

# Annual Urban Renewal Report, Fiscal Year 2021 - 2022

## Levy Authority Summary

Local Government Name: MINDEN  
Local Government Number: 78G737

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
MINDEN 1991 URBAN RENEWAL	78017	4

**TIF Debt Outstanding:** 375,893

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2021:</b>	<b>-22,194</b>	<b>0</b>	<b>Amount of 07-01-2021 Cash Balance Restricted for LMI</b>
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TIF Revenue:	187,028
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>187,028</b>

Rebate Expenditures:	0
Non-Rebate Expenditures:	156,344
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>156,344</b>

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2022:</b>	<b>8,490</b>	<b>0</b>	<b>Amount of 06-30-2022 Cash Balance Restricted for LMI</b>
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**Year-End Outstanding TIF  
Obligations, Net of TIF Special  
Revenue Fund Balance:** 211,059

## Urban Renewal Area Data Collection

Local Government Name: MINDEN (78G737)  
 Urban Renewal Area: MINDEN 1991 URBAN RENEWAL  
 UR Area Number: 78017

UR Area Creation Date: 03/1992

UR Area Purpose: The City of Minden's primary objective in the Minden Urban Renewal area is to expand affordable residential development.

## Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
MINDEN CITY/TRI-CENTER SCH/1991 MINDEN UR TIF INCREM	780193	780194	4,828,978
MINDEN CITY AG/TRI-CENTER SCH/1991 MINDEN UR TIF INCREM	780207	780208	26,456
MINDEN CITY/TRI-CENTER SCH/1999 MINDEN UR TIF INCREM	780238	780239	350,199
MINDEN CITY/TRI-CENTER SCH/2002 MINDEN UR TIF INCREM	780275	780276	1,329,358

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	56,000	13,391,000	288,991	0	0	-33,336	13,737,464	0	13,737,464
Taxable	47,057	7,553,777	260,092	0	0	-33,336	7,851,086	0	7,851,086
Homestead Credits									59

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2021:** -22,194      0      **Amount of 07-01-2021 Cash Balance Restricted for LMI**

TIF Revenue: 187,028  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 187,028**

Rebate Expenditures: 0  
 Non-Rebate Expenditures: 156,344  
 Returned to County Treasurer: 0  
**Total Expenditures: 156,344**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2022:** 8,490      0      **Amount of 06-30-2022 Cash Balance Restricted for LMI**

## Projects For MINDEN 1991 URBAN RENEWAL

### Meadow Lane reconstruction

Description:	Remove and Replace street, curbs & gutter
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

### Downtown Streetscape

Description:	Replace sidewalks, replace & add lighting, repair streets, railings in downtown area
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

### Perry St. Storm sewer

Description:	Replace and rebuild storm sewer
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

### 5th street developement

Description:	housing design/developement
Classification:	Residential property (classified residential)
Physically Complete:	No
Payments Complete:	No

## Debts/Obligations For MINDEN 1991 URBAN RENEWAL

### Meadow Lane reconstruction

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	71,000
Interest:	1,953
Total:	72,953
Annual Appropriation?:	No
Date Incurred:	09/17/2015
FY of Last Payment:	2022

### Downtown streetscape

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	294,000
Interest:	8,940
Total:	302,940
Annual Appropriation?:	No
Date Incurred:	06/27/2018
FY of Last Payment:	2025

### 5th Street housing development

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	08/11/2020
FY of Last Payment:	2020

### Perry st. Storm Sewer

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	05/11/2021
FY of Last Payment:	2021

## Non-Rebates For MINDEN 1991 URBAN RENEWAL

TIF Expenditure Amount:	72,953
Tied To Debt:	Meadow Lane reconstruction
Tied To Project:	Meadow Lane reconstruction
TIF Expenditure Amount:	79,940
Tied To Debt:	Downtown streetscape
Tied To Project:	Downtown Streetscape
TIF Expenditure Amount:	1,321
Tied To Debt:	5th Street housing development
Tied To Project:	5th street developement
TIF Expenditure Amount:	2,130
Tied To Debt:	Meadow Lane reconstruction
Tied To Project:	Meadow Lane reconstruction

## ♣ Annual Urban Renewal Report, Fiscal Year 2021 - 2022

TAX DISTRICT: MINDEN CITY AG/TRI-CENTER SCH/1991 MINDEN UR TIF INCREM 78207/78208  
HAS BEEN INACTIVE TO THIS DATE.

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

0

### TIF Taxing District Data Collection

Local Government Name: MINDEN (78G737)  
 Urban Renewal Area: MINDEN 1991 URBAN RENEWAL (78017)  
 TIF Taxing District Name: MINDEN CITY/TRI-CENTER SCH/1991 MINDEN UR TIF INCREM  
 TIF Taxing District Inc. Number: 780194  
 TIF Taxing District Base Year: 1991  
 FY TIF Revenue First Received: 1994  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	03/1992

### 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	8,600,000	0	0	0	-22,224	8,577,776	0	8,577,776
Taxable	0	4,851,202	0	0	0	-22,224	4,828,978	0	4,828,978
Homestead Credits									35

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	1,736,677	4,828,978	4,828,978	0	0

FY 2022 TIF Revenue Received: 138,967

### TIF Taxing District Data Collection

Local Government Name: MINDEN (78G737)  
 Urban Renewal Area: MINDEN 1991 URBAN RENEWAL (78017)  
 TIF Taxing District Name: MINDEN CITY AG/TRI-CENTER SCH/1991 MINDEN UR TIF INCREM  
 TIF Taxing District Inc. Number: 780208  
 TIF Taxing District Base Year: 1991  
 FY TIF Revenue First Received:  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	03/1992

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	56,000	0	0	0	0	0	56,000	0	56,000
Taxable	47,057	0	0	0	0	0	47,057	0	47,057
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	29,544	26,456	26,456	0	0

FY 2022 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name: MINDEN (78G737)  
 Urban Renewal Area: MINDEN 1991 URBAN RENEWAL (78017)  
 TIF Taxing District Name: MINDEN CITY/TRI-CENTER SCH/1999 MINDEN UR TIF INCREM  
 TIF Taxing District Inc. Number: 780239  
 TIF Taxing District Base Year: 1999  
 FY TIF Revenue First Received: 2002  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2020

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2000

### 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	624,100	0	0	0	-1,852	622,248	0	622,248
Taxable	0	352,051	0	0	0	-1,852	350,199	0	350,199
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	7,089	350,199	350,199	0	0

FY 2022 TIF Revenue Received: 10,022

### TIF Taxing District Data Collection

Local Government Name: MINDEN (78G737)  
 Urban Renewal Area: MINDEN 1991 URBAN RENEWAL (78017)  
 TIF Taxing District Name: MINDEN CITY/TRI-CENTER SCH/2002 MINDEN UR TIF INCREM  
 TIF Taxing District Inc. Number: 780276  
 TIF Taxing District Base Year: 2002  
 FY TIF Revenue First Received: 2004  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2022

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2002

### 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	4,166,900	288,991	0	0	-9,260	4,481,440	0	4,481,440
Taxable	0	2,350,524	260,092	0	0	-9,260	2,624,852	0	2,624,852
Homestead Credits									22

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	3,161,342	1,329,358	1,329,358	0	0

FY 2022 TIF Revenue Received: 38,039