

# Annual Urban Renewal Report, Fiscal Year 2021 - 2022

## Levy Authority Summary

Local Government Name: SERGEANT BLUFF  
Local Government Number: 97G937

| Active Urban Renewal Areas               | U.R.<br># | # of Tif<br>Taxing<br>Districts |
|--|-----------|---------------------------------|
| SERGEANT BLUFF URBAN RENEWAL             | 97021     | 2                               |
| SERGEANT BLUFF NORTH URBAN RENEWAL       | 97025     | 2                               |
| SGT BLUFF CITY/SGT BLUFF SCH/DOGWOOD TRL | 97030     | 2                               |
| SGT BLUFF/ SGT BLUFF SCH/OAK HILLS       | 97031     | 1                               |

**TIF Debt Outstanding:** 2,975,152

---

|   |            |          |   |
|---|------------|----------|---|
| <b>TIF Sp. Rev. Fund Cash Balance<br/>as of 07-01-2021:</b> | <b>562</b> | <b>0</b> | <b>Amount of 07-01-2021 Cash Balance<br/>Restricted for LMI</b> |
|---|------------|----------|---|

|                                 |                |
|---------------------------------|----------------|
| TIF Revenue:                    | 144,260        |
| TIF Sp. Revenue Fund Interest:  | 0              |
| Property Tax Replacement Claims | 0              |
| Asset Sales & Loan Repayments:  | 0              |
| <b>Total Revenue:</b>           | <b>144,260</b> |

|                               |                |
|-------------------------------|----------------|
| Rebate Expenditures:          | 61,217         |
| Non-Rebate Expenditures:      | 69,568         |
| Returned to County Treasurer: | 0              |
| <b>Total Expenditures:</b>    | <b>130,785</b> |

---

|   |               |          |   |
|---|---------------|----------|---|
| <b>TIF Sp. Rev. Fund Cash Balance<br/>as of 06-30-2022:</b> | <b>14,037</b> | <b>0</b> | <b>Amount of 06-30-2022 Cash Balance<br/>Restricted for LMI</b> |
|---|---------------|----------|---|

**Year-End Outstanding TIF  
Obligations, Net of TIF Special  
Revenue Fund Balance:** 2,830,330

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

## Urban Renewal Area Data Collection

Local Government Name: SERGEANT BLUFF (97G937)  
 Urban Renewal Area: SERGEANT BLUFF URBAN RENEWAL  
 UR Area Number: 97021

UR Area Creation Date: 01/2002

UR Area Purpose: Rehabilitation, conservation, redevelopment, development, or a combination thereof is necessary in the interest of the public health, safety, or welfare of the municipality's residents.

| Tax Districts within this Urban Renewal Area | Base No. | Increment No. | Increment Value Used |
|--|----------|---------------|----------------------|
| SGT BLUFF CITY/SGT BLUFF SCH TIF - INCR      | 970211   | 970212        | 3,904,011            |
| SGT BLUFF CITY/SGT BLUFF SCH/AM 1 TIF - INC  | 970229   | 970230        | 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           | 5,928,610  | 0          | 0     | 0        | 5,928,610 | 0                    | 5,928,610 |
| Taxable           | 0            | 0           | 5,335,749  | 0          | 0     | 0        | 5,335,749 | 0                    | 5,335,749 |
| Homestead Credits |              |             |            |            |       |          |           |                      | 0         |

|   |          |          |   |
|---|----------|----------|---|
| <b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2021:</b> | <b>0</b> | <b>0</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>0</b> | <b>0</b> | <b>Amount of 06-30-2022 Cash Balance Restricted for LMI</b> |
|---|----------|----------|---|

## Projects For SERGEANT BLUFF URBAN RENEWAL

### Pioneer Flats Urban TIF

|                      |   |
|----------------------|---|
| Description:         | To enhance commercial development to meet increasing commercial demand. |
| Classification:      | Commercial - office properties  |
| Physically Complete: | Yes   |
| Payments Complete:   | Yes   |

### NS TIF West Ridge

|                      |   |
|----------------------|---|
| Description:         | Encourage & accommodate industrial development. |
| Classification:      | Industrial/manufacturing property               |
| Physically Complete: | Yes   |
| Payments Complete:   | No  |

## Debts/Obligations For SERGEANT BLUFF URBAN RENEWAL

### GO2001-2010Refunding

|                        |                             |
|------------------------|-----------------------------|
| Debt/Obligation Type:  | Gen. Obligation Bonds/Notes |
| Principal:             | 0                           |
| Interest:              | 0                           |
| Total:                 | 0                           |
| Annual Appropriation?: | Yes                         |
| Date Incurred:         | 01/01/2002                  |
| FY of Last Payment:    | 2015                        |

### Series 2015 West Ridge

|                        |                             |
|------------------------|-----------------------------|
| Debt/Obligation Type:  | Gen. Obligation Bonds/Notes |
| Principal:             | 0                           |
| Interest:              | 0                           |
| Total:                 | 0                           |
| Annual Appropriation?: | Yes                         |
| Date Incurred:         | 03/03/2015                  |
| FY of Last Payment:    | 2027                        |

## Non-Rebates For SERGEANT BLUFF URBAN RENEWAL

|                         |                         |
|-------------------------|-------------------------|
| TIF Expenditure Amount: | 0                       |
| Tied To Debt:           | GO2001-2010Refunding    |
| Tied To Project:        | Pioneer Flats Urban TIF |

|                         |                        |
|-------------------------|------------------------|
| TIF Expenditure Amount: | 0                      |
| Tied To Debt:           | Series 2015 West Ridge |
| Tied To Project:        | NS TIF West Ridge      |

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

Initial bonding 2001 GO.    Refunded in 2010 as part of a 2010 GO.

256 Characters Left

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

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

### TIF Taxing District Data Collection

Local Government Name: SERGEANT BLUFF (97G937)  
 Urban Renewal Area: SERGEANT BLUFF URBAN RENEWAL (97021)  
 TIF Taxing District Name: SGT BLUFF CITY/SGT BLUFF SCH TIF - INCR  
 TIF Taxing District Inc. Number: 970212  
 TIF Taxing District Base Year: 1998  
 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 | 01/2002 |

### 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            | 0           | 5,928,610  | 0          | 0     | 0        | 5,928,610 | 0                    | 5,928,610 |
| Taxable           | 0            | 0           | 5,335,749  | 0          | 0     | 0        | 5,335,749 | 0                    | 5,335,749 |
| Homestead Credits |              |             |            |            |       |          |           |                      | 0         |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2022 | 0                 | 5,335,749           | 3,904,011      | 1,431,738          | 39,125                     |

FY 2022 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name: SERGEANT BLUFF (97G937)  
 Urban Renewal Area: SERGEANT BLUFF URBAN RENEWAL (97021)  
 TIF Taxing District Name: SGT BLUFF CITY/SGT BLUFF SCH/AM 1 TIF - INC  
 TIF Taxing District Inc. Number: 970230  
 TIF Taxing District Base Year: 2003  
 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 | 01/2002 |

### 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            | 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

## Urban Renewal Area Data Collection

Local Government Name: SERGEANT BLUFF (97G937)  
 Urban Renewal Area: SERGEANT BLUFF NORTH URBAN RENEWAL  
 UR Area Number: 97025

UR Area Creation Date: 02/1999

UR Area Purpose: The plan was put into place for rehabilitation purposes of existing commercial and industrial buildings.

| Tax Districts within this Urban Renewal Area             | Base No. | Increment No. | Increment Value Used |
|--|----------|---------------|----------------------|
| SGT BLUFF CITY/SGT BLUFF SCH/SGT BLUFF NORTH UR TIF INCR | 970236   | 970237        | 0                    |
| SGT BLUFF CITY/SGT BLUFF SCH - TIF INCR                  | 970290   | 970291        | 8,142                |

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

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total     | Gas/Electric Utility | Total     |
|-------------------|--------------|-------------|------------|------------|-------|----------|-----------|----------------------|-----------|
| Assessed          | 9,690        | 0           | 3,589,550  | 55,820     | 0     | 0        | 3,655,060 | 0                    | 3,655,060 |
| Taxable           | 8,142        | 0           | 3,230,595  | 50,238     | 0     | 0        | 3,288,975 | 0                    | 3,288,975 |
| Homestead Credits |              |             |            |            |       |          |           |                      | 0         |

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2021:** **562** **0** **Amount of 07-01-2021 Cash Balance Restricted for LMI**

TIF Revenue: 107,781  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 107,781**

Rebate Expenditures: 11,997  
 Non-Rebate Expenditures: 69,568  
 Returned to County Treasurer: 0  
**Total Expenditures: 81,565**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2022:** **26,778** **0** **Amount of 06-30-2022 Cash Balance Restricted for LMI**



## Projects For SERGEANT BLUFF NORTH URBAN RENEWAL

### NS TIF West Ridge

|                      |   |
|----------------------|---|
| Description:         | Encourage & accommodate industrial development. |
| Classification:      | Industrial/manufacturing property               |
| Physically Complete: | Yes   |
| Payments Complete:   | No  |

# Debts/Obligations For SERGEANT BLUFF NORTH URBAN RENEWAL

## Series 2015 West Ridge

|                        |                             |
|------------------------|-----------------------------|
| Debt/Obligation Type:  | Gen. Obligation Bonds/Notes |
| Principal:             | 353,101                     |
| Interest:              | 50,425                      |
| Total:                 | 403,526                     |
| Annual Appropriation?: | Yes                         |
| Date Incurred:         | 03/03/2015                  |
| FY of Last Payment:    | 2027                        |

## Woodbury County

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Other Debt |
| Principal:             | 0          |
| Interest:              | 0          |
| Total:                 | 0          |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 05/05/2016 |
| FY of Last Payment:    | 2018       |

## Series 2017 Dogwood

|                        |                             |
|------------------------|-----------------------------|
| Debt/Obligation Type:  | Gen. Obligation Bonds/Notes |
| Principal:             | 44,580                      |
| Interest:              | 7,546                       |
| Total:                 | 52,126                      |
| Annual Appropriation?: | Yes                         |
| Date Incurred:         | 07/11/2017                  |
| FY of Last Payment:    | 2032                        |

## Series 2017 N Lift Station

|                        |                             |
|------------------------|-----------------------------|
| Debt/Obligation Type:  | Gen. Obligation Bonds/Notes |
| Principal:             | 59,440                      |
| Interest:              | 10,060                      |
| Total:                 | 69,500                      |
| Annual Appropriation?: | Yes                         |
| Date Incurred:         | 07/11/2017                  |
| FY of Last Payment:    | 2032                        |

**Non-Rebates For SERGEANT BLUFF NORTH URBAN RENEWAL**

|                         |                        |
|-------------------------|------------------------|
| TIF Expenditure Amount: | 58,492                 |
| Tied To Debt:           | Series 2015 West Ridge |
| Tied To Project:        | NS TIF West Ridge      |

|                         |                   |
|-------------------------|-------------------|
| TIF Expenditure Amount: | 0                 |
| Tied To Debt:           | Woodbury County   |
| Tied To Project:        | NS TIF West Ridge |

|                         |                     |
|-------------------------|---------------------|
| TIF Expenditure Amount: | 4,747               |
| Tied To Debt:           | Series 2017 Dogwood |
| Tied To Project:        | NS TIF West Ridge   |

|                         |                            |
|-------------------------|----------------------------|
| TIF Expenditure Amount: | 6,329                      |
| Tied To Debt:           | Series 2017 N Lift Station |
| Tied To Project:        | NS TIF West Ridge          |

## Rebates For SERGEANT BLUFF NORTH URBAN RENEWAL

### K&L Landscape

|                               |                            |
|-------------------------------|----------------------------|
| TIF Expenditure Amount:       | 11,997                     |
| Rebate Paid To:               | K&L Landscape              |
| Tied To Debt:                 | Series 2017 N Lift Station |
| Tied To Project:              | NS TIF West Ridge          |
| Projected Final FY of Rebate: | 2025                       |

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

West Ridge TIF eligible 96.74% & non-TIF 3.26%  
Mix-up of payment needed to county missing \$26,216

256 Characters Left

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

### TIF Taxing District Data Collection

Local Government Name: SERGEANT BLUFF (97G937)  
 Urban Renewal Area: SERGEANT BLUFF NORTH URBAN RENEWAL (97025)  
 TIF Taxing District Name: SGT BLUFF CITY/SGT BLUFF SCH/SGT BLUFF NORTH UR TIF INCR  
 TIF Taxing District Inc. Number: 970237  
 TIF Taxing District Base Year: 2006  
 FY TIF Revenue First Received: 2010  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2027

| UR Designation       |         |
|----------------------|---------|
| Slum                 | No      |
| Blighted             | No      |
| Economic Development | 01/2007 |

### 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           | 3,589,550  | 55,820     | 0     | 0        | 3,645,370 | 0                    | 3,645,370 |
| Taxable           | 0            | 0           | 3,230,595  | 50,238     | 0     | 0        | 3,280,833 | 0                    | 3,280,833 |
| Homestead Credits |              |             |            |            |       |          |           |                      | 0         |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2022 | 864,440           | 2,780,930           | 0              | 2,780,930          | 75,994                     |

FY 2022 TIF Revenue Received: 107,781

### TIF Taxing District Data Collection

Local Government Name: SERGEANT BLUFF (97G937)  
 Urban Renewal Area: SERGEANT BLUFF NORTH URBAN RENEWAL (97025)  
 TIF Taxing District Name: SGT BLUFF CITY/SGT BLUFF SCH - TIF INCR  
 TIF Taxing District Inc. Number: 970291  
 TIF Taxing District Base Year: 1900  
 FY TIF Revenue First Received: 2010  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2020

| UR Designation       |         |
|----------------------|---------|
| Slum                 | No      |
| Blighted             | No      |
| Economic Development | 12/2015 |

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

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total | Gas/Electric Utility | Total |
|-------------------|--------------|-------------|------------|------------|-------|----------|-------|----------------------|-------|
| Assessed          | 9,690        | 0           | 0          | 0          | 0     | 0        | 9,690 | 0                    | 9,690 |
| Taxable           | 8,142        | 0           | 0          | 0          | 0     | 0        | 8,142 | 0                    | 8,142 |
| Homestead Credits |              |             |            |            |       |          |       |                      | 0     |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2022 | 0                 | 8,142               | 8,142          | 0                  | 0                          |

FY 2022 TIF Revenue Received: 0

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

## Urban Renewal Area Data Collection

Local Government Name: SERGEANT BLUFF (97G937)  
 Urban Renewal Area: SGT BLUFF CITY/SGT BLUFF SCH/DOGWOOD TRL  
 UR Area Number: 97030

UR Area Creation Date:

UR Area Purpose:

| Tax Districts within this Urban Renewal Area                           | Base No. | Increment No. | Increment Value Used |
|--|----------|---------------|----------------------|
| SGT BLUFF CITY AG/SGT BLUFF SCH/GROW WOODBURY - SL - AMEND #2 TIF INCR | 970296   | 970297        | 0                    |
| SGT BLUFF CITY/SGT BLUFF SCH/GROW WOODBURY -LL-AMEND #2-TIF INCR       | 970298   | 970299        | 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          | 178,350      | 0           | 0          | 0          | 0     | 0        | 178,350 | 0                    | 178,350 |
| Taxable           | 149,867      | 0           | 0          | 0          | 0     | 0        | 149,867 | 0                    | 149,867 |
| 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        |
| <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> |

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

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

## TIF Taxing District Data Collection

|                                  |  |
|----------------------------------|--|
| Local Government Name:           | SERGEANT BLUFF (97G937)  |
| Urban Renewal Area:              | SGT BLUFF CITY/SGT BLUFF SCH/DOGWOOD TRL (97030)                       |
| TIF Taxing District Name:        | SGT BLUFF CITY AG/SGT BLUFF SCH/GROW WOODBURY - SL - AMEND #2 TIF INCR |
| TIF Taxing District Inc. Number: | 970297   |
| TIF Taxing District Base Year:   | 2016   |
| 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          | 178,350      | 0           | 0          | 0          | 0     | 0        | 178,350 | 0                    | 178,350 |
| Taxable           | 149,867      | 0           | 0          | 0          | 0     | 0        | 149,867 | 0                    | 149,867 |
| Homestead Credits |              |             |            |            |       |          |         |                      | 0       |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2022 | 309,520           | 0                   | 0              | 0                  | 0                          |

FY 2022 TIF Revenue Received: 0

## TIF Taxing District Data Collection

|                                  |  |
|----------------------------------|--|
| Local Government Name:           | SERGEANT BLUFF (97G937)  |
| Urban Renewal Area:              | SGT BLUFF CITY/SGT BLUFF SCH/DOGWOOD TRL (97030)                 |
| TIF Taxing District Name:        | SGT BLUFF CITY/SGT BLUFF SCH/GROW WOODBURY -LL-AMEND #2-TIF INCR |
| TIF Taxing District Inc. Number: | 970299   |
| TIF Taxing District Base Year:   | 2016   |
| 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 | 0                 | 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: SERGEANT BLUFF (97G937)  
 Urban Renewal Area: SGT BLUFF/ SGT BLUFF SCH/OAK HILLS  
 UR Area Number: 97031

UR Area Creation Date:

UR Area Purpose:

## Tax Districts within this Urban Renewal Area

|   | Base<br>No. | Increment<br>No. | Increment<br>Value<br>Used |
|---|-------------|------------------|----------------------------|
| SGT BLUFF/SGT BLUFF SCH/OAK HILLS INCREMENT | 970318      | 970319           | 1,321,331                  |

## 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            | 15,314,850  | 0          | 0          | 0     | -1,852   | 15,312,998 | 0                    | 15,312,998 |
| Taxable           | 0            | 8,639,014   | 0          | 0          | 0     | -1,852   | 8,637,162  | 0                    | 8,637,162  |
| Homestead Credits |              |             |            |            |       |          |            |                      | 6          |

**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: 36,479  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 36,479**

Rebate Expenditures: 49,220  
 Non-Rebate Expenditures: 0  
 Returned to County Treasurer: 0  
**Total Expenditures: 49,220**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2022:** **-12,741** **0** **Amount of 06-30-2022 Cash Balance Restricted for LMI**

## Projects For SGT BLUFF/ SGT BLUFF SCH/OAK HILLS

### Oak Hill Remodel

|                      |                                 |
|----------------------|---------------------------------|
| Description:         | Rehabing a Blight Area          |
| Classification:      | Low and Moderate Income Housing |
| Physically Complete: | No                              |
| Payments Complete:   | No                              |

## Debts/Obligations For SGT BLUFF/ SGT BLUFF SCH/OAK HILLS

### Oak Hill Urban Renewal

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Rebates    |
| Principal:             | 2,450,000  |
| Interest:              | 0          |
| Total:                 | 2,450,000  |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 12/10/2019 |
| FY of Last Payment:    | 2039       |

## Rebates For SGT BLUFF/ SGT BLUFF SCH/OAK HILLS

### Oak Hill Urban Renewal

|                               |                        |
|-------------------------------|------------------------|
| TIF Expenditure Amount:       | 49,220                 |
| Rebate Paid To:               | Oak Hill LLC           |
| Tied To Debt:                 | Oak Hill Urban Renewal |
| Tied To Project:              | Oak Hill Remodel       |
| Projected Final FY of Rebate: | 2039                   |

## TIF Taxing District Data Collection

Local Government Name: SERGEANT BLUFF (97G937)  
 Urban Renewal Area: SGT BLUFF/ SGT BLUFF SCH/OAK HILLS (97031)  
 TIF Taxing District Name: SGT BLUFF/SGT BLUFF SCH/OAK HILLS INCREMENT  
 TIF Taxing District Inc. Number: 970319  
 TIF Taxing District Base Year: 2018  
 FY TIF Revenue First Received:  
 Subject to a Statutory end date? No

| UR Designation       |         |
|----------------------|---------|
| Slum                 | No      |
| Blighted             | 07/2018 |
| 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            | 15,314,850  | 0          | 0          | 0     | -1,852   | 15,312,998 | 0                    | 15,312,998 |
| Taxable           | 0            | 8,639,014   | 0          | 0          | 0     | -1,852   | 8,637,162  | 0                    | 8,637,162  |
| Homestead Credits |              |             |            |            |       |          |            |                      | 6          |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2022 | 13,826,780        | 1,488,070           | 1,321,331      | 166,739            | 4,556                      |

FY 2022 TIF Revenue Received: 36,479