

Annual Urban Renewal Report, Fiscal Year 2022 - 2023

Levy Authority Summary

Local Government Name: KALONA
Local Government Number: 92G885

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
KALONA URBAN RENEWAL	92002	4

TIF Debt Outstanding: 0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:	204,266	297,154	Amount of 07-01-2022 Cash Balance Restricted for LMI
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TIF Revenue:	357,840
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	357,840

Rebate Expenditures:	41,364
Non-Rebate Expenditures:	473,581
Returned to County Treasurer:	0
Total Expenditures:	514,945

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:	47,161	71,276	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:** -562,106

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Urban Renewal Area Data Collection

Local Government Name: KALONA (92G885)
 Urban Renewal Area: KALONA URBAN RENEWAL
 UR Area Number: 92002

UR Area Creation Date: 11/1992

UR Area Purpose: Kalona Mission Statement To implement urban renewal projects, consistent with community values that: * Improve the community's physical presence within each project. * Promote each project's desired character, and * Contribute to economic stability.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
KALONA CITY AG/MID PRAIRIE SCH/KALONA 92 UR TIF INCREM	920085	920086	0
KALONA CITY AG/MID PRAIRIE SCH/KALONA 95 #1&2 UR TIF INCREM	920087	920088	0
KALONA CITY/MID PRAIRIE SCH/KALONA 95 #1&2 UR TIF INCREM	920089	920090	0
KALONA CITY/MID PRAIRIE SCH/KALONA UR TIF INCREM	920091	920092	12,282,372

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	101,527,600	9,489,554	3,159,200	0	-64,820	118,469,580	0	118,469,580
Taxable	0	54,957,110	8,540,599	2,843,280	0	-64,820	69,054,423	0	69,054,423
Homestead Credits									374

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022: 204,266 297,154 **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 357,840
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 357,840

Rebate Expenditures: 41,364
 Non-Rebate Expenditures: 473,581
 Returned to County Treasurer: 0
Total Expenditures: 514,945

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023: 47,161 71,276 **Amount of 06-30-2023 Cash Balance Restricted for LMI**

Projects For KALONA URBAN RENEWAL

TIF Property Purchase - Yoder

Description:	Land Purchase
Classification:	Residential property (classified residential)
Physically Complete:	No
Payments Complete:	No

Watershed Re Eng-Void

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

YM Developers LLC - Valley View

Description:	Subdivision
Classification:	Residential property (classified residential)
Physically Complete:	No
Payments Complete:	No

Student Built House- C Ave

Description:	Student Built House - 313 & 315 C Ave
Classification:	Low and Moderate Income Housing
Physically Complete:	No
Payments Complete:	No

North Ridge Utilities-Reimbursement

Description:	Water/Sewer/Lift Station - Reimbursement
Classification:	Water treatment plants, waste treatment plants & lagoons
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For KALONA URBAN RENEWAL

YM Developers LLC - Stables

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	10/21/2013
FY of Last Payment:	2023

TIF Property Purchase

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	04/18/2018
FY of Last Payment:	2025

Kreekside - Voided

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	07/01/2017
FY of Last Payment:	2021

Watershed Eng - Voided

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	06/01/2019
FY of Last Payment:	2025

YM Developers LLC - Valley View

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	11/18/2019
FY of Last Payment:	2028

Student Built House-313&315

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	0

Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	06/20/2022
FY of Last Payment:	2022

North Ridge-Utilities Reimbursement

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	11/21/2022
FY of Last Payment:	2034

Non-Rebates For KALONA URBAN RENEWAL

TIF Expenditure Amount:	175,991
Tied To Debt:	Student Built House-313&315
Tied To Project:	Student Built House- C Ave
TIF Expenditure Amount:	122,590
Tied To Debt:	TIF Property Purchase
Tied To Project:	TIF Property Purchase - Yoder
TIF Expenditure Amount:	0
Tied To Debt:	Watershed Eng - Voided
Tied To Project:	Watershed Re Eng-Void
TIF Expenditure Amount:	175,000
Tied To Debt:	North Ridge-Utilities Reimbursement
Tied To Project:	North Ridge Utilities- Reimbursement

Rebates For KALONA URBAN RENEWAL

12th Street

TIF Expenditure Amount:	41,364
Rebate Paid To:	YM Developers LLC
Tied To Debt:	YM Developers LLC - Stables
Tied To Project:	YM Developers LLC - Valley
	View
Projected Final FY of Rebate:	2028

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TIF Taxing District Data Collection

Local Government Name: KALONA (92G885)
 Urban Renewal Area: KALONA URBAN RENEWAL (92002)
 TIF Taxing District Name: KALONA CITY AG/MID PRAIRIE SCH/KALONA 92 UR TIF INCREM
 TIF Taxing District Inc. Number: 920086
 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	11/1992

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	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	565,984	0	0	0	0

FY 2023 TIF Revenue Received: 357,840

TIF Taxing District Data Collection

Local Government Name: KALONA (92G885)
 Urban Renewal Area: KALONA URBAN RENEWAL (92002)
 TIF Taxing District Name: KALONA CITY AG/MID PRAIRIE SCH/KALONA 95 #1&2 UR TIF INCREM
 TIF Taxing District Inc. Number: 920088
 TIF Taxing District Base Year: 1993
 FY TIF Revenue First Received: 1994
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1992

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	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	33,949	0	0	0	0

FY 2023 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name:	KALONA (92G885)
Urban Renewal Area:	KALONA URBAN RENEWAL (92002)
TIF Taxing District Name:	KALONA CITY/MID PRAIRIE SCH/KALONA 95 #1&2 UR TIF INCREM
TIF Taxing District Inc. Number:	920090
TIF Taxing District Base Year:	1993
FY TIF Revenue First Received:	1994
Subject to a Statutory end date?	No

	UR Designation
Slum	No
Blighted	No
Economic Development	11/1992

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	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	11,400	0	0	0	0

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	KALONA (92G885)
Urban Renewal Area:	KALONA URBAN RENEWAL (92002)
TIF Taxing District Name:	KALONA CITY/MID PRAIRIE SCH/KALONA UR TIF INCREM
TIF Taxing District Inc. Number:	920092
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	11/1992

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	101,527,600	9,489,554	3,159,200	0	-64,820	118,469,580	0	118,469,580
Taxable	0	54,957,110	8,540,599	2,843,280	0	-64,820	69,054,423	0	69,054,423
Homestead Credits									374

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	18,578,786	69,054,423	12,282,372	56,772,051	1,652,431

FY 2023 TIF Revenue Received: 0