

Annual Urban Renewal Report, Fiscal Year 2021 - 2022

Levy Authority Summary

Local Government Name: MISSOURI VALLEY
Local Government Number: 43G404

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
MISSOURI VALLEY WEST INTERSTATE URBAN RENEWAL	43003	2
MISSOURI VALLEY SOUTH URBAN RENEWAL	43006	2
MISSOURI VALLEY 2014 URBAN RENEWAL AREA	43013	3

TIF Debt Outstanding: 37,261

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:	35,365
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	35,365

Rebate Expenditures:	35,365
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	35,365

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

Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 1,896

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Urban Renewal Area Data Collection

Local Government Name: MISSOURI VALLEY (43G404)
 Urban Renewal Area: MISSOURI VALLEY WEST INTERSTATE URBAN RENEWAL
 UR Area Number: 43003

UR Area Creation Date: 06/1995

UR Area Purpose: To promote economic development, to stimulate private investments in commercial and industrial development; facilitate the use of TIF in support of industrial development by Carry-On Trailer Corporation.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
MO VALLEY CITY/MO VALLEY SCH/MO VALLEY WEST INTERSTATE TIF INCREM	430090	430092	0
MO VALLEY CITY AG/MO VALLEY SCH/MO VALLEY WEST INTERSTATE TIF INCREM	430091	430093	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	178,759	0	9,193,490	1,328,161	0	0	10,700,410	0	10,700,410
Taxable	150,212	0	8,274,143	1,195,345	0	0	9,619,700	0	9,619,700
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**

Projects For MISSOURI VALLEY WEST INTERSTATE URBAN RENEWAL

West-I water & sewer extention

Description:	extend water and sewer lines west along Hwy 30
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Carry-On Trailer

Description:	water and sewer lines to Carry-on
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For MISSOURI VALLEY WEST INTERSTATE URBAN RENEWAL

2012A G.O. Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	04/25/2012
FY of Last Payment:	2016

Non-Rebates For MISSOURI VALLEY WEST INTERSTATE URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	2012A G.O. Bond
Tied To Project:	West-I water & sewer extention

TIF Expenditure Amount:	0
Tied To Debt:	2012A G.O. Bond
Tied To Project:	Carry-On Trailer

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TIF Taxing District Data Collection

Local Government Name:	MISSOURI VALLEY (43G404)
Urban Renewal Area:	MISSOURI VALLEY WEST INTERSTATE URBAN RENEWAL (43003)
TIF Taxing District Name:	MO VALLEY CITY/MO VALLEY SCH/MO VALLEY WEST INTERSTATE TIF INCREM
TIF Taxing District Inc. Number:	430092
TIF Taxing District Base Year:	0
FY TIF Revenue First Received:	1996
Subject to a Statutory end date?	No

UR Designation	
Slum	07/1995
Blighted	07/1995
Economic Development	07/1995

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	9,193,490	1,328,161	0	0	10,521,651	0	10,521,651
Taxable	0	0	8,274,143	1,195,345	0	0	9,469,488	0	9,469,488
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	1,218,413	9,303,238	0	9,303,238	298,974

FY 2022 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	MISSOURI VALLEY (43G404)
Urban Renewal Area:	MISSOURI VALLEY WEST INTERSTATE URBAN RENEWAL (43003)
TIF Taxing District Name:	MO VALLEY CITY AG/MO VALLEY SCH/MO VALLEY WEST INTERSTATE TIF INCREM
TIF Taxing District Inc. Number:	430093
TIF Taxing District Base Year:	0
FY TIF Revenue First Received:	1996
Subject to a Statutory end date?	No

UR Designation	
Slum	07/1995
Blighted	07/1995
Economic Development	07/1995

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	178,759	0	0	0	0	0	178,759	0	178,759
Taxable	150,212	0	0	0	0	0	150,212	0	150,212
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	132,732	46,027	0	46,027	932

FY 2022 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: MISSOURI VALLEY (43G404)
 Urban Renewal Area: MISSOURI VALLEY SOUTH URBAN RENEWAL
 UR Area Number: 43006

UR Area Creation Date: 07/1994

UR Area Purpose: Promote economic development, to stimulate private investments in commercial and industrial development.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
MO VALLEY CITY/MO VALLEY SCH/MO VALLEY SOUTH TIF INCREM	430084	430085	0
MO VALLEY CITY AG/MO VALLEY SCH/MO VALLEY SOUTH TIF INCREM	430087	430086	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	237,675	4,250,164	10,906,066	1,384,352	0	-16,668	17,583,644	0	17,583,644
Taxable	199,720	2,397,489	9,815,469	1,245,918	0	-16,668	14,196,817	0	14,196,817
Homestead Credits									43

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**

TIF Taxing District Data Collection

Local Government Name:	MISSOURI VALLEY (43G404)
Urban Renewal Area:	MISSOURI VALLEY SOUTH URBAN RENEWAL (43006)
TIF Taxing District Name:	MO VALLEY CITY/MO VALLEY SCH/MO VALLEY SOUTH TIF INCREM
TIF Taxing District Inc. Number:	430085
TIF Taxing District Base Year:	0
FY TIF Revenue First Received:	1995
Subject to a Statutory end date?	No

UR Designation	
Slum	07/1994
Blighted	07/1994
Economic Development	07/1994

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	4,250,164	10,906,066	1,384,352	0	-16,668	17,345,969	0	17,345,969
Taxable	0	2,397,489	9,815,469	1,245,918	0	-16,668	13,997,097	0	13,997,097
Homestead Credits									43

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	6,130,509	11,232,128	0	11,232,128	360,961

FY 2022 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	MISSOURI VALLEY (43G404)
Urban Renewal Area:	MISSOURI VALLEY SOUTH URBAN RENEWAL (43006)
TIF Taxing District Name:	MO VALLEY CITY AG/MO VALLEY SCH/MO VALLEY SOUTH TIF INCREM
TIF Taxing District Inc. Number:	430086
TIF Taxing District Base Year:	0
FY TIF Revenue First Received:	1995
Subject to a Statutory end date?	No

UR Designation	
Slum	07/1994
Blighted	07/1994
Economic Development	07/1994

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	237,675	0	0	0	0	0	237,675	0	237,675
Taxable	199,720	0	0	0	0	0	199,720	0	199,720
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	97,781	139,894	0	139,894	2,834

FY 2022 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: MISSOURI VALLEY (43G404)
 Urban Renewal Area: MISSOURI VALLEY 2014 URBAN RENEWAL AREA
 UR Area Number: 43013

UR Area Creation Date: 01/2014

UR Area Purpose: To promote new residential development and the corresponding construction of public infrastructure.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
MO VALLEY CITY/MO VALLEY SCH/MV UR AREA/LONGVIEW INCREMENT	430122	430123	920,381
ST JOHN TWP/MO VALLEY SCH/MV UR AREA/LONGVIEW INCREMENT	430124	430125	293,973
MO VALLEY CITY/MO VALLEY SCH/MV UR 2014/TAMARACK INCREMENT	430130	430131	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	1,562,521	0	0	0	-1,852	6,030,154	0	6,030,154
Taxable	0	881,409	0	0	0	-1,852	3,896,460	0	3,896,460
Homestead Credits									4

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: 35,365
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 35,365

Rebate Expenditures: 35,365
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 35,365

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

Projects For MISSOURI VALLEY 2014 URBAN RENEWAL AREA

Longview Townhome Dev

Description:	rebate agreement for ten-unit townhome complex
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For MISSOURI VALLEY 2014 URBAN RENEWAL AREA

Longview Developer Agreement

Debt/Obligation Type:	Rebates
Principal:	37,261
Interest:	0
Total:	37,261
Annual Appropriation?:	Yes
Date Incurred:	04/04/2014
FY of Last Payment:	2023

Rebates For MISSOURI VALLEY 2014 URBAN RENEWAL AREA

Longview Townhomes

TIF Expenditure Amount:	35,365
Rebate Paid To:	Longview Townhomes
Tied To Debt:	Longview Developer Agreement
Tied To Project:	Longview Townhome Dev
Projected Final FY of Rebate:	2026

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TIF Taxing District Data Collection

Local Government Name:	MISSOURI VALLEY (43G404)
Urban Renewal Area:	MISSOURI VALLEY 2014 URBAN RENEWAL AREA (43013)
TIF Taxing District Name:	MO VALLEY CITY/MO VALLEY SCH/MV UR AREA/LONGVIEW INCREMENT
TIF Taxing District Inc. Number:	430123
TIF Taxing District Base Year:	2013
FY TIF Revenue First Received:	2017
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2027

	UR Designation
Slum	No
Blighted	No
Economic Development	01/2014

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	57,001	0	0	0	0	4,306,231	0	4,306,231
Taxable	0	32,154	0	0	0	0	2,900,385	0	2,900,385
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	2,697,785	1,608,446	920,381	688,065	22,112

FY 2022 TIF Revenue Received: 35,365

TIF Taxing District Data Collection

Local Government Name:	MISSOURI VALLEY (43G404)
Urban Renewal Area:	MISSOURI VALLEY 2014 URBAN RENEWAL AREA (43013)
TIF Taxing District Name:	ST JOHN TWP/MO VALLEY SCH/MV UR AREA/LONGVIEW INCREMENT
TIF Taxing District Inc. Number:	430125
TIF Taxing District Base Year:	2013
FY TIF Revenue First Received:	2017
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2027

	UR Designation
Slum	No
Blighted	No
Economic Development	01/2014

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	343,803	0	0	0	0	564,058	0	564,058
Taxable	0	193,938	0	0	0	0	342,610	0	342,610
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	270,085	293,973	293,973	0	0

FY 2022 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name:	MISSOURI VALLEY (43G404)
Urban Renewal Area:	MISSOURI VALLEY 2014 URBAN RENEWAL AREA (43013)
TIF Taxing District Name:	MO VALLEY CITY/MO VALLEY SCH/MV UR 2014/TAMARACK INCREMENT
TIF Taxing District Inc. Number:	430131
TIF Taxing District Base Year:	2014
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	1,161,717	0	0	0	-1,852	1,159,865	0	1,159,865
Taxable	0	655,317	0	0	0	-1,852	653,465	0	653,465
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	47,851	653,465	0	653,465	21,000

FY 2022 TIF Revenue Received: 0