

Annual Urban Renewal Report, Fiscal Year 2022 - 2023

Levy Authority Summary

Local Government Name: DUNCOMBE  
Local Government Number: 94G903

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
DUNCOMBE URBAN RENEWAL AREA	94011	1

TIF Debt Outstanding: 214,533

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:	23,128
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	23,128
Rebate Expenditures:	13,877
Non-Rebate Expenditures:	9,251
Returned to County Treasurer:	0
Total Expenditures:	23,128

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

Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 191,405

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

## Urban Renewal Area Data Collection

Local Government Name: DUNCOMBE (94G903)  
 Urban Renewal Area: DUNCOMBE URBAN RENEWAL AREA  
 UR Area Number: 94011

UR Area Creation Date: 05/2019

UR Area Purpose: Diversify and increase tax base;  
 provide land and resources for  
 commercial/industrial expansion;  
 stimulate private investment;  
 municipal infrastructure  
 improvements; alleviate blight  
 conditions, increase affordable  
 housing.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
DUNCOMBE CITY/WEBSTER CITY (WEBSTER CITY) SCH/TFDU1 NEW COOP TIF INCREM	940314	940315	781,280

## 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	5,300,280	0	0	0	5,300,280	0	5,300,280
Taxable	0	0	4,770,252	0	0	0	4,770,252	0	4,770,252
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: 23,128  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 23,128**

Rebate Expenditures: 13,877  
 Non-Rebate Expenditures: 9,251  
 Returned to County Treasurer: 0  
**Total Expenditures: 23,128**

**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 DUNCOMBE URBAN RENEWAL AREA

### Municipal Waterworks System Improvements Project

Description:	acquisition and installation of a generator
Classification:	Water treatment plants, waste treatment plants & lagoons
Physically Complete:	Yes
Payments Complete:	No

### NEW Cooperative, Inc. Development Project

Description:	City provide tax increment financing assistance to the Coop in support of the efforts to complete, operate and maintain the Project
Classification:	Agribusiness
Physically Complete:	Yes
Payments Complete:	No

### Street Improvement Projects

Description:	Street Resurfacing
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For DUNCOMBE URBAN RENEWAL AREA

### New Cooperative Development

Debt/Obligation Type:	Rebates
Principal:	155,000
Interest:	0
Total:	155,000
Annual Appropriation?:	Yes
Date Incurred:	06/12/2019
FY of Last Payment:	2026

### Internal Loan-Water Plant

Debt/Obligation Type:	Internal Loans
Principal:	10,533
Interest:	0
Total:	10,533
Annual Appropriation?:	Yes
Date Incurred:	11/13/2019
FY of Last Payment:	2024

### Internal Loan-Wagner Street

Debt/Obligation Type:	Internal Loans
Principal:	49,000
Interest:	0
Total:	49,000
Annual Appropriation?:	Yes
Date Incurred:	07/01/2021
FY of Last Payment:	2026

**Non-Rebates For DUNCOMBE URBAN RENEWAL AREA**

TIF Expenditure Amount:	4,716
Tied To Debt:	Internal Loan-Water Plant
Tied To Project:	Municipal Waterworks System
	Improvements Project

TIF Expenditure Amount:	4,535
Tied To Debt:	Internal Loan-Wagner Street
Tied To Project:	Street Improvement Projects

Rebates For DUNCOMBE URBAN RENEWAL AREA

New Coop- Eagle Street

TIF Expenditure Amount:	13,877
Rebate Paid To:	New Cooperative Inc
Tied To Debt:	New Cooperative Development
Tied To Project:	NEW Cooperative, Inc. Development Project
Projected Final FY of Rebate:	2026

TIF Taxing District Data Collection

Local Government Name:	DUNCOMBE (94G903)
Urban Renewal Area:	DUNCOMBE URBAN RENEWAL AREA (94011)
TIF Taxing District Name:	DUNCOMBE CITY/WEBSTER CITY (WEBSTER CITY) SCH/TFDU1 NEW COOP
TIF INCREM	
TIF Taxing District Inc. Number:	940315
TIF Taxing District Base Year:	2018
FY TIF Revenue First Received:	2021
Subject to a Statutory end date?	No

UR Designation	
Slum	05/2019
Blighted	05/2019
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	5,300,280	0	0	0	5,300,280	0	5,300,280
Taxable	0	0	4,770,252	0	0	0	4,770,252	0	4,770,252
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	4,519,000	781,280	781,280	0	0

FY 2023 TIF Revenue Received: 23,128