

Annual Urban Renewal Report, Fiscal Year 2022 - 2023

Levy Authority Summary

Local Government Name: POTTAWATTAMIE COUNTY  
Local Government Number: 78

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
POTTAWATTAMIE COUNTY INDUSTRIAL PARK URBAN RENEWAL	78003	0
POTTAWATTAMIE COUNTY/CITY OF SHELBY URBAN RENEWAL	78042	2

TIF Debt Outstanding: 900,000

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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Year-End Outstanding TIF  
Obligations, Net of TIF Special  
Revenue Fund Balance: 900,000

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

## Urban Renewal Area Data Collection

Local Government Name: POTTAWATTAMIE COUNTY (78)  
 Urban Renewal Area: POTTAWATTAMIE COUNTY INDUSTRIAL PARK URBAN RENEWAL  
 UR Area Number: 78003

UR Area Creation Date: 06/2020

UR Area Purpose: To help local officials promote economic development. To stimulate, through public involvement and commitment, private investment in new commercial and industrial development

**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

**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 POTTAWATTAMIE COUNTY INDUSTRIAL PARK URBAN RENEWAL

I-29/I-80 Industrial Park

Description:	water and road infrastructure
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	Yes

# Debts/Obligations For POTTAWATTAMIE COUNTY INDUSTRIAL PARK URBAN RENEWAL

## I-29/I-80 Industrial Park

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	900,000
Interest:	0
Total:	900,000
Annual Appropriation?:	Yes
Date Incurred:	06/01/2020
FY of Last Payment:	2030

No revenue generated in FY23

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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

## Urban Renewal Area Data Collection

Local Government Name: POTTAWATTAMIE COUNTY (78)  
 Urban Renewal Area: POTTAWATTAMIE COUNTY/CITY OF SHELBY URBAN RENEWAL  
 UR Area Number: 78042

UR Area Creation Date: 02/2006

UR Area Purpose: ECONOMIC DEVELOPMENT

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
SHELBY CITY AG/AHSTW SCH/2005 POTTAWATTAMIE CO SHELBY UR TIF INCREM	780299	780300	0
SHELBY CITY/AHSTW SCH/2006 POTTAWATTAMIE CO SHELBY UR TIF INCREM	780309	780310	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
<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 POTTAWATTAMIE COUNTY/CITY OF SHELBY URBAN RENEWAL

## GGF - GENE MCCOOL

Description:	SCHOOL REDEVELOPMENT
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	Yes

## ADMIN COSTS

Description:	SCHOOL REDEVELOPMENT
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

## FOUTCH BROTHERS

Description:	SCHOOL REDEVELOPMENT/APTS
	Commercial - apartment/condos (residential use, classified commercial)
Classification:	
Physically Complete:	Yes
Payments Complete:	Yes

## DEVELOPER AGREEMENT

Description:	ECONOMIC DEVELOPMENT PAYMENTS
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	Yes

## DEVELOPER AGREEMENT

Description:	ECONOMIC DEVELOPMENT PAYMENTS
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	Yes

## Debts/Obligations For POTTAWATTAMIE COUNTY/CITY OF SHELBY URBAN RENEWAL

### SCHOOL REDEVELOPMENT

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/19/2013
FY of Last Payment:	2015



**Non-Rebates For POTTAWATTAMIE COUNTY/CITY OF SHELBY URBAN RENEWAL**

TIF Expenditure Amount:	0
Tied To Debt:	SCHOOL REDEVELOPMENT
Tied To Project:	FOUTCH BROTHERS

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

This Urban Renewal Area did not generate revenue during FY18. UR Plan terminated 6/30/2015. The City of Shelby repealed original Ordinance 178 with Ordinance 1217 on 12/19/17. Pottawattamie County's repealed original Ordinance 2006-01.

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

0

**TIF Taxing District Data Collection**

Local Government Name:	POTTAWATTAMIE COUNTY (78)
Urban Renewal Area:	POTTAWATTAMIE COUNTY/CITY OF SHELBY URBAN RENEWAL (78042)
TIF Taxing District Name:	SHELBY CITY AG/AHSTW SCH/2005 POTTAWATTAMIE CO SHELBY UR TIF INCREM
TIF Taxing District Inc. Number:	780300
TIF Taxing District Base Year:	2005
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	91,376	0	0	0	0

FY 2023 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name:	POTTAWATTAMIE COUNTY (78)
Urban Renewal Area:	POTTAWATTAMIE COUNTY/CITY OF SHELBY URBAN RENEWAL (78042)
TIF Taxing District Name:	SHELBY CITY/AHSTW SCH/2006 POTTAWATTAMIE CO SHELBY UR TIF INCREM
TIF Taxing District Inc. Number:	780310
TIF Taxing District Base Year:	2006
FY TIF Revenue First Received:	
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2027

UR Designation	
Slum	No
Blighted	No
Economic Development	01/2007

**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	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	29,163	0	0	0	0

FY 2023 TIF Revenue Received: 0