

# Annual Urban Renewal Report, Fiscal Year 2022 - 2023

## Levy Authority Summary

Local Government Name: SLATER  
Local Government Number: 85G822

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
SLATER PRAIRIE CREEK URBAN RENEWAL	85017	0
SLATER COMMERCIAL/INDUSTRIAL URBAN RENEWAL	85020	4
SLATER PRAIRIE CREEK PLAT 6 URBAN RENEWAL	85030	2

**TIF Debt Outstanding: 710,475**

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2022: 360,546 83,619 Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue:	74,583
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>74,583</b>

Rebate Expenditures:	54,437
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>54,437</b>

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2023: 380,692 118,662 Amount of 06-30-2023 Cash Balance Restricted for LMI**

**Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 275,346**



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

## Urban Renewal Area Data Collection

Local Government Name: SLATER (85G822)  
 Urban Renewal Area: SLATER PRAIRIE CREEK URBAN RENEWAL  
 UR Area Number: 85017

UR Area Creation Date:

UR Area Purpose:

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

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:</b>	<b>55,744</b>	<b>55,744</b>	<b>Amount of 07-01-2022 Cash Balance Restricted for LMI</b>
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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>

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:</b>	<b>55,744</b>	<b>55,744</b>	<b>Amount of 06-30-2023 Cash Balance Restricted for LMI</b>
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# ◆ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

## Urban Renewal Area Data Collection

Local Government Name: SLATER (85G822)  
 Urban Renewal Area: SLATER COMMERCIAL/INDUSTRIAL URBAN RENEWAL  
 UR Area Number: 85020

UR Area Creation Date: 03/1997

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
SLATER CITY/BALLARD SCH/COMMERCIAL/INDUSTRIAL URBAN RENEWAL TIF INCREM	850563	850163	0
SLATER CITY/BALLARD SCH COMMERCIAL/INDUSTRIAL URBAN RENEWAL AMENDMENT #1 TIF INCREM	850589	850189	0
SLATER CITY AG/BALLARD SCH COMMERCIAL/INDUSTRIAL URBAN RENEWAL AMENDMENT #1 TIF INCREM	850590	850190	0
SLATER CITY/BALLARD SCH COMMERCIAL/INDUSTRIAL URBAN RENEWAL AMEND #2 TIF INCREM	850645	850245	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:** 276,927 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: 17,210  
 Non-Rebate Expenditures: 0  
 Returned to County Treasurer: 0  
**Total Expenditures: 17,210**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:** 259,717 0 **Amount of 06-30-2023 Cash Balance Restricted for LMI**



## Projects For SLATER COMMERCIAL/INDUSTRIAL URBAN RENEWAL

### Absolute Holdings Co., Inc & Greentech of Iowa, LLC

Description:	Absolute/Greentech expansion
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	Yes

### Main Street Renovation/Streetscape

Description:	Main Street Renovation/Streetscape
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Heartland COOP - 2018

Description:	Heartland COOP Expansion
Classification:	Agribusiness
Physically Complete:	Yes
Payments Complete:	No

### Sewer Lift Station - 2018

Description:	Sewer Lift Station in Grimm Park
Classification:	Water treatment plants, waste treatment plants & lagoons
Physically Complete:	Yes
Payments Complete:	No



# Debts/Obligations For SLATER COMMERCIAL/INDUSTRIAL URBAN RENEWAL

## Absolute Holdings Co. Inc & Greentech of Iowa, LLC

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	05/13/2015
FY of Last Payment:	2021

## Main Street Renovations/Streetscape

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	10/01/2014
FY of Last Payment:	2019

## Heartland COOP - 2018

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	05/11/2018
FY of Last Payment:	2022

## Sewer Lift Station - 2018

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	06/11/2018
FY of Last Payment:	2029



# Rebates For SLATER COMMERCIAL/INDUSTRIAL URBAN RENEWAL

## Heartland COOP

TIF Expenditure Amount:	17,210
Rebate Paid To:	Heartland COOP
Tied To Debt:	Heartland COOP - 2018
Tied To Project:	Heartland COOP - 2018
Projected Final FY of Rebate:	2023

## Absolute Holdings

TIF Expenditure Amount:	0
Rebate Paid To:	Absolute Holdings
Tied To Debt:	Absolute Holdings Co. Inc & Greentech of Iowa, LLC
Tied To Project:	Absolute Holdings Co., Inc & Greentech of Iowa, LLC
Projected Final FY of Rebate:	2021



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

## TIF Taxing District Data Collection

Local Government Name:	SLATER (85G822)
Urban Renewal Area:	SLATER COMMERCIAL/INDUSTRIAL URBAN RENEWAL (85020)
TIF Taxing District Name:	SLATER CITY/BALLARD SCH/COMMERCIAL/INDUSTRIAL URBAN RENEWAL TIF INCREM
TIF Taxing District Inc. Number:	850163
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	96,800	0	0	0	0

FY 2023 TIF Revenue Received: 0

## TIF Taxing District Data Collection

Local Government Name:	SLATER (85G822)
Urban Renewal Area:	SLATER COMMERCIAL/INDUSTRIAL URBAN RENEWAL (85020)
TIF Taxing District Name:	SLATER CITY/BALLARD SCH COMMERCIAL/INDUSTRIAL URBAN RENEWAL AMENDMENT #1 TIF INCREM
TIF Taxing District Inc. Number:	850189
TIF Taxing District Base Year:	2010
FY TIF Revenue First Received:	2014
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2011

## 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	1,955,300	0	0	0	0

FY 2023 TIF Revenue Received: 0



### TIF Taxing District Data Collection

Local Government Name: SLATER (85G822)  
 Urban Renewal Area: SLATER COMMERCIAL/INDUSTRIAL URBAN RENEWAL (85020)  
 TIF Taxing District Name: SLATER CITY AG/BALLARD SCH COMMERCIAL/INDUSTRIAL URBAN RENEWAL AMENDMENT #1 TIF INCREM  
 TIF Taxing District Inc. Number: 850190  
 TIF Taxing District Base Year: 2010  
 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	1	0	0	0	0

FY 2023 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name: SLATER (85G822)  
 Urban Renewal Area: SLATER COMMERCIAL/INDUSTRIAL URBAN RENEWAL (85020)  
 TIF Taxing District Name: SLATER CITY/BALLARD SCH COMMERCIAL/INDUSTRIAL URBAN RENEWAL AMEND #2 TIF INCREM  
 TIF Taxing District Inc. Number: 850245  
 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	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	41,100	0	0	0	0

FY 2023 TIF Revenue Received: 0



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## Urban Renewal Area Data Collection

Local Government Name: SLATER (85G822)  
 Urban Renewal Area: SLATER PRAIRIE CREEK PLAT 6 URBAN RENEWAL  
 UR Area Number: 85030  
 UR Area Creation Date: 10/2017  
 UR Area Purpose: Economic Development and encouragement of housing

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
SLATER CITY/BALLARD SCH PRAIRIE CREEK PLAT 6 UR TIF INCREMENT	850662	850663	2,532,588
SLATER CITY AG/BALLARD SCH PRAIRIE CREEK PLAT 6 UR TIF INCREMENT	850664	850665	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	4,678,700	0	0	0	0	4,678,700	0	4,678,700
Taxable	0	2,532,588	0	0	0	0	2,532,588	0	2,532,588
Homestead Credits									13

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:** 27,875 27,875 **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 74,583  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 74,583**

Rebate Expenditures: 37,227  
 Non-Rebate Expenditures: 0  
 Returned to County Treasurer: 0  
**Total Expenditures: 37,227**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:** 65,231 62,918 **Amount of 06-30-2023 Cash Balance Restricted for LMI**



## Projects For SLATER PRAIRIE CREEK PLAT 6 URBAN RENEWAL

### Prairie Creek Plat 6

Description:	Housing Development
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No



# Debts/Obligations For SLATER PRAIRIE CREEK PLAT 6 URBAN RENEWAL

## Prairie Creek - Plat 6

Debt/Obligation Type:	Rebates
Principal:	710,475
Interest:	0
Total:	710,475
Annual Appropriation?:	Yes
Date Incurred:	10/09/2017
FY of Last Payment:	2031



## Rebates For SLATER PRAIRIE CREEK PLAT 6 URBAN RENEWAL

### Prairie Creek - Plat 6

TIF Expenditure Amount:	37,227
Rebate Paid To:	Rogers Enterprises
Tied To Debt:	Prairie Creek - Plat 6
Tied To Project:	Prairie Creek Plat 6
Projected Final FY of Rebate:	2031



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## TIF Taxing District Data Collection

Local Government Name:	SLATER (85G822)
Urban Renewal Area:	SLATER PRAIRIE CREEK PLAT 6 URBAN RENEWAL (85030)
TIF Taxing District Name:	SLATER CITY/BALLARD SCH PRAIRIE CREEK PLAT 6 UR TIF INCREMENT
TIF Taxing District Inc. Number:	850663
TIF Taxing District Base Year:	2018
FY TIF Revenue First Received:	2021
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2017

## 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	4,678,700	0	0	0	0	4,678,700	0	4,678,700
Taxable	0	2,532,588	0	0	0	0	2,532,588	0	2,532,588
Homestead Credits									13

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	16,100	2,532,588	2,532,588	0	0

FY 2023 TIF Revenue Received: 74,583

## TIF Taxing District Data Collection

Local Government Name:	SLATER (85G822)
Urban Renewal Area:	SLATER PRAIRIE CREEK PLAT 6 URBAN RENEWAL (85030)
TIF Taxing District Name:	SLATER CITY AG/BALLARD SCH PRAIRIE CREEK PLAT 6 UR TIF INCREMENT
TIF Taxing District Inc. Number:	850665
TIF Taxing District Base Year:	2018
FY TIF Revenue First Received:	0
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	14,600	0	0	0	0

FY 2023 TIF Revenue Received: 0