9,766
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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:	9,800
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:	REINBECK (38G359)
Urban Renewal Area:	REINBECK URBAN RENEWAL (38007)
TIF Taxing District Name:	REINBECK CITY AG/GLADBROOK-R`BECK SCH/AGLAND UR TIF INCREM
TIF Taxing District Inc. Number:	380126
TIF Taxing District Base Year:	1990
FY TIF Revenue First Received:	1991
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	04/1991

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	657,886	0	0	0	0	0	657,886	0	657,886
Taxable	552,824	0	0	0	0	0	552,824	0	552,824
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	359,326	298,560	201,990	96,570	1,649

FY 2022 TIF Revenue Received: 3,458

TIF Taxing District Data Collection

Local Government Name:	REINBECK (38G359)
Urban Renewal Area:	REINBECK URBAN RENEWAL (38007)
TIF Taxing District Name:	REINBECK CITY/GLADBROOK-R`BECK SCH/UR TIF INCREM
TIF Taxing District Inc. Number:	380128
TIF Taxing District Base Year:	1990
FY TIF Revenue First Received:	1991
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	04/1991

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	20,808,570	11,994,241	5,432,940	0	-16,668	38,507,292	0	38,507,292
Taxable	0	11,737,989	10,794,818	4,889,646	0	-16,668	27,600,328	0	27,600,328
Homestead Credits									77

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	11,991,454	26,532,506	4,863,491	21,669,015	562,869

FY 2022 TIF Revenue Received: 83,113

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TIF Taxing District Data Collection

Local Government Name: REINBECK (38G359)
 Urban Renewal Area: REINBECK URBAN RENEWAL (38007)
 TIF Taxing District Name: REINBECK CITY/GLADBROOK-R'BECK SCH/ UR 1999 ADD TIF INCREM
 TIF Taxing District Inc. Number: 380138
 TIF Taxing District Base Year: 1998
 FY TIF Revenue First Received: 1999
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1999

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	1,337,920	0	0	0	0	3,363,760	0	3,363,760
Taxable	0	754,713	0	0	0	0	2,122,155	0	2,122,155
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	630,250	2,122,155	633,050	1,489,105	38,681

FY 2022 TIF Revenue Received: 59,919

TIF Taxing District Data Collection

Local Government Name: REINBECK (38G359)
 Urban Renewal Area: REINBECK URBAN RENEWAL (38007)
 TIF Taxing District Name: REINBECK CITY AG/GLADBROOK-R'BECK SCH/AGLAND 1999 ADD UR TIF INCREM
 TIF Taxing District Inc. Number: 380140
 TIF Taxing District Base Year: 1998
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	02/2011

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	31,496	0	0	0	0	0	31,496	0	31,496
Taxable	26,466	0	0	0	0	0	26,466	0	26,466
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	33,210	0	0	0	0

FY 2022 TIF Revenue Received: 0