

# Annual Urban Renewal Report, Fiscal Year 2021 - 2022

## Levy Authority Summary

Local Government Name: SLATER  
Local Government Number: 85G822

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
SLATER PRAIRIE CREEK URBAN RENEWAL	85017	0
SLATER COMMERCIAL/INDUSTRIAL URBAN RENEWAL	85020	4
SLATER PRAIRIE CREEK PLAT 6 URBAN RENEWAL	85030	2

**TIF Debt Outstanding: 770,528**

---

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2021:</b>	<b>334,244</b>	<b>59,803</b>	<b>Amount of 07-01-2021 Cash Balance Restricted for LMI</b>
---	----------------	---------------	---

TIF Revenue:	50,701
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>50,701</b>

Rebate Expenditures:	24,400
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>24,400</b>

---

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2022:</b>	<b>360,545</b>	<b>87,678</b>	<b>Amount of 06-30-2022 Cash Balance Restricted for LMI</b>
---	----------------	---------------	---

**Year-End Outstanding TIF  
Obligations, Net of TIF Special  
Revenue Fund Balance: 385,583**

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

## Urban Renewal Area Data Collection

Local Government Name: SLATER (85G822)  
 Urban Renewal Area: SLATER PRAIRIE CREEK URBAN RENEWAL  
 UR Area Number: 85017

UR Area Creation Date:

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
--	-------------	------------------	----------------------------

## 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

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2021:</b>	<b>55,744</b>	<b>55,744</b>	<b>Amount of 07-01-2021 Cash Balance Restricted for LMI</b>
---	---------------	---------------	---

TIF Revenue:	0
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>0</b>

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

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2022:</b>	<b>55,744</b>	<b>55,744</b>	<b>Amount of 06-30-2022 Cash Balance Restricted for LMI</b>
---	---------------	---------------	---

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

## Urban Renewal Area Data Collection

Local Government Name: SLATER (85G822)  
 Urban Renewal Area: SLATER COMMERCIAL/INDUSTRIAL URBAN RENEWAL  
 UR Area Number: 85020

UR Area Creation Date: 03/1997

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
SLATER CITY/BALLARD SCH/COMMERCIAL/INDUSTRIAL URBAN RENEWAL TIF INCREM	850563	850163	0
SLATER CITY/BALLARD SCH COMMERCIAL/INDUSTRIAL URBAN RENEWAL AMENDMENT #1 TIF INCREM	850589	850189	0
SLATER CITY AG/BALLARD SCH COMMERCIAL/INDUSTRIAL URBAN RENEWAL AMENDMENT #1 TIF INCREM	850590	850190	0
SLATER CITY/BALLARD SCH COMMERCIAL/INDUSTRIAL URBAN RENEWAL AMEND #2 TIF INCREM	850645	850245	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	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:** 274,441 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: 1,574  
 Non-Rebate Expenditures: 0  
 Returned to County Treasurer: 0  
**Total Expenditures: 1,574**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2022:** 272,867 0 **Amount of 06-30-2022 Cash Balance Restricted for LMI**

# Projects For SLATER COMMERCIAL/INDUSTRIAL URBAN RENEWAL

## Absolute Holdings Co., Inc & Greentech of Iowa, LLC

Description:	Absolute/Greentech expansion
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	Yes

## Main Street Renovation/Streetscape

Description:	Main Street Renovation/Streetscape
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

## Heartland COOP - 2018

Description:	Heartland COOP Expansion
Classification:	Agribusiness
Physically Complete:	Yes
Payments Complete:	No

## Sewer Lift Station - 2018

Description:	Sewer Lift Station in Grimm Park
Classification:	Water treatment plants, waste treatment plants & lagoons
Physically Complete:	Yes
Payments Complete:	No

# Debts/Obligations For SLATER COMMERCIAL/INDUSTRIAL URBAN RENEWAL

## Absolute Holdings Co. Inc & Greentech of Iowa, LLC

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	05/13/2015
FY of Last Payment:	2021

## Main Street Renovations/Streetscape

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	10/01/2014
FY of Last Payment:	2019

## Heartland COOP - 2018

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	05/11/2018
FY of Last Payment:	2022

## Sewer Lift Station - 2018

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	06/11/2018
FY of Last Payment:	2029

# Rebates For SLATER COMMERCIAL/INDUSTRIAL URBAN RENEWAL

## Heartland COOP

TIF Expenditure Amount:	1,574
Rebate Paid To:	Heartland COOP
Tied To Debt:	Heartland COOP - 2018
Tied To Project:	Heartland COOP - 2018
Projected Final FY of Rebate:	2023

## Absolute Holdings

TIF Expenditure Amount:	0
Rebate Paid To:	Absolute Holdings
Tied To Debt:	Absolute Holdings Co. Inc & Greentech of Iowa, LLC
Tied To Project:	Absolute Holdings Co., Inc & Greentech of Iowa, LLC
Projected Final FY of Rebate:	2021

### TIF Taxing District Data Collection

Local Government Name:	SLATER (85G822)
Urban Renewal Area:	SLATER COMMERCIAL/INDUSTRIAL URBAN RENEWAL (85020)
TIF Taxing District Name:	SLATER CITY/BALLARD SCH/COMMERCIAL/INDUSTRIAL URBAN RENEWAL TIF INCREM
TIF Taxing District Inc. Number:	850163
TIF Taxing District Base Year:	2005
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	96,800	0	0	0	0

FY 2022 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name:	SLATER (85G822)
Urban Renewal Area:	SLATER COMMERCIAL/INDUSTRIAL URBAN RENEWAL (85020)
TIF Taxing District Name:	SLATER CITY/BALLARD SCH COMMERCIAL/INDUSTRIAL URBAN RENEWAL AMENDMENT #1 TIF INCREM
TIF Taxing District Inc. Number:	850189
TIF Taxing District Base Year:	2010
FY TIF Revenue First Received:	2014
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2011

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	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	1,955,300	0	0	0	0

FY 2022 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name: SLATER (85G822)  
 Urban Renewal Area: SLATER COMMERCIAL/INDUSTRIAL URBAN RENEWAL (85020)  
 TIF Taxing District Name: SLATER CITY AG/BALLARD SCH COMMERCIAL/INDUSTRIAL URBAN RENEWAL AMENDMENT #1 TIF INCREM  
 TIF Taxing District Inc. Number: 850190  
 TIF Taxing District Base Year: 2010  
 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	1	0	0	0	0

FY 2022 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name: SLATER (85G822)  
 Urban Renewal Area: SLATER COMMERCIAL/INDUSTRIAL URBAN RENEWAL (85020)  
 TIF Taxing District Name: SLATER CITY/BALLARD SCH COMMERCIAL/INDUSTRIAL URBAN RENEWAL AMEND #2 TIF INCREM  
 TIF Taxing District Inc. Number: 850245  
 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	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	41,100	0	0	0	0

FY 2022 TIF Revenue Received: 0



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

## Urban Renewal Area Data Collection

Local Government Name: SLATER (85G822)  
 Urban Renewal Area: SLATER PRAIRIE CREEK PLAT 6 URBAN RENEWAL  
 UR Area Number: 85030

UR Area Creation Date: 10/2017

UR Area Purpose: Economic Development and encouragement of housing

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
SLATER CITY/BALLARD SCH PRAIRIE CREEK PLAT 6 UR TIF INCREMENT	850662	850663	1,695,774
SLATER CITY AG/BALLARD SCH PRAIRIE CREEK PLAT 6 UR TIF INCREMENT	850664	850665	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	10,800	3,006,200	0	0	0	0	3,017,000	0	3,017,000
Taxable	9,075	1,695,774	0	0	0	0	1,704,849	0	1,704,849
Homestead Credits									8

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2021:** **4,059** **4,059** **Amount of 07-01-2021 Cash Balance Restricted for LMI**

TIF Revenue: 50,701  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 50,701**

Rebate Expenditures: 22,826  
 Non-Rebate Expenditures: 0  
 Returned to County Treasurer: 0  
**Total Expenditures: 22,826**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2022:** **31,934** **31,934** **Amount of 06-30-2022 Cash Balance Restricted for LMI**

## Projects For SLATER PRAIRIE CREEK PLAT 6 URBAN RENEWAL

### Prairie Creek Plat 6

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

# Debts/Obligations For SLATER PRAIRIE CREEK PLAT 6 URBAN RENEWAL

## Prairie Creek - Plat 6

Debt/Obligation Type:	Rebates
Principal:	770,528
Interest:	0
Total:	770,528
Annual Appropriation?:	Yes
Date Incurred:	10/09/2017
FY of Last Payment:	2031

## Rebates For SLATER PRAIRIE CREEK PLAT 6 URBAN RENEWAL

### Prairie Creek - Plat 6

TIF Expenditure Amount:	22,826
Rebate Paid To:	Rogers Enterprises
Tied To Debt:	Prairie Creek - Plat 6
Tied To Project:	Prairie Creek Plat 6
Projected Final FY of Rebate:	2031

# Income Housing For SLATER PRAIRIE CREEK PLAT 6 URBAN RENEWAL

Amount of FY 2022 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	0
<hr/>	
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:	SLATER (85G822)
Urban Renewal Area:	SLATER PRAIRIE CREEK PLAT 6 URBAN RENEWAL (85030)
TIF Taxing District Name:	SLATER CITY/BALLARD SCH PRAIRIE CREEK PLAT 6 UR TIF INCREMENT
TIF Taxing District Inc. Number:	850663
TIF Taxing District Base Year:	2018
FY TIF Revenue First Received:	2021
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2017

## 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	3,006,200	0	0	0	0	3,006,200	0	3,006,200
Taxable	0	1,695,774	0	0	0	0	1,695,774	0	1,695,774
Homestead Credits									8

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	16,100	1,695,774	1,695,774	0	0

FY 2022 TIF Revenue Received: 50,701

## TIF Taxing District Data Collection

Local Government Name:	SLATER (85G822)
Urban Renewal Area:	SLATER PRAIRIE CREEK PLAT 6 URBAN RENEWAL (85030)
TIF Taxing District Name:	SLATER CITY AG/BALLARD SCH PRAIRIE CREEK PLAT 6 UR TIF INCREMENT
TIF Taxing District Inc. Number:	850665
TIF Taxing District Base Year:	2018
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	10,800	0	0	0	0	0	10,800	0	10,800
Taxable	9,075	0	0	0	0	0	9,075	0	9,075
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	14,600	0	0	0	0

FY 2022 TIF Revenue Received: 0