

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: NEVADA
 Local Government Number: 85G820

Active Urban Renewal Areas

NEVADA URBAN RENEWAL

**U.R. # of Tif Taxing
Districts**
 85005 19

TIF Debt Outstanding: 23,409,492

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	999,816	340,343	Amount of 07-01-2024 Cash Balance Restricted for LMI
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TIF Revenue:	1,592,900		
TIF Sp. Revenue Fund Interest:	66,827		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	1,659,727		

Rebate Expenditures:	508,594		
Non-Rebate Expenditures:	1,187,921		
Returned to County Treasurer:	0		
Total Expenditures:	1,696,515		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	963,028	425,080	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: 20,749,949

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

Local Government Name: NEVADA (85G820)
 Urban Renewal Area: NEVADA URBAN RENEWAL
 UR Area Number: 85005

UR Area Creation Date: 11/1989

To help local officials promote economic development. Primary goal to stimulate, through public involvement and commitment, private investments in commercial and industrial development and create a sound economic base to serve as the foundation for growth.

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
NEVADA CITY/NEVADA SCH/NEVADA URBAN RENEWAL TIF INCREM	850509	850109	51,151,289
NEVADA CITY AG/NEVADA SCH/NEVADA URBAN RENEWAL TIF INCREM	850510	850110	0
NEVADA CITY/NEVADA SCH/NEVADA URBAN RENEWAL ENLARGEMENT TIF INCREM	850533	850133	0
NEVADA CITY AG/NEVADA SCH/NEVADA URBAN RENEWAL ENLARGEMENT TIF INCREM	850534	850134	0
NEVADA CITY/NEVADA SCH/NEVADA URBAN RENEWAL 2ND ENLARGEMENT TIF INCREM	850554	850154	0
NEVADA CITY AG/NEVADA SCH/NEVADA URBAN RENEWAL 2ND ENLARGEMENT TIF INCREM	850555	850155	0
NEVADA CITY/NEVADA SCH/NEVADA URBAN RENEWAL 3RD ENLARGEMENT TIF INCREM	850562	850162	0
NEVADA CITY/NEVADA SCH/NEVADA UR 4TH ENLARGEMENT TIF INCREM	850582	850182	0
NEVADA CITY AG/NEVADA SCH/NEVADA UR 4TH ENLARGEMENT TIF INCREM	850583	850183	0
NEVADA CITY/NEVADA SCH 2012 URBAN RENEWAL AREA ADDITION TIF INCREM	850596	850196	0
NEVADA CITY AG/NEVADA SCH 2012 URBAN RENEWAL AREA ADDITION TIF INCREM	850637	850237	0
NEVADA CITY/NEVADA SCH 2016 ADDITION NEVADA URBAN RENEWAL TIF INCREMENT (ROSK)	850666	850667	1,541,135
NEVADA CITY/NEVADA SCH 2020 SEPTEMBER ADD - PHASE 1 NEVADA URBAN RENEWAL TIF INCREMENT	850668	850669	0
NEVADA CITY AG/NEVADA SCH 2020 SEPTEMBER ADD - PHASE 1 NEVADA URBAN RENEWAL TIF INCREMENT	850670	850671	0
NEVADA CITY AG/NEVADA SCH JULY 2022 ADDITION TIF INCREMENT	850678	850679	0
NEVADA CITY/NEVADA SCH JULY 2022 ADDITION TIF INCREMENT	850680	850681	0
NEVADA CITY/NEVADA SCH MAY 2023 ADDITION URA TIF INCREMENT	850692	850693	0
NEVADA CITY AG/NEVADA SCH NOVEMBER 2022 ADDITION URA TIF INCREMENT	850694	850695	0
NEVADA CITY/NEVADA SCH NOVEMBER 2022 ADDITION URA TIF INCREMENT	850696	850697	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	43,676,600	32,944,100	16,179,000	0	-76,000	92,561,200	0	92,561,200
Taxable	0	20,240,971	24,832,862	14,193,657	0	-76,000	59,028,990	0	59,028,990
Homestead Credits									155

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	999,816	340,343	Amount of 07-01-2024 Cash Balance Restricted for LMI
TIF Revenue:	1,592,900		
TIF Sp. Revenue Fund Interest:	66,827		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	1,659,727		
Rebate Expenditures:	508,594		
Non-Rebate Expenditures:	1,187,921		
Returned to County Treasurer:	0		
Total Expenditures:	1,696,515		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	963,028	425,080	Amount of 06-30-2025 Cash Balance Restricted for LMI
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Projects For NEVADA URBAN RENEWAL

NEDC AA Membership

Description:	Economic Development Membership
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Key Coop, 20 yr

Description:	Rebate Agreement
Classification:	Agribusiness
Physically Complete:	Yes
Payments Complete:	No

Almaco

Description:	Expansion
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Airport Road, Plat 6

Description:	Street, Water, Wastewater Infrastructure and Platting
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

R Friedrich Housing Dev

Description:	Housing and Infrastructure Project
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

ROSK Housing Dev

Description:	Housing and Infrastructure Project
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

#1Mid States Material Handling

Description:	Rebate Agreement
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Verbio, amended

Description:	Rebate Agreement
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

DDCE DuPont Project

Description:	Street, Water, Wastewater Infrastructure
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Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	Yes

Central Business District Project

Description:	Street, Water, Wastewater Infrastructure
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

South Glen Sub - Phase 1

Description:	Housing and Infrastructure Project
Classification:	Residential property (classified residential)
Physically Complete:	No
Payments Complete:	No

#2 Mid States Material Handling

Description:	Rebate Agreement
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

On Track, West F Ind Park

Description:	Rebate Agreement
Classification:	Industrial/manufacturing property
Physically Complete:	No
Payments Complete:	No

M&R Properties Iowa, LLC

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

Verbio, 2nd North Prop, RR

Description:	Rebate Agreement
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Nevada Journal Bld, Richards

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

Nevada Dev, Henry Prop

Description:	Rebate Agreement
Classification:	Residential property (classified residential)
Physically Complete:	No
Payments Complete:	No

Van Houweling Properties II

Description:	Rebate Agreement
Classification:	Agribusiness

Physically Complete:	No
Payments Complete:	No

#3Mid States-3rd Offices

Description:	Rebate Agreement
Classification:	Industrial/manufacturing property
Physically Complete:	No
Payments Complete:	No

Oak Park Estates

Description:	Rebate Agreement
Classification:	Residential property (classified residential)
Physically Complete:	No
Payments Complete:	No

Syngenta

Description:	Rebate Agreement
Classification:	Industrial/manufacturing property
Physically Complete:	No
Payments Complete:	No

Work-It

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

Cutting Edge

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

Peterson, Copper Spaces

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

JLA Kockler, Tipton Bldg

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

Nevada Field House Project

Description:	Recreation center Project
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For NEVADA URBAN RENEWAL

NEDC AA-Membership

Debt/Obligation Type:	Other Debt
Principal:	130,000
Interest:	0
Total:	130,000
Annual Appropriation?:	Yes
Date Incurred:	09/23/2020
FY of Last Payment:	2025

Key Coop - 20 Yr

Debt/Obligation Type:	Rebates
Principal:	48,678
Interest:	0
Total:	48,678
Annual Appropriation?:	No
Date Incurred:	06/25/2007
FY of Last Payment:	2025

Almaco

Debt/Obligation Type:	Rebates
Principal:	250,605
Interest:	0
Total:	250,605
Annual Appropriation?:	Yes
Date Incurred:	03/12/2012
FY of Last Payment:	2026

2017R/2013 Bond - Airport Rd Portion

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	375,000
Interest:	14,163
Total:	389,163
Annual Appropriation?:	No
Date Incurred:	09/28/2017
FY of Last Payment:	2026

R Friedrich Dev Agreement

Debt/Obligation Type:	Rebates
Principal:	357,956
Interest:	0
Total:	357,956
Annual Appropriation?:	Yes
Date Incurred:	10/28/2013
FY of Last Payment:	2027

ROSK Housing Dev Agreement

Debt/Obligation Type:	Rebates
Principal:	32,155
Interest:	0
Total:	32,155
Annual Appropriation?:	Yes
Date Incurred:	01/23/2017
FY of Last Payment:	2025

R Friedrich Development, LMI

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	330,324
Interest:	0
Total:	330,324
Annual Appropriation?:	Yes
Date Incurred:	10/28/2013
FY of Last Payment:	2027

Mid States Manufacturing Agreement

Debt/Obligation Type:	Rebates
Principal:	105,276
Interest:	0
Total:	105,276
Annual Appropriation?:	Yes
Date Incurred:	09/24/2018
FY of Last Payment:	2025

Verbio

Debt/Obligation Type:	Rebates
Principal:	159,894
Interest:	0
Total:	159,894
Annual Appropriation?:	Yes
Date Incurred:	07/08/2020
FY of Last Payment:	2025

2020 Bond, CBD Project

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	8,905,000
Interest:	893,100
Total:	9,798,100
Annual Appropriation?:	No
Date Incurred:	03/09/2020
FY of Last Payment:	2032

Mid States Manu, #2

Debt/Obligation Type:	Rebates
Principal:	199,099
Interest:	0
Total:	199,099
Annual Appropriation?:	Yes
Date Incurred:	11/19/2020
FY of Last Payment:	2028

South Glen Subdivision

Debt/Obligation Type:	Rebates
Principal:	1,500,000
Interest:	0
Total:	1,500,000
Annual Appropriation?:	Yes
Date Incurred:	10/26/2020
FY of Last Payment:	2036

On Track Construction LLC

Debt/Obligation Type:	Rebates
Principal:	1,500,000

Interest:	0
Total:	1,500,000
Annual Appropriation?:	Yes
Date Incurred:	10/26/2020
FY of Last Payment:	2034

South Glen Subdivision, LMI

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	1,329,121
Interest:	0
Total:	1,329,121
Annual Appropriation?:	Yes
Date Incurred:	10/26/2020
FY of Last Payment:	2036

M&R Properties

Debt/Obligation Type:	Rebates
Principal:	44,395
Interest:	0
Total:	44,395
Annual Appropriation?:	Yes
Date Incurred:	07/12/2021
FY of Last Payment:	2028

Verbio, 2nd North Prop, RR

Debt/Obligation Type:	Rebates
Principal:	100,000
Interest:	0
Total:	100,000
Annual Appropriation?:	Yes
Date Incurred:	08/08/2022
FY of Last Payment:	2030

Nevada Journal Bld, Richards

Debt/Obligation Type:	Rebates
Principal:	30,000
Interest:	0
Total:	30,000
Annual Appropriation?:	Yes
Date Incurred:	08/22/2022
FY of Last Payment:	2030

Nevada Dev, Henry Prop

Debt/Obligation Type:	Rebates
Principal:	500,000
Interest:	0
Total:	500,000
Annual Appropriation?:	Yes
Date Incurred:	08/22/2022
FY of Last Payment:	2027

Van Houweling Properties II

Debt/Obligation Type:	Rebates
Principal:	110,000
Interest:	0
Total:	110,000
Annual Appropriation?:	Yes
Date Incurred:	12/12/2022

FY of Last Payment: 2031

Mid States-3rd Offices

Debt/Obligation Type: Rebates
Principal: 300,000
Interest: 0
Total: 300,000
Annual Appropriation?: Yes
Date Incurred: 01/09/2023
FY of Last Payment: 2030

Oak Park Estates

Debt/Obligation Type: Rebates
Principal: 1,800,000
Interest: 0
Total: 1,800,000
Annual Appropriation?: Yes
Date Incurred: 05/22/2023
FY of Last Payment: 2049

Sygenta

Debt/Obligation Type: Rebates
Principal: 200,000
Interest: 0
Total: 200,000
Annual Appropriation?: Yes
Date Incurred: 05/22/2023
FY of Last Payment: 2031

Work-It

Debt/Obligation Type: Rebates
Principal: 50,000
Interest: 0
Total: 50,000
Annual Appropriation?: Yes
Date Incurred: 05/22/2023
FY of Last Payment: 2033

Cutting Edge

Debt/Obligation Type: Rebates
Principal: 75,000
Interest: 0
Total: 75,000
Annual Appropriation?: Yes
Date Incurred: 05/22/2023
FY of Last Payment: 2031

Peterson, Copper Spaces

Debt/Obligation Type: Rebates
Principal: 15,000
Interest: 0
Total: 15,000
Annual Appropriation?: Yes
Date Incurred: 12/13/2021
FY of Last Payment: 2029

JLA, Kockler, Tipton

Debt/Obligation Type: Rebates

Principal:	20,000
Interest:	0
Total:	20,000
Annual Appropriation?:	Yes
Date Incurred:	12/13/2021
FY of Last Payment:	2030

ROSK Housing, LMI

	Outstanding LMI Housing
Debt/Obligation Type:	Obligations
Principal:	25,162
Interest:	0
Total:	25,162
Annual Appropriation?:	Yes
Date Incurred:	01/23/2017
FY of Last Payment:	2025

2023A Field House Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,530,000
Interest:	114,250
Total:	1,644,250
Annual Appropriation?:	No
Date Incurred:	06/28/2023
FY of Last Payment:	2026

Nevada Dev, Henry Prop LMI

	Outstanding LMI Housing
Debt/Obligation Type:	Obligations
Principal:	514,199
Interest:	0
Total:	514,199
Annual Appropriation?:	Yes
Date Incurred:	08/22/2023
FY of Last Payment:	2032

Oak Park Estates, LMI

	Outstanding LMI Housing
Debt/Obligation Type:	Obligations
Principal:	1,851,115
Interest:	0
Total:	1,851,115
Annual Appropriation?:	Yes
Date Incurred:	05/22/2023
FY of Last Payment:	2049

Non-Rebates For NEVADA URBAN RENEWAL

TIF Expenditure Amount:	245,763
Tied To Debt:	2017R/2013 Bond - Airport Rd Portion
Tied To Project:	Airport Road, Plat 6
TIF Expenditure Amount:	70,113
Tied To Debt:	R Friedrich Development, LMI
Tied To Project:	R Friedrich Housing Dev
TIF Expenditure Amount:	0
Tied To Debt:	2020 Bond, CBD Project
Tied To Project:	Central Business District Project
TIF Expenditure Amount:	851,950
Tied To Debt:	2023A Field House Bonds
Tied To Project:	Nevada Field House Project
TIF Expenditure Amount:	20,095
Tied To Debt:	ROSK Housing, LMI
Tied To Project:	ROSK Housing Dev

Rebates For NEVADA URBAN RENEWAL

22703 600th Ave Nevada IA

TIF Expenditure Amount:	48,678
Rebate Paid To:	Heart of Iowa
Tied To Debt:	Key Coop - 20 Yr
Tied To Project:	Key Coop, 20 yr
Projected Final FY of Rebate:	2025

99 M Ave Nevada IA

TIF Expenditure Amount:	0
Rebate Paid To:	Almaco
Tied To Debt:	Almaco
Tied To Project:	Almaco
Projected Final FY of Rebate:	2026

516 K Ave, Ste 100

TIF Expenditure Amount:	130,000
Rebate Paid To:	NEDC, Membership
Tied To Debt:	NEDC AA-Membership
Tied To Project:	NEDC AA Membership
Projected Final FY of Rebate:	2020

Indian Ridge Plat 5 & 6

TIF Expenditure Amount:	89,598
Rebate Paid To:	R Friedrich & Sons
Tied To Debt:	R Friedrich Dev Agreement
Tied To Project:	R Friedrich Housing Dev
Projected Final FY of Rebate:	2027

1124 6th Street

TIF Expenditure Amount:	25,679
Rebate Paid To:	ROSK Development
Tied To Debt:	ROSK Housing Dev Agreement
Tied To Project:	ROSK Housing Dev
Projected Final FY of Rebate:	2025

1116 S B Avenue

TIF Expenditure Amount:	22,265
Rebate Paid To:	Mid States Manufacturing
Tied To Debt:	Mid States Manufacturing Agreement
Tied To Project:	#1Mid States Material Handling
Projected Final FY of Rebate:	2025

59219 Lincoln Highway

TIF Expenditure Amount:	94,319
Rebate Paid To:	Verbio
Tied To Debt:	Verbio
Tied To Project:	Verbio, amended
Projected Final FY of Rebate:	2025

1116 S B Avenue

TIF Expenditure Amount:	18,053
Rebate Paid To:	Mid States Manufacturing
Tied To Debt:	Mid States Manu, #2
Tied To Project:	#2 Mid States Material Handling
Projected Final FY of Rebate:	2028

1710 W K Avenue

TIF Expenditure Amount:	12,619
Rebate Paid To:	M&R Properties Iowa LLC
Tied To Debt:	M&R Properties
Tied To Project:	M&R Properties Iowa, LLC
Projected Final FY of Rebate:	2028

1024 6th Street

TIF Expenditure Amount:	4,016
Rebate Paid To:	Peterson, Seth & Evie
Tied To Debt:	Peterson, Copper Spaces
Tied To Project:	Peterson, Copper Spaces
Projected Final FY of Rebate:	2029

1435 W F Avenue

TIF Expenditure Amount:	63,367
Rebate Paid To:	On Track
Tied To Debt:	On Track Construction LLC
Tied To Project:	On Track, West F Ind Park
Projected Final FY of Rebate:	2034

Jobs For NEVADA URBAN RENEWAL

Project:	Almaco
Company Name:	Almaco
Date Agreement Began:	03/12/2012
Date Agreement Ends:	06/01/2026
Number of Jobs Created or Retained:	57
Total Annual Wages of Required Jobs:	6,912,796
Total Estimated Private Capital Investment:	5,000,000
Total Estimated Cost of Public Infrastructure:	0

Project:	Verbio, amended
Company Name:	Verbio Nevada
Date Agreement Began:	07/12/2019
Date Agreement Ends:	06/01/2027
Number of Jobs Created or Retained:	48
Total Annual Wages of Required Jobs:	2,934,000
Total Estimated Private Capital Investment:	35,000,000
Total Estimated Cost of Public Infrastructure:	0

Project:	#1Mid States Material Handling
Company Name:	Mid States Material Handling
Date Agreement Began:	10/09/2018
Date Agreement Ends:	06/01/2025
Number of Jobs Created or Retained:	14
Total Annual Wages of Required Jobs:	679,341
Total Estimated Private Capital Investment:	4,850,000
Total Estimated Cost of Public Infrastructure:	0

Project:	#2 Mid States Material Handling
Company Name:	Mid States Material Handling
Date Agreement Began:	11/19/2020
Date Agreement Ends:	06/30/2028
Number of Jobs Created or Retained:	10
Total Annual Wages of Required Jobs:	549,430
Total Estimated Private Capital Investment:	4,000,000
Total Estimated Cost of Public Infrastructure:	0

Project:	#3Mid States-3rd Offices
Company Name:	Mid States Material Handling
Date Agreement Began:	12/09/2023
Date Agreement Ends:	06/30/2030
Number of Jobs Created or Retained:	10
Total Annual Wages of Required Jobs:	632,610
Total Estimated Private Capital Investment:	3,050,000
Total Estimated Cost of Public Infrastructure:	0

Income Housing For NEVADA URBAN RENEWAL

Amount of FY 2025 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	115,277
<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:	5,471
Other low and moderate income housing assistance:	0

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

For more information on the use of TIF Funds in our city, visit www.cityofnevadaaiowa.org.

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

185400000

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: NEVADA (85G820)
 Urban Renewal Area: NEVADA URBAN RENEWAL (85005)
 TIF Taxing District Name: NEVADA CITY/NEVADA SCH/NEVADA URBAN RENEWAL TIF INCREM
 TIF Taxing District Inc. Number: 850109
 TIF Taxing District Base Year: 1988
 FY TIF Revenue First Received: 1993
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1989

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	40,319,800	32,944,100	16,179,000	0	-68,000	89,218,900	0	89,218,900
Taxable	0	18,685,336	24,832,862	14,193,657	0	-68,000	57,487,855	0	57,487,855
Homestead Credits									145

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	23,146,049	57,487,855	51,151,289	6,336,566	191,867

FY 2025 TIF Revenue Received: 1,546,236

TIF Taxing District Data Collection

Local Government Name: NEVADA (85G820)
 Urban Renewal Area: NEVADA URBAN RENEWAL (85005)
 TIF Taxing District Name: NEVADA CITY AG/NEVADA SCH/NEVADA URBAN RENEWAL TIF INCREM
 TIF Taxing District Inc. Number: 850110
 TIF Taxing District Base Year: 1988
 FY TIF Revenue First Received: 1993
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2015

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1989

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	7,661	0	0	0	0

FY 2025 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name:	NEVADA (85G820)									
Urban Renewal Area:	NEVADA URBAN RENEWAL (85005)									
TIF Taxing District Name:	NEVADA CITY/NEVADA SCH/NEVADA URBAN RENEWAL ENLARGEMENT TIF INCREM									
TIF Taxing District Inc. Number:	850133									
TIF Taxing District Base Year:	1991	<table border="1"> <thead> <tr> <th colspan="2">UR Designation</th> </tr> </thead> <tbody> <tr> <td>Slum</td> <td>No</td> </tr> <tr> <td>Blighted</td> <td>No</td> </tr> <tr> <td>Economic Development</td> <td>06/1992</td> </tr> </tbody> </table>	UR Designation		Slum	No	Blighted	No	Economic Development	06/1992
UR Designation										
Slum	No									
Blighted	No									
Economic Development	06/1992									
FY TIF Revenue First Received:	1993									
Subject to a Statutory end date?	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	365,685	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	NEVADA (85G820)									
Urban Renewal Area:	NEVADA URBAN RENEWAL (85005)									
TIF Taxing District Name:	NEVADA CITY AG/NEVADA SCH/NEVADA URBAN RENEWAL ENLARGEMENT TIF INCREM									
TIF Taxing District Inc. Number:	850134									
TIF Taxing District Base Year:	1991	<table border="1"> <thead> <tr> <th colspan="2">UR Designation</th> </tr> </thead> <tbody> <tr> <td>Slum</td> <td>No</td> </tr> <tr> <td>Blighted</td> <td>No</td> </tr> <tr> <td>Economic Development</td> <td>06/1992</td> </tr> </tbody> </table>	UR Designation		Slum	No	Blighted	No	Economic Development	06/1992
UR Designation										
Slum	No									
Blighted	No									
Economic Development	06/1992									
FY TIF Revenue First Received:	1993									
Subject to a Statutory end date?	Yes									
Fiscal year this TIF Taxing District statutorily ends:	2015									

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	50,572	0	0	0	0

FY 2025 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name:	NEVADA (85G820)									
Urban Renewal Area:	NEVADA URBAN RENEWAL (85005)									
TIF Taxing District Name:	NEVADA CITY/NEVADA SCH/NEVADA URBAN RENEWAL 2ND ENLARGEMENT TIF INCREM									
TIF Taxing District Inc. Number:	850154									
TIF Taxing District Base Year:	2003	<table border="1"> <thead> <tr> <th colspan="2">UR Designation</th> </tr> </thead> <tbody> <tr> <td>Slum</td> <td>No</td> </tr> <tr> <td>Blighted</td> <td>No</td> </tr> <tr> <td>Economic Development</td> <td>10/2004</td> </tr> </tbody> </table>	UR Designation		Slum	No	Blighted	No	Economic Development	10/2004
UR Designation										
Slum	No									
Blighted	No									
Economic Development	10/2004									
FY TIF Revenue First Received:	2004									
Subject to a Statutory end date?	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	4,433,228	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	NEVADA (85G820)									
Urban Renewal Area:	NEVADA URBAN RENEWAL (85005)									
TIF Taxing District Name:	NEVADA CITY AG/NEVADA SCH/NEVADA URBAN RENEWAL 2ND ENLARGEMENT TIF INCREM									
TIF Taxing District Inc. Number:	850155									
TIF Taxing District Base Year:	2003	<table border="1"> <thead> <tr> <th colspan="2">UR Designation</th> </tr> </thead> <tbody> <tr> <td>Slum</td> <td>No</td> </tr> <tr> <td>Blighted</td> <td>No</td> </tr> <tr> <td>Economic Development</td> <td>10/2004</td> </tr> </tbody> </table>	UR Designation		Slum	No	Blighted	No	Economic Development	10/2004
UR Designation										
Slum	No									
Blighted	No									
Economic Development	10/2004									
FY TIF Revenue First Received:	2004									
Subject to a Statutory end date?	Yes									
Fiscal year this TIF Taxing District statutorily ends:	2024									

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	93,400	0	0	0	0

FY 2025 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name:	NEVADA (85G820)	
Urban Renewal Area:	NEVADA URBAN RENEWAL (85005)	
TIF Taxing District Name:	NEVADA CITY/NEVADA SCH/NEVADA URBAN RENEWAL 3RD ENLARGEMENT TIF INCREM	
TIF Taxing District Inc. Number:	850162	
TIF Taxing District Base Year:	2004	
FY TIF Revenue First Received:		
Subject to a Statutory end date?	No	

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2005

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	1,215,514	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	NEVADA (85G820)	
Urban Renewal Area:	NEVADA URBAN RENEWAL (85005)	
TIF Taxing District Name:	NEVADA CITY/NEVADA SCH/NEVADA UR 4TH ENLARGEMENT TIF INCREM	
TIF Taxing District Inc. Number:	850182	
TIF Taxing District Base Year:	2007	
FY TIF Revenue First Received:	2013	
Subject to a Statutory end date?	No	

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2008

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	81,509	0	0	0	0

FY 2025 TIF Revenue Received: 0

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: NEVADA (85G820)
 Urban Renewal Area: NEVADA URBAN RENEWAL (85005)
 TIF Taxing District Name: NEVADA CITY AG/NEVADA SCH/NEVADA UR 4TH ENLARGEMENT TIF INCREM
 TIF Taxing District Inc. Number: 850183
 TIF Taxing District Base Year: 2007
 FY TIF Revenue First Received: 2008
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2028

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2008

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	49,291	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: NEVADA (85G820)
 Urban Renewal Area: NEVADA URBAN RENEWAL (85005)
 TIF Taxing District Name: NEVADA CITY/NEVADA SCH 2012 URBAN RENEWAL AREA ADDITION TIF INCREM
 TIF Taxing District Inc. Number: 850196
 TIF Taxing District Base Year: 2011
 FY TIF Revenue First Received: 2015
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2035

UR Designation	
Slum	No
Blighted	No
Economic Development	01/2012

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	447,000	0	0	0	0

FY 2025 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name:	NEVADA (85G820)	
Urban Renewal Area:	NEVADA URBAN RENEWAL (85005)	
TIF Taxing District Name:	NEVADA CITY AG/NEVADA SCH 2012 URBAN RENEWAL AREA ADDITION TIF INCREM	
TIF Taxing District Inc. Number:	850237	
TIF Taxing District Base Year:	2011	
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	366,000	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	NEVADA (85G820)	
Urban Renewal Area:	NEVADA URBAN RENEWAL (85005)	
TIF Taxing District Name:	NEVADA CITY/NEVADA SCH 2016 ADDITION NEVADA URBAN RENEWAL TIF INCREMENT (ROSK)	
TIF Taxing District Inc. Number:	850667	
TIF Taxing District Base Year:	2015	
FY TIF Revenue First Received:	2023	
Subject to a Statutory end date?	Yes	
Fiscal year this TIF Taxing District statutorily ends:	2042	

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2016

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	3,356,800	0	0	0	-8,000	3,342,300	0	3,342,300
Taxable	0	1,555,635	0	0	0	-8,000	1,541,135	0	1,541,135
Homestead Credits									10

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	70,500	1,541,135	1,541,135	0	0

FY 2025 TIF Revenue Received: 46,664

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: NEVADA (85G820)
 Urban Renewal Area: NEVADA URBAN RENEWAL (85005)
 TIF Taxing District Name: NEVADA CITY/NEVADA SCH 2020 SEPTEMBER ADD - PHASE 1 NEVADA URBAN RENEWAL TIF INCREMENT
 TIF Taxing District Inc. Number: 850669
 TIF Taxing District Base Year: 2019
 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	14,093	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: NEVADA (85G820)
 Urban Renewal Area: NEVADA URBAN RENEWAL (85005)
 TIF Taxing District Name: NEVADA CITY AG/NEVADA SCH 2020 SEPTEMBER ADD - PHASE 1 NEVADA URBAN RENEWAL TIF INCREMENT
 TIF Taxing District Inc. Number: 850671
 TIF Taxing District Base Year: 2019
 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	32,007	0	0	0	0

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: NEVADA (85G820)
 Urban Renewal Area: NEVADA URBAN RENEWAL (85005)
 TIF Taxing District Name: NEVADA CITY AG/NEVADA SCH JULY 2022 ADDITION TIF INCREMENT
 TIF Taxing District Inc. Number: 850679
 TIF Taxing District Base Year: 2021
 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	166,600	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: NEVADA (85G820)
 Urban Renewal Area: NEVADA URBAN RENEWAL (85005)
 TIF Taxing District Name: NEVADA CITY/NEVADA SCH JULY 2022 ADDITION TIF INCREMENT
 TIF Taxing District Inc. Number: 850681
 TIF Taxing District Base Year: 2021
 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	157,600	0	0	0	0

FY 2025 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: NEVADA (85G820)
 Urban Renewal Area: NEVADA URBAN RENEWAL (85005)
 TIF Taxing District Name: NEVADA CITY/NEVADA SCH MAY 2023 ADDITION URA TIF INCREMENT
 TIF Taxing District Inc. Number: 850693
 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	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	1,614,100	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: NEVADA (85G820)
 Urban Renewal Area: NEVADA URBAN RENEWAL (85005)
 TIF Taxing District Name: NEVADA CITY AG/NEVADA SCH NOVEMBER 2022 ADDITION URA TIF INCREMENT
 TIF Taxing District Inc. Number: 850695
 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	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	110,500	0	0	0	0

FY 2025 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: NEVADA (85G820)
 Urban Renewal Area: NEVADA URBAN RENEWAL (85005)
 TIF Taxing District Name: NEVADA CITY/NEVADA SCH NOVEMBER 2022 ADDITION URA TIF INCREMENT
 TIF Taxing District Inc. Number: 850697
 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	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	0	0	0	0	0

FY 2025 TIF Revenue Received: 0