

Annual Urban Renewal Report, Fiscal Year 2021 - 2022

Levy Authority Summary

Local Government Name: SIGOURNEY
Local Government Number: 54G512

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
SIGOURNEY PRAIRIE VIEW SUBDIVISION URBAN RENEWAL	54001	1
SIGOURNEY BELVA DEER INN URBAN RENEWAL	54002	2
SIGOURNEY DOWNTOWN UR	54003	0

TIF Debt Outstanding: 560,141

TIF Sp. Rev. Fund Cash Balance as of 07-01-2021:	26,831	0	Amount of 07-01-2021 Cash Balance Restricted for LMI
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TIF Revenue:	82,967
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	82,967

Rebate Expenditures:	21,778
Non-Rebate Expenditures:	60,000
Returned to County Treasurer:	0
Total Expenditures:	81,778

TIF Sp. Rev. Fund Cash Balance as of 06-30-2022:	28,020	0	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: 450,343**

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Urban Renewal Area Data Collection

Local Government Name: SIGOURNEY (54G512)
 Urban Renewal Area: SIGOURNEY PRAIRIE VIEW SUBDIVISION URBAN RENEWAL
 UR Area Number: 54001

UR Area Creation Date: 02/2005

UR Area Purpose: This Urban Renewal Plan has been developed to help local officials promote economic development in the City of Sigourney. The primary goal of the plan is to stimulate, through public involvement and commitment, private investment in new residential development.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
SIGOURNEY CITY/SIGOURNEY SCH/SIGOURNEY PRAIRIE VIEW SUBDIVISION URBAN RENEWAL INCREM	540076	540077	915,350

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	1,625,970	0	0	0	-1,852	1,624,118	0	1,624,118
Taxable	0	917,202	0	0	0	-1,852	915,350	0	915,350
Homestead Credits									8

TIF Sp. Rev. Fund Cash Balance as of 07-01-2021:	16,311	0	Amount of 07-01-2021 Cash Balance Restricted for LMI
TIF Revenue:	27,345		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	27,345		
Rebate Expenditures:	21,778		
Non-Rebate Expenditures:	5,400		
Returned to County Treasurer:	0		
Total Expenditures:	27,178		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2022:	16,478	0	Amount of 06-30-2022 Cash Balance Restricted for LMI
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Projects For SIGOURNEY PRAIRIE VIEW SUBDIVISION URBAN RENEWAL

Prairie View Subdivision

Description:	Residential Housing Development
Classification:	Residential property (classified residential)
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For SIGOURNEY PRAIRIE VIEW SUBDIVISION URBAN RENEWAL

Prairie View Rebate

Debt/Obligation Type:	Rebates
Principal:	353,188
Interest:	0
Total:	353,188
Annual Appropriation?:	Yes
Date Incurred:	05/24/2005
FY of Last Payment:	2023

2005 GO Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	7,531
Interest:	278
Total:	7,809
Annual Appropriation?:	Yes
Date Incurred:	05/18/2005
FY of Last Payment:	2023

Non-Rebates For SIGOURNEY PRAIRIE VIEW SUBDIVISION URBAN RENEWAL

TIF Expenditure Amount:	5,400
Tied To Debt:	2005 GO Bonds
Tied To Project:	Prairie View Subdivision

Rebates For SIGOURNEY PRAIRIE VIEW SUBDIVISION URBAN RENEWAL

Prairie View Subdivision

TIF Expenditure Amount:	21,778
Rebate Paid To:	C B & D Development Inc.
Tied To Debt:	Prairie View Rebate
Tied To Project:	Prairie View Subdivision
Projected Final FY of Rebate:	2022

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TIF Taxing District Data Collection

Local Government Name:	SIGOURNEY (54G512)
Urban Renewal Area:	SIGOURNEY PRAIRIE VIEW SUBDIVISION URBAN RENEWAL (54001)
TIF Taxing District Name:	SIGOURNEY CITY/SIGOURNEY SCH/SIGOURNEY PRAIRIE VIEW SUBDIVISION
URBAN RENEWAL INCREM	
TIF Taxing District Inc. Number:	540077
TIF Taxing District Base Year:	2005
FY TIF Revenue First Received:	2008
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2022

UR Designation	
Slum	No
Blighted	No
Economic Development	02/2005

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	1,625,970	0	0	0	-1,852	1,624,118	0	1,624,118
Taxable	0	917,202	0	0	0	-1,852	915,350	0	915,350
Homestead Credits									8

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	7,868	915,350	915,350	0	0

FY 2022 TIF Revenue Received: 27,345

Urban Renewal Area Data Collection

Local Government Name: SIGOURNEY (54G512)
 Urban Renewal Area: SIGOURNEY BELVA DEER INN URBAN RENEWAL
 UR Area Number: 54002

UR Area Creation Date: 04/2008

This Urban Renewal Plan has been developed to help local officials promote economic development in and around the City of Sigourney. The primary goal of the plan is to stimulate private investment in new commercial and low-and-moderate income (LMI) residential development.

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
SIGOURNEY CITY/SIGOURNEY SCH/SIGOURNEY BELVA DEER INN URBAN RENEWAL INCREMENT	540078	540079	1,862,211
SIGOURNEY CITY AG/ SIGOURNEY SCH/SIGOURNEY BELVA DEER INN URBAN RENEWAL INCREMENT	540082	540083	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	41,318	3,319,344	2,892,565	101,270	0	-11,112	6,343,385	0	6,343,385
Taxable	34,721	1,872,427	2,603,308	91,143	0	-11,112	4,590,487	0	4,590,487
Homestead Credits									28

TIF Sp. Rev. Fund Cash Balance as of 07-01-2021: **10,520** **0** **Amount of 07-01-2021 Cash Balance Restricted for LMI**

TIF Revenue: 55,622
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 55,622

Rebate Expenditures: 0
 Non-Rebate Expenditures: 54,600
 Returned to County Treasurer: 0
Total Expenditures: 54,600

TIF Sp. Rev. Fund Cash Balance as of 06-30-2022: **11,542** **0** **Amount of 06-30-2022 Cash Balance Restricted for LMI**

Projects For SIGOURNEY BELVA DEER INN URBAN RENEWAL

NEUR (Belva Deer)

Description:	Development of Commercial Property
Classification:	Commercial - hotels and conference centers
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For SIGOURNEY BELVA DEER INN URBAN RENEWAL**NEUR (Belva Deer Inn)**

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	178,296
Interest:	20,848
Total:	199,144
Annual Appropriation?:	Yes
Date Incurred:	11/02/2008
FY of Last Payment:	2028

Non-Rebates For SIGOURNEY BELVA DEER INN URBAN RENEWAL

TIF Expenditure Amount:	54,600
Tied To Debt:	NEUR (Belva Deer Inn)
Tied To Project:	NEUR (Belva Deer)

TIF Taxing District Data Collection

Local Government Name:	SIGOURNEY (54G512)
Urban Renewal Area:	SIGOURNEY BELVA DEER INN URBAN RENEWAL (54002)
TIF Taxing District Name:	SIGOURNEY CITY/SIGOURNEY SCH/SIGOURNEY BELVA DEER INN URBAN RENEWAL INCREMENT
TIF Taxing District Inc. Number:	540079
TIF Taxing District Base Year:	2007
FY TIF Revenue First Received:	2010
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2017

UR Designation	
Slum	No
Blighted	No
Economic Development	04/2008

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	3,319,344	2,892,565	101,270	0	-11,112	6,302,067	0	6,302,067
Taxable	0	1,872,427	2,603,308	91,143	0	-11,112	4,555,766	0	4,555,766
Homestead Credits									28

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	4,450,968	1,862,211	1,862,211	0	0

FY 2022 TIF Revenue Received: 55,622

TIF Taxing District Data Collection

Local Government Name:	SIGOURNEY (54G512)
Urban Renewal Area:	SIGOURNEY BELVA DEER INN URBAN RENEWAL (54002)
TIF Taxing District Name:	SIGOURNEY CITY AG/ SIGOURNEY SCH/SIGOURNEY BELVA DEER INN URBAN RENEWAL INCREMENT
TIF Taxing District Inc. Number:	540083
TIF Taxing District Base Year:	2007
FY TIF Revenue First Received:	2010
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2017

UR Designation	
Slum	No
Blighted	No
Economic Development	04/2008

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	41,318	0	0	0	0	0	41,318	0	41,318
Taxable	34,721	0	0	0	0	0	34,721	0	34,721
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	45,250	0	0	0	0

FY 2022 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: SIGOURNEY (54G512)
 Urban Renewal Area: SIGOURNEY DOWNTOWN UR
 UR Area Number: 54003

UR Area Creation Date: 03/2022

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
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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
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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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Projects For SIGOURNEY DOWNTOWN UR

Sigourney Downtown UR

Description:	Econ Dev to downtown buildings-prop.
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	No
Payments Complete:	No