

Annual Urban Renewal Report, Fiscal Year 2022 - 2023

Levy Authority Summary

Local Government Name: MINDEN
Local Government Number: 78G737

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
MINDEN 1991 URBAN RENEWAL	78017	4

TIF Debt Outstanding: 627,810

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022: 8,490 0 Amount of 07-01-2022 Cash Balance Restricted for LMI

TIF Revenue:	189,278	
TIF Sp. Revenue Fund Interest:	0	
Property Tax Replacement Claims	0	
Asset Sales & Loan Repayments:	0	
Total Revenue:	189,278	
Rebate Expenditures:	0	
Non-Rebate Expenditures:	87,384	
Returned to County Treasurer:	0	
Total Expenditures:	87,384	

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023: 110,384 0 Amount of 06-30-2023 Cash Balance Restricted for LMI

Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 430,042

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Urban Renewal Area Data Collection

Local Government Name: MINDEN (78G737)
 Urban Renewal Area: MINDEN 1991 URBAN RENEWAL
 UR Area Number: 78017

UR Area Creation Date: 03/1992

UR Area Purpose: The City of Minden's primary objective in the Minden Urban Renewal area is to expand affordable residential development.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
MINDEN CITY/TRI-CENTER SCH/1991 MINDEN UR TIF INCREM	780193	780194	4,680,878
MINDEN CITY AG/TRI-CENTER SCH/1991 MINDEN UR TIF INCREM	780207	780208	26,456
MINDEN CITY/TRI-CENTER SCH/1999 MINDEN UR TIF INCREM	780238	780239	335,975
MINDEN CITY/TRI-CENTER SCH/2002 MINDEN UR TIF INCREM	780275	780276	1,391,358

Urban Renewal Area Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	56,000	13,541,500	288,991	0	0	-33,336	13,887,964	0	13,887,964
Taxable	49,863	7,330,050	260,092	0	0	-33,336	7,628,859	0	7,628,859
Homestead Credits									61

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022: **8,490** **0** **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 189,278
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 189,278

Rebate Expenditures: 0
 Non-Rebate Expenditures: 87,384
 Returned to County Treasurer: 0
Total Expenditures: 87,384

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023: **110,384** **0** **Amount of 06-30-2023 Cash Balance Restricted for LMI**

Projects For MINDEN 1991 URBAN RENEWAL

Downtown Streetscape

Description:	Replace sidewalks, replace & add lighting, repair streets, railings in downtown area
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

5th street developement

Description:	housing design/developement
Classification:	Residential property (classified residential)
Physically Complete:	No
Payments Complete:	No

O'neill land purchase

Description:	land purchase for future housing
Classification:	Residential property (classified residential)
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For MINDEN 1991 URBAN RENEWAL

Downtown streetscape

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	221,000
Interest:	6,810
Total:	227,810
Annual Appropriation?:	No
Date Incurred:	06/27/2018
FY of Last Payment:	2025

5th Street housing development

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	08/11/2020
FY of Last Payment:	2020

O'Neill land purchase

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	400,000
Interest:	0
Total:	400,000
Annual Appropriation?:	No
Date Incurred:	09/22/2022
FY of Last Payment:	2028

Non-Rebates For MINDEN 1991 URBAN RENEWAL

TIF Expenditure Amount:	79,810
Tied To Debt:	Downtown streetscape
Tied To Project:	Downtown Streetscape
TIF Expenditure Amount:	2,574
Tied To Debt:	5th Street housing development
Tied To Project:	5th street developement
TIF Expenditure Amount:	5,000
Tied To Debt:	5th Street housing development
Tied To Project:	5th street developement

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TAX DISTRICT: MINDEN CITY AG/TRI-CENTER SCH/1991 MINDEN UR TIF INCREM 78207/78208
HAS BEEN INACTIVE TO THIS DATE.

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

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TIF Taxing District Data Collection

Local Government Name: MINDEN (78G737)
 Urban Renewal Area: MINDEN 1991 URBAN RENEWAL (78017)
 TIF Taxing District Name: MINDEN CITY/TRI-CENTER SCH/1991 MINDEN UR TIF INCREM
 TIF Taxing District Inc. Number: 780194
 TIF Taxing District Base Year: 1991
 FY TIF Revenue First Received: 1994
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	03/1992

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	8,688,500	0	0	0	-22,224	8,666,276	0	8,666,276
Taxable	0	4,703,102	0	0	0	-22,224	4,680,878	0	4,680,878
Homestead Credits									35

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	1,736,677	4,680,878	4,680,878	0	0

FY 2023 TIF Revenue Received: 141,106

TIF Taxing District Data Collection

Local Government Name: MINDEN (78G737)
 Urban Renewal Area: MINDEN 1991 URBAN RENEWAL (78017)
 TIF Taxing District Name: MINDEN CITY AG/TRI-CENTER SCH/1991 MINDEN UR TIF INCREM
 TIF Taxing District Inc. Number: 780208
 TIF Taxing District Base Year: 1991
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	03/1992

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	56,000	0	0	0	0	0	56,000	0	56,000
Taxable	49,863	0	0	0	0	0	49,863	0	49,863
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	29,544	26,456	26,456	0	0

FY 2023 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: MINDEN (78G737)
 Urban Renewal Area: MINDEN 1991 URBAN RENEWAL (78017)
 TIF Taxing District Name: MINDEN CITY/TRI-CENTER SCH/1999 MINDEN UR TIF INCREM
 TIF Taxing District Inc. Number: 780239
 TIF Taxing District Base Year: 1999
 FY TIF Revenue First Received: 2002
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2020

	UR Designation
Slum	No
Blighted	No
Economic Development	06/2000

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	624,100	0	0	0	-1,852	622,248	0	622,248
Taxable	0	337,827	0	0	0	-1,852	335,975	0	335,975
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	7,089	335,975	335,975	0	0

FY 2023 TIF Revenue Received: 9,920

TIF Taxing District Data Collection

Local Government Name: MINDEN (78G737)
 Urban Renewal Area: MINDEN 1991 URBAN RENEWAL (78017)
 TIF Taxing District Name: MINDEN CITY/TRI-CENTER SCH/2002 MINDEN UR TIF INCREM
 TIF Taxing District Inc. Number: 780276
 TIF Taxing District Base Year: 2002
 FY TIF Revenue First Received: 2004
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2022

	UR Designation
Slum	No
Blighted	No
Economic Development	06/2002

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	4,228,900	288,991	0	0	-9,260	4,543,440	0	4,543,440
Taxable	0	2,289,121	260,092	0	0	-9,260	2,562,143	0	2,562,143
Homestead Credits									24

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	3,161,342	1,391,358	1,391,358	0	0

FY 2023 TIF Revenue Received: 38,252