

**Annual Urban Renewal Report, Fiscal Year 2024 - 2025**

**Levy Authority Summary**

Local Government Name: GLIDDEN  
 Local Government Number: 14G119

**Active Urban Renewal Areas**

	U.R. #	# of Tif Taxing Districts
GLIDDEN URBAN RENEWAL AREA 1	14009	2
GLIDDEN NEW COOPERATIVE URBAN RENEWAL	14030	2

**TIF Debt Outstanding:** **437,258**

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:</b>	<b>198,782</b>	<b>0</b>	<b>Amount of 07-01-2024 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:	198,782		
Returned to County Treasurer:	0		
<b>Total Expenditures:</b>	<b>198,782</b>		

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:</b>	<b>0</b>	<b>0</b>	<b>Amount of 06-30-2025 Cash Balance Restricted for LMI</b>
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**Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance:** **238,476**

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**Urban Renewal Area Data Collection**

Local Government Name: GLIDDEN (14G119)  
 Urban Renewal Area: GLIDDEN URBAN RENEWAL AREA 1  
 UR Area Number: 14009

UR Area Creation Date: 08/1996

To plan for and provide sufficient land for residential development in a manner that is efficient from the standpoint of providing municipal services. To help finance the cost of streets, water, sanitary and storm sewer or other public improvements in support of new housing development.

UR Area Purpose:

**Tax Districts within this Urban Renewal Area**

	Base No.	Increment No.	Increment Value Used
GLIDDEN CITY/GLIDDEN-RALSTON SCH/GLHVT UR TIF INCREM	140187	140188	1,898,792
GLIDDEN CITY/GLIDDEN-RALSTON SCH/GLWVT UR TIF INCREM	140189	140190	1,229,131

**Urban Renewal Area Value by Class - 1/1/2023 for FY 2025**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	6,786,220	0	0	0	-4,000	6,769,220	0	6,769,220
Taxable	0	3,144,923	0	0	0	-4,000	3,127,923	0	3,127,923
Homestead Credits									13

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:** 85,157      **0**      **Amount of 07-01-2024 Cash Balance Restricted for LMI**

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:	85,157
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>85,157</b>

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:** 0      0      **Amount of 06-30-2025 Cash Balance Restricted for LMI**

## Projects For GLIDDEN URBAN RENEWAL AREA 1

### West View addition

Description:	Public infrastructure for development of a residential subdivision
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

### High View subdivision

Description:	Public infrastructure for development of a residential subdivision
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

### Sherwood Avenue street improvement

Description:	Public infrastructure for street improvement
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

### LMI exp - SS improvement

Description:	LMI Stormwater improvement project
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For GLIDDEN URBAN RENEWAL AREA 1

### West View Internal Loan

Debt/Obligation Type:	Internal Loans
Principal:	139,080
Interest:	0
Total:	139,080
Annual Appropriation?:	No
Date Incurred:	10/26/2009
FY of Last Payment:	2028

### LMI requirement-WV housing

Debt/Obligation Type:	Internal Loans
Principal:	47,974
Interest:	0
Total:	47,974
Annual Appropriation?:	No
Date Incurred:	10/26/2009
FY of Last Payment:	2028

### LMI requirement-HV housing

Debt/Obligation Type:	Internal Loans
Principal:	43,623
Interest:	0
Total:	43,623
Annual Appropriation?:	No
Date Incurred:	10/10/2011
FY of Last Payment:	2028

## Non-Rebates For GLIDDEN URBAN RENEWAL AREA 1

TIF Expenditure Amount:	33,465
Tied To Debt:	West View Internal Loan
Tied To Project:	West View addition
TIF Expenditure Amount:	47,974
Tied To Debt:	LMI requirement-WV housing
Tied To Project:	High View subdivision
TIF Expenditure Amount:	3,718
Tied To Debt:	LMI requirement-HV housing
Tied To Project:	High View subdivision

## Income Housing For GLIDDEN URBAN RENEWAL AREA 1

Amount of FY 2025 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	0
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Lots for low and moderate income housing:	0
Construction of low and moderate income housing:	0
Grants, credits or other direct assistance to low and moderate income families:	0
Payments to a low and moderate income housing fund established by the municipality, including matching funds for any state or federal moneys used for such purposes:	0
Other low and moderate income housing assistance:	0

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All TIF dollars received for this Urban Renewal went to the Sherwood Ave street internal loan. The Highview utilities internal loan was paid off June 30, 2018.

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Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2025

0

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**TIF Taxing District Data Collection**

Local Government Name: GLIDDEN (14G119)  
 Urban Renewal Area: GLIDDEN URBAN RENEWAL AREA 1 (14009)  
 TIF Taxing District Name: GLIDDEN CITY/GLIDDEN-RALSTON SCH/GLHV T UR TIF INCREM  
 TIF Taxing District Inc. Number: 140188  
 TIF Taxing District Base Year: 2010  
 FY TIF Revenue First Received: 2013  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2028

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2011

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	4,119,930	0	0	0	-4,000	4,109,430	0	4,109,430
Taxable	0	1,909,292	0	0	0	-4,000	1,898,792	0	1,898,792
Homestead Credits									7

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	413,520	1,898,792	1,898,792	0	0

FY 2025 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: GLIDDEN (14G119)  
 Urban Renewal Area: GLIDDEN URBAN RENEWAL AREA 1 (14009)  
 TIF Taxing District Name: GLIDDEN CITY/GLIDDEN-RALSTON SCH/GLWVT UR TIF INCREM  
 TIF Taxing District Inc. Number: 140190  
 TIF Taxing District Base Year: 2010  
 FY TIF Revenue First Received: 0  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2011

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	2,666,290	0	0	0	0	2,659,790	0	2,659,790
Taxable	0	1,235,631	0	0	0	0	1,229,131	0	1,229,131
Homestead Credits									6

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	111,500	1,229,131	1,229,131	0	0

FY 2025 TIF Revenue Received: 0

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**Urban Renewal Area Data Collection**

Local Government Name: GLIDDEN (14G119)  
 Urban Renewal Area: GLIDDEN NEW COOPERATIVE URBAN RENEWAL  
 UR Area Number: 14030

UR Area Creation Date: 02/2012

The UR Plan allows the City to provide the NEW Coop with financial assistance in its redevelopment efforts. The plan also includes downtown business district and adjacent industrial property to provide other future redevelopment efforts and projects.

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
GLIDDEN CITY/GLIDDEN-RALSTON SCH/NCTIF UR TIF INCREM	140195	140196	1,810,210
GLIDDEN CITY/GLIDDEN SCH/DOWNTOWN UR INCREMENT	140207	140208	2,374,800

**Urban Renewal Area Value by Class - 1/1/2023 for FY 2025**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	3,500,320	6,049,050	0	0	-16,000	9,523,620	0	9,523,620
Taxable	0	1,622,145	4,392,598	0	0	-16,000	5,988,993	0	5,988,993
Homestead Credits									14

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:** 113,625      **0**      **Amount of 07-01-2024 Cash Balance Restricted for LMI**

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:	113,625
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>113,625</b>

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:** 0      0      **Amount of 06-30-2025 Cash Balance Restricted for LMI**

## Projects For GLIDDEN NEW COOPERATIVE URBAN RENEWAL

### East 1st Street improvement

Description:	East 1st Street improvement
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

### Wellness Center

Description:	Wellness Center reconstruction
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For **GLIDDEN NEW COOPERATIVE URBAN RENEWAL**

### Wellness Center

Debt/Obligation Type:	Internal Loans
Principal:	206,581
Interest:	0
Total:	206,581
Annual Appropriation?:	No
Date Incurred:	11/11/2013
FY of Last Payment:	2033

## **Non-Rebates For GLIDDEN NEW COOPERATIVE URBAN RENEWAL**

TIF Expenditure Amount:	113,625
Tied To Debt:	Wellness Center
Tied To Project:	Wellness Center

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**TIF Taxing District Data Collection**

Local Government Name: GLIDDEN (14G119)  
 Urban Renewal Area: GLIDDEN NEW COOPERATIVE URBAN RENEWAL (14030)  
 TIF Taxing District Name: GLIDDEN CITY/GLIDDEN-RALSTON SCH/NCTIF UR TIF INCREM  
 TIF Taxing District Inc. Number: 140196  
 TIF Taxing District Base Year: 2011  
 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 - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	3,237,330	0	0	0	3,237,330	0	3,237,330
Taxable	0	0	2,720,321	0	0	0	2,720,321	0	2,720,321
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	1,427,120	1,810,210	1,810,210	0	0

FY 2025 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: GLIDDEN (14G119)  
 Urban Renewal Area: GLIDDEN NEW COOPERATIVE URBAN RENEWAL (14030)  
 TIF Taxing District Name: GLIDDEN CITY/GLIDDEN SCH/DOWNTOWN UR INCREMENT  
 TIF Taxing District Inc. Number: 140208  
 TIF Taxing District Base Year: 2011  
 FY TIF Revenue First Received: 2015  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	3,500,320	2,811,720	0	0	-16,000	6,286,290	0	6,286,290
Taxable	0	1,622,145	1,672,277	0	0	-16,000	3,268,672	0	3,268,672
Homestead Credits									14

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	3,937,240	2,365,050	2,374,800	-9,750	-265

FY 2025 TIF Revenue Received: 0