

# Annual Urban Renewal Report, Fiscal Year 2022 - 2023

## Levy Authority Summary

Local Government Name: REINBECK  
Local Government Number: 38G359

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
REINBECK URBAN RENEWAL	38007	4

**TIF Debt Outstanding: 112,475**

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:</b>	<b>255,593</b>	<b>186,845</b>	<b>Amount of 07-01-2022 Cash Balance Restricted for LMI</b>
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TIF Revenue:	114,308
TIF Sp. Revenue Fund Interest:	7,602
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	16,963
<b>Total Revenue:</b>	<b>138,873</b>

Rebate Expenditures:	0
Non-Rebate Expenditures:	127,487
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>127,487</b>

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:</b>	<b>266,979</b>	<b>193,732</b>	<b>Amount of 06-30-2023 Cash Balance Restricted for LMI</b>
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**Year-End Outstanding TIF  
Obligations, Net of TIF Special  
Revenue Fund Balance: -281,991**

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## Urban Renewal Area Data Collection

Local Government Name: REINBECK (38G359)  
 Urban Renewal Area: REINBECK URBAN RENEWAL  
 UR Area Number: 38007

UR Area Creation Date: 04/1991

UR Area Purpose: Grant for small manufacturing firms, New industrial subdivision, public utilities and streets-southwest Reinbeck, renovation of Main Street, Senior housing, park improvements and pool replacement, daycare center, municipal buildings

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
REINBECK CITY AG/GLADBROOK-R`BECK SCH/AGLAND UR TIF INCREM	380125	380126	58,563
REINBECK CITY/GLADBROOK-R`BECK SCH/UR TIF INCREM	380127	380128	2,438,812
REINBECK CITY/GLADBROOK-R`BECK SCH/ UR 1999 ADD TIF INCREM	380137	380138	1,968,181
REINBECK CITY AG/GLADBROOK-R`BECK SCH/AGLAND 1999 ADD UR TIF INCREM	380139	380140	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	673,550	23,624,090	13,194,420	5,550,050	0	-16,668	45,741,792	0	45,741,792
Taxable	599,738	12,787,772	11,874,978	4,995,045	0	-16,668	31,972,538	0	31,972,538
Homestead Credits									79

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:** 255,593 186,845 **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 114,308  
 TIF Sp. Revenue Fund Interest: 7,602  
 Property Tax Replacement Claims 0  
 Asset Sales & Loan Repayments: 16,963  
**Total Revenue: 138,873**

Rebate Expenditures: 0  
 Non-Rebate Expenditures: 127,487  
 Returned to County Treasurer: 0  
**Total Expenditures: 127,487**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:** 266,979 193,732 **Amount of 06-30-2023 Cash Balance Restricted for LMI**

## Projects For REINBECK URBAN RENEWAL

### Southridge Development

Description:	Develop Residential
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	Yes

### Parkview

Description:	Assist in building assisted living center
Classification:	Commercial-Medical
Physically Complete:	Yes
Payments Complete:	Yes

### LMI Requirement

Description:	LMI Housing Improvement Projects
Classification:	Low and Moderate Income Housing
Physically Complete:	No
Payments Complete:	Yes

### INRCOG LMI Projects

Description:	INRCOG LMI Housing Improvements Pro
Classification:	Low and Moderate Income Housing
Physically Complete:	No
Payments Complete:	No

## Debts/Obligations For REINBECK URBAN RENEWAL

### Parkview Addition

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	60,000
Interest:	1,350
Total:	61,350
Annual Appropriation?:	No
Date Incurred:	09/16/2013
FY of Last Payment:	2023

### 2nd phase - Southridge Addition

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	50,000
Interest:	1,125
Total:	51,125
Annual Appropriation?:	No
Date Incurred:	09/16/2013
FY of Last Payment:	2023

### LMI Obligations

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	09/16/2013
FY of Last Payment:	2030

## Non-Rebates For REINBECK URBAN RENEWAL

TIF Expenditure Amount:	51,125
Tied To Debt:	2nd phase - Southridge Addition
Tied To Project:	Southridge Development

TIF Expenditure Amount:	61,350
Tied To Debt:	Parkview Addition
Tied To Project:	Parkview

TIF Expenditure Amount:	15,012
Tied To Debt:	LMI Obligations
Tied To Project:	INRCOG LMI Projects

Income Housing For REINBECK URBAN RENEWAL

Amount of FY 2023 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	15,012
Lots for low and moderate income housing:	0
Construction of low and moderate income housing:	0
Grants, credits or other direct assistance to low and moderate income families:	0
Payments to a low and moderate income housing fund established by the municipality, including matching funds for any state or federal moneys used for such purposes:	15,012
Other low and moderate income housing assistance:	0

INRCOG is administering a LMI Housing Improvement program from a state grant. The payment requests are paid from the city's set aside LMI funds and are reimbursed by the state through the grant program. These are shown under loan repayments on Recap Tab

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

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

### TIF Taxing District Data Collection

Local Government Name:	REINBECK (38G359)
Urban Renewal Area:	REINBECK URBAN RENEWAL (38007)
TIF Taxing District Name:	REINBECK CITY AG/GLADBROOK-R`BECK SCH/AGLAND UR TIF INCREM
TIF Taxing District Inc. Number:	380126
TIF Taxing District Base Year:	1990
FY TIF Revenue First Received:	1991
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	04/1991

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	642,878	0	0	0	0	0	642,878	0	642,878
Taxable	572,427	0	0	0	0	0	572,427	0	572,427
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	359,326	283,552	58,563	224,989	3,779

FY 2023 TIF Revenue Received: 1,008

### TIF Taxing District Data Collection

Local Government Name:	REINBECK (38G359)
Urban Renewal Area:	REINBECK URBAN RENEWAL (38007)
TIF Taxing District Name:	REINBECK CITY/GLADBROOK-R`BECK SCH/UR TIF INCREM
TIF Taxing District Inc. Number:	380128
TIF Taxing District Base Year:	1990
FY TIF Revenue First Received:	1991
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	04/1991

#### 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	22,231,170	13,194,420	5,550,050	0	-16,668	41,295,622	0	41,295,622
Taxable	0	12,033,782	11,874,978	4,995,045	0	-16,668	29,101,751	0	29,101,751
Homestead Credits									79

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	11,991,454	29,101,751	2,438,812	26,662,939	685,106

FY 2023 TIF Revenue Received: 62,728



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

### TIF Taxing District Data Collection

Local Government Name: REINBECK (38G359)  
 Urban Renewal Area: REINBECK URBAN RENEWAL (38007)  
 TIF Taxing District Name: REINBECK CITY/GLADBROOK-R`BECK SCH/ UR 1999 ADD TIF INCREM  
 TIF Taxing District Inc. Number: 380138  
 TIF Taxing District Base Year: 1998  
 FY TIF Revenue First Received: 1999  
 Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	11/1999

### 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	1,392,920	0	0	0	0	3,772,620	0	3,772,620
Taxable	0	753,990	0	0	0	0	2,271,049	0	2,271,049
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	630,250	2,271,049	1,968,181	302,868	7,782

FY 2023 TIF Revenue Received: 50,572

### TIF Taxing District Data Collection

Local Government Name: REINBECK (38G359)  
 Urban Renewal Area: REINBECK URBAN RENEWAL (38007)  
 TIF Taxing District Name: REINBECK CITY AG/GLADBROOK-R`BECK SCH/AGLAND 1999 ADD UR TIF INCREM  
 TIF Taxing District Inc. Number: 380140  
 TIF Taxing District Base Year: 1998  
 FY TIF Revenue First Received:  
 Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
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	30,672	0	0	0	0	0	30,672	0	30,672
Taxable	27,311	0	0	0	0	0	27,311	0	27,311
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	33,210	0	0	0	0

FY 2023 TIF Revenue Received: 0