

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

**Levy Authority Summary**

Local Government Name: REINBECK  
 Local Government Number: 38G359

**Active Urban Renewal Areas**

REINBECK URBAN RENEWAL

**U.R. # of Tif Taxing  
 # Districts**  
 38007 4

**TIF Debt Outstanding: 550,000**

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:</b>	<b>287,566</b>	<b>207,499</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:	14,270
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>14,270</b>

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

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:</b>	<b>301,836</b>	<b>216,061</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: 248,164**

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**Urban Renewal Area Data Collection**

Local Government Name: REINBECK (38G359)  
 Urban Renewal Area: REINBECK URBAN RENEWAL  
 UR Area Number: 38007

UR Area Creation Date: 04/1991

Grant for small manufacturing firms, New industrial subdivision, public utilities and streets-southwest Reinbeck, renovation of Main Street, Senior housing, park improvements and pool replacement, daycare center, municipal buildings

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
REINBECK CITY AG/GLADBROOK-R`BECK SCH/AGLAND UR TIF INCREM	380125	380126	0
REINBECK CITY/GLADBROOK-R`BECK SCH/UR TIF INCREM	380127	380128	0
REINBECK CITY/GLADBROOK-R`BECK SCH/ UR 1999 ADD TIF INCREM	380137	380138	0
REINBECK CITY AG/GLADBROOK-R`BECK SCH/AGLAND 1999 ADD UR TIF INCREM	380139	380140	0

**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	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:</b>	<b>287,566</b>	<b>207,499</b>	<b>Amount of 07-01-2024 Cash Balance Restricted for LMI</b>
TIF Revenue:	0		
TIF Sp. Revenue Fund Interest:	14,270		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
<b>Total Revenue:</b>	<b>14,270</b>		
Rebate Expenditures:	0		
Non-Rebate Expenditures:	0		
Returned to County Treasurer:	0		
<b>Total Expenditures:</b>	<b>0</b>		

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:</b>	<b>301,836</b>	<b>216,061</b>	<b>Amount of 06-30-2025 Cash Balance Restricted for LMI</b>
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## Projects For REINBECK URBAN RENEWAL

### LMI Requirement

Description:	LMI Housing Improvement Projects
Classification:	Low and Moderate Income Housing
Physically Complete:	No
Payments Complete:	Yes

## Debts/Obligations For REINBECK URBAN RENEWAL

### LMI Obligations

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	09/16/2013
FY of Last Payment:	2030

### Snow Angel Park, LLC

Debt/Obligation Type:	Rebates
Principal:	95,000
Interest:	0
Total:	95,000
Annual Appropriation?:	Yes
Date Incurred:	12/04/2023
FY of Last Payment:	2035

### Reinbeck Renovation, LLC

Debt/Obligation Type:	Rebates
Principal:	455,000
Interest:	0
Total:	455,000
Annual Appropriation?:	Yes
Date Incurred:	12/04/2023
FY of Last Payment:	2046

**Non-Rebates For REINBECK URBAN RENEWAL**

TIF Expenditure Amount:	0
Tied To Debt:	LMI Obligations

## Income Housing For REINBECK URBAN RENEWAL

Amount of FY 2025 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	207,960
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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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Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2025

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**TIF Taxing District Data Collection**

Local Government Name: REINBECK (38G359)  
 Urban Renewal Area: REINBECK URBAN RENEWAL (38007)  
 TIF Taxing District Name: REINBECK CITY AG/GLADBROOK-R`BECK SCH/AGLAND UR TIF INCREM  
 TIF Taxing District Inc. Number: 380126  
 TIF Taxing District Base Year: 1990  
 FY TIF Revenue First Received: 1991  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	04/1991

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	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 2025	359,326	0	0	0	0

FY 2025 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: REINBECK (38G359)  
 Urban Renewal Area: REINBECK URBAN RENEWAL (38007)  
 TIF Taxing District Name: REINBECK CITY/GLADBROOK-R`BECK SCH/UR TIF INCREM  
 TIF Taxing District Inc. Number: 380128  
 TIF Taxing District Base Year: 1990  
 FY TIF Revenue First Received: 1991  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	04/1991

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	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 2025	11,960,334	0	0	0	0

FY 2025 TIF Revenue Received: 0

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**TIF Taxing District Data Collection**

Local Government Name: REINBECK (38G359)  
 Urban Renewal Area: REINBECK URBAN RENEWAL (38007)  
 TIF Taxing District Name: REINBECK CITY/GLADBROOK-R`BECK SCH/ UR 1999 ADD TIF INCREM  
 TIF Taxing District Inc. Number: 380138  
 TIF Taxing District Base Year: 1998  
 FY TIF Revenue First Received: 1999  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1999

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	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 2025	630,250	0	0	0	0

FY 2025 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: REINBECK (38G359)  
 Urban Renewal Area: REINBECK URBAN RENEWAL (38007)  
 TIF Taxing District Name: REINBECK CITY AG/GLADBROOK-R`BECK SCH/AGLAND 1999 ADD UR TIF INCREM  
 TIF Taxing District Inc. Number: 380140  
 TIF Taxing District Base Year: 1998  
 FY TIF Revenue First Received:  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	02/2011

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	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 2025	33,210	0	0	0	0

FY 2025 TIF Revenue Received: 0