

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: MINDEN
 Local Government Number: 78G737

Active Urban Renewal Areas

MINDEN 1991 URBAN RENEWAL

**U.R. # of Tif Taxing
 # Districts**
 78017 4

TIF Debt Outstanding: 356,619

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	224,799	0	Amount of 07-01-2024 Cash Balance Restricted for LMI
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TIF Revenue:	228,760		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	228,760		

Rebate Expenditures:	0		
Non-Rebate Expenditures:	79,170		
Returned to County Treasurer:	0		
Total Expenditures:	79,170		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	374,389	0	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: -96,940**

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Urban Renewal Area Data Collection

Local Government Name: MINDEN (78G737)
 Urban Renewal Area: MINDEN 1991 URBAN RENEWAL
 UR Area Number: 78017

UR Area Creation Date: 03/1992

UR Area Purpose: The City of Minden's primary objective in the Minden Urban Renewal area is to expand affordable residential development.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
MINDEN CITY/TRI-CENTER SCH/1991 MINDEN UR TIF INCREM	780193	780194	4,764,104
MINDEN CITY AG/TRI-CENTER SCH/1991 MINDEN UR TIF INCREM	780207	780208	0
MINDEN CITY/TRI-CENTER SCH/1999 MINDEN UR TIF INCREM	780238	780239	338,983
MINDEN CITY/TRI-CENTER SCH/2002 MINDEN UR TIF INCREM	780275	780276	2,586,258

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	16,626,508	336,092	0	0	-72,000	16,835,350	0	16,835,350
Taxable	0	7,705,186	162,565	0	0	-72,000	7,740,501	0	7,740,501
Homestead Credits									57

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: **224,799** **0** **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	228,760
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	228,760

Rebate Expenditures:	0
Non-Rebate Expenditures:	79,170
Returned to County Treasurer:	0
Total Expenditures:	79,170

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: **374,389** **0** **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For MINDEN 1991 URBAN RENEWAL

Downtown Streetscape

Description:	Replace sidewalks, replace & add lighting, repair streets, railings in downtown area
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

5th street development

Description:	housing design/development
Classification:	Residential property (classified residential)
Physically Complete:	No
Payments Complete:	No

O'neill land purchase

Description:	land purchase for future housing
Classification:	Residential property (classified residential)
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For MINDEN 1991 URBAN RENEWAL

Downtown streetscape

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	78,000
Interest:	2,340
Total:	80,340
Annual Appropriation?:	No
Date Incurred:	06/27/2018
FY of Last Payment:	2025

5th Street housing development

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	08/11/2020
FY of Last Payment:	2020

O'neill land purchase

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	255,000
Interest:	21,279
Total:	276,279
Annual Appropriation?:	No
Date Incurred:	09/22/2022
FY of Last Payment:	2028

Non-Rebates For MINDEN 1991 URBAN RENEWAL

TIF Expenditure Amount:	79,170
Tied To Debt:	Downtown streetscape
Tied To Project:	Downtown Streetscape
TIF Expenditure Amount:	0
Tied To Debt:	5th Street housing development
Tied To Project:	5th street developement
TIF Expenditure Amount:	0
Tied To Debt:	5th Street housing development
Tied To Project:	5th street development

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TAX DISTRICT: MINDEN CITY AG/TRI-CENTER SCH/1991 MINDEN UR TIF INCREM 78207/78208
HAS BEEN INACTIVE TO THIS DATE.

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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: MINDEN (78G737)
 Urban Renewal Area: MINDEN 1991 URBAN RENEWAL (78017)
 TIF Taxing District Name: MINDEN CITY/TRI-CENTER SCH/1991 MINDEN UR TIF INCREM
 TIF Taxing District Inc. Number: 780194
 TIF Taxing District Base Year: 1991
 FY TIF Revenue First Received: 1994
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	03/1992

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	10,474,900	0	0	0	-48,000	10,384,650	0	10,384,650
Taxable	0	4,854,354	0	0	0	-48,000	4,764,104	0	4,764,104
Homestead Credits									32

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	1,736,677	4,764,104	4,764,104	0	0

FY 2025 TIF Revenue Received: 142,920

TIF Taxing District Data Collection

Local Government Name: MINDEN (78G737)
 Urban Renewal Area: MINDEN 1991 URBAN RENEWAL (78017)
 TIF Taxing District Name: MINDEN CITY AG/TRI-CENTER SCH/1991 MINDEN UR TIF INCREM
 TIF Taxing District Inc. Number: 780208
 TIF Taxing District Base Year: 1991
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	03/1992

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	29,544	0	0	0	0

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: MINDEN (78G737)
 Urban Renewal Area: MINDEN 1991 URBAN RENEWAL (78017)
 TIF Taxing District Name: MINDEN CITY/TRI-CENTER SCH/1999 MINDEN UR TIF INCREM
 TIF Taxing District Inc. Number: 780239
 TIF Taxing District Base Year: 1999
 FY TIF Revenue First Received: 2002
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2020

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2000

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	740,100		0	0	0	-4,000	736,100	0	736,100
Taxable	0	342,983		0	0	0	-4,000	338,983	0	338,983
Homestead Credits										2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	7,089	338,983	338,983	0	0

FY 2025 TIF Revenue Received: 10,156

TIF Taxing District Data Collection

Local Government Name: MINDEN (78G737)
 Urban Renewal Area: MINDEN 1991 URBAN RENEWAL (78017)
 TIF Taxing District Name: MINDEN CITY/TRI-CENTER SCH/2002 MINDEN UR TIF INCREM
 TIF Taxing District Inc. Number: 780276
 TIF Taxing District Base Year: 2002
 FY TIF Revenue First Received: 2004
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2022

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2002

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	5,411,508	336,092	0	0	-20,000	5,714,600	0	5,714,600	
Taxable	0	2,507,849	162,565	0	0	-20,000	2,637,414	0	2,637,414	
Homestead Credits										23

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	3,161,342	2,573,258	2,586,258	-13,000	-390

FY 2025 TIF Revenue Received: 75,684