

# Annual Urban Renewal Report, Fiscal Year 2021 - 2022

## Levy Authority Summary

Local Government Name: STORY CITY  
Local Government Number: 85G823

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
STORY CITY CONSOLIDATED URBAN RENEWAL	85018	11

**TIF Debt Outstanding: 5,700,011**

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2021:</b>	<b>101,687</b>	<b>0</b>	<b>Amount of 07-01-2021 Cash Balance Restricted for LMI</b>
---	----------------	----------	---

TIF Revenue:	781,406
TIF Sp. Revenue Fund Interest:	2,480
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>783,886</b>

Rebate Expenditures:	112,419
Non-Rebate Expenditures:	646,935
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>759,354</b>

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2022:</b>	<b>126,219</b>	<b>0</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: 4,814,438**

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

## Urban Renewal Area Data Collection

Local Government Name: STORY CITY (85G823)  
 Urban Renewal Area: STORY CITY CONSOLIDATED URBAN RENEWAL  
 UR Area Number: 85018

UR Area Creation Date:

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
STORY CITY CITY/ROLAND-STORY SCH/STORY CITY EAST URBAN RENEWAL TIF INCREM	850516	850116	20,283,639
STORY CITY CITY AG/ROLAND-STORY SCH/STORY CITY EAST URBAN RENEWAL TIF INCREM	850517	850117	0
STORY CITY CITY/ROLAND-STORY SCH/STORY CITY WEST URBAN RENEWAL TIF INCREM	850518	850118	1,047,280
STORY CITY CITY/ROLAND-STORY SCH/STORY CITY SOUTHWEST URBAN RENEWAL TIF INCREMENT	850520	850120	1,608,586
STORY CITY CITY/ROLAND-STORY SCH/STORY CITY WEST URBAN RENEWAL ENLARGEMENT TIF INCREM	850536	850136	5,446,294
STORY CITY CITY AG/ROLAND-STORY SCH/STORY CITY WEST URBAN RENEWAL ENLARGEMENT TIF INCREM	850537	850137	0
STORY CITY CITY/ROLAND-STORY SCH/STORY CITY EAST URBAN RENEWAL 2ND ENLARGEMENT TIF INCREM	850575	850175	0
STORY CITY CITY/ROLAND-STORY SCH STORY CITY URA AMENDMENT #8 TIF INCREM	850588	850188	0
STORY CITY CITY/ROLAND-STORY SCH/2017 DOWNTOWN-WINFIELD TIF INCREM	850648	850649	2,821,337
STORY CITY CITY/ROLAND-STORY SCH/2018 I-35 BUSINESS PARK TIF INCREM	850650	850651	349,026
STORY CITY AG/ROLAND-STORY SCH/2018 I-35 BUSINESS PARK TIF INCREM	850652	850653	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	60,439,100	30,457,600	48,795,500	0	-92,600	141,723,400	0	141,723,400
Taxable	0	34,093,345	27,411,840	43,915,950	0	-92,600	106,762,110	0	106,762,110
Homestead Credits									220

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2021:** **101,687** **0** **Amount of 07-01-2021 Cash Balance Restricted for LMI**

TIF Revenue: 781,406  
 TIF Sp. Revenue Fund Interest: 2,480  
 Property Tax Replacement Claims 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 783,886**

Rebate Expenditures: 112,419  
 Non-Rebate Expenditures: 646,935  
 Returned to County Treasurer: 0  
**Total Expenditures: 759,354**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2022:** **126,219** **0** **Amount of 06-30-2022 Cash Balance Restricted for LMI**

# Projects For STORY CITY CONSOLIDATED URBAN RENEWAL

## Winfield Solutions

Description:	Rebate Agreement for development of former Pella
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

## Rich Olive Street

Description:	Construction of street in I-35 Business Park
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

## 2017 Bond Projects

Description:	Broad Street Reconstruction, Holm Ave Reconstruction, Storm/Sanitary Sewer, and Parks
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

## American Packaging Corp

Description:	Rebate Agreement for Expansion
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

## 2019 Bond Projects

Description:	Auestad Avenue and Larson Heights
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

## Parks Projects

Description:	Improvements to North and South Parks
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	Yes
Payments Complete:	No

## 2021A Bond Projects

Description:	Streets, Water Mains, and Trails
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

# Debts/Obligations For STORY CITY CONSOLIDATED URBAN RENEWAL

## Rich Olive Street

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	305,000
Interest:	21,250
Total:	326,250
Annual Appropriation?:	No
Date Incurred:	09/22/2015
FY of Last Payment:	2025

## 2017 Bond Projects

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,985,000
Interest:	177,250
Total:	2,162,250
Annual Appropriation?:	No
Date Incurred:	06/05/2017
FY of Last Payment:	2027

## American Packaging Corp.

Debt/Obligation Type:	Rebates
Principal:	37,600
Interest:	0
Total:	37,600
Annual Appropriation?:	No
Date Incurred:	12/21/2015
FY of Last Payment:	2023

## Winfield Solutions

Debt/Obligation Type:	Rebates
Principal:	173,656
Interest:	0
Total:	173,656
Annual Appropriation?:	No
Date Incurred:	12/05/2016
FY of Last Payment:	2023

## Parks Projects

Debt/Obligation Type:	Internal Loans
Principal:	350,000
Interest:	0
Total:	350,000
Annual Appropriation?:	No
Date Incurred:	12/17/2018
FY of Last Payment:	2025

## 2019 Bond Projects

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	388,500
Interest:	33,073

Total:	421,573
Annual Appropriation?:	No
Date Incurred:	05/20/2019
FY of Last Payment:	2027

**2021A Bond Projects**

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,965,000
Interest:	263,682
Total:	2,228,682
Annual Appropriation?:	No
Date Incurred:	05/03/2021
FY of Last Payment:	2032

## Non-Rebates For STORY CITY CONSOLIDATED URBAN RENEWAL

TIF Expenditure Amount:	83,125
Tied To Debt:	Rich Olive Street
Tied To Project:	Rich Olive Street

TIF Expenditure Amount:	359,625
Tied To Debt:	2017 Bond Projects
Tied To Project:	2017 Bond Projects

TIF Expenditure Amount:	68,883
Tied To Debt:	2019 Bond Projects
Tied To Project:	2019 Bond Projects

TIF Expenditure Amount:	35,302
Tied To Debt:	2021A Bond Projects
Tied To Project:	2021A Bond Projects

TIF Expenditure Amount:	100,000
Tied To Debt:	Parks Projects
Tied To Project:	Parks Projects

## Rebates For STORY CITY CONSOLIDATED URBAN RENEWAL

### American Packaging Corp.

TIF Expenditure Amount:	18,800
Rebate Paid To:	American Packaging Corp.
Tied To Debt:	American Packaging Corp.
Tied To Project:	American Packaging Corp
Projected Final FY of Rebate:	2023

### Winfield Solutions

TIF Expenditure Amount:	93,619
Rebate Paid To:	Winfield Solutins
Tied To Debt:	Winfield Solutions
Tied To Project:	Winfield Solutions
Projected Final FY of Rebate:	2023

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

### TIF Taxing District Data Collection

Local Government Name: STORY CITY (85G823)  
 Urban Renewal Area: STORY CITY CONSOLIDATED URBAN RENEWAL (85018)  
 TIF Taxing District Name: STORY CITY CITY/ROLAND-STORY SCH/STORY CITY EAST URBAN  
 RENEWAL TIF INCREM  
 TIF Taxing District Inc. Number: 850116  
 TIF Taxing District Base Year: 1989  
 FY TIF Revenue First Received: 1992  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	08/1989

### 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	52,320,200	17,323,800	0	0	-64,820	70,491,980	0	70,491,980
Taxable	0	29,513,524	15,591,420	0	0	-64,820	45,656,266	0	45,656,266
Homestead Credits									172

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	15,881,330	45,656,266	20,283,639	25,372,627	630,810

FY 2022 TIF Revenue Received: 501,595

### TIF Taxing District Data Collection

Local Government Name: STORY CITY (85G823)  
 Urban Renewal Area: STORY CITY CONSOLIDATED URBAN RENEWAL (85018)  
 TIF Taxing District Name: STORY CITY CITY AG/ROLAND-STORY SCH/STORY CITY EAST URBAN  
 RENEWAL TIF INCREM  
 TIF Taxing District Inc. Number: 850117  
 TIF Taxing District Base Year: 1989  
 FY TIF Revenue First Received: 1992  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	08/1989

### 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	326,289	0	0	0	0

FY 2022 TIF Revenue Received: 0



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

### TIF Taxing District Data Collection

Local Government Name: STORY CITY (85G823)  
 Urban Renewal Area: STORY CITY CONSOLIDATED URBAN RENEWAL (85018)  
 TIF Taxing District Name: STORY CITY CITY/ROLAND-STORY SCH/STORY CITY WEST URBAN  
 RENEWAL TIF INCREM  
 TIF Taxing District Inc. Number: 850118  
 TIF Taxing District Base Year: 1990  
 FY TIF Revenue First Received: 1993  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1991

### 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	523,000	29,100	2,262,300	0	0	2,814,400	0	2,814,400
Taxable	0	295,025	26,190	2,036,070	0	0	2,357,285	0	2,357,285
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	36,545	2,357,285	1,047,280	1,310,005	32,569

FY 2022 TIF Revenue Received: 26,042

### TIF Taxing District Data Collection

Local Government Name: STORY CITY (85G823)  
 Urban Renewal Area: STORY CITY CONSOLIDATED URBAN RENEWAL (85018)  
 TIF Taxing District Name: STORY CITY CITY/ROLAND-STORY SCH/STORY CITY SOUTHWEST URBAN  
 RENEWAL TIF INCREMENT  
 TIF Taxing District Inc. Number: 850120  
 TIF Taxing District Base Year: 1988  
 FY TIF Revenue First Received: 1992  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	04/1987

### 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	4,178,100	0	0	4,178,100	0	4,178,100
Taxable	0	0	0	3,760,290	0	0	3,760,290	0	3,760,290
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	557,379	3,620,721	1,608,586	2,012,135	50,025

FY 2022 TIF Revenue Received: 39,993

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

### TIF Taxing District Data Collection

Local Government Name: STORY CITY (85G823)  
 Urban Renewal Area: STORY CITY CONSOLIDATED URBAN RENEWAL (85018)  
 TIF Taxing District Name: STORY CITY CITY/ROLAND-STORY SCH/STORY CITY WEST URBAN RENEWAL ENLARGEMENT TIF INCREM  
 TIF Taxing District Inc. Number: 850136  
 TIF Taxing District Base Year: 1993  
 FY TIF Revenue First Received:  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
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	2,336,200	4,106,700	9,332,400	0	-3,704	15,771,596	0	15,771,596
Taxable	0	1,317,837	3,696,030	8,399,160	0	-3,704	13,409,323	0	13,409,323
Homestead Credits									8

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	3,516,262	12,259,038	5,446,294	6,812,744	169,377

FY 2022 TIF Revenue Received: 135,405

### TIF Taxing District Data Collection

Local Government Name: STORY CITY (85G823)  
 Urban Renewal Area: STORY CITY CONSOLIDATED URBAN RENEWAL (85018)  
 TIF Taxing District Name: STORY CITY CITY AG/ROLAND-STORY SCH/STORY CITY WEST URBAN RENEWAL ENLARGEMENT TIF INCREM  
 TIF Taxing District Inc. Number: 850137  
 TIF Taxing District Base Year: 1993  
 FY TIF Revenue First Received:  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
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	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	15,458	0	0	0	0

FY 2022 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name: STORY CITY (85G823)  
 Urban Renewal Area: STORY CITY CONSOLIDATED URBAN RENEWAL (85018)  
 TIF Taxing District Name: STORY CITY CITY/ROLAND-STORY SCH/STORY CITY EAST URBAN RENEWAL 2ND ENLARGEMENT TIF INCREM  
 TIF Taxing District Inc. Number: 850175  
 TIF Taxing District Base Year: 2004  
 FY TIF Revenue First Received:  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2026

UR Designation	
Slum	No
Blighted	No
Economic Development	08/2005

### 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	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	0	0	0	0	0

FY 2022 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name: STORY CITY (85G823)  
 Urban Renewal Area: STORY CITY CONSOLIDATED URBAN RENEWAL (85018)  
 TIF Taxing District Name: STORY CITY CITY/ROLAND-STORY SCH STORY CITY URA AMENDMENT #8 TIF INCREM  
 TIF Taxing District Inc. Number: 850188  
 TIF Taxing District Base Year: 2010  
 FY TIF Revenue First Received:  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2031

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	4,677,800	0	0	0	0

FY 2022 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name:	STORY CITY (85G823)
Urban Renewal Area:	STORY CITY CONSOLIDATED URBAN RENEWAL (85018)
TIF Taxing District Name:	STORY CITY CITY/ROLAND-STORY SCH/2017 DOWNTOWN-WINFIELD TIF INCREM
TIF Taxing District Inc. Number:	850649
TIF Taxing District Base Year:	2018
FY TIF Revenue First Received:	
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2040

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	5,259,700	8,879,700	18,297,200	0	-24,076	33,623,524	0	33,623,524
Taxable	0	2,966,959	7,991,730	16,467,480	0	-24,076	28,219,526	0	28,219,526
Homestead Credits									40

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	27,297,100	6,350,500	2,821,337	3,529,163	87,741

FY 2022 TIF Revenue Received: 69,693

### TIF Taxing District Data Collection

Local Government Name:	STORY CITY (85G823)
Urban Renewal Area:	STORY CITY CONSOLIDATED URBAN RENEWAL (85018)
TIF Taxing District Name:	STORY CITY CITY/ROLAND-STORY SCH/2018 I-35 BUSINESS PARK TIF INCREM
TIF Taxing District Inc. Number:	850651
TIF Taxing District Base Year:	2018
FY TIF Revenue First Received:	
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2040

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	118,300	14,725,500	0	0	14,843,800	0	14,843,800
Taxable	0	0	106,470	13,252,950	0	0	13,359,420	0	13,359,420
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	14,058,100	785,700	349,026	436,674	10,857

FY 2022 TIF Revenue Received: 8,678

TIF Taxing District Data Collection

Local Government Name:	STORY CITY (85G823)
Urban Renewal Area:	STORY CITY CONSOLIDATED URBAN RENEWAL (85018)
TIF Taxing District Name:	STORY CITY AG/ROLAND-STORY SCH/2018 I-35 BUSINESS PARK TIF INCREM
TIF Taxing District Inc. Number:	850653
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	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	224,300	0	0	0	0

FY 2022 TIF Revenue Received: 0