

Annual Urban Renewal Report, Fiscal Year 2022 - 2023

Levy Authority Summary

Local Government Name: TREYNOR
Local Government Number: 78G740

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
TREYNOR STEPHENS RIDGE URBAN RENEWAL	78002	1

TIF Debt Outstanding: 1,452,000

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:	25,582
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	25,582
Rebate Expenditures:	20,209
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	20,209

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023: 5,373 5,373 Amount of 06-30-2023 Cash Balance Restricted for LMI

Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 1,426,418

♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

Urban Renewal Area Data Collection

Local Government Name: TREYNOR (78G740)
 Urban Renewal Area: TREYNOR STEPHENS RIDGE URBAN RENEWAL
 UR Area Number: 78002

UR Area Creation Date: 02/2019

UR Area Purpose: To contribute to a diversified, well-balanced local economy by creating job opportunities and strengthening the property tax base, stimulate residential development through private investment, complete infrastructure improvements.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
TREYNOR CITY/TREYNOR SCH/STEPHENS RIDGE TIF INCR	780367	780368	910,241

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	1,685,000	0	0	0	-1,852	1,683,148	0	1,683,148
Taxable	0	912,093	0	0	0	-1,852	910,241	0	910,241
Homestead Credits									2

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: 25,582
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 25,582

Rebate Expenditures: 20,209
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 20,209

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

5,373

5,373

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

Projects For TREYNOR STEPHENS RIDGE URBAN RENEWAL

Stephens Ridge Phase 2

Description:	Heartland division
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For TREYNOR STEPHENS RIDGE URBAN RENEWAL

Stephens Ridge Heartland

Debt/Obligation Type:	Rebates
Principal:	1,200,000
Interest:	0
Total:	1,200,000
Annual Appropriation?:	Yes
Date Incurred:	02/19/2019
FY of Last Payment:	2033

LMI Obligation - Stephens Ridge

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	252,000
Interest:	0
Total:	252,000
Annual Appropriation?:	Yes
Date Incurred:	02/19/2019
FY of Last Payment:	2033

Rebates For TREYNOR STEPHENS RIDGE URBAN RENEWAL

535 W. Broadway - Suite 100 - Council Bluffs, IA 51503

TIF Expenditure Amount:	20,209
Rebate Paid To:	Bluffs Homes - Jason James
Tied To Debt:	Stephens Ridge Heartland
Tied To Project:	Stephens Ridge Phase 2
Projected Final FY of Rebate:	2033

♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

TIF Taxing District Data Collection

Local Government Name:	TREYNOR (78G740)
Urban Renewal Area:	TREYNOR STEPHENS RIDGE URBAN RENEWAL (78002)
TIF Taxing District Name:	TREYNOR CITY/TREYNOR SCH/STEPHENS RIDGE TIF INCR
TIF Taxing District Inc. Number:	780368
TIF Taxing District Base Year:	2020
FY TIF Revenue First Received:	2022
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	1,685,000	0	0	0	-1,852	1,683,148	0	1,683,148
Taxable	0	912,093	0	0	0	-1,852	910,241	0	910,241
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	12,800	910,241	910,241	0	0

FY 2023 TIF Revenue Received: 25,582