

Annual Urban Renewal Report, Fiscal Year 2022 - 2023

Levy Authority Summary

Local Government Name: SERGEANT BLUFF
Local Government Number: 97G937

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
SERGEANT BLUFF URBAN RENEWAL	97021	2
SERGEANT BLUFF NORTH URBAN RENEWAL	97025	2
SGT BLUFF CITY/SGT BLUFF SCH/DOGWOOD TRL	97030	2
SGT BLUFF/ SGT BLUFF SCH/OAK HILLS	97031	1

TIF Debt Outstanding: 2,828,736

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:	173,785	0	Amount of 07-01-2022 Cash Balance Restricted for LMI
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TIF Revenue:	137,639
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	137,639

Rebate Expenditures:	72,914
Non-Rebate Expenditures:	68,780
Returned to County Treasurer:	0
Total Expenditures:	141,694

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:	169,730	0	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:** 2,517,312

♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

Urban Renewal Area Data Collection

Local Government Name: SERGEANT BLUFF (97G937)
 Urban Renewal Area: SERGEANT BLUFF URBAN RENEWAL
 UR Area Number: 97021

UR Area Creation Date: 01/2002

UR Area Purpose: Rehabilitation, conservation, redevelopment, development, or a combination thereof is necessary in the interest of the public health, safety, or welfare of the municipality's residents.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
SGT BLUFF CITY/SGT BLUFF SCH TIF - INCR	970211	970212	2,063,275
SGT BLUFF CITY/SGT BLUFF SCH/AM 1 TIF - INC	970229	970230	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	6,270,990	0	0	0	6,270,990	0	6,270,990
Taxable	0	0	5,643,891	0	0	0	5,643,891	0	5,643,891
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:	0		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	0		
Rebate Expenditures:	0		
Non-Rebate Expenditures:	0		
Returned to County Treasurer:	0		
Total Expenditures:	0		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:	0	0	Amount of 06-30-2023 Cash Balance Restricted for LMI
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Projects For SERGEANT BLUFF URBAN RENEWAL

Pioneer Flats Urban TIF

Description:	To enhance commercial development to meet increasing commercial demand.
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	Yes

NS TIF West Ridge

Description:	Encourage & accommodate industrial development.
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For SERGEANT BLUFF URBAN RENEWAL

GO2001-2010Refunding

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	01/01/2002
FY of Last Payment:	2015

Series 2015 West Ridge

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	03/03/2015
FY of Last Payment:	2027

Non-Rebates For SERGEANT BLUFF URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	GO2001-2010Refunding
Tied To Project:	Pioneer Flats Urban TIF
TIF Expenditure Amount:	0
Tied To Debt:	Series 2015 West Ridge
Tied To Project:	NS TIF West Ridge

Initial bonding 2001 GO. Refunded in 2010 as part of a 2010 GO.

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

TIF Taxing District Data Collection

Local Government Name: SERGEANT BLUFF (97G937)
 Urban Renewal Area: SERGEANT BLUFF URBAN RENEWAL (97021)
 TIF Taxing District Name: SGT BLUFF CITY/SGT BLUFF SCH TIF - INCR
 TIF Taxing District Inc. Number: 970212
 TIF Taxing District Base Year: 1998
 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	01/2002

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	0	6,270,990	0	0	0	6,270,990	0	6,270,990
Taxable	0	0	5,643,891	0	0	0	5,643,891	0	5,643,891
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	0	5,643,891	2,063,275	3,580,616	94,644

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: SERGEANT BLUFF (97G937)
 Urban Renewal Area: SERGEANT BLUFF URBAN RENEWAL (97021)
 TIF Taxing District Name: SGT BLUFF CITY/SGT BLUFF SCH/AM 1 TIF - INC
 TIF Taxing District Inc. Number: 970230
 TIF Taxing District Base Year: 2003
 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	01/2002

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	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	0	0	0	0	0

FY 2023 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: SERGEANT BLUFF (97G937)
 Urban Renewal Area: SERGEANT BLUFF NORTH URBAN RENEWAL
 UR Area Number: 97025

UR Area Creation Date: 02/1999

UR Area Purpose: The plan was put into place for rehabilitation purposes of existing commercial and industrial buildings.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
SGT BLUFF CITY/SGT BLUFF SCH/SGT BLUFF NORTH UR TIF INCR	970236	970237	1,016,652
SGT BLUFF CITY/SGT BLUFF SCH - TIF INCR	970290	970291	3,361

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	10,250	0	3,589,550	55,820	0	0	3,655,620	0	3,655,620
Taxable	9,127	0	3,230,595	50,238	0	0	3,289,960	0	3,289,960
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022: **173,785** **0** **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 81,448
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 81,448

Rebate Expenditures: 0
 Non-Rebate Expenditures: 68,780
 Returned to County Treasurer: 0
Total Expenditures: 68,780

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023: **186,453** **0** **Amount of 06-30-2023 Cash Balance Restricted for LMI**

Projects For SERGEANT BLUFF NORTH URBAN RENEWAL

NS TIF West Ridge

Description:	Encourage & accommodate industrial development.
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For SERGEANT BLUFF NORTH URBAN RENEWAL

Series 2015 West Ridge

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	212,828
Interest:	16,335
Total:	229,163
Annual Appropriation?:	Yes
Date Incurred:	03/03/2015
FY of Last Payment:	2027

Woodbury County

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	05/05/2016
FY of Last Payment:	2018

Series 2017 Dogwood

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	37,440
Interest:	5,234
Total:	42,674
Annual Appropriation?:	Yes
Date Incurred:	07/11/2017
FY of Last Payment:	2032

Series 2017 N Lift Station

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	49,920
Interest:	6,979
Total:	56,899
Annual Appropriation?:	Yes
Date Incurred:	07/11/2017
FY of Last Payment:	2032

Non-Rebates For SERGEANT BLUFF NORTH URBAN RENEWAL

TIF Expenditure Amount:	57,795
Tied To Debt:	Series 2015 West Ridge
Tied To Project:	NS TIF West Ridge

TIF Expenditure Amount:	0
Tied To Debt:	Woodbury County
Tied To Project:	NS TIF West Ridge

TIF Expenditure Amount:	4,708
Tied To Debt:	Series 2017 Dogwood
Tied To Project:	NS TIF West Ridge

TIF Expenditure Amount:	6,277
Tied To Debt:	Series 2017 N Lift Station
Tied To Project:	NS TIF West Ridge

Rebates For SERGEANT BLUFF NORTH URBAN RENEWAL

K&L Landscape

TIF Expenditure Amount:	0
Rebate Paid To:	K&L Landscape
Tied To Debt:	Series 2017 N Lift Station
Tied To Project:	NS TIF West Ridge
Projected Final FY of Rebate:	2025

◆ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

West Ridge TIF eligible 96.74% & non-TIF 3.26%
Mix-up of payment needed to county missing \$26,216

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

0

TIF Taxing District Data Collection

Local Government Name: SERGEANT BLUFF (97G937)
 Urban Renewal Area: SERGEANT BLUFF NORTH URBAN RENEWAL (97025)
 TIF Taxing District Name: SGT BLUFF CITY/SGT BLUFF SCH/SGT BLUFF NORTH UR TIF INCR
 TIF Taxing District Inc. Number: 970237
 TIF Taxing District Base Year: 2006
 FY TIF Revenue First Received: 2010
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2027

UR Designation	
Slum	No
Blighted	No
Economic Development	01/2007

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	3,589,550	55,820	0	0	3,645,370	0	3,645,370
Taxable	0	0	3,230,595	50,238	0	0	3,280,833	0	3,280,833
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	864,440	2,780,930	1,016,652	1,764,278	46,634

FY 2023 TIF Revenue Received: 81,448

TIF Taxing District Data Collection

Local Government Name: SERGEANT BLUFF (97G937)
 Urban Renewal Area: SERGEANT BLUFF NORTH URBAN RENEWAL (97025)
 TIF Taxing District Name: SGT BLUFF CITY/SGT BLUFF SCH - TIF INCR
 TIF Taxing District Inc. Number: 970291
 TIF Taxing District Base Year: 1900
 FY TIF Revenue First Received: 2010
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2020

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2015

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	10,250	0	0	0	0	0	10,250	0	10,250
Taxable	9,127	0	0	0	0	0	9,127	0	9,127
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	0	9,127	3,361	5,766	96

FY 2023 TIF Revenue Received: 0

▲ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

Urban Renewal Area Data Collection

Local Government Name: SERGEANT BLUFF (97G937)
 Urban Renewal Area: SGT BLUFF CITY/SGT BLUFF SCH/DOGWOOD TRL
 UR Area Number: 97030

UR Area Creation Date:

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
SGT BLUFF CITY AG/SGT BLUFF SCH/GROW WOODBURY - SL - AMEND #2 TIF INCR	970296	970297	0
SGT BLUFF CITY/SGT BLUFF SCH/GROW WOODBURY -LL-AMEND #2-TIF INCR	970298	970299	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	186,940	0	44,150	0	0	0	231,090	0	231,090
Taxable	166,453	0	39,735	0	0	0	206,188	0	206,188
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:	0
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	0

Rebate Expenditures:	0
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	0

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

▲ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

TIF Taxing District Data Collection

Local Government Name:	SERGEANT BLUFF (97G937)
Urban Renewal Area:	SGT BLUFF CITY/SGT BLUFF SCH/DOGWOOD TRL (97030)
TIF Taxing District Name:	SGT BLUFF CITY AG/SGT BLUFF SCH/GROW WOODBURY - SL - AMEND #2 TIF INCR
TIF Taxing District Inc. Number:	970297
TIF Taxing District Base Year:	2016
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	186,940	0	0	0	0	0	186,940	0	186,940
Taxable	166,453	0	0	0	0	0	166,453	0	166,453
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	309,520	0	0	0	0

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	SERGEANT BLUFF (97G937)
Urban Renewal Area:	SGT BLUFF CITY/SGT BLUFF SCH/DOGWOOD TRL (97030)
TIF Taxing District Name:	SGT BLUFF CITY/SGT BLUFF SCH/GROW WOODBURY -LL-AMEND #2-TIF INCR
TIF Taxing District Inc. Number:	970299
TIF Taxing District Base Year:	2016
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	44,150	0	0	0	44,150	0	44,150
Taxable	0	0	39,735	0	0	0	39,735	0	39,735
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	0	39,735	0	39,735	1,050

FY 2023 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

Urban Renewal Area Data Collection

Local Government Name: SERGEANT BLUFF (97G937)
 Urban Renewal Area: SGT BLUFF/ SGT BLUFF SCH/OAK HILLS
 UR Area Number: 97031

UR Area Creation Date:

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
SGT BLUFF/SGT BLUFF SCH/OAK HILLS INCREMENT	970318	970319	2,130,498

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	17,941,080	0	0	0	-1,852	17,939,228	0	17,939,228
Taxable	0	9,711,538	0	0	0	-1,852	9,709,686	0	9,709,686
Homestead Credits									6

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: 56,191
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 56,191

Rebate Expenditures: 72,914
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 72,914

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023: **-16,723** **0** **Amount of 06-30-2023 Cash Balance Restricted for LMI**

Projects For SGT BLUFF/ SGT BLUFF SCH/OAK HILLS

Oak Hill Remodel

Description:	Rehabing a Blight Area
Classification:	Low and Moderate Income Housing
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For SGT BLUFF/ SGT BLUFF SCH/OAK HILLS

Oak Hill Urban Renewal

Debt/Obligation Type:	Rebates
Principal:	2,500,000
Interest:	0
Total:	2,500,000
Annual Appropriation?:	Yes
Date Incurred:	12/10/2019
FY of Last Payment:	2039

Rebates For SGT BLUFF/ SGT BLUFF SCH/OAK HILLS

Oak Hill Urban Renewal

TIF Expenditure Amount:	72,914
Rebate Paid To:	Oak Hill LLC
Tied To Debt:	Oak Hill Urban Renewal
Tied To Project:	Oak Hill Remodel
Projected Final FY of Rebate:	2039

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TIF Taxing District Data Collection

Local Government Name:	SERGEANT BLUFF (97G937)
Urban Renewal Area:	SGT BLUFF/ SGT BLUFF SCH/OAK HILLS (97031)
TIF Taxing District Name:	SGT BLUFF/SGT BLUFF SCH/OAK HILLS INCREMENT
TIF Taxing District Inc. Number:	970319
TIF Taxing District Base Year:	2018
FY TIF Revenue First Received:	0
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	07/2018
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	17,941,080	0	0	0	-1,852	17,939,228	0	17,939,228
Taxable	0	9,711,538	0	0	0	-1,852	9,709,686	0	9,709,686
Homestead Credits									6

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	13,826,780	4,114,300	2,130,498	1,983,802	52,437

FY 2023 TIF Revenue Received: 56,191