

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: DUNCOMBE
 Local Government Number: 94G903

Active Urban Renewal Areas

DUNCOMBE URBAN RENEWAL AREA

**U.R. # of Tif Taxing
Districts**
 94011 1

TIF Debt Outstanding: 351,706

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:	47,048	
TIF Sp. Revenue Fund Interest:	0	
Property Tax Replacement Claims	0	
Asset Sales & Loan Repayments:	0	
Total Revenue:	47,048	

Rebate Expenditures:	14,114	
Non-Rebate Expenditures:	32,907	
Returned to County Treasurer:	0	
Total Expenditures:	47,021	

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: 27 0 **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 304,658

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Urban Renewal Area Data Collection

Local Government Name: DUNCOMBE (94G903)
 Urban Renewal Area: DUNCOMBE URBAN RENEWAL AREA
 UR Area Number: 94011

UR Area Creation Date: 05/2019

UR Area Purpose: Diversify and increase tax base;
 provide land and resources for commercial/industrial expansion;
 stimulate private investment;
 municipal infrastructure improvements;
 alleviate blight conditions, increase affordable housing.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
DUNCOMBE CITY/WEBSTER CITY (WEBSTER CITY) SCH/TFDU1 NEW COOP TIF INCREM	940314	940315	1,592,270

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	6,111,270	0	0	0	6,111,270	0	6,111,270
Taxable	0	0	5,434,659	0	0	0	5,434,659	0	5,434,659
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:	47,048
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	47,048

Rebate Expenditures:	14,114
Non-Rebate Expenditures:	32,907
Returned to County Treasurer:	0
Total Expenditures:	47,021

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: 27 0 **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For DUNCOMBE URBAN RENEWAL AREA

Municipal Waterworks System Improvements Project

Description:	acquisition and installation of a generator
Classification:	Water treatment plants, waste treatment plants & lagoons
Physically Complete:	Yes
Payments Complete:	Yes

NEW Cooperative, Inc. Development Project

Description:	City provide tax increment financing assistance to the Coop in support of the efforts to complete, operate and maintain the Project
Classification:	Agribusiness
Physically Complete:	Yes
Payments Complete:	No

Street Improvement Projects

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

Municipal Waterworks System Improvements Project

Description:	Water Tower Rehabilitation
Classification:	Water treatment plants, waste treatment plants & lagoons
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For DUNCOMBE URBAN RENEWAL AREA

New Cooperative Development

Debt/Obligation Type:	Rebates
Principal:	14,114
Interest:	0
Total:	14,114
Annual Appropriation?:	Yes
Date Incurred:	06/12/2019
FY of Last Payment:	2026

Internal Loan-Wagner Street

Debt/Obligation Type:	Internal Loans
Principal:	37,592
Interest:	0
Total:	37,592
Annual Appropriation?:	No
Date Incurred:	07/01/2021
FY of Last Payment:	2026

Internal Loan- Water Tower Rehabilitation

Debt/Obligation Type:	Internal Loans
Principal:	150,000
Interest:	0
Total:	150,000
Annual Appropriation?:	No
Date Incurred:	06/12/2024
FY of Last Payment:	2035

Internal Loan- Water Tower Rehabilitation

Debt/Obligation Type:	Internal Loans
Principal:	150,000
Interest:	0
Total:	150,000
Annual Appropriation?:	No
Date Incurred:	06/12/2024
FY of Last Payment:	2035

Non-Rebates For DUNCOMBE URBAN RENEWAL AREA

TIF Expenditure Amount:	32,907
Tied To Debt:	Internal Loan-Wagner Street
Tied To Project:	Street Improvement Projects

Rebates For DUNCOMBE URBAN RENEWAL AREA

New Coop- Eagle Street

TIF Expenditure Amount:	14,114
Rebate Paid To:	New Cooperative Inc
Tied To Debt:	New Cooperative Development
Tied To Project:	NEW Cooperative, Inc. Development Project
Projected Final FY of Rebate:	2026

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TIF Taxing District Data Collection

Local Government Name:	DUNCOMBE (94G903)
Urban Renewal Area:	DUNCOMBE URBAN RENEWAL AREA (94011)
TIF Taxing District Name:	DUNCOMBE CITY/WEBSTER CITY (WEBSTER CITY) SCH/TFDU1 NEW COOP TIF INCREM
TIF Taxing District Inc. Number:	940315
TIF Taxing District Base Year:	2018
FY TIF Revenue First Received:	2021
Subject to a Statutory end date?	No

UR Designation	
Slum	05/2019
Blighted	05/2019
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	6,111,270	0	0	0	6,111,270	0	6,111,270
Taxable	0	0	5,434,659	0	0	0	5,434,659	0	5,434,659
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	4,519,000	1,592,270	1,592,270	0	0

FY 2025 TIF Revenue Received: 47,048