

# Annual Urban Renewal Report, Fiscal Year 2022 - 2023

## Levy Authority Summary

Local Government Name: PANORA  
Local Government Number: 39G368

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
PANORA NW URBAN RENEWAL	39013	3
PANORA CENTRAL 2007 URBAN RENEWAL TIF AREA	39017	1
PANORA ROSEHILL URBAN RENEWAL AREA	39021	1
PANORA HOUSING URBAN RENEWAL AREA	39022	0

**TIF Debt Outstanding: 2,116,230**

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:</b>	<b>132,669</b>	<b>135,797</b>	<b>Amount of 07-01-2022 Cash Balance Restricted for LMI</b>
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TIF Revenue:	222,584
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	8,257
<b>Total Revenue:</b>	<b>230,841</b>

Rebate Expenditures:	1,858
Non-Rebate Expenditures:	231,481
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>233,339</b>

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:</b>	<b>130,171</b>	<b>137,623</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: 1,752,720**

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

## Urban Renewal Area Data Collection

Local Government Name: PANORA (39G368)  
 Urban Renewal Area: PANORA NW URBAN RENEWAL  
 UR Area Number: 39013

UR Area Creation Date: 07/1997

UR Area Purpose: To facilitate and support properly planned and approved residential development within Panora to support and aid in the expansion of the community's existing businesses and industries.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
PANORA CITY/PANORAMA SCH/DEER FIELD UR INCREM	390138	390139	0
PANORA CITY/PANORAMA SCH/DREAM ACRES 2 UR INCREM	390148	390149	0
PANORA CITY/PANORAMA SCH/DREAM ACRES 1 UR INCREM	390150	390151	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:** 135,797 135,797 **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:	8,257
<b>Total Revenue:</b>	<b>8,257</b>

Rebate Expenditures:	0
Non-Rebate Expenditures:	6,431
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>6,431</b>

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:** 137,623 137,623 **Amount of 06-30-2023 Cash Balance Restricted for LMI**

## Projects For PANORA NW URBAN RENEWAL

### Housing Rehab - CDBG

Description:	Payment out of LMI for Housing Rehab
Classification:	Low and Moderate Income Housing
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For PANORA NW URBAN RENEWAL

LMI Set Aside

	Outstanding LMI Housing
Debt/Obligation Type:	Obligations
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	12/01/2001
FY of Last Payment:	2030

**Non-Rebates For PANORA NW URBAN RENEWAL**

TIF Expenditure Amount:	6,431
Tied To Debt:	LMI Set Aside
Tied To Project:	Housing Rehab - CDBG

Income Housing For PANORA NW URBAN RENEWAL

Amount of FY 2023 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	2,890
Lots for low and moderate income housing:	0
Construction of low and moderate income housing:	2,890
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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2 properties made loan repayments due to sale of homes early

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

0

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### TIF Taxing District Data Collection

Local Government Name: PANORA (39G368)  
 Urban Renewal Area: PANORA NW URBAN RENEWAL (39013)  
 TIF Taxing District Name: PANORA CITY/PANORAMA SCH/DEER FIELD UR INCREM  
 TIF Taxing District Inc. Number: 390139  
 TIF Taxing District Base Year: 1998  
 FY TIF Revenue First Received: 2002  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	07/1997

#### 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	514,695	0	0	0	0

FY 2023 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name: PANORA (39G368)  
 Urban Renewal Area: PANORA NW URBAN RENEWAL (39013)  
 TIF Taxing District Name: PANORA CITY/PANORAMA SCH/DREAM ACRES 2 UR INCREM  
 TIF Taxing District Inc. Number: 390149  
 TIF Taxing District Base Year: 2004  
 FY TIF Revenue First Received: 2008  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2019

UR Designation	
Slum	No
Blighted	No
Economic Development	07/1997

#### 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	12,355	0	0	0	0

FY 2023 TIF Revenue Received: 0



TIF Taxing District Data Collection

Local Government Name:	PANORA (39G368)		
Urban Renewal Area:	PANORA NW URBAN RENEWAL (39013)		
TIF Taxing District Name:	PANORA CITY/PANORAMA SCH/DREAM ACRES 1 UR INCREM		
TIF Taxing District Inc. Number:	390151		
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	07/1997

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	196,068	0	0	0	0

FY 2023 TIF Revenue Received: 0

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### Urban Renewal Area Data Collection

Local Government Name: PANORA (39G368)  
 Urban Renewal Area: PANORA CENTRAL 2007 URBAN RENEWAL TIF AREA  
 UR Area Number: 39017

UR Area Creation Date: 10/2007

UR Area Purpose: Please see attached plan.

### Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
PANORA CITY/PANORAMA SCH/CENTRAL UR TIF INCREM	390152	390153	6,845,775

### 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	4,257,000	10,483,236	0	0	-1,852	15,426,399	0	15,426,399
Taxable	0	2,304,325	9,434,914	0	0	-1,852	12,175,997	0	12,175,997
Homestead Credits									23

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:** 4,711 0 **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 222,584  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 222,584**

Rebate Expenditures: 1,858  
 Non-Rebate Expenditures: 218,050  
 Returned to County Treasurer: 0  
**Total Expenditures: 219,908**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:** 7,387 0 **Amount of 06-30-2023 Cash Balance Restricted for LMI**

## Projects For PANORA CENTRAL 2007 URBAN RENEWAL TIF AREA

### Downtown Streetscape

Description:	Sidewalks, Electrical poles, Streets
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### 2012 Public Building Complex

Description:	City Hall, EMS, Police
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	No

### Architect/Mgmt Fees Public Building Complex

Description:	Engineering, Drawings, Construction Management Services
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	No

### Arganbright Development

Description:	New Commercial Business
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	Yes

## Debts/Obligations For PANORA CENTRAL 2007 URBAN RENEWAL TIF AREA

### Self Financed Streetscape Debt

Debt/Obligation Type:	Internal Loans
Principal:	181,272
Interest:	0
Total:	181,272
Annual Appropriation?:	No
Date Incurred:	01/12/2010
FY of Last Payment:	2027

### 2019 Refunded City Building

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	620,000
Interest:	56,100
Total:	676,100
Annual Appropriation?:	Yes
Date Incurred:	06/07/2012
FY of Last Payment:	2027

### Self Financed Fees for Architect/Mgmt fees for Public Building

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/28/2011
FY of Last Payment:	2027

### Arganbright

Debt/Obligation Type:	Rebates
Principal:	1,858
Interest:	0
Total:	1,858
Annual Appropriation?:	Yes
Date Incurred:	07/27/2017
FY of Last Payment:	2023

**Non-Rebates For PANORA CENTRAL 2007 URBAN RENEWAL TIF AREA**

TIF Expenditure Amount:	149,050
Tied To Debt:	2019 Refunded City Building
Tied To Project:	2012 Public Building Complex
TIF Expenditure Amount:	69,000
Tied To Debt:	Self Financed Streetscape Debt
Tied To Project:	Downtown Streetscape

Rebates For PANORA CENTRAL 2007 URBAN RENEWAL TIF AREA

218 W Main

TIF Expenditure Amount:	1,858
Rebate Paid To:	Josh Arganbright
Tied To Debt:	Arganbright
Tied To Project:	Arganbright Development
Projected Final FY of Rebate:	2023

TIF Taxing District Data Collection

Local Government Name:	PANORA (39G368)										
Urban Renewal Area:	PANORA CENTRAL 2007 URBAN RENEWAL TIF AREA (39017)										
TIF Taxing District Name:	PANORA CITY/PANORAMA SCH/CENTRAL UR TIF INCREM										
TIF Taxing District Inc. Number:	390153										
TIF Taxing District Base Year:	2007										
FY TIF Revenue First Received:	2011										
Subject to a Statutory end date?	Yes										
Fiscal year this TIF Taxing District statutorily ends:	2029										
	<table><tr><th colspan="2">UR Designation</th></tr><tr><td>Slum</td><td>No</td></tr><tr><td>Blighted</td><td>No</td></tr><tr><td>Economic Development</td><td>01/2007</td></tr></table>			UR Designation		Slum	No	Blighted	No	Economic Development	01/2007
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	4,257,000	10,483,236	0	0	-1,852	15,426,399	0	15,426,399
Taxable	0	2,304,325	9,434,914	0	0	-1,852	12,175,997	0	12,175,997
Homestead Credits									23

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	8,582,476	6,845,775	6,845,775	0	0

FY 2023 TIF Revenue Received: 222,584

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## Urban Renewal Area Data Collection

Local Government Name: PANORA (39G368)  
 Urban Renewal Area: PANORA ROSEHILL URBAN RENEWAL AREA  
 UR Area Number: 39021

UR Area Creation Date: 02/2021

UR Area Purpose: To provide financial assistance in the form of incremental property tax payments to be used by the Developer to undertake construction of a commercial building to lease to a family practice medical clinic.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
PANORA CITY/PANORAMA SCH/PANORA ROSEHILL URA 39021/21 TIF ORD 339 INCREMENT	390180	390181	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:** -7,839      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:** -7,839      0      **Amount of 06-30-2023 Cash Balance Restricted for LMI**



## Projects For PANORA ROSEHILL URBAN RENEWAL AREA

### Medical Clinic

Description:	Construction of a Medical Clinic
Classification:	Commercial-Medical
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For PANORA ROSEHILL URBAN RENEWAL AREA

### Medical Clinic

Debt/Obligation Type:	Rebates
Principal:	400,000
Interest:	0
Total:	400,000
Annual Appropriation?:	Yes
Date Incurred:	02/22/2021
FY of Last Payment:	2028

## Rebates For PANORA ROSEHILL URBAN RENEWAL AREA

### 103 E 13th Street

TIF Expenditure Amount:	0
Rebate Paid To:	DG Panora LLC
Tied To Debt:	Medical Clinic
Tied To Project:	Medical Clinic
Projected Final FY of Rebate:	2028

TIF Taxing District Data Collection

Local Government Name:	PANORA (39G368)
Urban Renewal Area:	PANORA ROSEHILL URBAN RENEWAL AREA (39021)
TIF Taxing District Name:	PANORA CITY/PANORAMA SCH/PANORA ROSEHILL URA 39021/21 TIF ORD 339 INCREMENT
TIF Taxing District Inc. Number:	390181
TIF Taxing District Base Year:	0
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

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## Urban Renewal Area Data Collection

Local Government Name: PANORA (39G368)  
 Urban Renewal Area: PANORA HOUSING URBAN RENEWAL AREA  
 UR Area Number: 39022

UR Area Creation Date: 08/2022

UR Area Purpose: To facilitate and support properly planned and approved residential development within Panora to support and aid in the expansion of the community's existing businesses and industries.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
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## 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

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:</b>	<b>0</b>	<b>0</b>	<b>Amount of 07-01-2022 Cash Balance Restricted for LMI</b>
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TIF Revenue:	0
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>0</b>

Rebate Expenditures:	0
Non-Rebate Expenditures:	7,000
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>7,000</b>

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:</b>	<b>-7,000</b>	<b>0</b>	<b>Amount of 06-30-2023 Cash Balance Restricted for LMI</b>
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## Projects For PANORA HOUSING URBAN RENEWAL AREA

### Dream Acres 2

Description:	Housing Development
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For PANORA HOUSING URBAN RENEWAL AREA

### Panora Telco Developer Agreement

Debt/Obligation Type:	Rebates
Principal:	857,000
Interest:	0
Total:	857,000
Annual Appropriation?:	Yes
Date Incurred:	09/12/2022
FY of Last Payment:	2045

**Non-Rebates For PANORA HOUSING URBAN RENEWAL AREA**

TIF Expenditure Amount:	7,000
Tied To Debt:	Panora Telco Developer Agreement
Tied To Project:	Dream Acres 2



Income Housing For PANORA HOUSING URBAN RENEWAL AREA

Amount of FY 2023 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	7,000
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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:	0
Other low and moderate income housing assistance:	0