

# Annual Urban Renewal Report, Fiscal Year 2022 - 2023

## Levy Authority Summary

Local Government Name: MISSOURI VALLEY  
 Local Government Number: 43G404

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
MISSOURI VALLEY WEST INTERSTATE URBAN RENEWAL	43003	2
MISSOURI VALLEY SOUTH URBAN RENEWAL	43006	2
MISSOURI VALLEY 2014 URBAN RENEWAL AREA	43013	3

**TIF Debt Outstanding: 32,249**

**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:	29,827
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>29,827</b>

Rebate Expenditures:	29,827
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>29,827</b>

**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:** 2,422

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

## Urban Renewal Area Data Collection

Local Government Name: MISSOURI VALLEY (43G404)  
 Urban Renewal Area: MISSOURI VALLEY WEST INTERSTATE URBAN RENEWAL  
 UR Area Number: 43003

UR Area Creation Date: 06/1995

UR Area Purpose: To promote economic development, to stimulate private investments in commercial and industrial development; facilitate the use of TIF in support of industrial development by Carry-On Trailer Corporation.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
MO VALLEY CITY/MO VALLEY SCH/MO VALLEY WEST INTERSTATE TIF INCREM	430090	430092	0
MO VALLEY CITY AG/MO VALLEY SCH/MO VALLEY WEST INTERSTATE TIF INCREM	430091	430093	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	180,176	0	9,055,207	1,355,546	0	0	10,590,929	0	10,590,929
Taxable	160,430	0	8,149,688	1,219,992	0	0	9,530,110	0	9,530,110
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
<b>Total Revenue:</b>	<b>0</b>

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

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

## Projects For MISSOURI VALLEY WEST INTERSTATE URBAN RENEWAL

### West-I water & sewer extention

Description:	extend water and sewer lines west along Hwy 30
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

### Carry-On Trailer

Description:	water and sewer lines to Carry-on
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

# Debts/Obligations For MISSOURI VALLEY WEST INTERSTATE URBAN RENEWAL

## 2012A G.O. Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	04/25/2012
FY of Last Payment:	2016

**Non-Rebates For MISSOURI VALLEY WEST INTERSTATE URBAN RENEWAL**

TIF Expenditure Amount:	0
Tied To Debt:	2012A G.O. Bond
Tied To Project:	West-I water & sewer extention
TIF Expenditure Amount:	0
Tied To Debt:	2012A G.O. Bond
Tied To Project:	Carry-On Trailer

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

### TIF Taxing District Data Collection

Local Government Name:	MISSOURI VALLEY (43G404)
Urban Renewal Area:	MISSOURI VALLEY WEST INTERSTATE URBAN RENEWAL (43003)
TIF Taxing District Name:	MO VALLEY CITY/MO VALLEY SCH/MO VALLEY WEST INTERSTATE TIF INCREM
TIF Taxing District Inc. Number:	430092
TIF Taxing District Base Year:	0
FY TIF Revenue First Received:	1996
Subject to a Statutory end date?	No

UR Designation	
Slum	07/1995
Blighted	07/1995
Economic Development	07/1995

### 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	9,055,207	1,355,546	0	0	10,410,753	0	10,410,753
Taxable	0	0	8,149,688	1,219,992	0	0	9,369,680	0	9,369,680
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	1,218,413	9,192,340	0	9,192,340	289,588

FY 2023 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name:	MISSOURI VALLEY (43G404)
Urban Renewal Area:	MISSOURI VALLEY WEST INTERSTATE URBAN RENEWAL (43003)
TIF Taxing District Name:	MO VALLEY CITY AG/MO VALLEY SCH/MO VALLEY WEST INTERSTATE TIF INCREM
TIF Taxing District Inc. Number:	430093
TIF Taxing District Base Year:	0
FY TIF Revenue First Received:	1996
Subject to a Statutory end date?	No

UR Designation	
Slum	07/1995
Blighted	07/1995
Economic Development	07/1995

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	180,176	0	0	0	0	0	180,176	0	180,176
Taxable	160,430	0	0	0	0	0	160,430	0	160,430
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	132,732	47,444	0	47,444	921

FY 2023 TIF Revenue Received: 0

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

## Urban Renewal Area Data Collection

Local Government Name: MISSOURI VALLEY (43G404)  
 Urban Renewal Area: MISSOURI VALLEY SOUTH URBAN RENEWAL  
 UR Area Number: 43006

UR Area Creation Date: 07/1994

UR Area Purpose: Promote economic development, to stimulate private investments in commercial and industrial development.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
MO VALLEY CITY/MO VALLEY SCH/MO VALLEY SOUTH TIF INCREM	430084	430085	0
MO VALLEY CITY AG/MO VALLEY SCH/MO VALLEY SOUTH TIF INCREM	430087	430086	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	239,324	5,573,056	10,974,762	1,384,352	0	-16,668	18,987,234	0	18,987,234
Taxable	213,097	3,016,717	9,877,294	1,245,918	0	-16,668	14,867,018	0	14,867,018
Homestead Credits									40

**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**

**TIF Taxing District Data Collection**

Local Government Name:	MISSOURI VALLEY (43G404)
Urban Renewal Area:	MISSOURI VALLEY SOUTH URBAN RENEWAL (43006)
TIF Taxing District Name:	MO VALLEY CITY/MO VALLEY SCH/MO VALLEY SOUTH TIF INCREM
TIF Taxing District Inc. Number:	430085
TIF Taxing District Base Year:	0
FY TIF Revenue First Received:	1995
Subject to a Statutory end date?	No

UR Designation	
Slum	07/1994
Blighted	07/1994
Economic Development	07/1994

**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	5,573,056	10,974,762	1,384,352	0	-16,668	18,747,910	0	18,747,910
Taxable	0	3,016,717	9,877,294	1,245,918	0	-16,668	14,653,921	0	14,653,921
Homestead Credits									40

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	6,130,509	12,634,069	0	12,634,069	398,014

FY 2023 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name:	MISSOURI VALLEY (43G404)
Urban Renewal Area:	MISSOURI VALLEY SOUTH URBAN RENEWAL (43006)
TIF Taxing District Name:	MO VALLEY CITY AG/MO VALLEY SCH/MO VALLEY SOUTH TIF INCREM
TIF Taxing District Inc. Number:	430086
TIF Taxing District Base Year:	0
FY TIF Revenue First Received:	1995
Subject to a Statutory end date?	No

UR Designation	
Slum	07/1994
Blighted	07/1994
Economic Development	07/1994

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	239,324	0	0	0	0	0	239,324	0	239,324
Taxable	213,097	0	0	0	0	0	213,097	0	213,097
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	97,781	141,543	0	141,543	2,749

FY 2023 TIF Revenue Received: 0

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## Urban Renewal Area Data Collection

Local Government Name: MISSOURI VALLEY (43G404)  
 Urban Renewal Area: MISSOURI VALLEY 2014 URBAN RENEWAL AREA  
 UR Area Number: 43013

UR Area Creation Date: 01/2014

UR Area Purpose: To promote new residential development and the corresponding construction of public infrastructure.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
MO VALLEY CITY/MO VALLEY SCH/MV UR AREA/LONGVIEW INCREMENT	430122	430123	940,114
ST JOHN TWP/MO VALLEY SCH/MV UR AREA/LONGVIEW INCREMENT	430124	430125	0
MO VALLEY CITY/MO VALLEY SCH/MV UR 2014/TAMARACK INCREMENT	430130	430131	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	1,639,513	63,265	0	0	-1,852	6,185,314	0	6,185,314
Taxable	0	887,471	56,939	0	0	-1,852	3,801,356	0	3,801,356
Homestead Credits									5

**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: 29,827  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 29,827**

Rebate Expenditures: 29,827  
 Non-Rebate Expenditures: 0  
 Returned to County Treasurer: 0  
**Total Expenditures: 29,827**

**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 MISSOURI VALLEY 2014 URBAN RENEWAL AREA

### Longview Townhome Dev

Description:	rebate agreement for ten-unit townhome complex
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For MISSOURI VALLEY 2014 URBAN RENEWAL AREA

### Longview Developer Agreement

Debt/Obligation Type:	Rebates
Principal:	32,249
Interest:	0
Total:	32,249
Annual Appropriation?:	Yes
Date Incurred:	04/04/2014
FY of Last Payment:	2023

## Rebates For MISSOURI VALLEY 2014 URBAN RENEWAL AREA

### Longview Townhomes

TIF Expenditure Amount:	29,827
Rebate Paid To:	Longview Townhomes
Tied To Debt:	Longview Developer Agreement
Tied To Project:	Longview Townhome Dev
Projected Final FY of Rebate:	2026

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## TIF Taxing District Data Collection

Local Government Name:	MISSOURI VALLEY (43G404)
Urban Renewal Area:	MISSOURI VALLEY 2014 URBAN RENEWAL AREA (43013)
TIF Taxing District Name:	MO VALLEY CITY/MO VALLEY SCH/MV UR AREA/LONGVIEW INCREMENT
TIF Taxing District Inc. Number:	430123
TIF Taxing District Base Year:	2013
FY TIF Revenue First Received:	2017
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2027

	UR Designation
Slum	No
Blighted	No
Economic Development	01/2014

## 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	62,237	0	0	0	0	4,292,071	0	4,292,071
Taxable	0	33,689	0	0	0	0	2,730,208	0	2,730,208
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	2,697,785	1,594,286	940,114	654,172	20,609

FY 2023 TIF Revenue Received: 29,827

## TIF Taxing District Data Collection

Local Government Name:	MISSOURI VALLEY (43G404)
Urban Renewal Area:	MISSOURI VALLEY 2014 URBAN RENEWAL AREA (43013)
TIF Taxing District Name:	ST JOHN TWP/MO VALLEY SCH/MV UR AREA/LONGVIEW INCREMENT
TIF Taxing District Inc. Number:	430125
TIF Taxing District Base Year:	2013
FY TIF Revenue First Received:	2017
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2027

	UR Designation
Slum	No
Blighted	No
Economic Development	01/2014

## 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	290,619	63,265	0	0	0	608,438	0	608,438
Taxable	0	157,312	56,939	0	0	0	376,530	0	376,530
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	270,085	338,353	0	338,353	6,885

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	MISSOURI VALLEY (43G404)
Urban Renewal Area:	MISSOURI VALLEY 2014 URBAN RENEWAL AREA (43013)
TIF Taxing District Name:	MO VALLEY CITY/MO VALLEY SCH/MV UR 2014/TAMARACK INCREMENT
TIF Taxing District Inc. Number:	430131
TIF Taxing District Base Year:	2014
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	1,286,657	0	0	0	-1,852	1,284,805	0	1,284,805
Taxable	0	696,470	0	0	0	-1,852	694,618	0	694,618
Homestead Credits									3

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	47,851	694,618	0	694,618	21,883

FY 2023 TIF Revenue Received: 0