

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: CLIVE
 Local Government Number: 77G716

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
CLIVE URBAN RENEWAL AREA	25016	2
CLIVE URBAN RENEWAL	77060	5

TIF Debt Outstanding: 24,527,153

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: 270,372 0 Amount of 07-01-2024 Cash Balance Restricted for LMI

TIF Revenue:	1,854,404	
TIF Sp. Revenue Fund Interest:	53,769	
Property Tax Replacement Claims	0	
Asset Sales & Loan Repayments:	15,143	
Total Revenue:	1,923,316	

Rebate Expenditures:	344,835	
Non-Rebate Expenditures:	1,256,269	
Returned to County Treasurer:	0	
Total Expenditures:	1,601,104	

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: 592,584 0 Amount of 06-30-2025 Cash Balance Restricted for LMI

Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 22,333,465

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Urban Renewal Area Data Collection

Local Government Name: CLIVE (77G716)
 Urban Renewal Area: CLIVE URBAN RENEWAL AREA
 UR Area Number: 25016

UR Area Creation Date: 05/1991

UR Area Purpose: To encourage economic development in the area through public improvements and rebate agreements. See attached plan.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
CLIVE CITY/WAUKEE SCH/CLIVE URA 25016/91 TIF ORD 488 INCREMENT	250100	250101	24,232,180
CLIVE CITY/WAUKEE SCH/CLIVE URA 25016/23 TIF ORD 1129 INCREMENT	250700	250701	849,520

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	263,712,870	45,461,870	0	0	-160,000	308,725,490	0	308,725,490
Taxable	0	122,212,025	39,059,842	0	0	-160,000	160,822,617	0	160,822,617
Homestead Credits									539

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

TIF Revenue:	631,614
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	631,614

Rebate Expenditures:	98,856
Non-Rebate Expenditures:	188,294
Returned to County Treasurer:	0
Total Expenditures:	287,150

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: 344,464 **Amount of 06-30-2025 Cash Balance Restricted for LMI** 0

Projects For CLIVE URBAN RENEWAL AREA

Nebraska Furniture Mart

Description:	Retail relocation and building remodeling
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Legacy Point & Emerald Isle

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

Alice's Road ROW & Reconstruction

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

Debts/Obligations For CLIVE URBAN RENEWAL AREA

Nebraska Furniture Mart

Debt/Obligation Type:	Rebates
Principal:	707,501
Interest:	0
Total:	707,501
Annual Appropriation?:	Yes
Date Incurred:	07/12/2019
FY of Last Payment:	2034

GO 2023B CIP Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,960,000
Interest:	861,333
Total:	2,821,333
Annual Appropriation?:	No
Date Incurred:	11/15/2023
FY of Last Payment:	2039

GO 2024B CIP Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,780,000
Interest:	1,348,007
Total:	4,128,007
Annual Appropriation?:	No
Date Incurred:	11/13/2024
FY of Last Payment:	2044

Non-Rebates For CLIVE URBAN RENEWAL AREA

TIF Expenditure Amount:	188,294
Tied To Debt:	GO 2023B CIP Bonds
Tied To Project:	Legacy Point & Emerald Isle

TIF Expenditure Amount:	0
Tied To Debt:	GO 2024B CIP Bonds
Tied To Project:	Alice's Road ROW & Reconstruction

Rebates For CLIVE URBAN RENEWAL AREA

Nebraska Furniture Mart

TIF Expenditure Amount:	98,856
Rebate Paid To:	121 Acquisition Co
Tied To Debt:	Nebraska Furniture Mart
Tied To Project:	Nebraska Furniture Mart
Projected Final FY of Rebate:	2034

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Per Ted, with GASB77, NFM needs to be categorized under Dallas County.

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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: CLIVE (77G716)
 Urban Renewal Area: CLIVE URBAN RENEWAL AREA (25016)
 TIF Taxing District Name: CLIVE CITY/WAUKEE SCH/CLIVE URA 25016/91 TIF ORD 488 INCREMENT
 TIF Taxing District Inc. Number: 250101
 TIF Taxing District Base Year: 1990
 FY TIF Revenue First Received: 1999
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	05/1991

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	260,966,610	31,246,030	0	0	-160,000	291,763,390	0	291,763,390
Taxable	0	120,939,329	27,073,657	0	0	-160,000	147,563,736	0	147,563,736
Homestead Credits									536

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	84,250	147,563,736	24,232,180	123,331,556	3,110,134

FY 2025 TIF Revenue Received: 631,614

TIF Taxing District Data Collection

Local Government Name: CLIVE (77G716)
 Urban Renewal Area: CLIVE URBAN RENEWAL AREA (25016)
 TIF Taxing District Name: CLIVE CITY/WAUKEE SCH/CLIVE URA 25016/23 TIF ORD 1129 INCREMENT
 TIF Taxing District Inc. Number: 250701
 TIF Taxing District Base Year: 0
 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 - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	2,746,260	14,215,840	0	0	0	16,962,100	0	16,962,100
Taxable	0	1,272,696	11,986,185	0	0	0	13,258,881	0	13,258,881
Homestead Credits									3

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	11,788,880	5,173,220	849,520	4,323,700	109,034

FY 2025 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: CLIVE (77G716)
 Urban Renewal Area: CLIVE URBAN RENEWAL
 UR Area Number: 77060

UR Area Creation Date: 05/1991

UR Area Purpose: To encourage commercial and industrial growth with jobs creation and retention. See attached plan.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
CLIVE CITY/WDM SCH/03-1 (LADCO DEV) TIF INCR	770633	770634	17,544,804
CLIVE CITY/WDM SCH/06 (114TH ST DIST) AMD TIF INCR	770682	770683	17,141,670
CLIVE CITY/WDM SCH/07 AMD TIF INCR	770716	770717	0
CLIVE CITY/WDM SCH/18 B AMD TIF INCR	770929	770930	12,189,776
CLIVE CITY/WDM SCH/23 AMD POLK CO ADD TIF INCR	771076	771077	123,727

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	46,625,700	106,075,800	0	0	0	152,701,500	0	152,701,500
Taxable	0	21,607,655	94,942,569	0	0	0	116,550,224	0	116,550,224
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: **270,372** **0** **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	1,222,790
TIF Sp. Revenue Fund Interest:	53,769
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	15,143
Total Revenue:	1,291,702

Rebate Expenditures:	245,979
Non-Rebate Expenditures:	1,067,975
Returned to County Treasurer:	0
Total Expenditures:	1,313,954

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: **248,120** **0** **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For CLIVE URBAN RENEWAL

156th & University Widening

Description:	Paving of 156th and widening of Univ from 138-142
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

128th Widening & 86th & Hickman

Description:	Redesign of 86th & Hickman and widening of 128th
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Ladco-Clive Wellness Campus

Description:	Developer rebates in Ladco area
Classification:	Commercial-Medical
Physically Complete:	Yes
Payments Complete:	No

Walnut Ridge of Clive

Description:	Tax rebates to owner for construction of senior housing
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

Clark Street

Description:	Street reconstruction and improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

111th Street & Greenbelt Landing

Description:	Street improvements, Streambank stabiiization and park improvements
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	No
Payments Complete:	No

Linnan Park

Description:	Redesign and Park Improvements
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	No
Payments Complete:	No

City Hall Facility

Description:	Facility Improvements
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For CLIVE URBAN RENEWAL

Ladco

Debt/Obligation Type:	Rebates
Principal:	69,126
Interest:	0
Total:	69,126
Annual Appropriation?:	Yes
Date Incurred:	01/28/2003
FY of Last Payment:	2025

Walnut Ridge of Clive

Debt/Obligation Type:	Rebates
Principal:	176,853
Interest:	0
Total:	176,853
Annual Appropriation?:	Yes
Date Incurred:	04/17/2007
FY of Last Payment:	2025

GO 2019C Street Improvement Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,775,000
Interest:	175,100
Total:	1,950,100
Annual Appropriation?:	No
Date Incurred:	10/11/2019
FY of Last Payment:	2031

GO 2021C CIP Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	8,075,000
Interest:	1,769,418
Total:	9,844,418
Annual Appropriation?:	No
Date Incurred:	11/16/2021
FY of Last Payment:	2039

GO 2023B CIP Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,775,000
Interest:	1,149,943
Total:	3,924,943
Annual Appropriation?:	No
Date Incurred:	11/15/2023
FY of Last Payment:	2039

GO 2024B CIP Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	600,000
Interest:	304,872
Total:	904,872
Annual Appropriation?:	No
Date Incurred:	11/14/2024
FY of Last Payment:	2044

Non-Rebates For CLIVE URBAN RENEWAL

TIF Expenditure Amount:	280,400
Tied To Debt:	GO 2019C Street Improvement Bonds
Tied To Project:	Clark Street

TIF Expenditure Amount:	523,844
Tied To Debt:	GO 2021C CIP Bond
Tied To Project:	111th Street & Greenbelt Landing

TIF Expenditure Amount:	263,731
Tied To Debt:	GO 2023B CIP Bond
Tied To Project:	City Hall Facility

TIF Expenditure Amount:	0
Tied To Debt:	GO 2024B CIP Bond
Tied To Project:	Linnan Park

Rebates For CLIVE URBAN RENEWAL

Clive Wellness Campus-Ladco

TIF Expenditure Amount:	69,126
Rebate Paid To:	Healthcare Realty Trust
Tied To Debt:	Walnut Ridge of Clive
Tied To Project:	Ladco-Clive Wellness Campus
Projected Final FY of Rebate:	2025

Walnut Ridge Senior Center-Campus Drive

TIF Expenditure Amount:	176,853
Rebate Paid To:	Wedum Walnut Ridge
Tied To Debt:	Walnut Ridge of Clive
Tied To Project:	Walnut Ridge of Clive
Projected Final FY of Rebate:	2025

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TIF Taxing District Data Collection

Local Government Name: CLIVE (77G716)
 Urban Renewal Area: CLIVE URBAN RENEWAL (77060)
 TIF Taxing District Name: CLIVE CITY/WDM SCH/03-1 (LADCO DEV) TIF INCR
 TIF Taxing District Inc. Number: 770634
 TIF Taxing District Base Year: 2002
 FY TIF Revenue First Received: 2006
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	02/2003

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	48,331,100	0	0	0	48,331,100	0	48,331,100
Taxable	0	0	43,235,610	0	0	0	43,235,610	0	43,235,610
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	0	43,235,610	17,544,804	25,690,806	694,311

FY 2025 TIF Revenue Received: 474,160

TIF Taxing District Data Collection

Local Government Name: CLIVE (77G716)
 Urban Renewal Area: CLIVE URBAN RENEWAL (77060)
 TIF Taxing District Name: CLIVE CITY/WDM SCH/06 (114TH ST DIST) AMD TIF INCR
 TIF Taxing District Inc. Number: 770683
 TIF Taxing District Base Year: 2005
 FY TIF Revenue First Received: 2010
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	04/2006

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	46,625,700	23,000,000	0	0	0	69,625,700	0	69,625,700
Taxable	0	21,607,655	20,634,514	0	0	0	42,242,169	0	42,242,169
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	20,543,630	42,242,169	17,141,670	25,100,499	678,358

FY 2025 TIF Revenue Received: 520,019

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TIF Taxing District Data Collection

Local Government Name: CLIVE (77G716)
 Urban Renewal Area: CLIVE URBAN RENEWAL (77060)
 TIF Taxing District Name: CLIVE CITY/WDM SCH/07 AMD TIF INCR
 TIF Taxing District Inc. Number: 770717
 TIF Taxing District Base Year: 2006
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	04/2007

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	1,900	0	0	0	1,900	0	1,900
Taxable	0	0	881	0	0	0	881	0	881
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	1,900	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: CLIVE (77G716)
 Urban Renewal Area: CLIVE URBAN RENEWAL (77060)
 TIF Taxing District Name: CLIVE CITY/WDM SCH/18 B AMD TIF INCR
 TIF Taxing District Inc. Number: 770930
 TIF Taxing District Base Year: 2017
 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 - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	33,523,000	0	0	0	33,523,000	0	33,523,000
Taxable	0	0	30,039,230	0	0	0	30,039,230	0	30,039,230
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	2,327,900	30,039,230	12,189,776	17,849,454	482,393

FY 2025 TIF Revenue Received: 228,611

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TIF Taxing District Data Collection

Local Government Name: CLIVE (77G716)
 Urban Renewal Area: CLIVE URBAN RENEWAL (77060)
 TIF Taxing District Name: CLIVE CITY/WDM SCH/23 AMD POLK CO ADD TIF INCR
 TIF Taxing District Inc. Number: 771077
 TIF Taxing District Base Year: 0
 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 - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	1,219,800	0	0	0	1,219,800	0	1,219,800
Taxable	0	0	1,032,334	0	0	0	1,032,334	0	1,032,334
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	914,900	304,900	123,727	181,173	4,896

FY 2025 TIF Revenue Received: 0