

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: COUNCIL BLUFFS
 Local Government Number: 78G732

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
COUNCIL BLUFFS ORIGINAL 1983 MALL URBAN RENEWAL	78001	2
COUNCIL BLUFFS VALLEY VIEW NORTH URBAN RENEWAL	78004	1
COUNCIL BLUFFS 23RD AVENUE URBAN RENEWAL AREA	78006	0
COUNCIL BLUFFS ARBOR CREEK URBAN RENEWAL	78007	0
COUNCIL BLUFFS SOUTH AVENUE URBAN RENEWAL	78008	0
COUNCIL BLUFFS POWER DRIVE HOUSING URBAN RENEWAL	78009	0
COUNCIL BLUFFS WEST BROADWAY 1987 URBAN RENEWAL	78029	3
COUNCIL BLUFFS MARCC 2000 URBAN RENEWAL	78030	3
COUNCIL BLUFFS MADISON-LINDBERG AVE URBAN RENEWAL	78043	1
COUNCIL BLUFFS MARKET PLACE URBAN RENEWAL	78045	1
COUNCIL BLUFFS PLAYLAND PARK URBAN RENEWAL	78046	3
COUNCIL BLUFFS HAWKEYE HEIGHTS URBAN RENEWAL	78047	1
COUNCIL BLUFFS SOUTH MAIN URBAN RENEWAL	78048	1
COUNCIL BLUFFS OLD AIRPORT URBAN RENEWAL	78049	2
COUNCIL BLUFFS FRANKLIN AVE URBAN RENEWAL	78052	1
COUNCIL BLUFFS 2013 BLUFFS NORTHWAY URBAN RENEWAL	78053	1
COUNCIL BLUFFS 2018 BLUFFS VISION URBAN RENEWAL	78054	1
COUNCIL BLUFFS 2022 NEW HORIZON URBAN RENEWAL	78055	1

TIF Debt Outstanding: 69,115,988

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	416,605	0	Amount of 07-01-2024 Cash Balance Restricted for LMI
TIF Revenue:	3,108,292		
TIF Sp. Revenue Fund Interest:	43,540		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	3,151,832		
Rebate Expenditures:	1,870,942		
Non-Rebate Expenditures:	446,211		
Returned to County Treasurer:	743,145		
Total Expenditures:	3,060,298		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	508,139	27,684	Amount of 06-30-2025 Cash Balance Restricted for LMI
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Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 66,290,696

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Urban Renewal Area Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
 Urban Renewal Area: COUNCIL BLUFFS ORIGINAL 1983 MALL URBAN RENEWAL
 UR Area Number: 78001
 UR Area Creation Date: 03/1969
 UR Area Purpose: Removal of slum and blight

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/1983 ORIG COUNCIL BLUFFS UR TIF INCREM	780144	780145	0
COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/1983 COUNCIL BLUFFS UR TIF INCREM	780147	780148	3,731,502

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	23,642,159	41,279,966	0	0	-12,000	64,900,375	0	64,900,375
Taxable	0	10,956,434	31,594,925	0	0	-12,000	42,529,609	0	42,529,609
Homestead Credits									14

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	27,807	0	Amount of 07-01-2024 Cash Balance Restricted for LMI
TIF Revenue:	133,049		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	133,049		
Rebate Expenditures:	131,726		
Non-Rebate Expenditures:	0		
Returned to County Treasurer:	0		
Total Expenditures:	131,726		
TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	29,130	0	Amount of 06-30-2025 Cash Balance Restricted for LMI

Projects For COUNCIL BLUFFS ORIGINAL 1983 MALL URBAN RENEWAL

Sawyer Building

Description:	125 West Broadway
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	Yes
Payments Complete:	No

The Rise on Broadway

Description:	103-115 West Broadway
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	Yes
Payments Complete:	No

Additional Parking Lot

Description:	Additional Vine Street Parking Lot
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For COUNCIL BLUFFS ORIGINAL 1983 MALL URBAN RENEWAL

15 yr 90% rebate, Max \$900,000 Sawyer Bldg

Debt/Obligation Type:	Rebates
Principal:	456,217
Interest:	0
Total:	456,217
Annual Appropriation?:	Yes
Date Incurred:	08/24/2013
FY of Last Payment:	2032

15 year, 80% rebate, max of \$750,000 The Rise

Debt/Obligation Type:	Rebates
Principal:	438,158
Interest:	0
Total:	438,158
Annual Appropriation?:	Yes
Date Incurred:	07/01/2016
FY of Last Payment:	2034

Additional Parking Lot

Debt/Obligation Type:	Internal Loans
Principal:	25,245
Interest:	0
Total:	25,245
Annual Appropriation?:	Yes
Date Incurred:	07/22/2021
FY of Last Payment:	2027

Non-Rebates For COUNCIL BLUFFS ORIGINAL 1983 MALL URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	Additional Parking Lot
Tied To Project:	Additional Parking Lot

Rebates For COUNCIL BLUFFS ORIGINAL 1983 MALL URBAN RENEWAL

Sawyer Building

TIF Expenditure Amount:	76,990
Rebate Paid To:	KOCV Fund I, LLC
Tied To Debt:	15 yr 90% rebate, Max \$900,000 Sawyer Bldg
Tied To Project:	Sawyer Building
Projected Final FY of Rebate:	2032

The Rise

TIF Expenditure Amount:	54,736
Rebate Paid To:	KOCV Fund I, LLC
Tied To Debt:	15 year, 80% rebate, max of \$750,000 The Rise
Tied To Project:	The Rise on Broadway
Projected Final FY of Rebate:	2034

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TIF Taxing District Data Collection

Local Government Name:	COUNCIL BLUFFS (78G732)	
Urban Renewal Area:	COUNCIL BLUFFS ORIGINAL 1983 MALL URBAN RENEWAL (78001)	
TIF Taxing District Name:	COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/1983 ORIG COUNCIL BLUFFS UR TIF INCREM	
TIF Taxing District Inc. Number:	780145	
TIF Taxing District Base Year:	1983	
FY TIF Revenue First Received:		
Subject to a Statutory end date?	No	

UR Designation	
Slum	03/1969
Blighted	03/1969
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	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	1,688,134	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	COUNCIL BLUFFS (78G732)	
Urban Renewal Area:	COUNCIL BLUFFS ORIGINAL 1983 MALL URBAN RENEWAL (78001)	
TIF Taxing District Name:	COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/1983 COUNCIL BLUFFS UR TIF INCREM	
TIF Taxing District Inc. Number:	780148	
TIF Taxing District Base Year:	1983	
FY TIF Revenue First Received:	1985	
Subject to a Statutory end date?	No	

UR Designation	
Slum	03/1969
Blighted	03/1969
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	23,642,159	41,279,966	0	0	-12,000	64,900,375	0	64,900,375
Taxable	0	10,956,434	31,594,925	0	0	-12,000	42,529,609	0	42,529,609
Homestead Credits									14

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	20,116,497	42,529,609	3,731,502	38,798,107	1,383,378

FY 2025 TIF Revenue Received: 133,049

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Urban Renewal Area Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
 Urban Renewal Area: COUNCIL BLUFFS VALLEY VIEW NORTH URBAN RENEWAL
 UR Area Number: 78004
 UR Area Creation Date: 05/2022
 UR Area Purpose: blighted area

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
COUNCIL BLUFFS CITY/LEWIS CENTRAL SCH/VALLEY VIEW NORTH URBAN RENEWAL INCR	780373	780374	113,042

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	790,100	0	0	0	0	786,850	0	786,850
Taxable	0	366,155	0	0	0	0	362,905	0	362,905
Homestead Credits									1

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	0	0	Amount of 07-01-2024 Cash Balance Restricted for LMI
TIF Revenue:	3,563		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	3,563		
Rebate Expenditures:	0		
Non-Rebate Expenditures:	3,563		
Returned to County Treasurer:	0		
Total Expenditures:	3,563		
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 COUNCIL BLUFFS VALLEY VIEW NORTH URBAN RENEWAL

Western Ridge

Description:	Rebate TIF
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For COUNCIL BLUFFS VALLEY VIEW NORTH URBAN RENEWAL

Professional Fees

Debt/Obligation Type:	Internal Loans
Principal:	3,746
Interest:	0
Total:	3,746
Annual Appropriation?:	Yes
Date Incurred:	06/30/2023
FY of Last Payment:	2026

14 year, 78% rebate, max of \$2M Western Ridge

Debt/Obligation Type:	Rebates
Principal:	1,946,980
Interest:	0
Total:	1,946,980
Annual Appropriation?:	Yes
Date Incurred:	06/30/2025
FY of Last Payment:	2040

Non-Rebates For COUNCIL BLUFFS VALLEY VIEW NORTH URBAN RENEWAL

TIF Expenditure Amount:	3,563
Tied To Debt:	Professional Fees
Tied To Project:	Western Ridge

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TIF Taxing District Data Collection

Local Government Name:	COUNCIL BLUFFS (78G732)
Urban Renewal Area:	COUNCIL BLUFFS VALLEY VIEW NORTH URBAN RENEWAL (78004)
TIF Taxing District Name:	COUNCIL BLUFFS CITY/LEWIS CENTRAL SCH/VALLEY VIEW NORTH URBAN RENEWAL INCR
TIF Taxing District Inc. Number:	780374
TIF Taxing District Base Year:	2022
FY TIF Revenue First Received:	2025
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	790,100	0	0	0	0	786,850	0	786,850
Taxable	0	366,155	0	0	0	0	362,905	0	362,905
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	255,684	362,905	113,042	249,863	7,876

FY 2025 TIF Revenue Received: 3,563

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Urban Renewal Area Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
 Urban Renewal Area: COUNCIL BLUFFS 23RD AVENUE URBAN RENEWAL AREA
 UR Area Number: 78006

 UR Area Creation Date: 03/2024

 UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
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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

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	0	0	Amount of 07-01-2024 Cash Balance Restricted for LMI
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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 06-30-2025:	0	0	Amount of 06-30-2025 Cash Balance Restricted for LMI
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Projects For COUNCIL BLUFFS 23RD AVENUE URBAN RENEWAL AREA

Union at Bluffs Run

Description:	2430 S. 19 Street
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For COUNCIL BLUFFS 23RD AVENUE URBAN RENEWAL AREA

Professional Fees

Debt/Obligation Type:	Internal Loans
Principal:	3,039
Interest:	0
Total:	3,039
Annual Appropriation?:	Yes
Date Incurred:	06/30/2024
FY of Last Payment:	2026

Union DA 15 annual payments at 100% max \$10,000,000

Debt/Obligation Type:	Rebates
Principal:	10,000,000
Interest:	0
Total:	10,000,000
Annual Appropriation?:	Yes
Date Incurred:	06/30/2024
FY of Last Payment:	2044

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Urban Renewal Area Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
 Urban Renewal Area: COUNCIL BLUFFS ARBOR CREEK URBAN RENEWAL
 UR Area Number: 78007

UR Area Creation Date:

UR Area Purpose:

Tax Districts within this Urban Renewal Area

**Base Increment Increment
 No. No. Value
 Used**

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

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: 0 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
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 06-30-2025: 0 0 **Amount of 06-30-2025 Cash Balance Restricted for LMI**

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Urban Renewal Area Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
 Urban Renewal Area: COUNCIL BLUFFS SOUTH AVENUE URBAN RENEWAL
 UR Area Number: 78008
 UR Area Creation Date: 07/2021
 UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
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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

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: **0** **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
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 06-30-2025: **0** **0** **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For COUNCIL BLUFFS SOUTH AVENUE URBAN RENEWAL

TSL

Description:	116 29th Avenue
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For COUNCIL BLUFFS SOUTH AVENUE URBAN RENEWAL

TSL

Debt/Obligation Type:	Rebates
Principal:	6,500,000
Interest:	0
Total:	6,500,000
Annual Appropriation?:	Yes
Date Incurred:	07/01/2026
FY of Last Payment:	2041

Professional Fees

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	07/01/2024
FY of Last Payment:	2025

Non-Rebates For COUNCIL BLUFFS SOUTH AVENUE URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	Professional Fees
Tied To Project:	TSL

Rebates For COUNCIL BLUFFS SOUTH AVENUE URBAN RENEWAL

116 29th Avenue

TIF Expenditure Amount:	0
Rebate Paid To:	TSL
Tied To Debt:	TSL
Tied To Project:	TSL
Projected Final FY of Rebate:	2041

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Urban Renewal Area Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
 Urban Renewal Area: COUNCIL BLUFFS POWER DRIVE HOUSING URBAN RENEWAL
 UR Area Number: 78009

 UR Area Creation Date: 04/2025

 UR Area Purpose: Creating more LMI Housing

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
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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

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	0	0	Amount of 07-01-2024 Cash Balance Restricted for LMI
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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 06-30-2025:	0	0	Amount of 06-30-2025 Cash Balance Restricted for LMI
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Projects For COUNCIL BLUFFS POWER DRIVE HOUSING URBAN RENEWAL

Cornerstone Housing Group

Description:	123 Power Drive
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For COUNCIL BLUFFS POWER DRIVE HOUSING URBAN RENEWAL

15 year, 75% rebate, max of \$9,000,000

Debt/Obligation Type:	Rebates
Principal:	9,000,000
Interest:	0
Total:	9,000,000
Annual Appropriation?:	Yes
Date Incurred:	04/22/2025
FY of Last Payment:	2045

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Urban Renewal Area Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
 Urban Renewal Area: COUNCIL BLUFFS WEST BROADWAY 1987 URBAN RENEWAL
 UR Area Number: 78029
 UR Area Creation Date: 10/1987
 UR Area Purpose: Removal of slum and blight

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/1987 COUNCIL BLUFFS WEST BROADWAY UR TIF INCREM	780149	780150	1,539,313
COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2015 COUNCIL BLUFFS WEST BROADWAY AMEND UR TIF INCREM	780351	780352	0
COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2017 WEST BROADWAY AMEND 2 UR TIF INCREM	780357	780358	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	5,501,771	103,099,129	401,300	0	-8,000	108,987,700	0	108,987,700
Taxable	0	2,549,666	84,901,115	295,684	0	-8,000	87,731,965	0	87,731,965
Homestead Credits									11

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: **15,717** **0** **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	54,620
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	54,620

Rebate Expenditures:	49,820
Non-Rebate Expenditures:	690
Returned to County Treasurer:	3,185
Total Expenditures:	53,695

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: **16,642** **0** **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For COUNCIL BLUFFS WEST BROADWAY 1987 URBAN RENEWAL

West Broadway/Bunge Property

Description:	Site acquisition & demolition of Bunge Properties
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	Yes

DD West Broadway LLC (22nd & Broadway)

Description:	Rebate TIF
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

West Broadway/Echo Property

Description:	Site acquisition & demolition of Echo Property
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	Yes

34th and 1st Holdings, LLC

Description:	Rebate TIF
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	No
Payments Complete:	No

C Jackson Properties

Description:	Rebate TIF
Classification:	Commercial-Medical
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For COUNCIL BLUFFS WEST BROADWAY 1987 URBAN RENEWAL

DD West Broadway LLC (22nd & Broadway)

Debt/Obligation Type:	Rebates
Principal:	99,112
Interest:	0
Total:	99,112
Annual Appropriation?:	Yes
Date Incurred:	04/07/2014
FY of Last Payment:	2026

West Broadway/Echo Property

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	06/01/2022
FY of Last Payment:	2024

Professional Fees

Debt/Obligation Type:	Internal Loans
Principal:	6,639
Interest:	0
Total:	6,639
Annual Appropriation?:	Yes
Date Incurred:	07/01/2021
FY of Last Payment:	2026

34th & 1st Holdings

Debt/Obligation Type:	Rebates
Principal:	10,000,000
Interest:	0
Total:	10,000,000
Annual Appropriation?:	Yes
Date Incurred:	07/01/2023
FY of Last Payment:	2042

C. Jackson Properties

Debt/Obligation Type:	Rebates
Principal:	375,000
Interest:	0
Total:	375,000
Annual Appropriation?:	Yes
Date Incurred:	08/01/2023
FY of Last Payment:	2028

Non-Rebates For COUNCIL BLUFFS WEST BROADWAY 1987 URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	West Broadway/Echo Property
Tied To Project:	West Broadway/Echo Property
TIF Expenditure Amount:	690
Tied To Debt:	Professional Fees
Tied To Project:	34th and 1st Holdings, LLC

Rebates For COUNCIL BLUFFS WEST BROADWAY 1987 URBAN RENEWAL

DD West Broadway

TIF Expenditure Amount:	49,820
Rebate Paid To:	DD West Broadway LLC
Tied To Debt:	DD West Broadway LLC (22nd & Broadway)
Tied To Project:	DD West Broadway LLC (22nd & Broadway)
Projected Final FY of Rebate:	2026

34th & 1st Holdings

TIF Expenditure Amount:	0
Rebate Paid To:	34th & 1st Holdings LLC
Tied To Debt:	34th & 1st Holdings
Tied To Project:	34th and 1st Holdings, LLC
Projected Final FY of Rebate:	2042

C. Jackson Properties

TIF Expenditure Amount:	0
Rebate Paid To:	C. Jackson Properties
Tied To Debt:	C. Jackson Properties
Tied To Project:	C Jackson Properties
Projected Final FY of Rebate:	2027

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TIF Taxing District Data Collection

Local Government Name:	COUNCIL BLUFFS (78G732)	
Urban Renewal Area:	COUNCIL BLUFFS WEST BROADWAY 1987 URBAN RENEWAL (78029)	
TIF Taxing District Name:	COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/1987 COUNCIL BLUFFS WEST BROADWAY UR TIF INCREM	
TIF Taxing District Inc. Number:	780150	
TIF Taxing District Base Year:	1987	UR Designation
FY TIF Revenue First Received:	2005	Slum 10/1987
Subject to a Statutory end date?	No	Blighted 10/1987
		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	5,501,771	103,099,129	401,300	0	-8,000	108,987,700	0	108,987,700
Taxable	0	2,549,666	84,901,115	295,684	0	-8,000	87,731,965	0	87,731,965
Homestead Credits									11

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	35,494,586	73,501,114	1,539,313	71,961,801	2,565,857

FY 2025 TIF Revenue Received: 54,620

TIF Taxing District Data Collection

Local Government Name:	COUNCIL BLUFFS (78G732)	
Urban Renewal Area:	COUNCIL BLUFFS WEST BROADWAY 1987 URBAN RENEWAL (78029)	
TIF Taxing District Name:	COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2015 COUNCIL BLUFFS WEST BROADWAY AMEND UR TIF INCREM	
TIF Taxing District Inc. Number:	780352	
TIF Taxing District Base Year:	2014	UR Designation
FY TIF Revenue First Received:		Slum No
Subject to a Statutory end date?	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	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	23,686,242	0	0	0	0

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
 Urban Renewal Area: COUNCIL BLUFFS WEST BROADWAY 1987 URBAN RENEWAL (78029)
 TIF Taxing District Name: COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2017 WEST BROADWAY
 AMEND 2 UR TIF INCREM
 TIF Taxing District Inc. Number: 780358
 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 - 1/1/2023 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	343,806	0	0	0	0

FY 2025 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
 Urban Renewal Area: COUNCIL BLUFFS MARCC 2000 URBAN RENEWAL
 UR Area Number: 78030
 UR Area Creation Date: 05/2001
 UR Area Purpose: Economic development

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2000 COUNCIL BLUFFS MARCC UR TIF INCREM	780252	780253	0
COUNCIL BLUFFS CITY AG/COUNCIL BLUFFS SCH/2000 COUNCIL BLUFFS MARCC UR TIF INCREM	780254	780255	0
COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2000 COUNCIL BLUFFS MARCC AMENDED UR TIF INCREM	780305	780306	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
TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:			0		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						
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 06-30-2025:			0		0			Amount of 06-30-2025 Cash Balance Restricted for LMI	

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TIF Taxing District Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
 Urban Renewal Area: COUNCIL BLUFFS MARCC 2000 URBAN RENEWAL (78030)
 TIF Taxing District Name: COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2000 COUNCIL BLUFFS
 MARCC UR TIF INCREM
 TIF Taxing District Inc. Number: 780253
 TIF Taxing District Base Year: 2000
 FY TIF Revenue First Received: 2005
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2022

UR Designation	
Slum	No
Blighted	No
Economic Development	05/2001

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	1,614,045	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
 Urban Renewal Area: COUNCIL BLUFFS MARCC 2000 URBAN RENEWAL (78030)
 TIF Taxing District Name: COUNCIL BLUFFS CITY AG/COUNCIL BLUFFS SCH/2000 COUNCIL BLUFFS
 MARCC UR TIF INCREM
 TIF Taxing District Inc. Number: 780255
 TIF Taxing District Base Year: 2000
 FY TIF Revenue First Received: 2005
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2022

UR Designation	
Slum	No
Blighted	No
Economic Development	05/2001

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	1,313	0	0	0	0

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
 Urban Renewal Area: COUNCIL BLUFFS MARCC 2000 URBAN RENEWAL (78030)
 TIF Taxing District Name: COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2000 COUNCIL BLUFFS
 MARCC AMENDED UR TIF INCREM
 TIF Taxing District Inc. Number: 780306
 TIF Taxing District Base Year: 2005
 FY TIF Revenue First Received: 2006
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District
 statutorily ends: 2022

UR Designation	
Slum	No
Blighted	No
Economic Development	05/2001

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	26,000,000	0	0	0	0

FY 2025 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
 Urban Renewal Area: COUNCIL BLUFFS MADISON-LINDBERG AVE URBAN RENEWAL
 UR Area Number: 78043

 UR Area Creation Date: 01/2005

 UR Area Purpose: Removal of slum and blight

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2005 COUNCIL BLUFFS MADISON LINDBERG AVE UR TIF INCREM	780297	780298	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

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	0	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		
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 06-30-2025:	0	0	Amount of 06-30-2025 Cash Balance Restricted for LMI

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Urban renewal area and TIF district were repealed effective June 30, 2013.

256 Characters Left

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

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
 Urban Renewal Area: COUNCIL BLUFFS MADISON-LINDBERG AVE URBAN RENEWAL (78043)
 TIF Taxing District Name: COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2005 COUNCIL BLUFFS
 MADISON LINDBERG AVE UR TIF INCREM
 TIF Taxing District Inc. Number: 780298
 TIF Taxing District Base Year: 2005
 FY TIF Revenue First Received: 2009
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District
 statutorily ends: 2015

UR Designation	
Slum	01/2005
Blighted	01/2005
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	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	34,067	0	0	0	0

FY 2025 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
 Urban Renewal Area: COUNCIL BLUFFS MARKET PLACE URBAN RENEWAL
 UR Area Number: 78045
 UR Area Creation Date: 04/2007
 UR Area Purpose: Economic development

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
CO BLUFFS CITY/LEWIS CENTRAL SCH/2007 COUNCIL BLUFFS MARKETPLACE UR TIF INCREM	780319	780320	26,191,961

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	29,829,800	0	0	0	29,829,800	0	29,829,800
Taxable	0	0	26,191,961	0	0	0	26,191,961	0	26,191,961
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	340,595	0	Amount of 07-01-2024 Cash Balance Restricted for LMI
TIF Revenue:	830,227		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	830,227		
Rebate Expenditures:	0		
Non-Rebate Expenditures:	0		
Returned to County Treasurer:	739,960		
Total Expenditures:	739,960		
TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	430,862	0	Amount of 06-30-2025 Cash Balance Restricted for LMI

Projects For COUNCIL BLUFFS MARKET PLACE URBAN RENEWAL

Marketplace, LLC

Description:	Rebate TIF
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For COUNCIL BLUFFS MARKET PLACE URBAN RENEWAL

General Fund Advance

Debt/Obligation Type:	Internal Loans
Principal:	427,406
Interest:	0
Total:	427,406
Annual Appropriation?:	Yes
Date Incurred:	04/01/2024
FY of Last Payment:	2026

Professional Fees

Debt/Obligation Type:	Internal Loans
Principal:	3,458
Interest:	0
Total:	3,458
Annual Appropriation?:	Yes
Date Incurred:	05/24/2024
FY of Last Payment:	2026

Non-Rebates For COUNCIL BLUFFS MARKET PLACE URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	Professional Fees
Tied To Project:	Marketplace, LLC

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256 Characters Left

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: COUNCIL BLUFFS (78G732)
 Urban Renewal Area: COUNCIL BLUFFS MARKET PLACE URBAN RENEWAL (78045)
 TIF Taxing District Name: CO BLUFFS CITY/LEWIS CENTRAL SCH/2007 COUNCIL BLUFFS MARKETPLACE UR TIF INCREM
 TIF Taxing District Inc. Number: 780320
 TIF Taxing District Base Year: 2007
 FY TIF Revenue First Received: 2010
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2029

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	29,829,800	0	0	0	29,829,800	0	29,829,800
Taxable	0	0	26,191,961	0	0	0	26,191,961	0	26,191,961
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	37,940	26,191,961	26,191,961	0	0

FY 2025 TIF Revenue Received: 830,227

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Urban Renewal Area Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
 Urban Renewal Area: COUNCIL BLUFFS PLAYLAND PARK URBAN RENEWAL
 UR Area Number: 78046
 UR Area Creation Date: 06/2003
 UR Area Purpose: Removal of slum and blight

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2006 COUNCIL BLUFFS PLAYLAND PARK UR TIF INCREM	780315	780316	35,108,339
COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2010 COUNCIL BLUFFS PLAYLAND PARK AMEND UR TIF INCREM	780331	780332	6,025
COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2013 COUNCIL BLUFFS PLAYLAND PARK AMEND #3 UR TIF INCREM	780347	780348	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	54,213,429	11,324,971	0	0	0	65,538,400	0	65,538,400
Taxable	0	25,124,021	9,990,343	0	0	0	35,114,364	0	35,114,364
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: 32,238 **0** **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	1,253,746
TIF Sp. Revenue Fund Interest:	43,540
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	1,297,286

Rebate Expenditures:	888,793
Non-Rebate Expenditures:	439,459
Returned to County Treasurer:	0
Total Expenditures:	1,328,252

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: 1,272 **0** **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For COUNCIL BLUFFS PLAYLAND PARK URBAN RENEWAL

Riverfront Apartments

Description:	Rebate TIF
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	Yes
Payments Complete:	No

Office Building

Description:	Rebate TIF
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

Parking Garage

Description:	Rebate TIF
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

BDC Apartments (Lot 1, Block 2)

Description:	Rebate TIF
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	No
Payments Complete:	No

Broadmoor

Description:	Rebate TIF
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For COUNCIL BLUFFS PLAYLAND PARK URBAN RENEWAL

GO BONDS 2010C

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	63,756
Interest:	0
Total:	63,756
Annual Appropriation?:	No
Date Incurred:	07/30/2010
FY of Last Payment:	2025

40 semi annual payments, 75%, Noddle Office Building

Debt/Obligation Type:	Rebates
Principal:	4,802,521
Interest:	0
Total:	4,802,521
Annual Appropriation?:	Yes
Date Incurred:	07/11/2016
FY of Last Payment:	2039

40 semi annual payments, 75% Parking Garage

Debt/Obligation Type:	Other Debt
Principal:	8,284,494
Interest:	0
Total:	8,284,494
Annual Appropriation?:	Yes
Date Incurred:	10/24/2017
FY of Last Payment:	2039

18 year, 75% BDC Apartments (Lot 1, Blk 2)

Debt/Obligation Type:	Rebates
Principal:	7,339,818
Interest:	0
Total:	7,339,818
Annual Appropriation?:	Yes
Date Incurred:	12/20/2016
FY of Last Payment:	2038

Professional Fees

Debt/Obligation Type:	Internal Loans
Principal:	15,461
Interest:	0
Total:	15,461
Annual Appropriation?:	Yes
Date Incurred:	07/01/2021
FY of Last Payment:	2025

River Park Development Project

Debt/Obligation Type:	Internal Loans
Principal:	752,606
Interest:	0
Total:	752,606
Annual Appropriation?:	No
Date Incurred:	07/01/2021

FY of Last Payment: 2029

Parking Garage Maintenance

Debt/Obligation Type: Internal Loans
Principal: 216,162
Interest: 0
Total: 216,162
Annual Appropriation?: Yes
Date Incurred: 07/01/2021
FY of Last Payment: 2025

Central Area Maintenance Expenses

Debt/Obligation Type: Internal Loans
Principal: 215,466
Interest: 0
Total: 215,466
Annual Appropriation?: Yes
Date Incurred: 07/01/2021
FY of Last Payment: 2025

Broadmoor

Debt/Obligation Type: Rebates
Principal: 2,000,000
Interest: 0
Total: 2,000,000
Annual Appropriation?: Yes
Date Incurred: 10/09/2023
FY of Last Payment: 2045

Non-Rebates For COUNCIL BLUFFS PLAYLAND PARK URBAN RENEWAL

TIF Expenditure Amount:	63,756
Tied To Debt:	GO BONDS 2010C
Tied To Project:	Riverfront Apartments
TIF Expenditure Amount:	11,953
Tied To Debt:	Professional Fees
Tied To Project:	BDC Apartments (Lot 1, Block 2)
TIF Expenditure Amount:	161,240
Tied To Debt:	River Park Development Project
Tied To Project:	Parking Garage
TIF Expenditure Amount:	90,739
Tied To Debt:	Parking Garage Maintenance
Tied To Project:	Parking Garage
TIF Expenditure Amount:	111,771
Tied To Debt:	Central Area Maintenance Expenses
Tied To Project:	Parking Garage

Rebates For COUNCIL BLUFFS PLAYLAND PARK URBAN RENEWAL

4201 River's Edge Parkway

TIF Expenditure Amount:	254,187
Rebate Paid To:	River's Edge One, LLC
Tied To Debt:	40 semi annual payments, 75%, Noddle Office Building
Tied To Project:	Office Building
Projected Final FY of Rebate:	2040

Parking Garage

TIF Expenditure Amount:	222,198
Rebate Paid To:	River's Edge Parking, LLC
Tied To Debt:	40 semi annual payments, 75% Parking Garage
Tied To Project:	Parking Garage
Projected Final FY of Rebate:	2040

BDC Apartments Lot 1, Block 2

TIF Expenditure Amount:	412,408
Rebate Paid To:	River's Edge Apartments, LLC
Tied To Debt:	18 year, 75% BDC Apartments (Lot 1, Blk 2)
Tied To Project:	BDC Apartments (Lot 1, Block 2)
Projected Final FY of Rebate:	2041

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TIF Taxing District Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
 Urban Renewal Area: COUNCIL BLUFFS PLAYLAND PARK URBAN RENEWAL (78046)
 TIF Taxing District Name: COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2006 COUNCIL BLUFFS PLAYLAND PARK UR TIF INCREM
 TIF Taxing District Inc. Number: 780316
 TIF Taxing District Base Year: 2006
 FY TIF Revenue First Received: 2009
 Subject to a Statutory end date? No

	UR Designation
Slum	06/2003
Blighted	06/2003
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	54,213,429	11,311,971	0	0	0	65,525,400	0	65,525,400
Taxable	0	25,124,021	9,984,318	0	0	0	35,108,339	0	35,108,339
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	808,462	35,108,339	35,108,339	0	0

FY 2025 TIF Revenue Received: 1,253,746

TIF Taxing District Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
 Urban Renewal Area: COUNCIL BLUFFS PLAYLAND PARK URBAN RENEWAL (78046)
 TIF Taxing District Name: COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2010 COUNCIL BLUFFS PLAYLAND PARK AMEND UR TIF INCREM
 TIF Taxing District Inc. Number: 780332
 TIF Taxing District Base Year: 2010
 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	13,000	0	0	0	13,000	0	13,000
Taxable	0	0	6,025	0	0	0	6,025	0	6,025
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	1,495	6,025	6,025	0	0

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
 Urban Renewal Area: COUNCIL BLUFFS PLAYLAND PARK URBAN RENEWAL (78046)
 TIF Taxing District Name: COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2013 COUNCIL BLUFFS
 PLAYLAND PARK AMEND #3 UR TIF INCREM
 TIF Taxing District Inc. Number: 780348
 TIF Taxing District Base Year: 2013
 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	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	91,831	0	0	0	0

FY 2025 TIF Revenue Received: 0

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
 Urban Renewal Area: COUNCIL BLUFFS HAWKEYE HEIGHTS URBAN RENEWAL
 UR Area Number: 78047

 UR Area Creation Date: 02/2007

 UR Area Purpose: Economic development

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2007 COUNCIL BLUFFS HAWKEYE HEIGHTS UR TIF INCREM	780317	780318	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

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	0	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		
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 06-30-2025:	0	0	Amount of 06-30-2025 Cash Balance Restricted for LMI

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
 Urban Renewal Area: COUNCIL BLUFFS HAWKEYE HEIGHTS URBAN RENEWAL (78047)
 TIF Taxing District Name: COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2007 COUNCIL BLUFFS HAWKEYE HEIGHTS UR TIF INCREM
 TIF Taxing District Inc. Number: 780318
 TIF Taxing District Base Year: 2007
 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	02/2007

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	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	156,234	0	0	0	0

FY 2025 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
 Urban Renewal Area: COUNCIL BLUFFS SOUTH MAIN URBAN RENEWAL
 UR Area Number: 78048
 UR Area Creation Date: 06/1998
 UR Area Purpose: Slum and blight

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2007 COUNCIL BLUFFS SOUTH MAIN UR TIF INCREM	780321	780322	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

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	0	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								
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 06-30-2025:	0	0	Amount of 06-30-2025 Cash Balance Restricted for LMI						

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

256 Characters Left

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

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name:	COUNCIL BLUFFS (78G732)
Urban Renewal Area:	COUNCIL BLUFFS SOUTH MAIN URBAN RENEWAL (78048)
TIF Taxing District Name:	COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2007 COUNCIL BLUFFS SOUTH MAIN UR TIF INCREM
TIF Taxing District Inc. Number:	780322
TIF Taxing District Base Year:	2007
FY TIF Revenue First Received:	2010
Subject to a Statutory end date?	No

UR Designation	
Slum	06/1998
Blighted	06/1998
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	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	30,295,901	0	0	0	0

FY 2025 TIF Revenue Received: 0

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

URN Area was amended to remove land 03-24-25, Reso 25-79, this area will be expiring in 2026.

256 Characters Left

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

0

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
 Urban Renewal Area: COUNCIL BLUFFS OLD AIRPORT URBAN RENEWAL (78049)
 TIF Taxing District Name: CO BLUFFS CITY/LEWIS CENTRAL SCH/2007 COUNCIL BLUFFS OLD AIRPORT UR TIF INCREM
 TIF Taxing District Inc. Number: 780324
 TIF Taxing District Base Year: 2007
 FY TIF Revenue First Received: 2010
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2026

UR Designation	
Slum	No
Blighted	No
Economic Development	02/2006

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	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	3,498,026	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
 Urban Renewal Area: COUNCIL BLUFFS OLD AIRPORT URBAN RENEWAL (78049)
 TIF Taxing District Name: CO BLUFFS CITY AG/LEWIS CENTRAL SCH/2007 COUNCIL BLUFFS OLD AIRPORT UR TIF INCREM
 TIF Taxing District Inc. Number: 780330
 TIF Taxing District Base Year: 2007
 FY TIF Revenue First Received: 2010
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2026

UR Designation	
Slum	No
Blighted	No
Economic Development	02/2006

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	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	819	0	0	0	0

FY 2025 TIF Revenue Received: 0

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
 Urban Renewal Area: COUNCIL BLUFFS FRANKLIN AVE URBAN RENEWAL
 UR Area Number: 78052

 UR Area Creation Date: 01/2011

 UR Area Purpose: Housing

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
COUNCIL BLUFFS CITY/LEWIS CENTRAL SCH/2013 COUNCIL BLUFFS FRANKLIN AVE UR TIF INCREM	780339	780340	4,710,896

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	10,309,900	0	0	0	-28,000	10,242,900	0	10,242,900
Taxable	0	4,777,896	0	0	0	-28,000	4,710,896	0	4,710,896
Homestead Credits									26

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	0	0	Amount of 07-01-2024 Cash Balance Restricted for LMI
TIF Revenue:	148,500		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	148,500		
Rebate Expenditures:	148,500		
Non-Rebate Expenditures:	0		
Returned to County Treasurer:	0		
Total Expenditures:	148,500		
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 COUNCIL BLUFFS FRANKLIN AVE URBAN RENEWAL

FRANKLIN AVE

Description:	REBATE TIF
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For COUNCIL BLUFFS FRANKLIN AVE URBAN RENEWAL

100% TIF, 24 SEMI ANNUAL PMT

Debt/Obligation Type:	Rebates
Principal:	467,595
Interest:	0
Total:	467,595
Annual Appropriation?:	Yes
Date Incurred:	09/26/2011
FY of Last Payment:	2027

Rebates For COUNCIL BLUFFS FRANKLIN AVE URBAN RENEWAL

FRANKLIN AVE

TIF Expenditure Amount:	148,500
Rebate Paid To:	MCCARTHY CONSTRUCITON INC
Tied To Debt:	100% TIF, 24 SEMI ANNUAL PMT
Tied To Project:	FRANKLIN AVE
Projected Final FY of Rebate:	2027

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
 Urban Renewal Area: COUNCIL BLUFFS FRANKLIN AVE URBAN RENEWAL (78052)
 TIF Taxing District Name: COUNCIL BLUFFS CITY/LEWIS CENTRAL SCH/2013 COUNCIL BLUFFS FRANKLIN AVE UR TIF INCREM
 TIF Taxing District Inc. Number: 780340
 TIF Taxing District Base Year: 2017
 FY TIF Revenue First Received: 2016
 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	10,309,900	0	0	0	-28,000	10,242,900	0	10,242,900
Taxable	0	4,777,896	0	0	0	-28,000	4,710,896	0	4,710,896
Homestead Credits									26

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	180,245	4,710,896	4,710,896	0	0

FY 2025 TIF Revenue Received: 148,500

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
 Urban Renewal Area: COUNCIL BLUFFS 2013 BLUFFS NORTHWAY URBAN RENEWAL
 UR Area Number: 78053
 UR Area Creation Date: 03/2012
 UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2013 COUNCIL BLUFFS BLUFFS NORTHWAY UR TIF INCREM	780341	780342	10,827,888

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	13,111,100	0	0	0	13,111,100	0	13,111,100
Taxable	0	0	11,734,504	0	0	0	11,734,504	0	11,734,504
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	0	0	Amount of 07-01-2024 Cash Balance Restricted for LMI						
TIF Revenue:	370,773								
TIF Sp. Revenue Fund Interest:	0								
Property Tax Replacement Claims	0								
Asset Sales & Loan Repayments:	0								
Total Revenue:	370,773								
Rebate Expenditures:	370,773								
Non-Rebate Expenditures:	0								
Returned to County Treasurer:	0								
Total Expenditures:	370,773								
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 COUNCIL BLUFFS 2013 BLUFFS NORTHWAY URBAN RENEWAL

BLUFFS NORTHWAY URBAN REVEWAL

Description:	REBATE TIF
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For COUNCIL BLUFFS 2013 BLUFFS NORTHWAY URBAN RENEWAL

12 YR 100% REBATE

Debt/Obligation Type:	Rebates
Principal:	1,202,979
Interest:	0
Total:	1,202,979
Annual Appropriation?:	Yes
Date Incurred:	01/17/2013
FY of Last Payment:	2027

Rebates For COUNCIL BLUFFS 2013 BLUFFS NORTHWAY URBAN RENEWAL

WALMART N. 16TH ST

TIF Expenditure Amount:	370,773
Rebate Paid To:	WALMART REALESTATE TRUST
Tied To Debt:	12 YR 100% REBATE
Tied To Project:	BLUFFS NORTHWAY URBAN REVEWAL
Projected Final FY of Rebate:	2027

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
 Urban Renewal Area: COUNCIL BLUFFS 2013 BLUFFS NORTHWAY URBAN RENEWAL (78053)
 TIF Taxing District Name: COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2013 COUNCIL BLUFFS
 BLUFFS NORTHWAY UR TIF INCREM
 TIF Taxing District Inc. Number: 780342
 TIF Taxing District Base Year: 2013
 FY TIF Revenue First Received: 2016
 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	13,111,100	0	0	0	13,111,100	0	13,111,100
Taxable	0	0	11,734,504	0	0	0	11,734,504	0	11,734,504
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	2,283,212	10,827,888	10,827,888	0	0

FY 2025 TIF Revenue Received: 370,773

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
 Urban Renewal Area: COUNCIL BLUFFS 2018 BLUFFS VISION URBAN RENEWAL
 UR Area Number: 78054
 UR Area Creation Date: 12/2015
 UR Area Purpose: Economic development

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2018 BLUFFS VISION UR TIF INCREM	780353	780354	7,048,386

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	14,772,000	0	0	0	14,772,000	0	14,772,000
Taxable	0	0	12,967,371	0	0	0	12,967,371	0	12,967,371
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: **248** **0** **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	251,315
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	251,315

Rebate Expenditures:	249,014
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	249,014

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: **2,549** **0** **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For COUNCIL BLUFFS 2018 BLUFFS VISION URBAN RENEWAL

MAC Ventures LLC

Description:	Fieldhouse and hotel development Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For COUNCIL BLUFFS 2018 BLUFFS VISION URBAN RENEWAL

15 year, 90% rebate

Debt/Obligation Type:	Rebates
Principal:	3,280,709
Interest:	0
Total:	3,280,709
Annual Appropriation?:	Yes
Date Incurred:	04/25/2016
FY of Last Payment:	2034

Non-Rebates For COUNCIL BLUFFS 2018 BLUFFS VISION URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Project:	MAC Ventures LLC

Rebates For COUNCIL BLUFFS 2018 BLUFFS VISION URBAN RENEWAL

MAC Ventures

TIF Expenditure Amount:	249,014
Rebate Paid To:	MAC Ventures, LLC
Tied To Debt:	15 year, 90% rebate
Tied To Project:	MAC Ventures LLC
Projected Final FY of Rebate:	2034

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Project includes construction of 98,050 sq. ft. fieldhouse, a 132 room hotel & 70,000 sq. ft. of retail. TPC is approx. \$40,225,000. City also agrees to return to MAC Ventures 100% of hotel tax generated by the hotel for 15 years, max of \$4,500,000.

256 Characters Left

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

0

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name:	COUNCIL BLUFFS (78G732)
Urban Renewal Area:	COUNCIL BLUFFS 2018 BLUFFS VISION URBAN RENEWAL (78054)
TIF Taxing District Name:	COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2018 BLUFFS VISION UR TIF INCREM
TIF Taxing District Inc. Number:	780354
TIF Taxing District Base Year:	2017
FY TIF Revenue First Received:	2020
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	14,772,000	0	0	0	14,772,000	0	14,772,000
Taxable	0	0	12,967,371	0	0	0	12,967,371	0	12,967,371
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	7,012,200	7,759,800	7,048,386	711,414	25,366

FY 2025 TIF Revenue Received: 251,315

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Urban Renewal Area Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
 Urban Renewal Area: COUNCIL BLUFFS 2022 NEW HORIZON URBAN RENEWAL
 UR Area Number: 78055

 UR Area Creation Date: 06/2021

 UR Area Purpose: Housing

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/NEW HORIZON UR INCR	780379	780380	1,752,896

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	3,911,300	0	0	0	-8,000	3,893,550	0	3,893,550
Taxable	0	1,812,605	0	0	0	-8,000	1,794,855	0	1,794,855
Homestead Credits									7

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	0	0	Amount of 07-01-2024 Cash Balance Restricted for LMI
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TIF Revenue:	62,499
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	62,499

Rebate Expenditures:	32,316
Non-Rebate Expenditures:	2,499
Returned to County Treasurer:	0
Total Expenditures:	34,815

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	27,684	27,684	Amount of 06-30-2025 Cash Balance Restricted for LMI
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Projects For COUNCIL BLUFFS 2022 NEW HORIZON URBAN RENEWAL

McCarthy

Description:	Patrick Circle
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For COUNCIL BLUFFS 2022 NEW HORIZON URBAN RENEWAL

Bluffs Homes, LLC (McCarthy)

Debt/Obligation Type:	Rebates
Principal:	600,000
Interest:	0
Total:	600,000
Annual Appropriation?:	Yes
Date Incurred:	07/01/2025
FY of Last Payment:	2034

Professional Fees

Debt/Obligation Type:	Internal Loans
Principal:	3,417
Interest:	0
Total:	3,417
Annual Appropriation?:	Yes
Date Incurred:	07/01/2020
FY of Last Payment:	2025

LMI Requirement of Bluffs Homes, LLC

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	586,004
Interest:	0
Total:	586,004
Annual Appropriation?:	Yes
Date Incurred:	07/01/2025
FY of Last Payment:	2034

Non-Rebates For COUNCIL BLUFFS 2022 NEW HORIZON URBAN RENEWAL

TIF Expenditure Amount:	2,499
Tied To Debt:	Professional Fees
Tied To Project:	McCarthy

Rebates For COUNCIL BLUFFS 2022 NEW HORIZON URBAN RENEWAL

Patrick Circle

TIF Expenditure Amount:	32,316
Rebate Paid To:	McCarthy
Tied To Debt:	Bluffs Homes, LLC (McCarthy)
Tied To Project:	McCarthy
Projected Final FY of Rebate:	2038

Income Housing For COUNCIL BLUFFS 2022 NEW HORIZON URBAN RENEWAL

Amount of FY 2025 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	0
<hr/>	
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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TIF Taxing District Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
 Urban Renewal Area: COUNCIL BLUFFS 2022 NEW HORIZON URBAN RENEWAL (78055)
 TIF Taxing District Name: COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/NEW HORIZON UR INCR
 TIF Taxing District Inc. Number: 780380
 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	3,911,300	0	0	0	-8,000	3,893,550	0	3,893,550
Taxable	0	1,812,605	0	0	0	-8,000	1,794,855	0	1,794,855
Homestead Credits									7

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	1,380,400	1,794,855	1,752,896	41,959	1,496

FY 2025 TIF Revenue Received: 62,499