

Annual Urban Renewal Report, Fiscal Year 2022 - 2023

Levy Authority Summary

Local Government Name: CLIVE
Local Government Number: 77G716

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
CLIVE URBAN RENEWAL AREA	25016	3
CLIVE 73RD & UNIVERSITY URBAN RENEWAL	77054	0
CLIVE URBAN RENEWAL	77060	7

TIF Debt Outstanding: 14,628,090

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022: 544,547 0 Amount of 07-01-2022 Cash Balance Restricted for LMI

TIF Revenue:	1,546,761
TIF Sp. Revenue Fund Interest:	20,092
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	1,468
Total Revenue:	1,568,321

Rebate Expenditures:	404,468
Non-Rebate Expenditures:	1,351,795
Returned to County Treasurer:	0
Total Expenditures:	1,756,263

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023: 356,605 0 Amount of 06-30-2023 Cash Balance Restricted for LMI

Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 12,515,222

♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

Urban Renewal Area Data Collection

Local Government Name: CLIVE (77G716)
 Urban Renewal Area: CLIVE URBAN RENEWAL AREA
 UR Area Number: 25016

UR Area Creation Date: 05/1991

UR Area Purpose: To encourage economic development in the area through public improvements and rebate agreements. See attached plan.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
CLIVE CITY/WAUKEE SCH/CLIVE URA 25016/91 TIF ORD 488 INCREMENT	250100	250101	17,670,851
CLIVE CITY/WAUKEE SCH/CLIVE URA 25016/00 TIF INCREMENT	250226	250227	0
CLIVE CITY AG/WAUKEE SCH/CLIVE URA 25016/00 TIF INCREMENT	250516	250518	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	213,165,850	24,727,280	0	0	-77,784	237,815,346	0	237,815,346
Taxable	0	115,387,278	22,254,552	0	0	-77,784	137,564,046	0	137,564,046
Homestead Credits									539

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

544,547

0

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

TIF Revenue: 434,299
 TIF Sp. Revenue Fund Interest: 20,092
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 1,468
Total Revenue: 455,859

Rebate Expenditures: 91,174
 Non-Rebate Expenditures: 408,775
 Returned to County Treasurer: 0
Total Expenditures: 499,949

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:

500,457

0

Amount of 06-30-2023 Cash Balance Restricted for LMI

Projects For CLIVE URBAN RENEWAL AREA

Nebraska Furniture Mart

Description:	Retail relocation and building remodeling
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

NW86th ST & University

Description:	Redevelopment of 86th ST & University AVE
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For CLIVE URBAN RENEWAL AREA

Nebraska Furniture Mart

Debt/Obligation Type:	Rebates
Principal:	91,174
Interest:	0
Total:	91,174
Annual Appropriation?:	Yes
Date Incurred:	07/12/2019
FY of Last Payment:	2034

GO 2012A Refunding Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	790,000
Interest:	27,775
Total:	817,775
Annual Appropriation?:	No
Date Incurred:	03/01/2012
FY of Last Payment:	2024

Non-Rebates For CLIVE URBAN RENEWAL AREA

TIF Expenditure Amount:	408,775
Tied To Debt:	GO 2012A Refunding Bonds
Tied To Project:	NW86th ST & University

Rebates For CLIVE URBAN RENEWAL AREA

Nebraska Furniture Mart

TIF Expenditure Amount:	91,174
Rebate Paid To:	121 Acquisition Co
Tied To Debt:	Nebraska Furniture Mart
Tied To Project:	Nebraska Furniture Mart
Projected Final FY of Rebate:	2034

Per Ted, with GASB77, NFM needs to be categorized under Dallas County.

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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:	CLIVE (77G716)
Urban Renewal Area:	CLIVE URBAN RENEWAL AREA (25016)
TIF Taxing District Name:	CLIVE CITY/WAUKEE SCH/CLIVE URA 25016/91 TIF ORD 488 INCREMENT
TIF Taxing District Inc. Number:	250101
TIF Taxing District Base Year:	1990
FY TIF Revenue First Received:	1999
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	05/1991

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	213,165,850	24,727,280	0	0	-77,784	237,815,346	0	237,815,346
Taxable	0	115,387,278	22,254,552	0	0	-77,784	137,564,046	0	137,564,046
Homestead Credits									539

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	84,250	137,564,046	17,670,851	119,893,195	2,940,043

FY 2023 TIF Revenue Received: 434,299

TIF Taxing District Data Collection

Local Government Name:	CLIVE (77G716)
Urban Renewal Area:	CLIVE URBAN RENEWAL AREA (25016)
TIF Taxing District Name:	CLIVE CITY/WAUKEE SCH/CLIVE URA 25016/00 TIF INCREMENT
TIF Taxing District Inc. Number:	250227
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	11/2000

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	0	0	0	0	0

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	CLIVE (77G716)		
Urban Renewal Area:	CLIVE URBAN RENEWAL AREA (25016)		
TIF Taxing District Name:	CLIVE CITY AG/WAUKEE SCH/CLIVE URA 25016/00 TIF INCREMENT		
TIF Taxing District Inc. Number:	250518		
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

Urban Renewal Area Data Collection

Local Government Name: CLIVE (77G716)
Urban Renewal Area: CLIVE 73RD & UNIVERSITY URBAN RENEWAL
UR Area Number: 77054

UR Area Creation Date:

UR Area Purpose:

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

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
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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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▲ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

Urban Renewal Area Data Collection

Local Government Name: CLIVE (77G716)
 Urban Renewal Area: CLIVE URBAN RENEWAL
 UR Area Number: 77060
 UR Area Creation Date: 05/1991
 UR Area Purpose: To encourage commercial and industrial growth with jobs creation and retention. See attached plan.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
CLIVE CITY/WDM SCH/02 (CORP WOODS) AMD TIF INCR	770612	770613	2,330,059
CLIVE CITY/WDM SCH/03-3 (86TH ST) AMD TIF INCR	770631	770632	4,887,027
CLIVE CITY/WDM SCH/03-1 (LADCO DEV) TIF INCR	770633	770634	8,573,892
CLIVE CITY/WDM SCH/03-2 (128TH ST) TIF INCR	770635	770636	6,565,999
CLIVE CITY/WDM SCH/06 (114TH ST DIST) AMD TIF INCR	770682	770683	9,815,390
CLIVE CITY/WDM SCH/07 AMD TIF INCR	770716	770717	0
CLIVE CITY/WDM SCH/18 B AMD TIF INCR	770929	770930	5,686,912

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	59,494,190	212,028,290	4,536,300	0	-9,260	280,834,520	0	280,834,520
Taxable	0	32,204,326	190,825,461	4,082,670	0	-9,260	230,153,637	0	230,153,637
Homestead Credits									37

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: 1,112,462
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 1,112,462

Rebate Expenditures: 313,294
 Non-Rebate Expenditures: 943,020
 Returned to County Treasurer: 0
Total Expenditures: 1,256,314

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023: -143,852 0 **Amount of 06-30-2023 Cash Balance Restricted for LMI**

Projects For CLIVE URBAN RENEWAL

156th & University Widening

Description:	Paving of 156th and widening of Univ from 138-142
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

128th Widening & 86th & Hickman

Description:	Redesign of 86th & Hickman and widening of 128th
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Ladco-Clive Wellness Campus

Description:	Developer rebates in Ladco area
Classification:	Commercial-Medical
Physically Complete:	Yes
Payments Complete:	No

Walnut Ridge of Clive

Description:	Tax rebates to owner for construction of senior housing
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

Clark Street

Description:	Street reconstruction and improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

111th St Recon and Greenbelt Landing

Description:	Street reconstruction and park improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For CLIVE URBAN RENEWAL

Ladco

Debt/Obligation Type:	Rebates
Principal:	138,901
Interest:	0
Total:	138,901
Annual Appropriation?:	Yes
Date Incurred:	01/28/2003
FY of Last Payment:	2025

Walnut Ridge of Clive

Debt/Obligation Type:	Rebates
Principal:	173,784
Interest:	0
Total:	173,784
Annual Appropriation?:	Yes
Date Incurred:	04/17/2007
FY of Last Payment:	2025

GO 2019C Street Improvement Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,205,000
Interest:	302,800
Total:	2,507,800
Annual Appropriation?:	No
Date Incurred:	10/11/2019
FY of Last Payment:	2031

GO 2021C CIP Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	8,640,000
Interest:	2,258,656
Total:	10,898,656
Annual Appropriation?:	No
Date Incurred:	03/24/2021
FY of Last Payment:	2039

Non-Rebates For CLIVE URBAN RENEWAL

TIF Expenditure Amount:	279,700
Tied To Debt:	GO 2019C Street Improvement Bonds
Tied To Project:	Clark Street
TIF Expenditure Amount:	663,320
Tied To Debt:	GO 2021C CIP Bond
Tied To Project:	111th St Recon and Greenbelt Landing

Rebates For CLIVE URBAN RENEWAL

Clive Wellness Campus-Ladco

TIF Expenditure Amount:	140,518
Rebate Paid To:	Healthcare Realty Trust
Tied To Debt:	Walnut Ridge of Clive
Tied To Project:	Ladco-Clive Wellness Campus
Projected Final FY of Rebate:	2025

Walnut Ridge Senior Center-Campus Drive

TIF Expenditure Amount:	172,776
Rebate Paid To:	Wedum Walnut Ridge
Tied To Debt:	Walnut Ridge of Clive
Tied To Project:	Walnut Ridge of Clive
Projected Final FY of Rebate:	2025

▲ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

TIF Taxing District Data Collection

Local Government Name: CLIVE (77G716)
 Urban Renewal Area: CLIVE URBAN RENEWAL (77060)
 TIF Taxing District Name: CLIVE CITY/WDM SCH/02 (CORP WOODS) AMD TIF INCR
 TIF Taxing District Inc. Number: 770613
 TIF Taxing District Base Year: 2001
 FY TIF Revenue First Received: 2005
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	05/2002

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	661,090	19,537,400	0	0	0	20,198,490	0	20,198,490
Taxable	0	357,849	17,583,660	0	0	0	17,941,509	0	17,941,509
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	10,456,390	9,742,100	2,330,059	7,412,041	217,893

FY 2023 TIF Revenue Received: 68,497

TIF Taxing District Data Collection

Local Government Name: CLIVE (77G716)
 Urban Renewal Area: CLIVE URBAN RENEWAL (77060)
 TIF Taxing District Name: CLIVE CITY/WDM SCH/03-3 (86TH ST) AMD TIF INCR
 TIF Taxing District Inc. Number: 770632
 TIF Taxing District Base Year: 2002
 FY TIF Revenue First Received: 2005
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	04/2003

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	20,050,800	72,935,690	4,536,300	0	-9,260	102,298,530	0	102,298,530
Taxable	0	10,853,540	65,642,121	4,082,670	0	-9,260	83,619,511	0	83,619,511
Homestead Credits									36

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	81,874,870	20,432,920	4,887,027	15,545,893	457,005

FY 2023 TIF Revenue Received: 143,623

▲ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

TIF Taxing District Data Collection

Local Government Name: CLIVE (77G716)
 Urban Renewal Area: CLIVE URBAN RENEWAL (77060)
 TIF Taxing District Name: CLIVE CITY/WDM SCH/03-1 (LADCO DEV) TIF INCR
 TIF Taxing District Inc. Number: 770634
 TIF Taxing District Base Year: 2002
 FY TIF Revenue First Received: 2006
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	02/2003

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	39,831,000	0	0	0	39,831,000	0	39,831,000
Taxable	0	0	35,847,900	0	0	0	35,847,900	0	35,847,900
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	0	35,847,900	8,573,892	27,274,008	801,778

FY 2023 TIF Revenue Received: 252,047

TIF Taxing District Data Collection

Local Government Name: CLIVE (77G716)
 Urban Renewal Area: CLIVE URBAN RENEWAL (77060)
 TIF Taxing District Name: CLIVE CITY/WDM SCH/03-2 (128TH ST) TIF INCR
 TIF Taxing District Inc. Number: 770636
 TIF Taxing District Base Year: 2002
 FY TIF Revenue First Received: 2005
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	05/2003

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	30,503,100	0	0	0	30,503,100	0	30,503,100
Taxable	0	0	27,452,790	0	0	0	27,452,790	0	27,452,790
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	1,602,370	27,452,790	6,565,999	20,886,791	614,012

FY 2023 TIF Revenue Received: 193,086

▲ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

TIF Taxing District Data Collection

Local Government Name: CLIVE (77G716)
 Urban Renewal Area: CLIVE URBAN RENEWAL (77060)
 TIF Taxing District Name: CLIVE CITY/WDM SCH/06 (114TH ST DIST) AMD TIF INCR
 TIF Taxing District Inc. Number: 770683
 TIF Taxing District Base Year: 2005
 FY TIF Revenue First Received: 2010
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	04/2006

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	38,782,300	22,800,000	0	0	0	61,582,300	0	61,582,300
Taxable	0	20,992,937	20,520,000	0	0	0	41,512,937	0	41,512,937
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	20,543,630	41,038,670	9,815,390	31,223,280	917,875

FY 2023 TIF Revenue Received: 455,209

TIF Taxing District Data Collection

Local Government Name: CLIVE (77G716)
 Urban Renewal Area: CLIVE URBAN RENEWAL (77060)
 TIF Taxing District Name: CLIVE CITY/WDM SCH/07 AMD TIF INCR
 TIF Taxing District Inc. Number: 770717
 TIF Taxing District Base Year: 2006
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	04/2007

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	0	1,900	0	0	0	1,900	0	1,900
Taxable	0	0	1,710	0	0	0	1,710	0	1,710
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	356,600	0	0	0	0

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: CLIVE (77G716)
Urban Renewal Area: CLIVE URBAN RENEWAL (77060)
TIF Taxing District Name: CLIVE CITY/WDM SCH/18 B AMD TIF INCR
TIF Taxing District Inc. Number: 770930
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	26,419,200	0	0	0	26,419,200	0	26,419,200
Taxable	0	0	23,777,280	0	0	0	23,777,280	0	23,777,280
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	2,327,900	23,777,280	5,686,912	18,090,368	531,805

FY 2023 TIF Revenue Received: 0