

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: STORY CITY
 Local Government Number: 85G823

Active Urban Renewal Areas

STORY CITY CONSOLIDATED URBAN RENEWAL

**U.R. # of Tif Taxing
 # Districts**
 85018 13

TIF Debt Outstanding: 5,370,725

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	172,052	0	Amount of 07-01-2024 Cash Balance Restricted for LMI
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TIF Revenue:	920,225
TIF Sp. Revenue Fund Interest:	24,831
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	945,056

Rebate Expenditures:	0
Non-Rebate Expenditures:	931,525
Returned to County Treasurer:	0
Total Expenditures:	931,525

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	185,583	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: 4,253,617**

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Urban Renewal Area Data Collection

Local Government Name: STORY CITY (85G823)
 Urban Renewal Area: STORY CITY CONSOLIDATED URBAN RENEWAL
 UR Area Number: 85018

UR Area Creation Date:

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
STORY CITY CITY/ROLAND-STORY SCH/STORY CITY EAST URBAN RENEWAL TIF INCREM	850516	850116	38,205,826
STORY CITY CITY AG/ROLAND-STORY SCH/STORY CITY EAST URBAN RENEWAL TIF INCREM	850517	850117	0
STORY CITY CITY/ROLAND-STORY SCH/STORY CITY WEST URBAN RENEWAL TIF INCREM	850518	850118	0
STORY CITY CITY/ROLAND-STORY SCH/STORY CITY SOUTHWEST URBAN RENEWAL TIF INCREMENT	850520	850120	0
STORY CITY CITY/ROLAND-STORY SCH/STORY CITY WEST URBAN RENEWAL ENLARGEMENT TIF INCREM	850536	850136	0
STORY CITY CITY AG/ROLAND-STORY SCH/STORY CITY WEST URBAN RENEWAL ENLARGEMENT TIF INCREM	850537	850137	0
STORY CITY CITY/ROLAND-STORY SCH STORY CITY URA AMENDMENT #8 TIF INCREM	850588	850188	0
STORY CITY CITY/ROLAND-STORY SCH/2017 DOWNTOWN-WINFIELD TIF INCREM	850648	850649	0
STORY CITY CITY/ROLAND-STORY SCH/2018 I-35 BUSINESS PARK TIF INCREM	850650	850651	0
STORY CITY AG/ROLAND-STORY SCH/2018 I-35 BUSINESS PARK TIF INCREM	850652	850653	0
STORY CITY/ROLAND-STORY SCH/2020-3 TIF INCREMENT	850672	850673	0
STORY CITY/ROLAND-STORY SCH/2021-1 PROPERTY TIF INCREMENT	850674	850675	0
HOWARD TWP/ROLAND-STORY SCH JANUARY 2022 ADDITION TIF INCREMENT	850676	850677	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	69,011,500	21,167,400	2,755,400	0	-140,000	92,508,300	0	92,508,300
Taxable	0	31,981,851	17,544,492	2,414,374	0	-140,000	51,514,717	0	51,514,717
Homestead Credits									172

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	172,052	0	Amount of 07-01-2024 Cash Balance Restricted for LMI
TIF Revenue:	920,225		
TIF Sp. Revenue Fund Interest:	24,831		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	945,056		
Rebate Expenditures:	0		
Non-Rebate Expenditures:	931,525		
Returned to County Treasurer:	0		
Total Expenditures:	931,525		
TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	185,583	0	Amount of 06-30-2025 Cash Balance Restricted for LMI

Projects For STORY CITY CONSOLIDATED URBAN RENEWAL

Rich Olive Street

Description:	Construction of street in I-35 Business Park
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

2017 Bond Projects

Description:	Broad Street Reconstruction, Holm Ave Reconstruction, Storm/Sanitary Sewer, and Parks
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

2021A Bond Projects

Description:	Streets, Water Mains, and Trails
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

2022B Bond - Ritland Property

Description:	Purchase of Ritland Property
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

2020 Streets Improvements Project

Description:	Factory Outlet Drive
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Dose Steelworks

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

Wastewater Treatment Plant

Description:	Wastewater Treatment Plant
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For STORY CITY CONSOLIDATED URBAN RENEWAL

Rich Olive Street

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	80,000
Interest:	2,000
Total:	82,000
Annual Appropriation?:	No
Date Incurred:	09/22/2015
FY of Last Payment:	2025

2017A Bond Projects

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,030,000
Interest:	51,875
Total:	1,081,875
Annual Appropriation?:	No
Date Incurred:	06/05/2017
FY of Last Payment:	2027

2021A Bond Projects

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,715,000
Interest:	157,800
Total:	1,872,800
Annual Appropriation?:	No
Date Incurred:	05/03/2021
FY of Last Payment:	2032

2022B Bond - Ritland Property

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,430,000
Interest:	529,050
Total:	1,959,050
Annual Appropriation?:	No
Date Incurred:	10/31/2022
FY of Last Payment:	2035

2020 Streets Improvements Project

Debt/Obligation Type:	Internal Loans
Principal:	125,000
Interest:	0
Total:	125,000
Annual Appropriation?:	No
Date Incurred:	06/21/2021
FY of Last Payment:	2025

Dose Steelworks Economic Grant

Debt/Obligation Type:	Internal Loans
Principal:	150,000
Interest:	0
Total:	150,000
Annual Appropriation?:	No
Date Incurred:	12/19/2022
FY of Last Payment:	2026

Downtown Building Grant Program

Debt/Obligation Type:	Internal Loans
Principal:	100,000
Interest:	0
Total:	100,000
Annual Appropriation?:	No
Date Incurred:	12/18/2023
FY of Last Payment:	2027

Wastewater Treatment Plant

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/15/2024
FY of Last Payment:	2044

Non-Rebates For STORY CITY CONSOLIDATED URBAN RENEWAL

TIF Expenditure Amount:	82,000
Tied To Debt:	Rich Olive Street
Tied To Project:	Rich Olive Street
TIF Expenditure Amount:	360,750
Tied To Debt:	2017A Bond Projects
Tied To Project:	2017 Bond Projects
TIF Expenditure Amount:	234,300
Tied To Debt:	2021A Bond Projects
Tied To Project:	2021A Bond Projects
TIF Expenditure Amount:	75,345
Tied To Debt:	2022B Bond - Ritland Property
Tied To Project:	2022B Bond - Ritland Property
TIF Expenditure Amount:	125,000
Tied To Debt:	2020 Streets Improvements Project
Tied To Project:	2020 Streets Improvements Project
TIF Expenditure Amount:	50,000
Tied To Debt:	Dose Steelworks Economic Grant
Tied To Project:	Dose Steelworks
TIF Expenditure Amount:	4,130
Tied To Debt:	Wastewater Treatment Plant
Tied To Project:	Wastewater Treatment Plant

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TIF Taxing District Data Collection

Local Government Name:	STORY CITY (85G823)									
Urban Renewal Area:	STORY CITY CONSOLIDATED URBAN RENEWAL (85018)									
TIF Taxing District Name:	STORY CITY CITY/ROLAND-STORY SCH/STORY CITY EAST URBAN RENEWAL TIF INCREM									
TIF Taxing District Inc. Number:	850116									
TIF Taxing District Base Year:	1989	<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>08/1989</td> </tr> </tbody> </table>	UR Designation		Slum	No	Blighted	No	Economic Development	08/1989
UR Designation										
Slum	No									
Blighted	No									
Economic Development	08/1989									
FY TIF Revenue First Received:	1992									
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	69,011,500	21,167,400	2,755,400	0	-140,000	92,508,300	0	92,508,300
Taxable	0	31,981,851	17,544,492	2,414,374	0	-140,000	51,514,717	0	51,514,717
Homestead Credits									172

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	15,881,330	51,514,717	38,205,826	13,308,891	328,181

FY 2025 TIF Revenue Received: 920,225

TIF Taxing District Data Collection

Local Government Name:	STORY CITY (85G823)									
Urban Renewal Area:	STORY CITY CONSOLIDATED URBAN RENEWAL (85018)									
TIF Taxing District Name:	STORY CITY CITY AG/ROLAND-STORY SCH/STORY CITY EAST URBAN RENEWAL TIF INCREM									
TIF Taxing District Inc. Number:	850117									
TIF Taxing District Base Year:	1989	<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>08/1989</td> </tr> </tbody> </table>	UR Designation		Slum	No	Blighted	No	Economic Development	08/1989
UR Designation										
Slum	No									
Blighted	No									
Economic Development	08/1989									
FY TIF Revenue First Received:	1992									
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	330,585	0	0	0	0

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: STORY CITY (85G823)
 Urban Renewal Area: STORY CITY CONSOLIDATED URBAN RENEWAL (85018)
 TIF Taxing District Name: STORY CITY CITY/ROLAND-STORY SCH/STORY CITY WEST URBAN RENEWAL TIF INCREM
 TIF Taxing District Inc. Number: 850118
 TIF Taxing District Base Year: 1990
 FY TIF Revenue First Received: 1993
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1991

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	36,545	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: STORY CITY (85G823)
 Urban Renewal Area: STORY CITY CONSOLIDATED URBAN RENEWAL (85018)
 TIF Taxing District Name: STORY CITY CITY/ROLAND-STORY SCH/STORY CITY SOUTHWEST URBAN RENEWAL TIF INCREMENT
 TIF Taxing District Inc. Number: 850120
 TIF Taxing District Base Year: 1988
 FY TIF Revenue First Received: 1992
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	04/1987

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	557,379	0	0	0	0

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: STORY CITY (85G823)
 Urban Renewal Area: STORY CITY CONSOLIDATED URBAN RENEWAL (85018)
 TIF Taxing District Name: STORY CITY CITY/ROLAND-STORY SCH/STORY CITY WEST URBAN RENEWAL ENLARGEMENT TIF INCREM
 TIF Taxing District Inc. Number: 850136
 TIF Taxing District Base Year: 1993
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	07/1994

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	3,516,262	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: STORY CITY (85G823)
 Urban Renewal Area: STORY CITY CONSOLIDATED URBAN RENEWAL (85018)
 TIF Taxing District Name: STORY CITY CITY AG/ROLAND-STORY SCH/STORY CITY WEST URBAN RENEWAL ENLARGEMENT TIF INCREM
 TIF Taxing District Inc. Number: 850137
 TIF Taxing District Base Year: 1993
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	07/1994

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	15,458	0	0	0	0

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: STORY CITY (85G823)
 Urban Renewal Area: STORY CITY CONSOLIDATED URBAN RENEWAL (85018)
 TIF Taxing District Name: STORY CITY CITY/ROLAND-STORY SCH STORY CITY URA AMENDMENT #8
 TIF INCREM
 TIF Taxing District Inc. Number: 850188
 TIF Taxing District Base Year: 2010
 FY TIF Revenue First Received:

UR Designation	
Slum	No
Blighted	No
Economic Development	No

 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2031

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	4,677,800	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: STORY CITY (85G823)
 Urban Renewal Area: STORY CITY CONSOLIDATED URBAN RENEWAL (85018)
 TIF Taxing District Name: STORY CITY CITY/ROLAND-STORY SCH/2017 DOWNTOWN-WINFIELD TIF
 INCREM
 TIF Taxing District Inc. Number: 850649
 TIF Taxing District Base Year: 2018
 FY TIF Revenue First Received:

UR Designation	
Slum	No
Blighted	No
Economic Development	No

 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2040

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	27,297,100	0	0	0	0

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: STORY CITY (85G823)
 Urban Renewal Area: STORY CITY CONSOLIDATED URBAN RENEWAL (85018)
 TIF Taxing District Name: STORY CITY CITY/ROLAND-STORY SCH/2018 I-35 BUSINESS PARK TIF INCREM
 TIF Taxing District Inc. Number: 850651
 TIF Taxing District Base Year: 2018
 FY TIF Revenue First Received:
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2040

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	14,058,100	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: STORY CITY (85G823)
 Urban Renewal Area: STORY CITY CONSOLIDATED URBAN RENEWAL (85018)
 TIF Taxing District Name: STORY CITY AG/ROLAND-STORY SCH/2018 I-35 BUSINESS PARK TIF INCREM
 TIF Taxing District Inc. Number: 850653
 TIF Taxing District Base Year: 2018
 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	224,300	0	0	0	0

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: STORY CITY (85G823)
 Urban Renewal Area: STORY CITY CONSOLIDATED URBAN RENEWAL (85018)
 TIF Taxing District Name: STORY CITY/ROLAND-STORY SCH/2020-3 TIF INCREMENT
 TIF Taxing District Inc. Number: 850673
 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	248,303	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: STORY CITY (85G823)
 Urban Renewal Area: STORY CITY CONSOLIDATED URBAN RENEWAL (85018)
 TIF Taxing District Name: STORY CITY/ROLAND-STORY SCH/2021-1 PROPERTY TIF INCREMENT
 TIF Taxing District Inc. Number: 850675
 TIF Taxing District Base Year: 2020
 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	3,732,900	0	0	0	0

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: STORY CITY (85G823)
 Urban Renewal Area: STORY CITY CONSOLIDATED URBAN RENEWAL (85018)
 TIF Taxing District Name: HOWARD TWP/ROLAND-STORY SCH JANUARY 2022 ADDITION TIF INCREMENT
 TIF Taxing District Inc. Number: 850677
 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	111,400	0	0	0	0

FY 2025 TIF Revenue Received: 0