

# Annual Urban Renewal Report, Fiscal Year 2022 - 2023

## Levy Authority Summary

Local Government Name: CEDAR FALLS  
Local Government Number: 07G046

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
CEDAR FALLS URBAN RENEWAL	07019	3
CEDAR FALLS PINNACLE PRAIRIE COMMERCIAL URBAN RENEWAL	07039	4
CEDAR FALLS COLLEGE HILL TIF	07042	2
CEDAR FALLS UNIFIED HWY 58 CORRIDOR UR	07043	12
SOUTH CEDAR FALLS UR	07048	4

**TIF Debt Outstanding:** 37,028,593

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:** 0 0 **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 5,976,326  
TIF Sp. Revenue Fund Interest: 0  
Property Tax Replacement Claims: 0  
Asset Sales & Loan Repayments: 0  
**Total Revenue:** 5,976,326

Rebate Expenditures: 734,921  
Non-Rebate Expenditures: 5,241,405  
Returned to County Treasurer: 0  
**Total Expenditures:** 5,976,326

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:** 0 0 **Amount of 06-30-2023 Cash Balance Restricted for LMI**

**Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance:** 31,052,267

# ♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

## Urban Renewal Area Data Collection

Local Government Name: CEDAR FALLS (07G046)  
 Urban Renewal Area: CEDAR FALLS URBAN RENEWAL  
 UR Area Number: 07019

UR Area Creation Date: 11/1986

UR Area Purpose: This urban renewal area was created to revitalize and redevelop the City's central business district (Downtown).

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
CEDAR FALLS CITY/CEDAR FALLS SCH/CEDAR FALLS UR TIF INCR	070105	070106	11,260,919
CEDAR FALLS CITY/CEDAR FALLS SCH/CEDAR FALLS TIF SSMID INCR	070177	070178	60,633,739
CEDAR FALLS CITY/CEDAR FALLS SCH CEDAR FALLS UR DOWNTOWN TIF AMD3 INCR	070313	070314	0

## Urban Renewal Area Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	30,139,830	72,174,296	2,035,290	0	-9,260	114,397,110	0	114,397,110
Taxable	0	16,314,785	64,956,871	1,831,761	0	-9,260	89,505,467	0	89,505,467
Homestead Credits									35

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:** 0 0 **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 2,258,519  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 2,258,519**

Rebate Expenditures: 605,266  
 Non-Rebate Expenditures: 1,653,253  
 Returned to County Treasurer: 0  
**Total Expenditures: 2,258,519**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:** 0 0 **Amount of 06-30-2023 Cash Balance Restricted for LMI**

## Projects For CEDAR FALLS URBAN RENEWAL

### Waste Water Treatment Facility

Description:	Disinfection Project at Wastewater Treatment Facility
Classification:	Water treatment plants, waste treatment plants & lagoons
Physically Complete:	Yes
Payments Complete:	Yes

### Electric Extensions

Description:	Electrical Upgrades in Downtown
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

### Gas Services

Description:	Gas Services in Downtown
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

### Water Extensions

Description:	Water Extensions in Downtown
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

### Communication Services

Description:	Communication Services in Downtown
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

### River Place Development

Description:	River Place Development
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	Yes
Payments Complete:	No

### Administrative Fees

Description:	Staff costs related to urban renewal area
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	No

### Street Lighting

Description:	Street Lighting
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes

Payments Complete:	Yes
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## State Street Development

Description:	State Street Development
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	Yes
Payments Complete:	Yes

## Annex

Description:	Annex Development Group
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

## Mill Race

Description:	Mill Race Incentives
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

## Downtown Visioning

Description:	Downtown Vision Plan
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

## Parking Improvements

Description:	Downtown Parking Improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

## 115 E 2nd Street

Description:	115 E 2nd Street
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	Yes
Payments Complete:	No

## Peter Melendy Park

Description:	Peter Melendy Park
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	Yes
Payments Complete:	No

## 100 Block Alley

Description:	100 Block Alley
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

## Downtown Streetscape

Description:	Downtown Streetscape
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

## Cameras

Description:	Cameras
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For CEDAR FALLS URBAN RENEWAL

### Bond Fund

Debt/Obligation Type:	Internal Loans
Principal:	3,779,332
Interest:	0
Total:	3,779,332
Annual Appropriation?:	No
Date Incurred:	11/26/2012
FY of Last Payment:	2025

### CFU-Electric Utility

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/26/2012
FY of Last Payment:	2020

### General Fund

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/25/2013
FY of Last Payment:	2021

### Property Tax Rebates

Debt/Obligation Type:	Internal Loans
Principal:	1,418,858
Interest:	0
Total:	1,418,858
Annual Appropriation?:	No
Date Incurred:	06/06/2016
FY of Last Payment:	2038

### Parking Fund

Debt/Obligation Type:	Internal Loans
Principal:	12,259
Interest:	0
Total:	12,259
Annual Appropriation?:	No
Date Incurred:	12/13/2019
FY of Last Payment:	2025

### Street Construction Fund

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0

Total:	0
Annual Appropriation?:	No
Date Incurred:	11/18/2019
FY of Last Payment:	2021

**Capital Improvements Fund**

Debt/Obligation Type:	Internal Loans
Principal:	122,063
Interest:	0
Total:	122,063
Annual Appropriation?:	No
Date Incurred:	01/01/2020
FY of Last Payment:	2023

## Non-Rebates For CEDAR FALLS URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	Bond Fund
Tied To Project:	River Place Development

TIF Expenditure Amount:	0
Tied To Debt:	General Fund
Tied To Project:	Administrative Fees

TIF Expenditure Amount:	0
Tied To Debt:	Bond Fund
Tied To Project:	Annex

TIF Expenditure Amount:	2,394
Tied To Debt:	Bond Fund
Tied To Project:	Administrative Fees

TIF Expenditure Amount:	122,063
Tied To Debt:	Capital Improvements Fund
Tied To Project:	Cameras

TIF Expenditure Amount:	0
Tied To Debt:	Bond Fund
Tied To Project:	Downtown Visioning

TIF Expenditure Amount:	274,945
Tied To Debt:	Bond Fund
Tied To Project:	Peter Melendy Park

TIF Expenditure Amount:	229,831
Tied To Debt:	Bond Fund
Tied To Project:	100 Block Alley

TIF Expenditure Amount:	1,024,020
Tied To Debt:	Bond Fund
Tied To Project:	Downtown Streetscape



## Rebates For CEDAR FALLS URBAN RENEWAL

### River Place Properties

TIF Expenditure Amount:	591,218
Rebate Paid To:	River Place Properties LLC
Tied To Debt:	Property Tax Rebates
Tied To Project:	River Place Development
Projected Final FY of Rebate:	2038

### Annex

TIF Expenditure Amount:	10,167
Rebate Paid To:	Cedar Falls Development Group
Tied To Debt:	Property Tax Rebates
Tied To Project:	Annex
Projected Final FY of Rebate:	2024

### 115 E 2nd St

TIF Expenditure Amount:	3,881
Rebate Paid To:	Linderbaum Real Estate, LLC
Tied To Debt:	Property Tax Rebates
Tied To Project:	115 E 2nd Street
Projected Final FY of Rebate:	2025

## ♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

### TIF Taxing District Data Collection

Local Government Name: CEDAR FALLS (07G046)  
 Urban Renewal Area: CEDAR FALLS URBAN RENEWAL (07019)  
 TIF Taxing District Name: CEDAR FALLS CITY/CEDAR FALLS SCH/CEDAR FALLS UR TIF INCR  
 TIF Taxing District Inc. Number: 070106  
 TIF Taxing District Base Year: 1983  
 FY TIF Revenue First Received: 2001  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2027

UR Designation	
Slum	No
Blighted	11/1986
Economic Development	No

### TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	30,139,830	0	0	0	-9,260	30,130,570	0	30,130,570
Taxable	0	16,314,785	0	0	0	-9,260	16,305,525	0	16,305,525
Homestead Credits									34

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	1,833,420	16,305,525	11,260,919	5,044,606	139,684

FY 2023 TIF Revenue Received: 316,531

### TIF Taxing District Data Collection

Local Government Name: CEDAR FALLS (07G046)  
 Urban Renewal Area: CEDAR FALLS URBAN RENEWAL (07019)  
 TIF Taxing District Name: CEDAR FALLS CITY/CEDAR FALLS SCH/CEDAR FALLS TIF SSMID INCR  
 TIF Taxing District Inc. Number: 070178  
 TIF Taxing District Base Year: 1983  
 FY TIF Revenue First Received: 2001  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2027

UR Designation	
Slum	No
Blighted	11/1986
Economic Development	No

### TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	72,174,296	2,035,290	0	0	84,266,540	0	84,266,540
Taxable	0	0	64,956,871	1,831,761	0	0	73,199,942	0	73,199,942
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	12,414,280	71,852,260	60,633,739	11,218,521	354,278

FY 2023 TIF Revenue Received: 1,941,988

TIF Taxing District Data Collection

Local Government Name:	CEDAR FALLS (07G046)
Urban Renewal Area:	CEDAR FALLS URBAN RENEWAL (07019)
TIF Taxing District Name:	CEDAR FALLS CITY/CEDAR FALLS SCH CEDAR FALLS UR DOWNTOWN TIF AMD3 INCR
TIF Taxing District Inc. Number:	070314
TIF Taxing District Base Year:	2012
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 - 1/1/2021 for FY 2023

	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 2023	0	0	0	0	0

FY 2023 TIF Revenue Received: 0

## Urban Renewal Area Data Collection

Local Government Name: CEDAR FALLS (07G046)  
 Urban Renewal Area: CEDAR FALLS PINNACLE PRAIRIE COMMERCIAL URBAN RENEWAL  
 UR Area Number: 07039

UR Area Creation Date: 01/2007

UR Area Purpose: The purpose of this urban renewal area is for economic development in the Pinnacle Prairie development. The area is to promote large-scale, well-planned. land use compatible, mixed-use commercially taxed construction activity.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
CEDAR FALLS CITY/CEDAR FALLS SCH/PINNACLE PRAIRIE COMMERCIAL UR TIF INCR	070281	070282	187,697
CEDAR FALLS CITY AG/CEDAR FALLS SCH/PINNACLE PRAIRIE COMMERCIAL UR TIF INCR	070283	070284	0
CEDAR FALLS CITY/WATERLOO SCH/PINNACLE PRAIRIE COMMERCIAL UR TIF INCR	070285	070286	95,978
CEDAR FALLS CITY AG/WATERLOO SCH/PINNACLE PRAIRIE COMMERCIAL UR TIF INCR	070287	070288	0

## Urban Renewal Area Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	470,860	96,771,640	47,069,390	0	0	-74,080	144,237,810	0	144,237,810
Taxable	419,259	52,382,641	42,362,451	0	0	-74,080	95,090,271	0	95,090,271
Homestead Credits									155

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:** 0 0 **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 7,932  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 7,932**

Rebate Expenditures: 0  
 Non-Rebate Expenditures: 7,932  
 Returned to County Treasurer: 0  
**Total Expenditures: 7,932**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:** 0 0 **Amount of 06-30-2023 Cash Balance Restricted for LMI**

# Projects For CEDAR FALLS PINNACLE PRAIRIE COMMERCIAL URBAN RENEWAL

## Water Mains

Description:	Water mains installed in Pinnacle Prairie
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	Yes
Payments Complete:	Yes

## Prairie Parkway Extension

Description:	Prairie Parkway Extension
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

## Legal Fees

Description:	Legal Fees
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	Yes
Payments Complete:	Yes

## Administrative Costs

Description:	Staff Administrative Costs
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

## Gas Mains

Description:	Gas mains installed in Pinnacle Prairie
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	Yes
Payments Complete:	Yes

## Electrical Lines

Description:	Electrical Lines installed as part of Prairie Parkway
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	Yes
Payments Complete:	Yes

## Prairie Parkway & Viking

Description:	Prairie Parkway & Viking
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

**Prairie Parkway Roundabout**

Description:	Prairie Parkway Roundabout
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

## Debts/Obligations For CEDAR FALLS PINNACLE PRAIRIE COMMERCIAL URBAN RENEWAL

### Bond Fund

Debt/Obligation Type:	Internal Loans
Principal:	67,946
Interest:	0
Total:	67,946
Annual Appropriation?:	No
Date Incurred:	12/08/2012
FY of Last Payment:	2024

### Electrical Lines

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	04/20/2015
FY of Last Payment:	2022

### V & T Fund

Debt/Obligation Type:	Internal Loans
Principal:	7,900
Interest:	0
Total:	7,900
Annual Appropriation?:	No
Date Incurred:	11/15/2021
FY of Last Payment:	2023

## Non-Rebates For CEDAR FALLS PINNACLE PRAIRIE COMMERCIAL URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	Bond Fund
Tied To Project:	Legal Fees

TIF Expenditure Amount:	7,049
Tied To Debt:	Bond Fund
Tied To Project:	Prairie Parkway Extension

TIF Expenditure Amount:	0
Tied To Debt:	Bond Fund
Tied To Project:	Prairie Parkway & Viking

TIF Expenditure Amount:	0
Tied To Debt:	Electrical Lines
Tied To Project:	Electrical Lines

TIF Expenditure Amount:	883
Tied To Debt:	V & T Fund
Tied To Project:	Prairie Parkway Roundabout



**TIF Taxing District Data Collection**

Local Government Name:	CEDAR FALLS (07G046)
Urban Renewal Area:	CEDAR FALLS PINNACLE PRAIRIE COMMERCIAL URBAN RENEWAL (07039)
TIF Taxing District Name:	CEDAR FALLS CITY/CEDAR FALLS SCH/PINNACLE PRAIRIE COMMERCIAL
UR TIF INCR	
TIF Taxing District Inc. Number:	070282
TIF Taxing District Base Year:	2009
FY TIF Revenue First Received:	2012
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 - 1/1/2021 for FY 2023**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	66,921,450	29,413,580	0	0	-57,412	96,277,618	0	96,277,618
Taxable	0	36,224,677	26,472,222	0	0	-57,412	62,639,487	0	62,639,487
Homestead Credits									126

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	11,295,180	62,639,487	187,697	62,451,790	1,729,271

FY 2023 TIF Revenue Received: 5,197

**TIF Taxing District Data Collection**

Local Government Name:	CEDAR FALLS (07G046)
Urban Renewal Area:	CEDAR FALLS PINNACLE PRAIRIE COMMERCIAL URBAN RENEWAL (07039)
TIF Taxing District Name:	CEDAR FALLS CITY AG/CEDAR FALLS SCH/PINNACLE PRAIRIE
COMMERCIAL UR TIF INCR	
TIF Taxing District Inc. Number:	070284
TIF Taxing District Base Year:	2009
FY TIF Revenue First Received:	2012
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 - 1/1/2021 for FY 2023**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	29,340	0	0	0	0	0	29,340	0	29,340
Taxable	26,124	0	0	0	0	0	26,124	0	26,124
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	277,040	0	0	0	0

FY 2023 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name:	CEDAR FALLS (07G046)
Urban Renewal Area:	CEDAR FALLS PINNACLE PRAIRIE COMMERCIAL URBAN RENEWAL (07039)
TIF Taxing District Name:	CEDAR FALLS CITY/WATERLOO SCH/PINNACLE PRAIRIE COMMERCIAL UR
TIF INCR	
TIF Taxing District Inc. Number:	070286
TIF Taxing District Base Year:	2009
FY TIF Revenue First Received:	2012
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 - 1/1/2021 for FY 2023**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	29,850,190	17,655,810	0	0	-16,668	47,489,332	0	47,489,332
Taxable	0	16,157,964	15,890,229	0	0	-16,668	32,031,525	0	32,031,525
Homestead Credits									29

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	11,096	32,031,525	95,978	31,935,547	910,695

FY 2023 TIF Revenue Received: 2,735

**TIF Taxing District Data Collection**

Local Government Name:	CEDAR FALLS (07G046)
Urban Renewal Area:	CEDAR FALLS PINNACLE PRAIRIE COMMERCIAL URBAN RENEWAL (07039)
TIF Taxing District Name:	CEDAR FALLS CITY AG/WATERLOO SCH/PINNACLE PRAIRIE COMMERCIAL
UR TIF INCR	
TIF Taxing District Inc. Number:	070288
TIF Taxing District Base Year:	2009
FY TIF Revenue First Received:	2012
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 - 1/1/2021 for FY 2023**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	441,520	0	0	0	0	0	441,520	0	441,520
Taxable	393,135	0	0	0	0	0	393,135	0	393,135
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	1,018,434	0	0	0	0

FY 2023 TIF Revenue Received: 0

# ▲ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

## Urban Renewal Area Data Collection

Local Government Name: CEDAR FALLS (07G046)  
 Urban Renewal Area: CEDAR FALLS COLLEGE HILL TIF  
 UR Area Number: 07042

UR Area Creation Date: 02/2011

UR Area Purpose: The purpose of this urban renewal area is for economic development in the area locally known as "College Hill" and to alleviate and remediate conditions of blight.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
CEDAR FALLS CITY/CEDAR FALLS SCH/COLLEGE HILL TIF INCR	070299	070300	2,138,974
CEDAR FALLS CITY/CEDAR FALLS SCH CEDAR FALLS COLLEGE HILL TIF SSMID INCR	070315	070316	1,132,801

## Urban Renewal Area Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	16,442,610	9,313,699	0	0	-1,852	30,494,628	0	30,494,628
Taxable	0	8,900,414	8,382,330	0	0	-1,852	20,302,754	0	20,302,754
Homestead Credits									4

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:** 0 0 **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 99,428  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 99,428**

Rebate Expenditures: 70,183  
 Non-Rebate Expenditures: 29,245  
 Returned to County Treasurer: 0  
**Total Expenditures: 99,428**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:** 0 0 **Amount of 06-30-2023 Cash Balance Restricted for LMI**

## Projects For CEDAR FALLS COLLEGE HILL TIF

### Legal Fees

Description:	Legal Fees Associated with creation of Urban Renewal Area
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	Yes

### 2215 College St

Description:	New mixed use facility
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	Yes
Payments Complete:	Yes

### 2024 College St

Description:	New mixed use facility
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	Yes
Payments Complete:	Yes

### Cameras

Description:	Cameras on College Hill
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Visioning

Description:	College Hill Vision Plan
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

### Signage

Description:	Parking Lot Signage
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

### 917 W 23rd St.

Description:	New mixed use facility
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	Yes
Payments Complete:	No

### 2125 College St.

Description:	New mixed use facility
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	Yes
Payments Complete:	No

**Parking Lot Overlay**

Description:	Parking Lot Overlay
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

**Olive Street Box Culvert**

Description:	Olive Street Box Culvert
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

# Debts/Obligations For CEDAR FALLS COLLEGE HILL TIF

## Legal Fees

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/26/2019
FY of Last Payment:	2022

## Staff Administrative Costs

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/21/2016
FY of Last Payment:	2019

## Property Tax Rebates

Debt/Obligation Type:	Internal Loans
Principal:	124,148
Interest:	0
Total:	124,148
Annual Appropriation?:	No
Date Incurred:	04/10/2017
FY of Last Payment:	2025

## Capital Improvements Fund

Debt/Obligation Type:	Internal Loans
Principal:	26,665
Interest:	0
Total:	26,665
Annual Appropriation?:	No
Date Incurred:	08/08/2019
FY of Last Payment:	2023

## College Hill Visioning

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	03/05/2020
FY of Last Payment:	2022

## Bond Fund

Debt/Obligation Type:	Internal Loans
Principal:	5,000
Interest:	0

Total:	5,000
Annual Appropriation?:	No
Date Incurred:	11/15/2021
FY of Last Payment:	2023

**Bond Fund**

Debt/Obligation Type:	Internal Loans
Principal:	148,253
Interest:	0
Total:	148,253
Annual Appropriation?:	No
Date Incurred:	04/18/2022
FY of Last Payment:	2025

**Storm Water Fund**

Debt/Obligation Type:	Internal Loans
Principal:	347,837
Interest:	0
Total:	347,837
Annual Appropriation?:	No
Date Incurred:	01/04/2021
FY of Last Payment:	2025

## Non-Rebates For CEDAR FALLS COLLEGE HILL TIF

TIF Expenditure Amount:	0
Tied To Debt:	Legal Fees
Tied To Project:	Legal Fees
TIF Expenditure Amount:	0
Tied To Debt:	Staff Administrative Costs
Tied To Project:	Legal Fees
TIF Expenditure Amount:	0
Tied To Debt:	College Hill Visioning
Tied To Project:	Visioning
TIF Expenditure Amount:	24,245
Tied To Debt:	Capital Improvements Fund
Tied To Project:	Cameras
TIF Expenditure Amount:	5,000
Tied To Debt:	Bond Fund
Tied To Project:	Signage



## Rebates For CEDAR FALLS COLLEGE HILL TIF

### 2215 College Street

TIF Expenditure Amount:	0
Rebate Paid To:	CV Commercial, LLC
Tied To Debt:	Property Tax Rebates
Tied To Project:	2215 College St
Projected Final FY of Rebate:	2022

### 2024 College Street

TIF Expenditure Amount:	0
Rebate Paid To:	CV Commercial, LLC
Tied To Debt:	Property Tax Rebates
Tied To Project:	2024 College St
Projected Final FY of Rebate:	2022

### 917 W 23rd Street

TIF Expenditure Amount:	56,192
Rebate Paid To:	CV Commercial 2, LLC
Tied To Debt:	Property Tax Rebates
Tied To Project:	917 W 23rd St.
Projected Final FY of Rebate:	2025

### 2125 College Street

TIF Expenditure Amount:	13,991
Rebate Paid To:	Zheng Development, LLC
Tied To Debt:	Property Tax Rebates
Tied To Project:	2125 College St.
Projected Final FY of Rebate:	2025

## Jobs For CEDAR FALLS COLLEGE HILL TIF

Project:	2215 College St
Company Name:	CV Commercial
Date Agreement Began:	04/22/2013
Date Agreement Ends:	06/01/2021
Number of Jobs Created or Retained:	2
Total Annual Wages of Required Jobs:	49,980
Total Estimated Private Capital Investment:	750,000
Total Estimated Cost of Public Infrastructure:	0

Project:	2024 College St
Company Name:	CV Commercial
Date Agreement Began:	08/12/2013
Date Agreement Ends:	06/02/2021
Number of Jobs Created or Retained:	2
Total Annual Wages of Required Jobs:	49,980
Total Estimated Private Capital Investment:	300,000
Total Estimated Cost of Public Infrastructure:	0

# ▲ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

## TIF Taxing District Data Collection

Local Government Name:	CEDAR FALLS (07G046)
Urban Renewal Area:	CEDAR FALLS COLLEGE HILL TIF (07042)
TIF Taxing District Name:	CEDAR FALLS CITY/CEDAR FALLS SCH/COLLEGE HILL TIF INCR
TIF Taxing District Inc. Number:	070300
TIF Taxing District Base Year:	2010
FY TIF Revenue First Received:	2015
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	02/2011
Economic Development	02/2011

## TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	16,442,610	0	0	0	-1,852	18,900,178	0	18,900,178
Taxable	0	8,900,414	0	0	0	-1,852	10,466,446	0	10,466,446
Homestead Credits									4

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	13,759,100	5,142,930	2,138,974	3,003,956	83,179

FY 2023 TIF Revenue Received: 99,428

## TIF Taxing District Data Collection

Local Government Name:	CEDAR FALLS (07G046)
Urban Renewal Area:	CEDAR FALLS COLLEGE HILL TIF (07042)
TIF Taxing District Name:	CEDAR FALLS CITY/CEDAR FALLS SCH CEDAR FALLS COLLEGE HILL TIF SSMID INCR
TIF Taxing District Inc. Number:	070316
TIF Taxing District Base Year:	2010
FY TIF Revenue First Received:	2015
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

## TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	9,313,699	0	0	0	11,594,450	0	11,594,450
Taxable	0	0	8,382,330	0	0	0	9,836,308	0	9,836,308
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	8,870,800	2,723,650	1,132,801	1,590,849	48,425

FY 2023 TIF Revenue Received: 0

## Urban Renewal Area Data Collection

Local Government Name: CEDAR FALLS (07G046)  
 Urban Renewal Area: CEDAR FALLS UNIFIED HWY 58 CORRIDOR UR  
 UR Area Number: 07043

UR Area Creation Date: 11/1990

This urban renewal area is intended to foster economic development through new public improvements and land acquisition. This urban renewal plan provides a mechanism for the incremental and gradual development and redevelopment of this area.

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
CEDAR FALLS CITY/CEDAR FALLS SCH/CEDAR FALLS IND PARK UR TIF INCR	070153	070154	84,992,130
CEDAR FALLS CITY/CEDAR FALLS SCH/CEDAR FALLS IND PARK II AMD 1 INCR	070243	070244	29,656,044
CEDAR FALLS CITY/CEDAR FALLS SCH/NORTHERN CEDAR FALLS INDUSTRIAL PARK UR INCR	070293	070294	8,995,650
CEDAR FALLS CITY AG/CEDAR FALLS SCH/NORTHERN CEDAR FALLS INDUSTRIAL PARK UR INCR	070295	070296	0
CEDAR FALLS CITY/CEDAR FALLS SCH CEDAR FALLS IND PKS AMD 5-UNIF HWY 58 TIF INCR	070309	070310	364,290
CEDAR FALLS CITY/CEDAR FALLS SCH/CEDAR FALLS UNIF HWY 58 AMD4 INCR	070371	070372	0
CEDAR FALLS TWP/DIKE-NEW HARTFORD SCH/CEDAR FALLS IND PKS UNIF HWY 58 AMD5 INCR	070397	070398	143,540
CEDAR FALLS CITY/CEDAR FALLS SCH/CEDAR FALLS IND PKS UNIF HWY58 TIF AMD5 INCREM	070403	070404	106,417
CEDAR FALLS CITY/DIKE NEW HARTFORD SCH/CEDAR FALLS IND PKS UNIF HWY58 TIF AMD5 INCREM	070407	070408	0
CEDAR FALLS CITY AG/DIKE NEW HARTFORD SCH/CEDAR FALLS IND PKS UNIF HWY58 TIF AMD5 INCREM	070409	070410	0
CEDAR FALLS CITY AG/CEDAR FALLS SCH/CEDAR FALLS IND PKS UNIF HWY58 TIF AMD5 INCREM	070417	070418	0
CEDAR FALLS EXEMPT/CEDAR FALLS SCH/CF IND PKS UNIF HWY 58 TIF AMD5 INCREM	070422	070423	319,273

## Urban Renewal Area Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	452,860	5,314,420	111,337,820	32,558,270	0	-3,704	150,035,696	0	150,035,696
Taxable	403,232	2,876,710	100,204,038	29,302,443	0	-3,704	133,022,438	0	133,022,438
Homestead Credits									25

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:** **0** **0** **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 3,458,533  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 3,458,533**

Rebate Expenditures: 59,472  
 Non-Rebate Expenditures: 3,399,061  
 Returned to County Treasurer: 0  
**Total Expenditures: 3,458,533**

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:	0	0	Amount of 06-30-2023 Cash Balance Restricted for LMI
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## Projects For CEDAR FALLS UNIFIED HWY 58 CORRIDOR UR

### Electrical Extensions

Description:	Electrical Upgrades - Industrial Park
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Gas Services

Description:	Gas Services - Industrial Park
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Water Extensions

Description:	Water Extensions - Industrial Park
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Communication Services

Description:	Communication Services - Industrial Park
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Electric Generation

Description:	Electric Generation - Walter Scott #4
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Bluff St. Lift Station

Description:	Bluff St. Lift Station
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

### Reel Deal

Description:	Property Tax Rebates to Reel Deal
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	Yes

### Aerial Services

Description:	Property Tax Rebates to Aerial Services
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	Yes

Universal Industries

Description:	Property Tax Rebates to Universal Industries
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	Yes

Target Corporation

Description:	Property Tax Rebates to Target Corporation
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	Yes

East Central Iowa Coop

Description:	Property Tax Rebates to East Central Iowa Coop
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	Yes

Principal Life Insurance

Description:	Property Tax Rebates to Principal Life Insurance
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	Yes

Highway 58 Pedestrian Bridge

Description:	Pedestrian Bridge
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Highway 58 Intersection Improvements

Description:	Highway 58 Intersectoin Study
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

West Viking Road

Description:	West Viking Road
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Staff Administrative Costs

Description:	Staff Administrative Costs
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

Northern Industrial Park

Description:	Northern Industrial Park Infrastructure
Classification:	Roads, Bridges & Utilities

Physically Complete:	Yes
Payments Complete:	No

Street Improvements

Description:	Street improvements in Industrial Park
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Legal Fees

Description:	Legal Fees
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	No

Lot Sales

Description:	Lot Sales
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	No

University Avenue Ph III

Description:	University Avenue Ph III
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Dry Run Creek Sanitary Sewer

Description:	Dry Run Creek Sanitary Sewer Improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Land Acquisition

Description:	Industrial Park Land Acquisition
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Industrial Park Patching

Description:	Industrial Park Patching
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Industrial Park Expansion

Description:	Industrial Park Expansion
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

6623 Chancelor Drive



Description:	Property Tax Rebates to Martin Reality
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

**1304 Technology Parkway**

Description:	Property Tax Rebates to Six Kids
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

**7024 Nordic Drive**

Description:	Property Tax Rebates to RBJB
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

**317 Savannah Park Road**

Description:	Property Tax Rebates to Standard Distribution
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

**1225 Rail Way**

Description:	Property Tax Rebates to SDC Real Estate
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For CEDAR FALLS UNIFIED HWY 58 CORRIDOR UR

### CFU-Electric Utility

Debt/Obligation Type:	Internal Loans
Principal:	466,151
Interest:	0
Total:	466,151
Annual Appropriation?:	No
Date Incurred:	11/11/2008
FY of Last Payment:	2033

### CFU-Electric Utility-Generation

Debt/Obligation Type:	Internal Loans
Principal:	9,300,715
Interest:	0
Total:	9,300,715
Annual Appropriation?:	No
Date Incurred:	11/11/2008
FY of Last Payment:	2033

### CFU-Gas Utility

Debt/Obligation Type:	Internal Loans
Principal:	134,800
Interest:	0
Total:	134,800
Annual Appropriation?:	No
Date Incurred:	11/11/2008
FY of Last Payment:	2033

### CFU-Water Utility

Debt/Obligation Type:	Internal Loans
Principal:	882,310
Interest:	0
Total:	882,310
Annual Appropriation?:	No
Date Incurred:	11/11/2008
FY of Last Payment:	2033

### CFU-Communication Utility

Debt/Obligation Type:	Internal Loans
Principal:	95,380
Interest:	0
Total:	95,380
Annual Appropriation?:	No
Date Incurred:	11/11/2008
FY of Last Payment:	2033

### Northern 2009 GO Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0

Total:	0
Annual Appropriation?:	No
Date Incurred:	11/21/2009
FY of Last Payment:	2019

## General Fund

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/17/2014
FY of Last Payment:	2021

## Bond Fund

Debt/Obligation Type:	Internal Loans
Principal:	15,112,163
Interest:	0
Total:	15,112,163
Annual Appropriation?:	No
Date Incurred:	11/08/2012
FY of Last Payment:	2033

## Sewer Fund

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/17/2014
FY of Last Payment:	2022

## Aerial Services

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	04/11/2009
FY of Last Payment:	2019

## Reel Deal

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	09/20/2008
FY of Last Payment:	2020

## Universal Industries

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0

Annual Appropriation?:	Yes
Date Incurred:	04/07/2012
FY of Last Payment:	2019

## Target Corporation

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	12/24/2012
FY of Last Payment:	2019

## Principal Life Insurance

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	07/25/2011
FY of Last Payment:	2021

## East Central Iowa Coop

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	11/14/2011
FY of Last Payment:	2020

## Street Repair Fund

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	02/16/2015
FY of Last Payment:	2023

## Street Improvement Fund

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	04/18/2016
FY of Last Payment:	2028

## Economic Development Fund

Debt/Obligation Type:	Internal Loans
Principal:	4,357,701
Interest:	0
Total:	4,357,701
Annual Appropriation?:	No

Date Incurred:	11/16/2015
FY of Last Payment:	2033

## Six Kids

Debt/Obligation Type:	Rebates
Principal:	46,558
Interest:	0
Total:	46,558
Annual Appropriation?:	Yes
Date Incurred:	04/21/2020
FY of Last Payment:	2026

## RBJB

Debt/Obligation Type:	Rebates
Principal:	40,475
Interest:	0
Total:	40,475
Annual Appropriation?:	Yes
Date Incurred:	05/08/2020
FY of Last Payment:	2025

## Martin Realty

Debt/Obligation Type:	Rebates
Principal:	13,643
Interest:	0
Total:	13,643
Annual Appropriation?:	Yes
Date Incurred:	03/18/2018
FY of Last Payment:	2027

## Standard Distribution

Debt/Obligation Type:	Rebates
Principal:	33,670
Interest:	0
Total:	33,670
Annual Appropriation?:	Yes
Date Incurred:	01/20/2020
FY of Last Payment:	2028

## SDC Real Estate

Debt/Obligation Type:	Rebates
Principal:	24,645
Interest:	0
Total:	24,645
Annual Appropriation?:	Yes
Date Incurred:	01/20/2020
FY of Last Payment:	2028

## Non-Rebates For CEDAR FALLS UNIFIED HWY 58 CORRIDOR UR

TIF Expenditure Amount: 0  
 Tied To Debt: Sewer Fund  
 Tied To Project: Dry Run Creek Sanitary Sewer

TIF Expenditure Amount: 0  
 Tied To Debt: Northern 2009 GO Bonds  
 Tied To Project: Northern Industrial Park

TIF Expenditure Amount: 423,644  
 Tied To Debt: CFU-Electric Utility-Generation  
 Tied To Project: Electric Generation

TIF Expenditure Amount: 73,468  
 Tied To Debt: CFU-Electric Utility  
 Tied To Project: Electrical Extensions

TIF Expenditure Amount: 1,815  
 Tied To Debt: CFU-Gas Utility  
 Tied To Project: Gas Services

TIF Expenditure Amount: 0  
 Tied To Debt: CFU-Water Utility  
 Tied To Project: Water Extensions

TIF Expenditure Amount: 1,073  
 Tied To Debt: CFU-Communication Utility  
 Tied To Project: Communication Services

TIF Expenditure Amount: 1,000,000  
 Tied To Debt: Street Improvement Fund  
 Tied To Project: University Avenue Ph III

TIF Expenditure Amount: 0  
 Tied To Debt: Bond Fund  
 Tied To Project: Highway 58 Pedestrian Bridge

TIF Expenditure Amount: 1,749,948  
 Tied To Debt: Bond Fund  
 Tied To Project: Highway 58 Intersection Improvements

TIF Expenditure Amount: 0  
 Tied To Debt: General Fund  
 Tied To Project: Staff Administrative Costs

TIF Expenditure Amount: 23,870  
 Tied To Debt: Bond Fund  
 Tied To Project: Northern Industrial Park

TIF Expenditure Amount: 20,126  
 Tied To Debt: Bond Fund  
 Tied To Project: Legal Fees

TIF Expenditure Amount: 0  
 Tied To Debt: Street Repair Fund  
 Tied To Project: Street Improvements

TIF Expenditure Amount:	0
Tied To Debt:	Bond Fund
Tied To Project:	Land Acquisition
TIF Expenditure Amount:	0
Tied To Debt:	Bond Fund
Tied To Project:	Industrial Park Patching
TIF Expenditure Amount:	0
Tied To Debt:	Economic Development Fund
Tied To Project:	Land Acquisition
TIF Expenditure Amount:	62,183
Tied To Debt:	Bond Fund
Tied To Project:	Industrial Park Expansion
TIF Expenditure Amount:	42,934
Tied To Debt:	Bond Fund
Tied To Project:	West Viking Road

## Rebates For CEDAR FALLS UNIFIED HWY 58 CORRIDOR UR

### Aerial Services

TIF Expenditure Amount:	0
Rebate Paid To:	Aerial Services
Tied To Debt:	Aerial Services
Tied To Project:	Aerial Services
Projected Final FY of Rebate:	2017

### Reel Deal

TIF Expenditure Amount:	0
Rebate Paid To:	Reel Deal
Tied To Debt:	Reel Deal
Tied To Project:	Reel Deal
Projected Final FY of Rebate:	2017

### Universal Industries

TIF Expenditure Amount:	0
Rebate Paid To:	Universal Industries
Tied To Debt:	Universal Industries
Tied To Project:	Universal Industries
Projected Final FY of Rebate:	2016

### Target Corporation

TIF Expenditure Amount:	0
Rebate Paid To:	Target Corporation
Tied To Debt:	Target Corporation
Tied To Project:	Target Corporation
Projected Final FY of Rebate:	2016

### Principal Life Insurance

TIF Expenditure Amount:	0
Rebate Paid To:	Jones Lang LaSalle
Tied To Debt:	Principal Life Insurance
Tied To Project:	Principal Life Insurance
Projected Final FY of Rebate:	2021

### East Central Iowa Coop

TIF Expenditure Amount:	0
Rebate Paid To:	East Central Iowa Coop
Tied To Debt:	East Central Iowa Coop
Tied To Project:	East Central Iowa Coop
Projected Final FY of Rebate:	2018

### 6623 Chancelor Drive

TIF Expenditure Amount:	8,537
Rebate Paid To:	Martin Realty
Tied To Debt:	Martin Realty
Tied To Project:	6623 Chancelor Drive
Projected Final FY of Rebate:	2027



**1304 Technology Parkway**

TIF Expenditure Amount:	26,629
Rebate Paid To:	Six Kids
Tied To Debt:	Six Kids
Tied To Project:	1304 Technology Parkway
Projected Final FY of Rebate:	2026

**7024 Nordic Drive**

TIF Expenditure Amount:	24,306
Rebate Paid To:	RBJB
Tied To Debt:	RBJB
Tied To Project:	7024 Nordic Drive
Projected Final FY of Rebate:	2025

# ♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

## TIF Taxing District Data Collection

Local Government Name:	CEDAR FALLS (07G046)
Urban Renewal Area:	CEDAR FALLS UNIFIED HWY 58 CORRIDOR UR (07043)
TIF Taxing District Name:	CEDAR FALLS CITY/CEDAR FALLS SCH/CEDAR FALLS IND PARK UR TIF INCR
TIF Taxing District Inc. Number:	070154
TIF Taxing District Base Year:	1989
FY TIF Revenue First Received:	1993
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1990

## TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	72,695,070	21,740,630	0	0	94,435,700	0	94,435,700
Taxable	0	0	65,425,563	19,566,567	0	0	84,992,130	0	84,992,130
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	7,489,820	84,992,130	84,992,130	0	0

FY 2023 TIF Revenue Received: 2,365,964

## TIF Taxing District Data Collection

Local Government Name:	CEDAR FALLS (07G046)
Urban Renewal Area:	CEDAR FALLS UNIFIED HWY 58 CORRIDOR UR (07043)
TIF Taxing District Name:	CEDAR FALLS CITY/CEDAR FALLS SCH/CEDAR FALLS IND PARK II AMD 1 INCR
TIF Taxing District Inc. Number:	070244
TIF Taxing District Base Year:	2002
FY TIF Revenue First Received:	0
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2024

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2003

## TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	27,222,520	5,728,640	0	0	32,951,160	0	32,951,160
Taxable	0	0	24,500,268	5,155,776	0	0	29,656,044	0	29,656,044
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	0	29,656,044	29,656,044	0	0

FY 2023 TIF Revenue Received: 821,166

## ♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

### TIF Taxing District Data Collection

Local Government Name: CEDAR FALLS (07G046)  
 Urban Renewal Area: CEDAR FALLS UNIFIED HWY 58 CORRIDOR UR (07043)  
 TIF Taxing District Name: CEDAR FALLS CITY/CEDAR FALLS SCH/NORTHERN CEDAR FALLS INDUSTRIAL PARK UR INCR  
 TIF Taxing District Inc. Number: 070294  
 TIF Taxing District Base Year: 2008  
 FY TIF Revenue First Received: 0  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2029

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2009

### TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	2,295,780	6,147,160	4,500,000	0	-1,852	13,317,118	0	13,317,118
Taxable	0	1,242,714	5,532,444	4,050,000	0	-1,852	11,063,025	0	11,063,025
Homestead Credits									13

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	4,323,320	8,995,650	8,995,650	0	0

FY 2023 TIF Revenue Received: 249,933

### TIF Taxing District Data Collection

Local Government Name: CEDAR FALLS (07G046)  
 Urban Renewal Area: CEDAR FALLS UNIFIED HWY 58 CORRIDOR UR (07043)  
 TIF Taxing District Name: CEDAR FALLS CITY AG/CEDAR FALLS SCH/NORTHERN CEDAR FALLS INDUSTRIAL PARK UR INCR  
 TIF Taxing District Inc. Number: 070296  
 TIF Taxing District Base Year: 2008  
 FY TIF Revenue First Received:  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2009

### TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	133,860	0	0	0	0	0	133,860	0	133,860
Taxable	119,190	0	0	0	0	0	119,190	0	119,190
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	139,000	0	0	0	0

FY 2023 TIF Revenue Received: 0

## ♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

### TIF Taxing District Data Collection

Local Government Name:	CEDAR FALLS (07G046)
Urban Renewal Area:	CEDAR FALLS UNIFIED HWY 58 CORRIDOR UR (07043)
TIF Taxing District Name:	CEDAR FALLS CITY/CEDAR FALLS SCH CEDAR FALLS IND PKS AMD 5-UNIF HWY 58 TIF INCR
TIF Taxing District Inc. Number:	070310
TIF Taxing District Base Year:	2012
FY TIF Revenue First Received:	0
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

### TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	451,010	5,273,070	589,000	0	0	6,313,080	0	6,313,080
Taxable	0	244,133	4,745,763	530,100	0	0	5,519,996	0	5,519,996
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	5,948,790	364,290	364,290	0	0

FY 2023 TIF Revenue Received: 21,470

### TIF Taxing District Data Collection

Local Government Name:	CEDAR FALLS (07G046)
Urban Renewal Area:	CEDAR FALLS UNIFIED HWY 58 CORRIDOR UR (07043)
TIF Taxing District Name:	CEDAR FALLS CITY/CEDAR FALLS SCH/CEDAR FALLS UNIF HWY 58 AMD4 INCR
TIF Taxing District Inc. Number:	070372
TIF Taxing District Base Year:	2017
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 - 1/1/2021 for FY 2023

	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 2023	0	0	0	0	0

FY 2023 TIF Revenue Received: 0

## ♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

### TIF Taxing District Data Collection

Local Government Name:	CEDAR FALLS (07G046)
Urban Renewal Area:	CEDAR FALLS UNIFIED HWY 58 CORRIDOR UR (07043)
TIF Taxing District Name:	CEDAR FALLS TWP/DIKE-NEW HARTFORD SCH/CEDAR FALLS IND PKS UNIF HWY 58 AMD5 INCR
TIF Taxing District Inc. Number:	070398
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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	502,140	0	0	0	0	502,140	0	502,140
Taxable	0	271,810	0	0	0	0	271,810	0	271,810
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	358,600	143,540	143,540	0	0

FY 2023 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name:	CEDAR FALLS (07G046)
Urban Renewal Area:	CEDAR FALLS UNIFIED HWY 58 CORRIDOR UR (07043)
TIF Taxing District Name:	CEDAR FALLS CITY/CEDAR FALLS SCH/CEDAR FALLS IND PKS UNIF HWY58
TIF AMD5 INCREM	
TIF Taxing District Inc. Number:	070404
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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	516,367	0	0	0	-463	515,904	0	515,904
Taxable	0	279,510	0	0	0	-463	279,047	0	279,047
Homestead Credits									5

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	409,950	106,417	106,417	0	0

FY 2023 TIF Revenue Received: 0

## ♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

### TIF Taxing District Data Collection

Local Government Name:	CEDAR FALLS (07G046)
Urban Renewal Area:	CEDAR FALLS UNIFIED HWY 58 CORRIDOR UR (07043)
TIF Taxing District Name:	CEDAR FALLS CITY/DIKE NEW HARTFORD SCH/CEDAR FALLS IND PKS UNIF
HWY58 TIF AMD5 INCREM	
TIF Taxing District Inc. Number:	070408
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 - 1/1/2021 for FY 2023

	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 2023	0	0	0	0	0

FY 2023 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name:	CEDAR FALLS (07G046)
Urban Renewal Area:	CEDAR FALLS UNIFIED HWY 58 CORRIDOR UR (07043)
TIF Taxing District Name:	CEDAR FALLS CITY AG/DIKE NEW HARTFORD SCH/CEDAR FALLS IND PKS
UNIF HWY58 TIF AMD5 INCREM	
TIF Taxing District Inc. Number:	070410
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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	112,270	0	0	0	0	0	112,270	0	112,270
Taxable	99,966	0	0	0	0	0	99,966	0	99,966
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	167,050	0	0	0	0

FY 2023 TIF Revenue Received: 0

## ♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

### TIF Taxing District Data Collection

Local Government Name: CEDAR FALLS (07G046)  
 Urban Renewal Area: CEDAR FALLS UNIFIED HWY 58 CORRIDOR UR (07043)  
 TIF Taxing District Name: CEDAR FALLS CITY AG/CEDAR FALLS SCH/CEDAR FALLS IND PKS UNIF  
 HWY58 TIF AMD5 INCREM  
 TIF Taxing District Inc. Number: 070418  
 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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	206,730	0	0	0	0	0	206,730	0	206,730
Taxable	184,076	0	0	0	0	0	184,076	0	184,076
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	313,690	0	0	0	0

FY 2023 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name: CEDAR FALLS (07G046)  
 Urban Renewal Area: CEDAR FALLS UNIFIED HWY 58 CORRIDOR UR (07043)  
 TIF Taxing District Name: CEDAR FALLS EXEMPT/CEDAR FALLS SCH/CF IND PKS UNIF HWY 58 TIF  
 AMD5 INCREM  
 TIF Taxing District Inc. Number: 070423  
 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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,549,123	0	0	0	-1,389	1,547,734	0	1,547,734
Taxable	0	838,543	0	0	0	-1,389	837,154	0	837,154
Homestead Credits									5

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	1,229,850	319,273	319,273	0	0

FY 2023 TIF Revenue Received: 0

## Urban Renewal Area Data Collection

Local Government Name: CEDAR FALLS (07G046)  
 Urban Renewal Area: SOUTH CEDAR FALLS UR  
 UR Area Number: 07048

UR Area Creation Date: 06/2018

UR Area Purpose: The purpose of this urban renewal area is to provide opportunities, incentives, and sites to promote economic development, including new and expanded industrial and commercial development.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
CEDAR FALLS CITY/CEDAR FALLS SCH/SOUTH CEDAR FALLS URBAN RENEWAL TIF INCR	070373	070374	2,401,045
CEDAR FALLS CITY AG/CEDAR FALLS SCH/SOUTH CEDAR FALLS UR INCR	070375	070376	0
CEDAR FALLS CITY/HUDSON SCH/SOUTH CEDAR FALLS URBAN RENEWAL TIF INCR	070377	070378	2,660,233
CEDAR FALLS CITY AG/HUDSON SCH/SOUTH CEDAR FALLS UR INCR	070379	070380	0

## Urban Renewal Area Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	330,370	1,029,410	30,217,370	0	0	-1,852	35,871,828	0	35,871,828
Taxable	294,165	557,221	27,195,633	0	0	-1,852	30,784,205	0	30,784,205
Homestead Credits									2

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:** 0 0 **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 151,914  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 151,914**

Rebate Expenditures: 0  
 Non-Rebate Expenditures: 151,914  
 Returned to County Treasurer: 0  
**Total Expenditures: 151,914**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:** 0 0 **Amount of 06-30-2023 Cash Balance Restricted for LMI**



## Projects For SOUTH CEDAR FALLS UR

### Ridgeway Reconstruction

Description:	Ridgeway Reconstruction
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Gibson Property

Description:	Master Plan Gibson Property
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

### Gateway Business Park

Description:	Gateway Business Park
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

### Cyber Lane

Description:	Cyber Lane
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

### Miscellaneous

Description:	Miscellaneous
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

### Hudson Rd & Ridgeway Int

Description:	Hudson Rd & Ridgeway Int
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

## Debts/Obligations For SOUTH CEDAR FALLS UR

### Bond Fund

Debt/Obligation Type:	Internal Loans
Principal:	344,807
Interest:	0
Total:	344,807
Annual Appropriation?:	No
Date Incurred:	03/14/2019
FY of Last Payment:	2024

### Street Repair Fund

Debt/Obligation Type:	Internal Loans
Principal:	105,424
Interest:	0
Total:	105,424
Annual Appropriation?:	No
Date Incurred:	02/06/2020
FY of Last Payment:	2024

### Economic Development Fund

Debt/Obligation Type:	Internal Loans
Principal:	9,890
Interest:	0
Total:	9,890
Annual Appropriation?:	No
Date Incurred:	03/14/2019
FY of Last Payment:	2024

**Non-Rebates For SOUTH CEDAR FALLS UR**

TIF Expenditure Amount:	101,291
Tied To Debt:	Street Repair Fund
Tied To Project:	Ridgeway Reconstruction

TIF Expenditure Amount:	5,006
Tied To Debt:	Economic Development Fund
Tied To Project:	Miscellaneous

TIF Expenditure Amount:	45,617
Tied To Debt:	Bond Fund
Tied To Project:	Cyber Lane

TIF Expenditure Amount:	0
Tied To Debt:	Bond Fund
Tied To Project:	Hudson Rd & Ridgeway Int

**TIF Taxing District Data Collection**

Local Government Name:	CEDAR FALLS (07G046)
Urban Renewal Area:	SOUTH CEDAR FALLS UR (07048)
TIF Taxing District Name:	CEDAR FALLS CITY/CEDAR FALLS SCH/SOUTH CEDAR FALLS URBAN
RENEWAL TIF INCR	
TIF Taxing District Inc. Number:	070374
TIF Taxing District Base Year:	2018
FY TIF Revenue First Received:	0
Subject to a Statutory end date?	No

	UR Designation
Slum	No
Blighted	No
Economic Development	No

**TIF Taxing District Value by Class - 1/1/2021 for FY 2023**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	941,060	15,559,880	0	0	0	16,500,940	0	16,500,940
Taxable	0	509,398	14,003,892	0	0	0	14,513,290	0	14,513,290
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	3,256,120	13,244,820	2,401,045	10,843,775	300,261

FY 2023 TIF Revenue Received: 76,520

**TIF Taxing District Data Collection**

Local Government Name:	CEDAR FALLS (07G046)
Urban Renewal Area:	SOUTH CEDAR FALLS UR (07048)
TIF Taxing District Name:	CEDAR FALLS CITY AG/CEDAR FALLS SCH/SOUTH CEDAR FALLS UR INCR
TIF Taxing District Inc. Number:	070376
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 - 1/1/2021 for FY 2023**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	84,990	0	0	0	0	0	84,990	0	84,990
Taxable	75,676	0	0	0	0	0	75,676	0	75,676
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	166,660	0	0	0	0

FY 2023 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name:	CEDAR FALLS (07G046)
Urban Renewal Area:	SOUTH CEDAR FALLS UR (07048)
TIF Taxing District Name:	CEDAR FALLS CITY/HUDSON SCH/SOUTH CEDAR FALLS URBAN RENEWAL TIF INCR
TIF Taxing District Inc. Number:	070378
TIF Taxing District Base Year:	2018
FY TIF Revenue First Received:	0
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

**TIF Taxing District Value by Class - 1/1/2021 for FY 2023**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	88,350	14,657,490	0	0	-1,852	19,040,518	0	19,040,518
Taxable	0	47,823	13,191,741	0	0	-1,852	15,976,750	0	15,976,750
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	4,367,700	14,674,670	2,660,233	12,014,437	340,678

FY 2023 TIF Revenue Received: 75,394

**TIF Taxing District Data Collection**

Local Government Name:	CEDAR FALLS (07G046)
Urban Renewal Area:	SOUTH CEDAR FALLS UR (07048)
TIF Taxing District Name:	CEDAR FALLS CITY AG/HUDSON SCH/SOUTH CEDAR FALLS UR INCR
TIF Taxing District Inc. Number:	070380
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 - 1/1/2021 for FY 2023**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	245,380	0	0	0	0	0	245,380	0	245,380
Taxable	218,489	0	0	0	0	0	218,489	0	218,489
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	479,850	0	0	0	0

FY 2023 TIF Revenue Received: 0