

Annual Urban Renewal Report, Fiscal Year 2022 - 2023

Levy Authority Summary

Local Government Name: DENISON
Local Government Number: 24G220

| Active Urban Renewal Areas | U.R. # | # of Tif Taxing Districts |
|------------------------------------|-----------|---------------------------------|
| DENISON URBAN RENWAL | 24001 | 6 |
| DENISON DUBUQUE BLDG URBAN RENEWAL | 24004 | 1 |

TIF Debt Outstanding: 777,442

| TIF Sp. Rev. Fund Cash Balance as of 07-01-2022: | 231,649 | 132,030 | Amount of 07-01-2022 Cash Balance Restricted for LMI |
|---|---------|---------|---|
| TIF Revenue: | 348,430 | | |
| TIF Sp. Revenue Fund Interest: | 0 | | |
| Property Tax Replacement Claims | 0 | | |
| Asset Sales & Loan Repayments: | 0 | | |
| Total Revenue: | 348,430 | | |
| Rebate Expenditures: | 0 | | |
| Non-Rebate Expenditures: | 292,675 | | |
| Returned to County Treasurer: | 0 | | |
| Total Expenditures: | 292,675 | | |

| TIF Sp. Rev. Fund Cash Balance as of 06-30-2023: | 287,404 | 272,458 | Amount of 06-30-2023 Cash Balance Restricted for LMI |
|---|---------|---------|---|
|---|---------|---------|---|

Year-End Outstanding TIF
Obligations, Net of TIF Special
Revenue Fund Balance: 197,363

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Urban Renewal Area Data Collection

Local Government Name: DENISON (24G220)
 Urban Renewal Area: DENISON URBAN RENWAL
 UR Area Number: 24001

UR Area Creation Date: 11/1990

UR Area Purpose: See attached plan.

| Tax Districts within this Urban Renewal Area | Base No. | Increment No. | Increment Value Used |
|--|----------|---------------|----------------------|
| DENISON CITY/DENISON SCH/1ST TIF INCREM | 240082 | 240083 | 6,071,733 |
| DENISON CITY AG/DENISON SCH/'89 INCREMENT | 240084 | 240085 | 0 |
| DENISON CITY AG/DENISON SCH/'94 AMENDED PARCELS INCREM | 240094 | 240095 | 0 |
| DENISON CITY/DENISON SCH/'94 RS DWELLING FROM AG INCREMENT | 240096 | 240097 | 0 |
| DENISON CITY AG/DENISON SCH/'02 AMENDED TIF INCREM | 240102 | 240103 | 0 |
| DENISON CITY/DENISON SCH/'02 AMENDED TIF INCREM | 240104 | 240105 | 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 | 53,039,240 | 66,068,735 | 3,971,326 | 0 | -85,192 | 134,591,008 | 0 | 134,591,008 |
| Taxable | 0 | 28,710,258 | 59,461,866 | 3,574,194 | 0 | -85,192 | 99,054,154 | 0 | 99,054,154 |
| Homestead Credits | | | | | | | | | 264 |

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022: **231,649** **132,030** **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 348,430
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 348,430

Rebate Expenditures: 0
 Non-Rebate Expenditures: 292,675
 Returned to County Treasurer: 0
Total Expenditures: 292,675

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023: **287,404** **272,458** **Amount of 06-30-2023 Cash Balance Restricted for LMI**

Projects For DENISON URBAN RENWAL

Oakridge Heights

| | |
|----------------------|---|
| Description: | Infrastructure for apartments, houses, restaurant, hotel |
| Classification: | Mixed use property (ie: a significant portion is residential and significant portion is commercial) |
| Physically Complete: | Yes |
| Payments Complete: | No |

2015 Debt refunding

| | |
|----------------------|---|
| Description: | Refinance to lower interest rate on 2008A Streets- 16th St & Levee;2009 Streets 13th Ave. S., 8th Street, 14th St parking lot, 2010 previous refunding for Boulders Conference Center, S. 8th St., Streetscape Phase II |
| Classification: | Roads, Bridges & Utilities |
| Physically Complete: | Yes |
| Payments Complete: | No |

2020 Denison Housing LLC

| | |
|----------------------|---|
| Description: | Build six duplexes on N. 16th St. |
| Classification: | Residential property (classified residential) |
| Physically Complete: | No |
| Payments Complete: | No |

2022 Debt Refunding

| | |
|----------------------|---|
| Description: | Refinance to lower interest rate on 2014 |
| Classification: | Residential property (classified residential) |
| Physically Complete: | Yes |
| Payments Complete: | No |

LMI Requirement - Homes for Iowa

| | |
|----------------------|---|
| Description: | LMI balance spent to purchase a Homes for Iowa house. |
| Classification: | Low and Moderate Income Housing |
| Physically Complete: | Yes |
| Payments Complete: | No |

Chamber Remodel

| | |
|----------------------|--|
| Description: | Denison Community Room Remodel |
| Classification: | Municipal and other publicly-owned or leased buildings |
| Physically Complete: | Yes |
| Payments Complete: | Yes |

Healthy Efficient Homes

| | |
|----------------------|---|
| Description: | Build seven unit housing development on N 16th St |
| Classification: | Residential property (classified residential) |
| Physically Complete: | No |
| Payments Complete: | No |

Debts/Obligations For DENISON URBAN RENWAL

2020B GO (refunded 2011 GO)

| | |
|------------------------|-----------------------------|
| Debt/Obligation Type: | Gen. Obligation Bonds/Notes |
| Principal: | 181,467 |
| Interest: | 2,731 |
| Total: | 184,198 |
| Annual Appropriation?: | Yes |
| Date Incurred: | 11/30/2011 |
| FY of Last Payment: | 2024 |

2015 GO refunding 2008A, 2009 & 2010

| | |
|------------------------|-----------------------------|
| Debt/Obligation Type: | Gen. Obligation Bonds/Notes |
| Principal: | 9,578 |
| Interest: | 263 |
| Total: | 9,841 |
| Annual Appropriation?: | Yes |
| Date Incurred: | 06/01/2015 |
| FY of Last Payment: | 2023 |

2020A GO

| | |
|------------------------|-----------------------------|
| Debt/Obligation Type: | Gen. Obligation Bonds/Notes |
| Principal: | 45,000 |
| Interest: | 383 |
| Total: | 45,383 |
| Annual Appropriation?: | Yes |
| Date Incurred: | 09/15/2020 |
| FY of Last Payment: | 2023 |

2022 GO

| | |
|------------------------|-----------------------------|
| Debt/Obligation Type: | Gen. Obligation Bonds/Notes |
| Principal: | 174,000 |
| Interest: | 6,990 |
| Total: | 180,990 |
| Annual Appropriation?: | Yes |
| Date Incurred: | 02/01/2022 |
| FY of Last Payment: | 2025 |

LMI Balance Outstanding

| | |
|------------------------|-------------------------|
| | Outstanding LMI Housing |
| Debt/Obligation Type: | Obligations |
| Principal: | 132,030 |
| Interest: | 0 |
| Total: | 132,030 |
| Annual Appropriation?: | Yes |
| Date Incurred: | 09/30/2013 |
| FY of Last Payment: | 2025 |

Healthy Efficient Homes

| | |
|-----------------------|------------|
| Debt/Obligation Type: | Other Debt |
| Principal: | 175,000 |

| | |
|------------------------|------------|
| Interest: | 0 |
| Total: | 175,000 |
| Annual Appropriation?: | Yes |
| Date Incurred: | 06/06/2022 |
| FY of Last Payment: | 2025 |

Chamber Remodel

| | |
|------------------------|------------|
| Debt/Obligation Type: | Other Debt |
| Principal: | 50,000 |
| Interest: | 0 |
| Total: | 50,000 |
| Annual Appropriation?: | No |
| Date Incurred: | 08/05/2022 |
| FY of Last Payment: | 2023 |

Non-Rebates For DENISON URBAN RENWAL

| | |
|-------------------------|-----------------------------|
| TIF Expenditure Amount: | 93,529 |
| Tied To Debt: | 2020B GO (refunded 2011 GO) |
| Tied To Project: | Oakridge Heights |

| | |
|-------------------------|--------------------------------------|
| TIF Expenditure Amount: | 9,898 |
| Tied To Debt: | 2015 GO refunding 2008A, 2009 & 2010 |
| Tied To Project: | 2015 Debt refunding |

| | |
|-------------------------|--------------------------|
| TIF Expenditure Amount: | 45,833 |
| Tied To Debt: | 2020A GO |
| Tied To Project: | 2020 Denison Housing LLC |

| | |
|-------------------------|---------------------|
| TIF Expenditure Amount: | 60,548 |
| Tied To Debt: | 2022 GO |
| Tied To Project: | 2022 Debt Refunding |

| | |
|-------------------------|----------------------------------|
| TIF Expenditure Amount: | 7,867 |
| Tied To Debt: | LMI Balance Outstanding |
| Tied To Project: | LMI Requirement - Homes for Iowa |

| | |
|-------------------------|-------------------------|
| TIF Expenditure Amount: | 25,000 |
| Tied To Debt: | Healthy Efficient Homes |
| Tied To Project: | Healthy Efficient Homes |

| | |
|-------------------------|-----------------|
| TIF Expenditure Amount: | 50,000 |
| Tied To Debt: | Chamber Remodel |
| Tied To Project: | Chamber Remodel |

Income Housing For DENISON URBAN RENWAL

| | |
|--|-------|
| Amount of FY 2023 expenditures that provide or aid in the provision of public improvements related to housing and residential development: | 7,867 |
| Lots for low and moderate income housing: | 0 |
| Construction of low and moderate income housing: | 7,867 |
| Grants, credits or other direct assistance to low and moderate income families: | 0 |
| Payments to a low and moderate income housing fund established by the municipality, including matching funds for any state or federal moneys used for such purposes: | 0 |
| Other low and moderate income housing assistance: | 0 |

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TIF Taxing District Data Collection

Local Government Name: DENISON (24G220)
 Urban Renewal Area: DENISON URBAN RENWAL (24001)
 TIF Taxing District Name: DENISON CITY/DENISON SCH/1ST TIF INCREM
 TIF Taxing District Inc. Number: 240083

TIF Taxing District Base Year: 1989
 FY TIF Revenue First Received: 1991
 Subject to a Statutory end date? No

| UR Designation | |
|----------------------|---------|
| Slum | No |
| Blighted | 11/1989 |
| Economic Development | 11/1989 |

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 | 53,039,240 | 66,068,735 | 3,971,326 | 0 | -85,192 | 134,591,008 | 0 | 134,591,008 |
| Taxable | 0 | 28,710,258 | 59,461,866 | 3,574,194 | 0 | -85,192 | 99,054,154 | 0 | 99,054,154 |
| Homestead Credits | | | | | | | | | 264 |

| | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2023 | 50,420,732 | 84,255,468 | 6,071,733 | 78,183,735 | 2,561,095 |

FY 2023 TIF Revenue Received: 348,430

TIF Taxing District Data Collection

Local Government Name: DENISON (24G220)
 Urban Renewal Area: DENISON URBAN RENWAL (24001)
 TIF Taxing District Name: DENISON CITY AG/DENISON SCH/'89 INCREMENT
 TIF Taxing District Inc. Number: 240085

TIF Taxing District Base Year: 1989
 FY TIF Revenue First Received: 1991
 Subject to a Statutory end date? No

| UR Designation | |
|----------------------|---------|
| Slum | No |
| Blighted | 11/1990 |
| 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 | 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 | 361,800 | 0 | 0 | 0 | 0 |

FY 2023 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: DENISON (24G220)
 Urban Renewal Area: DENISON URBAN RENWAL (24001)
 TIF Taxing District Name: DENISON CITY AG/DENISON SCH/'94 AMENDED PARCELS INCREM
 TIF Taxing District Inc. Number: 240095
 TIF Taxing District Base Year: 1993
 FY TIF Revenue First Received: 1994
 Subject to a Statutory end date? No

| UR Designation | |
|----------------------|---------|
| Slum | No |
| Blighted | 11/1992 |
| Economic Development | 11/1992 |

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 | 90,180 | 0 | 0 | 0 | 0 |

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: DENISON (24G220)
 Urban Renewal Area: DENISON URBAN RENWAL (24001)
 TIF Taxing District Name: DENISON CITY/DENISON SCH/'94 RS DWELLING FROM AG INCREMENT
 TIF Taxing District Inc. Number: 240097
 TIF Taxing District Base Year: 1993
 FY TIF Revenue First Received: 1994
 Subject to a Statutory end date? No

| UR Designation | |
|----------------------|---------|
| Slum | No |
| Blighted | 11/1992 |
| Economic Development | 11/1992 |

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 | 21,740 | 0 | 0 | 0 | 0 |

FY 2023 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: DENISON (24G220)
 Urban Renewal Area: DENISON URBAN RENWAL (24001)
 TIF Taxing District Name: DENISON CITY AG/DENISON SCH/'02 AMENDED TIF INCREM
 TIF Taxing District Inc. Number: 240103
 TIF Taxing District Base Year: 2002
 FY TIF Revenue First Received: 2003
 Subject to a Statutory end date? No

| UR Designation | |
|----------------------|---------|
| Slum | No |
| Blighted | 09/2000 |
| Economic Development | 09/2000 |

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 | 48,575 | 0 | 0 | 0 | 0 |

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: DENISON (24G220)
 Urban Renewal Area: DENISON URBAN RENWAL (24001)
 TIF Taxing District Name: DENISON CITY/DENISON SCH/'02 AMENDED TIF INCREM
 TIF Taxing District Inc. Number: 240105
 TIF Taxing District Base Year: 2002
 FY TIF Revenue First Received: 2003
 Subject to a Statutory end date? No

| UR Designation | |
|----------------------|---------|
| Slum | No |
| Blighted | 09/2000 |
| Economic Development | 09/2000 |

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 | 3,303,550 | 0 | 0 | 0 | 0 |

FY 2023 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: DENISON (24G220)
 Urban Renewal Area: DENISON DUBUQUE BLDG URBAN RENEWAL
 UR Area Number: 24004

UR Area Creation Date:

This is actually an amendment to the "Denison Urban Renewal" plan not a second plan. The City of Denison only has one urban renewal plan. This was an error of how the amendment was given to the county auditor back in 1992, when the amendment was done.

UR Area Purpose:

Tax Districts within this Urban Renewal Area

| | Base No. | Increment No. | Increment Value Used |
|---|----------|---------------|----------------------|
| DENISON CITY/DENISON SCH/'91 DUBQ BLDG INCREMNT | 240092 | 240093 | 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 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Taxable | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Homestead Credits | | | | | | | | | 0 |

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:

0

0

Amount of 07-01-2022 Cash Balance Restricted for LMI

TIF Revenue:

0

TIF Sp. Revenue Fund Interest:

0

Property Tax Replacement Claims

0

Asset Sales & Loan Repayments:

0

Total Revenue:

0

Rebate Expenditures:

0

Non-Rebate Expenditures:

0

Returned to County Treasurer:

0

Total Expenditures:

0

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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THIS DISTRICT WAS AND ECONOMIC DEVELOPMENT GRANT AND IS NOW INACTIVE.

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area
during FY 2023

TIF Taxing District Data Collection

| | | | |
|----------------------------------|---|----------------------|---------|
| Local Government Name: | DENISON (24G220) | | |
| Urban Renewal Area: | DENISON DUBUQUE BLDG URBAN RENEWAL (24004) | | |
| TIF Taxing District Name: | DENISON CITY/DENISON SCH/'91 DUBQ BLDG INCREMNT | | |
| TIF Taxing District Inc. Number: | 240093 | | |
| TIF Taxing District Base Year: | 1991 | | |
| FY TIF Revenue First Received: | 1992 | | |
| 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 | 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 | 1,233,360 | 0 | 0 | 0 | 0 |

FY 2023 TIF Revenue Received: 0