



♣ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

**Urban Renewal Area Data Collection**

Local Government Name: WAVERLY (09G071)  
 Urban Renewal Area: WAVERLY UNIFIED URBAN RENEWAL  
 UR Area Number: 09001

UR Area Creation Date: 08/1986

This district and all amendments to this district are intended to direct new development, public improvements and make land sales more competitive and marketable in the area covered by this plan and amendments.

UR Area Purpose:

**Tax Districts within this Urban Renewal Area**

	Base No.	Increment No.	Increment Value Used
WAVERLY CITY/W-SR SCH/UR INCREM	090048	090056	7,637,888
WAVERLY CITY AG/W-SR SCH/UR INCREM	090066	090071	13,414
WAVERLY CITY/W-SR SCH/AMEND #7 UR INCREM	090129	090130	0
WAVERLY CITY/W-SR SCH/AMEND #8 UR INCREM	090131	090132	4,221,686
WAVERLY CITY AG/W-SR SCH/AMEND #8 UR INCREM	090133	090134	0
WAVERLY CITY/W-SR SCH/D'TOWN AMEND #1 TIF INCREM	090137	090138	1,842,311
WAVERLY CITY/W-SR SCH/AMEND #9 UR INCREM	090139	090140	629,519
WAVERLY CITY/W-SR SCH/AMEND #1 UR INCREM	090145	090146	10,230,308
WAVERLY CITY/W-SR SCH/AMEND #2 UR INCREM	090147	090148	7,693,899
WAVERLY CITY/W-SR SCH/AMEND #3 UR INCREM	090149	090150	3,206,262
WAVERLY CITY/W-SR SCH/AMEND #4 UR INCREM	090151	090152	3,557,633
WAVERLY CITY/W-SR SCH/UNIFIED AMEND #1 INCREM	090160	090161	0
WAVERLY CITY AG/W-SR SCH/UNIFIED AMEND #1 INCREM	090162	090163	0
WAVERLY CITY AG/W-SR SCH/UNIF AMEND #1 COUNTY INCREM	090164	090165	0
WAVERLY CITY/W-SR SCH/ANNEX CITY EXEMPT INCREM	090168	090169	0
WAVERLY CITY/W-SR SCH/UNIFIED AMEND #2 INCREM	090170	090171	0
WAVERLY CITY/W-SR SCH/UNIFIED AMEND #3 INCREM	090178	090179	111,237
WAVERLY CITY AG/W-SR SCH/UNIFIED AMEND #3 INCREM	090180	090181	0
WAVERLY CITY/W-SR SCH/AMEND #5 CLUBHOUSE INCREM	090182	090183	724,929
WAVERLY CITY/W-SR SCH/UNIFIED AMEND #4 INCREM	090184	090185	903,402
WAVERLY CITY/W-SR SCH/UNIFIED AMEND #5 INCREM	090186	090187	1,324,590
WAVERLY CITY AG/W-SR SCH/UNIFIED AMEND #5 INCREM	090188	090189	0
WAVERLY CITY AG/W-SR SCH/AMEND #4 UR INCREM	090242	090243	0

**Urban Renewal Area Value by Class - 1/1/2022 for FY 2024**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	20,230	11,027,303	31,203,887	24,236,250	0	-38,892	66,448,778	0	66,448,778
Taxable	18,539	6,026,427	25,463,003	21,051,459	0	-38,892	52,520,536	0	52,520,536
Homestead Credits									62

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2023:** **603,232** **0** **Amount of 07-01-2023 Cash Balance Restricted for LMI**

TIF Revenue: 1,126,423

TIF Sp. Revenue Fund Interest:	11,491
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>1,137,914</b>

Rebate Expenditures:	0
Non-Rebate Expenditures:	1,122,265
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>1,122,265</b>

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2024:</b>	<b>618,881</b>	<b>0</b>	<b>Amount of 06-30-2024 Cash Balance Restricted for LMI</b>
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## Projects For WAVERLY UNIFIED URBAN RENEWAL

### Cedar River Parkway

Description:	Road/Bridge Extension
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### 2009 Refund 2000C, 2001A

Description:	10th Ave, 16th&10th, golf, 4th&Bremer
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

### 2011 GO 4th St SW Corridor

Description:	Reconstruction of 4th
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

### GMT Tax Rebate

Description:	New Manufacturing Facility
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	Yes

### Carmi Tax Rebate

Description:	New Manufacturing Facility
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

### TIF Amendment

Description:	Costs to amend the TIF districts
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

### Carmi Tax Rebate

Description:	New Construction
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes

Payments Complete: Yes

### **Airport Runway Recon #332**

Description: Resurfacing  
Classification: Municipal and other publicly-owned or leased buildings  
Physically Complete: Yes  
Payments Complete: Yes

### **Airport Land Acquisition#331**

Description: Safety runwayexpansion  
Classification: Acquisition of property  
Physically Complete: Yes  
Payments Complete: No

### **Dry Run Culvert**

Description: Culvert Work on 4th  
Classification: Roads, Bridges & Utilities  
Physically Complete: Yes  
Payments Complete: No

### **Waverly Hotel Group Rebate**

Description: New Construction  
Classification: Commercial - hotels and conference centers  
Physically Complete: Yes  
Payments Complete: Yes

### **Economic Development**

Description: Facade Incentive Program Res#11-51  
Classification: Commercial - retail  
Physically Complete: Yes  
Payments Complete: Yes

### **Public Improvements- Bob Denny**

Description: Sewer Main Easement  
Classification: Roads, Bridges & Utilities  
Physically Complete: Yes  
Payments Complete: Yes

## Debts/Obligations For WAVERLY UNIFIED URBAN RENEWAL

### 2009 G.O. Refunding

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	12/01/2000
FY of Last Payment:	2019

### 2011 G.O. (4th St Corridor)

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	06/08/2011
FY of Last Payment:	2021

### GMT Rebates

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	06/20/2011
FY of Last Payment:	2019

### Carmi Flavors Rebate

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	07/01/2012
FY of Last Payment:	2022

### 2014 A Bonds

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	2,340,000
Interest:	252,150
Total:	2,592,150
Annual Appropriation?:	No
Date Incurred:	07/01/2014

FY of Last Payment: 2029

## 2015 B Bonds

Debt/Obligation Type: TIF Revenue Bonds/Notes  
Principal: 185,000  
Interest: 9,300  
Total: 194,300  
Annual Appropriation?: No  
Date Incurred: 06/02/2015  
FY of Last Payment: 2025

## 2008 Parking Lots

Debt/Obligation Type: TIF Revenue Bonds/Notes  
Principal: 0  
Interest: 0  
Total: 0  
Annual Appropriation?: No  
Date Incurred: 06/08/2008  
FY of Last Payment: 2018

## Waverly Hotel Group

Debt/Obligation Type: Rebates  
Principal: 0  
Interest: 0  
Total: 0  
Annual Appropriation?: No  
Date Incurred: 07/21/2014  
FY of Last Payment: 2021

## 2018A G.O. Bonds CR Pkwy

Debt/Obligation Type: Gen. Obligation Bonds/Notes  
Principal: 2,238,000  
Interest: 240,720  
Total: 2,478,720  
Annual Appropriation?: No  
Date Incurred: 06/01/2019  
FY of Last Payment: 2030

## Facade Incentive Program

Debt/Obligation Type: Rebates  
Principal: 0  
Interest: 0  
Total: 0  
Annual Appropriation?: No  
Date Incurred: 05/02/2011  
FY of Last Payment: 2023

## Public Improvements

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	10/19/2017
FY of Last Payment:	2020

### **2017 A Bonds CR Pkwy**

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	530,000
Interest:	21,500
Total:	551,500
Annual Appropriation?:	No
Date Incurred:	09/05/2017
FY of Last Payment:	2026

## Non-Rebates For WAVERLY UNIFIED URBAN RENEWAL

TIF Expenditure Amount: 0  
Tied To Debt: 2009 G.O. Refunding  
Tied To Project: 2009 Refund 2000C, 2001A

TIF Expenditure Amount: 0  
Tied To Debt: 2011 G.O. (4th St Corridor)  
Tied To Project: TIF Amendment

TIF Expenditure Amount: 0  
Tied To Debt: GMT Rebates  
Tied To Project: Economic Development

TIF Expenditure Amount: 430,575  
Tied To Debt: 2014 A Bonds  
Tied To Project: Cedar River Parkway

TIF Expenditure Amount: 96,750  
Tied To Debt: 2015 B Bonds  
Tied To Project: Airport Land Acquisition#331

TIF Expenditure Amount: 413,740  
Tied To Debt: 2018A G.O. Bonds CR Pkwy  
Tied To Project: Economic Development

TIF Expenditure Amount: 181,200  
Tied To Debt: 2017 A Bonds CR Pkwy  
Tied To Project: Cedar River Parkway

## Rebates For WAVERLY UNIFIED URBAN RENEWAL

### Carmi Flavors

TIF Expenditure Amount:	0
Rebate Paid To:	Carmi Flavors
Tied To Debt:	Carmi Flavors Rebate
Tied To Project:	Carmi Tax Rebate
Projected Final FY of Rebate:	2022

### GMT

TIF Expenditure Amount:	0
Rebate Paid To:	GMT Corp
Tied To Debt:	GMT Rebates
Tied To Project:	GMT Tax Rebate
Projected Final FY of Rebate:	2019

### Waverly Hotel Group

TIF Expenditure Amount:	0
Rebate Paid To:	Waverly Hotel Group
Tied To Debt:	Waverly Hotel Group
Tied To Project:	Waverly Hotel Group Rebate
Projected Final FY of Rebate:	2021

### Facade Incentive Program

TIF Expenditure Amount:	0
Rebate Paid To:	Multiple Retail
Tied To Debt:	Facade Incentive Program
Tied To Project:	Economic Development
Projected Final FY of Rebate:	2023

### Public Improvements

TIF Expenditure Amount:	0
Rebate Paid To:	Bob Denny
Tied To Debt:	Public Improvements
Tied To Project:	Public Improvements- Bob Denny
Projected Final FY of Rebate:	2020

## **Jobs For WAVERLY UNIFIED URBAN RENEWAL**

Project:	Airport Runway Recon #332
Company Name:	GMT
Date Agreement Began:	06/20/2011
Date Agreement Ends:	05/01/2019
Number of Jobs Created or Retained:	22
Total Annual Wages of Required Jobs:	823,680
Total Estimated Private Capital Investment:	3,952,000
Total Estimated Cost of Public Infrastructure:	0

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**TIF Taxing District Data Collection**

Local Government Name: WAVERLY (09G071)  
 Urban Renewal Area: WAVERLY UNIFIED URBAN RENEWAL (09001)  
 TIF Taxing District Name: WAVERLY CITY/W-SR SCH/UR INCREM  
 TIF Taxing District Inc. Number: 090056  
 TIF Taxing District Base Year: 1988  
 FY TIF Revenue First Received: 1989  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	08/1986

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	3,617,880	6,262,110	0	0	9,879,990	0	9,879,990
Taxable	0	0	2,743,957	5,320,085	0	0	8,064,042	0	8,064,042
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	934,483	8,064,042	7,637,888	426,154	11,787

FY 2024 TIF Revenue Received: 204,137

**TIF Taxing District Data Collection**

Local Government Name: WAVERLY (09G071)  
 Urban Renewal Area: WAVERLY UNIFIED URBAN RENEWAL (09001)  
 TIF Taxing District Name: WAVERLY CITY AG/W-SR SCH/UR INCREM  
 TIF Taxing District Inc. Number: 090071  
 TIF Taxing District Base Year: 1988  
 FY TIF Revenue First Received: 1990  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	06/1988

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	20,230	0	0	0	0	0	20,230	0	20,230
Taxable	18,539	0	0	0	0	0	18,539	0	18,539
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	6,099	14,131	13,414	717	13

FY 2024 TIF Revenue Received: 240

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**TIF Taxing District Data Collection**

Local Government Name: WAVERLY (09G071)  
 Urban Renewal Area: WAVERLY UNIFIED URBAN RENEWAL (09001)  
 TIF Taxing District Name: WAVERLY CITY/W-SR SCH/AMEND #7 UR INCREM  
 TIF Taxing District Inc. Number: 090130  
 TIF Taxing District Base Year: 2005  
 FY TIF Revenue First Received: 2007  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2027

	UR Designation
Slum	No
Blighted	No
Economic Development	12/2005

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	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 2024	928,200	0	0	0	0

FY 2024 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: WAVERLY (09G071)  
 Urban Renewal Area: WAVERLY UNIFIED URBAN RENEWAL (09001)  
 TIF Taxing District Name: WAVERLY CITY/W-SR SCH/AMEND #8 UR INCREM  
 TIF Taxing District Inc. Number: 090132  
 TIF Taxing District Base Year: 2007  
 FY TIF Revenue First Received: 2009  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2029

	UR Designation
Slum	No
Blighted	No
Economic Development	10/2006

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	8,608,910	0	0	0	8,608,910	0	8,608,910
Taxable	0	0	7,429,870	0	0	0	7,429,870	0	7,429,870
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	4,151,650	4,457,260	4,221,686	235,574	6,516

FY 2024 TIF Revenue Received: 112,832

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**TIF Taxing District Data Collection**

Local Government Name: WAVERLY (09G071)  
 Urban Renewal Area: WAVERLY UNIFIED URBAN RENEWAL (09001)  
 TIF Taxing District Name: WAVERLY CITY AG/W-SR SCH/AMEND #8 UR INCREM  
 TIF Taxing District Inc. Number: 090134  
 TIF Taxing District Base Year: 2007  
 FY TIF Revenue First Received: 2009  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2029

	UR Designation
Slum	No
Blighted	No
Economic Development	01/2008

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	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 2024	0	0	0	0	0

FY 2024 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: WAVERLY (09G071)  
 Urban Renewal Area: WAVERLY UNIFIED URBAN RENEWAL (09001)  
 TIF Taxing District Name: WAVERLY CITY/W-SR SCH/D'TOWN AMEND #1 TIF INCREM  
 TIF Taxing District Inc. Number: 090138  
 TIF Taxing District Base Year: 2009  
 FY TIF Revenue First Received: 2011  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2030

	UR Designation
Slum	No
Blighted	No
Economic Development	01/2010

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	2,283,670	0	0	0	2,283,670	0	2,283,670
Taxable	0	0	2,010,059	0	0	0	2,010,059	0	2,010,059
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	338,570	1,945,100	1,842,311	102,789	2,843

FY 2024 TIF Revenue Received: 49,239

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**TIF Taxing District Data Collection**

Local Government Name: WAVERLY (09G071)  
 Urban Renewal Area: WAVERLY UNIFIED URBAN RENEWAL (09001)  
 TIF Taxing District Name: WAVERLY CITY/W-SR SCH/AMEND #9 UR INCREM  
 TIF Taxing District Inc. Number: 090140  
 TIF Taxing District Base Year: 2009  
 FY TIF Revenue First Received: 2011  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2029

	UR Designation
Slum	No
Blighted	No
Economic Development	01/2010

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	144,560	1,272,600	545,530	0	0	1,962,690	0	1,962,690
Taxable	0	79,002	944,834	435,240	0	0	1,459,076	0	1,459,076
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	1,298,020	664,670	629,519	35,151	972

FY 2024 TIF Revenue Received: 16,824

**TIF Taxing District Data Collection**

Local Government Name: WAVERLY (09G071)  
 Urban Renewal Area: WAVERLY UNIFIED URBAN RENEWAL (09001)  
 TIF Taxing District Name: WAVERLY CITY/W-SR SCH/AMEND #1 UR INCREM  
 TIF Taxing District Inc. Number: 090146  
 TIF Taxing District Base Year: 1987  
 FY TIF Revenue First Received: 2015  
 Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	05/1988

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	10,017,780	1,343,340	4,890,840	0	-38,892	16,213,068	0	16,213,068
Taxable	0	5,474,722	1,080,140	4,285,158	0	-38,892	10,801,128	0	10,801,128
Homestead Credits									60

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	4,135,369	10,801,128	10,230,308	570,820	15,789

FY 2024 TIF Revenue Received: 273,460

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**TIF Taxing District Data Collection**

Local Government Name: WAVERLY (09G071)  
 Urban Renewal Area: WAVERLY UNIFIED URBAN RENEWAL (09001)  
 TIF Taxing District Name: WAVERLY CITY/W-SR SCH/AMEND #2 UR INCREM  
 TIF Taxing District Inc. Number: 090148  
 TIF Taxing District Base Year: 1989  
 FY TIF Revenue First Received: 2015  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	02/1990

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	3,724,650	6,076,830	0	0	9,801,480	0	9,801,480
Taxable	0	0	2,822,174	5,301,034	0	0	8,123,208	0	8,123,208
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	488,490	8,123,208	7,693,899	429,309	11,875

FY 2024 TIF Revenue Received: 197,053

**TIF Taxing District Data Collection**

Local Government Name: WAVERLY (09G071)  
 Urban Renewal Area: WAVERLY UNIFIED URBAN RENEWAL (09001)  
 TIF Taxing District Name: WAVERLY CITY/W-SR SCH/AMEND #3 UR INCREM  
 TIF Taxing District Inc. Number: 090150  
 TIF Taxing District Base Year: 1992  
 FY TIF Revenue First Received: 2015  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	12/1991

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	5,158,280	43,570	0	0	5,201,850	0	5,201,850
Taxable	0	0	4,184,423	37,647	0	0	4,222,070	0	4,222,070
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	1,816,720	3,385,130	3,206,262	178,868	4,947

FY 2024 TIF Revenue Received: 85,692

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Local Government Name: WAVERLY (09G071)  
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 TIF Taxing District Name: WAVERLY CITY/W-SR SCH/AMEND #4 UR INCREM  
 TIF Taxing District Inc. Number: 090152  
 TIF Taxing District Base Year: 1993  
 FY TIF Revenue First Received: 2015  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	07/1994

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	6,417,370	0	0	6,417,370	0	6,417,370
Taxable	0	0	0	5,672,295	0	0	5,672,295	0	5,672,295
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	2,661,236	3,756,134	3,557,633	198,501	5,490

FY 2024 TIF Revenue Received: 95,084

**TIF Taxing District Data Collection**

Local Government Name: WAVERLY (09G071)  
 Urban Renewal Area: WAVERLY UNIFIED URBAN RENEWAL (09001)  
 TIF Taxing District Name: WAVERLY CITY/W-SR SCH/UNIFIED AMEND #1 INCREM  
 TIF Taxing District Inc. Number: 090161  
 TIF Taxing District Base Year: 2013  
 FY TIF Revenue First Received: 2016  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2035

UR Designation	
Slum	No
Blighted	No
Economic Development	04/2014

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	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 2024	1,114,770	0	0	0	0

FY 2024 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

**TIF Taxing District Data Collection**

Local Government Name: WAVERLY (09G071)  
 Urban Renewal Area: WAVERLY UNIFIED URBAN RENEWAL (09001)  
 TIF Taxing District Name: WAVERLY CITY AG/W-SR SCH/UNIFIED AMEND #1 INCREM  
 TIF Taxing District Inc. Number: 090163  
 TIF Taxing District Base Year: 2013  
 FY TIF Revenue First Received: 2016  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2035

	UR Designation
Slum	No
Blighted	No
Economic Development	04/2014

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	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 2024	64,770	0	0	0	0

FY 2024 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: WAVERLY (09G071)  
 Urban Renewal Area: WAVERLY UNIFIED URBAN RENEWAL (09001)  
 TIF Taxing District Name: WAVERLY CITY AG/W-SR SCH/UNIF AMEND #1 COUNTY INCREM  
 TIF Taxing District Inc. Number: 090165  
 TIF Taxing District Base Year: 2013  
 FY TIF Revenue First Received: 0  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2035

	UR Designation
Slum	No
Blighted	No
Economic Development	04/2014

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	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 2024	0	0	0	0	0

FY 2024 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

**TIF Taxing District Data Collection**

Local Government Name: WAVERLY (09G071)  
 Urban Renewal Area: WAVERLY UNIFIED URBAN RENEWAL (09001)  
 TIF Taxing District Name: WAVERLY CITY/W-SR SCH/ANNEX CITY EXEMPT INCREM  
 TIF Taxing District Inc. Number: 090169  
 TIF Taxing District Base Year: 2013  
 FY TIF Revenue First Received: 0  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2035

	UR Designation
Slum	No
Blighted	No
Economic Development	04/2014

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	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 2024	0	0	0	0	0

FY 2024 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: WAVERLY (09G071)  
 Urban Renewal Area: WAVERLY UNIFIED URBAN RENEWAL (09001)  
 TIF Taxing District Name: WAVERLY CITY/W-SR SCH/UNIFIED AMEND #2 INCREM  
 TIF Taxing District Inc. Number: 090171  
 TIF Taxing District Base Year: 2016  
 FY TIF Revenue First Received: 0  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2038

	UR Designation
Slum	No
Blighted	No
Economic Development	08/2017

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	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 2024	3,207,130	0	0	0	0

FY 2024 TIF Revenue Received: 0

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**TIF Taxing District Data Collection**

Local Government Name: WAVERLY (09G071)  
 Urban Renewal Area: WAVERLY UNIFIED URBAN RENEWAL (09001)  
 TIF Taxing District Name: WAVERLY CITY/W-SR SCH/UNIFIED AMEND #3 INCREM  
 TIF Taxing District Inc. Number: 090179  
 TIF Taxing District Base Year: 2017  
 FY TIF Revenue First Received: 2020  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2040

	UR Designation
Slum	No
Blighted	No
Economic Development	12/2018

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	588,150	0	0	0	588,150	0	588,150
Taxable	0	0	476,310	0	0	0	476,310	0	476,310
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	470,650	117,500	111,237	6,263	173

FY 2024 TIF Revenue Received: 2,973

**TIF Taxing District Data Collection**

Local Government Name: WAVERLY (09G071)  
 Urban Renewal Area: WAVERLY UNIFIED URBAN RENEWAL (09001)  
 TIF Taxing District Name: WAVERLY CITY AG/W-SR SCH/UNIFIED AMEND #3 INCREM  
 TIF Taxing District Inc. Number: 090181  
 TIF Taxing District Base Year: 2017  
 FY TIF Revenue First Received: 0  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2040

	UR Designation
Slum	No
Blighted	No
Economic Development	12/2018

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	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 2024	22,880	0	0	0	0

FY 2024 TIF Revenue Received: 0

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**TIF Taxing District Data Collection**

Local Government Name: WAVERLY (09G071)  
 Urban Renewal Area: WAVERLY UNIFIED URBAN RENEWAL (09001)  
 TIF Taxing District Name: WAVERLY CITY/W-SR SCH/AMEND #5 CLUBHOUSE INCREM  
 TIF Taxing District Inc. Number: 090183  
 TIF Taxing District Base Year: 2001  
 FY TIF Revenue First Received: 0  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2022

	UR Designation
Slum	No
Blighted	No
Economic Development	10/2002

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	897,450	0	0	0	897,450	0	897,450
Taxable	0	0	765,392	0	0	0	765,392	0	765,392
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	7,670	765,392	724,929	40,463	1,119

FY 2024 TIF Revenue Received: 29,377

**TIF Taxing District Data Collection**

Local Government Name: WAVERLY (09G071)  
 Urban Renewal Area: WAVERLY UNIFIED URBAN RENEWAL (09001)  
 TIF Taxing District Name: WAVERLY CITY/W-SR SCH/UNIFIED AMEND #4 INCREM  
 TIF Taxing District Inc. Number: 090185  
 TIF Taxing District Base Year: 2018  
 FY TIF Revenue First Received: 2020  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2040

	UR Designation
Slum	No
Blighted	No
Economic Development	03/2019

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	864,963	1,281,177	0	0	0	2,146,140	0	2,146,140
Taxable	0	472,703	926,891	0	0	0	1,399,594	0	1,399,594
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	1,192,330	953,810	903,402	50,408	1,394

FY 2024 TIF Revenue Received: 24,110

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**TIF Taxing District Data Collection**

Local Government Name: WAVERLY (09G071)  
 Urban Renewal Area: WAVERLY UNIFIED URBAN RENEWAL (09001)  
 TIF Taxing District Name: WAVERLY CITY/W-SR SCH/UNIFIED AMEND #5 INCREM  
 TIF Taxing District Inc. Number: 090187  
 TIF Taxing District Base Year: 2018  
 FY TIF Revenue First Received: 2020  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2040

	UR Designation
Slum	No
Blighted	No
Economic Development	09/2019

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	2,427,780	0	0	0	2,427,780	0	2,427,780
Taxable	0	0	2,078,953	0	0	0	2,078,953	0	2,078,953
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	1,029,290	1,398,490	1,324,590	73,900	2,044

FY 2024 TIF Revenue Received: 35,402

**TIF Taxing District Data Collection**

Local Government Name: WAVERLY (09G071)  
 Urban Renewal Area: WAVERLY UNIFIED URBAN RENEWAL (09001)  
 TIF Taxing District Name: WAVERLY CITY AG/W-SR SCH/UNIFIED AMEND #5 INCREM  
 TIF Taxing District Inc. Number: 090189  
 TIF Taxing District Base Year: 2018  
 FY TIF Revenue First Received: 0  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2040

	UR Designation
Slum	No
Blighted	No
Economic Development	09/2019

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	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 2024	0	0	0	0	0

FY 2024 TIF Revenue Received: 0

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**TIF Taxing District Data Collection**

Local Government Name: WAVERLY (09G071)  
 Urban Renewal Area: WAVERLY UNIFIED URBAN RENEWAL (09001)  
 TIF Taxing District Name: WAVERLY CITY AG/W-SR SCH/AMEND #4 UR INCREM  
 TIF Taxing District Inc. Number: 090243  
 TIF Taxing District Base Year: 1993  
 FY TIF Revenue First Received: 0  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	07/1994

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	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 2024	2,174	0	0	0	0

FY 2024 TIF Revenue Received: 0

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**Urban Renewal Area Data Collection**

Local Government Name: WAVERLY (09G071)  
 Urban Renewal Area: WEST WAVERLY URBAN RENWAL  
 UR Area Number: 09016

UR Area Creation Date: 11/2020

The property in this plan was removed from the Unified plan per Amendment 6 and created this plan to be able to include a blight designation. This designation gives the City more options to provide blight mitigation grants for commercial/housing aspects.

UR Area Purpose:

**Tax Districts within this Urban Renewal Area**

	Base No.	Increment No.	Increment Value Used
WAVERLY CITY/W-SR/WEST WAVERLY UR INCREM	090244	090245	1,496,627

**Urban Renewal Area Value by Class - 1/1/2022 for FY 2024**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	2,230,562	855,308	0	0	0	3,085,870	0	3,085,870
Taxable	0	1,219,004	665,510	0	0	0	1,884,514	0	1,884,514
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2023:** **0** **0** **Amount of 07-01-2023 Cash Balance Restricted for LMI**

TIF Revenue:	6,878
TIF Sp. Revenue Fund Interest:	44
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>6,922</b>

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

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2024:** **6,922** **0** **Amount of 06-30-2024 Cash Balance Restricted for LMI**

## Projects For WEST WAVERLY URBAN RENWAL

### 1859 Ventures (Red Fox)

Description:	Redevelopment of Red Fox property
Classification:	Commercial - hotels and conference centers
Physically Complete:	No
Payments Complete:	No

## Debts/Obligations For WEST WAVERLY URBAN RENWAL

### 1859 Ventures

Debt/Obligation Type:	Rebates
Principal:	500,000
Interest:	0
Total:	500,000
Annual Appropriation?:	No
Date Incurred:	11/16/2020
FY of Last Payment:	2029

## Rebates For WEST WAVERLY URBAN RENWAL

### 1859 Ventures

TIF Expenditure Amount:	0
Rebate Paid To:	1859 Ventures
Tied To Debt:	1859 Ventures
Tied To Project:	1859 Ventures (Red Fox)
Projected Final FY of Rebate:	2029

## ◆ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

Due to 1859 Ventures not meeting the development agreement's requirements for payments, there were no payments issued in FY24 to them.

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Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2024

0

◆ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

**TIF Taxing District Data Collection**

Local Government Name: WAVERLY (09G071)  
 Urban Renewal Area: WEST WAVERLY URBAN RENWAL (09016)  
 TIF Taxing District Name: WAVERLY CITY/W-SR/WEST WAVERLY UR INCREM  
 TIF Taxing District Inc. Number: 090245  
 TIF Taxing District Base Year: 2021  
 FY TIF Revenue First Received: 2024  
 Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	11/2020
Economic Development	11/2020

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	2,230,562	855,308	0	0	0	3,085,870	0	3,085,870
Taxable	0	1,219,004	665,510	0	0	0	1,884,514	0	1,884,514
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	1,056,300	1,884,514	1,496,627	387,887	10,729

FY 2024 TIF Revenue Received: 6,878