

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: SERGEANT BLUFF
 Local Government Number: 97G937

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
SERGEANT BLUFF URBAN RENEWAL	97021	4
SGT BLUFF CITY/SGT BLUFF SCH/DOGWOOD TRL	97030	2
SERGEANT BLUFF OAK HILLS RESIDENTIAL URBAN RENEWAL AREA	97031	3

TIF Debt Outstanding: 2,390,619

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: 113,151 0 Amount of 07-01-2024 Cash Balance Restricted for LMI

TIF Revenue:	215,352
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	215,352

Rebate Expenditures:	118,974
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	118,974

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: 209,529 0 Amount of 06-30-2025 Cash Balance Restricted for LMI

Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 2,062,116

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Urban Renewal Area Data Collection

Local Government Name: SERGEANT BLUFF (97G937)
 Urban Renewal Area: SERGEANT BLUFF URBAN RENEWAL
 UR Area Number: 97021

UR Area Creation Date: 01/2002

UR Area Purpose: Rehabilitation, conservation, redevelopment, development, or a combination thereof is necessary in the interest of the public health, safety, or welfare of the municipality's residents.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
SGT BLUFF CITY/SGT BLUFF SCH TIF - INCR	970211	970212	1,926,225
SGT BLUFF CITY/SGT BLUFF SCH/AM 1 TIF - INC	970229	970230	0
SGT BLUFF CITY/SGT BLUFF SCH/SGT BLUFF NORTH UR TIF INCR	970236	970237	1,105,000
SGT BLUFF CITY/SGT BLUFF SCH - TIF INCR	970290	970291	2,597

Urban Renewal Area Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	13,190	0	13,148,020	55,820	0	0	13,217,030	0	13,217,030
Taxable	9,476	0	11,055,234	41,410	0	0	11,106,120	0	11,106,120
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: 113,151 0 **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	81,414
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	81,414

Rebate Expenditures:	11,168
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	11,168

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: 183,397 0 **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For SERGEANT BLUFF URBAN RENEWAL

Pioneer Flats Urban TIF

Description:	To enhance commercial development to meet increasing commercial demand.
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	Yes

NS TIF West Ridge

Description:	Encourage & accommodate industrial development.
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

K&L Properties

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

Debts/Obligations For SERGEANT BLUFF URBAN RENEWAL

GO2001-2010Refunding

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	01/01/2002
FY of Last Payment:	2015

Series 2015 West Ridge

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	164,458
Interest:	8,898
Total:	173,356
Annual Appropriation?:	Yes
Date Incurred:	03/03/2015
FY of Last Payment:	2027

Non-Rebates For SERGEANT BLUFF URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	GO2001-2010Refunding
Tied To Project:	Pioneer Flats Urban TIF

TIF Expenditure Amount:	0
Tied To Debt:	Series 2015 West Ridge
Tied To Project:	NS TIF West Ridge

Rebates For SERGEANT BLUFF URBAN RENEWAL

K&L Properties

TIF Expenditure Amount:	11,168
Rebate Paid To:	K&L Properties LLC
Tied To Debt:	Series 2015 West Ridge
Tied To Project:	K&L Properties
Projected Final FY of Rebate:	2025

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Initial bonding 2001 GO. Refunded in 2010 as part of a 2010 GO.

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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: SERGEANT BLUFF (97G937)
 Urban Renewal Area: SERGEANT BLUFF URBAN RENEWAL (97021)
 TIF Taxing District Name: SGT BLUFF CITY/SGT BLUFF SCH TIF - INCR
 TIF Taxing District Inc. Number: 970212
 TIF Taxing District Base Year: 1998
 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	01/2002

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	0	8,306,820	0	0	0	8,306,820	0	8,306,820
Taxable	0	0	7,029,556	0	0	0	7,029,556	0	7,029,556
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	0	7,029,556	1,926,225	5,103,331	136,980

FY 2025 TIF Revenue Received: 51,702

TIF Taxing District Data Collection

Local Government Name: SERGEANT BLUFF (97G937)
 Urban Renewal Area: SERGEANT BLUFF URBAN RENEWAL (97021)
 TIF Taxing District Name: SGT BLUFF CITY/SGT BLUFF SCH/AM 1 TIF - INC
 TIF Taxing District Inc. Number: 970230
 TIF Taxing District Base Year: 2003
 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	01/2002

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	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

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TIF Taxing District Data Collection

Local Government Name: SERGEANT BLUFF (97G937)
 Urban Renewal Area: SERGEANT BLUFF URBAN RENEWAL (97021)
 TIF Taxing District Name: SGT BLUFF CITY/SGT BLUFF SCH/SGT BLUFF NORTH UR TIF INCR
 TIF Taxing District Inc. Number: 970237
 TIF Taxing District Base Year: 2006
 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	01/2007

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	4,841,200	55,820	0	0	4,897,020	0	4,897,020
Taxable	0	0	4,025,678	41,410	0	0	4,067,088	0	4,067,088
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	864,440	4,032,580	1,105,000	2,927,580	78,580

FY 2025 TIF Revenue Received: 29,660

TIF Taxing District Data Collection

Local Government Name: SERGEANT BLUFF (97G937)
 Urban Renewal Area: SERGEANT BLUFF URBAN RENEWAL (97021)
 TIF Taxing District Name: SGT BLUFF CITY/SGT BLUFF SCH - TIF INCR
 TIF Taxing District Inc. Number: 970291
 TIF Taxing District Base Year: 1900
 FY TIF Revenue First Received:
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2020

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2015

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	13,190	0	0	0	0	0	13,190	0	13,190
Taxable	9,476	0	0	0	0	0	9,476	0	9,476
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	0	9,476	2,597	6,879	138

FY 2025 TIF Revenue Received: 52

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Urban Renewal Area Data Collection

Local Government Name: SERGEANT BLUFF (97G937)
 Urban Renewal Area: SGT BLUFF CITY/SGT BLUFF SCH/DOGWOOD TRL
 UR Area Number: 97030

UR Area Creation Date:

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
SGT BLUFF CITY AG/SGT BLUFF SCH/GROW WOODBURY - SL - AMEND #2 TIF INCR	970296	970297	0
SGT BLUFF CITY/SGT BLUFF SCH/GROW WOODBURY -LL-AMEND #2-TIF INCR	970298	970299	265,129

Urban Renewal Area Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	239,520	0	367,350	0	0	0	606,870	0	606,870
Taxable	172,064	0	265,129	0	0	0	437,193	0	437,193
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:	SERGEANT BLUFF (97G937)	
Urban Renewal Area:	SGT BLUFF CITY/SGT BLUFF SCH/DOGWOOD TRL (97030)	
TIF Taxing District Name:	SGT BLUFF CITY AG/SGT BLUFF SCH/GROW WOODBURY - SL - AMEND #2 TIF INCR	
TIF Taxing District Inc. Number:	970297	
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	239,520	0	0	0	0	0	239,520	0	239,520
Taxable	172,064	0	0	0	0	0	172,064	0	172,064
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	309,520	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	SERGEANT BLUFF (97G937)	
Urban Renewal Area:	SGT BLUFF CITY/SGT BLUFF SCH/DOGWOOD TRL (97030)	
TIF Taxing District Name:	SGT BLUFF CITY/SGT BLUFF SCH/GROW WOODBURY -LL-AMEND #2-TIF INCR	
TIF Taxing District Inc. Number:	970299	
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	367,350	0	0	0	367,350	0	367,350
Taxable	0	0	265,129	0	0	0	265,129	0	265,129
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	0	265,129	265,129	0	0

FY 2025 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: SERGEANT BLUFF (97G937)
 Urban Renewal Area: SERGEANT BLUFF OAK HILLS RESIDENTIAL URBAN RENEWAL AREA
 UR Area Number: 97031

UR Area Creation Date:

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
SGT BLUFF/SGT BLUFF SCH/OAK HILLS INCREMENT	970318	970319	3,972,584
SGT BLUFF 1ST ST CORRIDOR LL- INC	970332	970333	1,015,064
SGT BLUFF 1ST ST CORRIDOR SL- INC	970334	970335	2,983

Urban Renewal Area Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	57,970	28,591,810	6,972,160	2,485,560	0	-28,000	38,040,500	0	38,040,500
Taxable	41,644	13,250,236	5,441,143	2,114,861	0	-28,000	20,780,884	0	20,780,884
Homestead Credits									28

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:	133,938		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	133,938		
Rebate Expenditures:	107,806		
Non-Rebate Expenditures:	0		
Returned to County Treasurer:	0		
Total Expenditures:	107,806		
TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	26,132	0	Amount of 06-30-2025 Cash Balance Restricted for LMI

Projects For SERGEANT BLUFF OAK HILLS RESIDENTIAL URBAN RENEWAL AREA

Oak Hill Remodel

Description:	Rehabing a Blight Area
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	No

Blight Alleviation 8th and D Street

Description:	Remove two homes due to blight
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For SERGEANT BLUFF OAK HILLS RESIDENTIAL URBAN RENEWAL AREA

Oak Hill Urban Renewal

Debt/Obligation Type:	Rebates
Principal:	2,067,263
Interest:	0
Total:	2,067,263
Annual Appropriation?:	Yes
Date Incurred:	12/10/2019
FY of Last Payment:	2039

Blight Alleviation 8th and D Street

Debt/Obligation Type:	Rebates
Principal:	150,000
Interest:	0
Total:	150,000
Annual Appropriation?:	Yes
Date Incurred:	12/12/2023
FY of Last Payment:	2027

Rebates For SERGEANT BLUFF OAK HILLS RESIDENTIAL URBAN RENEWAL AREA

Oak Hill Urban Renewal

TIF Expenditure Amount:	107,806
Rebate Paid To:	Oak Hill LLC
Tied To Debt:	Oak Hill Urban Renewal
Tied To Project:	Oak Hill Remodel
Projected Final FY of Rebate:	2039

Blight Alleviation 8th and D Street

TIF Expenditure Amount:	0
Rebate Paid To:	City of Sergeant Bluff
Tied To Debt:	Blight Alleviation 8th and D Street
Tied To Project:	Blight Alleviation 8th and D Street
Projected Final FY of Rebate:	2027

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TIF Taxing District Data Collection

Local Government Name:	SERGEANT BLUFF (97G937)
Urban Renewal Area:	SERGEANT BLUFF OAK HILLS RESIDENTIAL URBAN RENEWAL AREA (97031)
TIF Taxing District Name:	SGT BLUFF/SGT BLUFF SCH/OAK HILLS INCREMENT
TIF Taxing District Inc. Number:	970319
TIF Taxing District Base Year:	2018
FY TIF Revenue First Received:	0
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	07/2018
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	23,374,240	0	0	0	-4,000	23,363,740	0	23,363,740
Taxable	0	10,832,268	0	0	0	-4,000	10,821,768	0	10,821,768
Homestead Credits									6

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	13,826,780	9,540,960	3,972,584	5,568,376	149,462

FY 2025 TIF Revenue Received: 106,632

TIF Taxing District Data Collection

Local Government Name:	SERGEANT BLUFF (97G937)
Urban Renewal Area:	SERGEANT BLUFF OAK HILLS RESIDENTIAL URBAN RENEWAL AREA (97031)
TIF Taxing District Name:	SGT BLUFF 1ST ST CORRIDOR LL- INC
TIF Taxing District Inc. Number:	970333
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	5,217,570	6,972,160	2,485,560	0	-24,000	14,618,790	0	14,618,790
Taxable	0	2,417,968	5,441,143	2,114,861	0	-24,000	9,917,472	0	9,917,472
Homestead Credits									22

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	12,235,750	2,407,040	1,015,064	1,391,976	37,362

FY 2025 TIF Revenue Received: 27,246

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TIF Taxing District Data Collection

Local Government Name: SERGEANT BLUFF (97G937)
 Urban Renewal Area: SERGEANT BLUFF OAK HILLS RESIDENTIAL URBAN RENEWAL AREA (97031)
 TIF Taxing District Name: SGT BLUFF 1ST ST CORRIDOR SL- INC
 TIF Taxing District Inc. Number: 970335

	UR Designation
TIF Taxing District Base Year: 0	Slum No
FY TIF Revenue First Received:	Blighted No
Subject to a Statutory end date? 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	57,970	0	0	0	0	0	57,970	0	57,970
Taxable	41,644	0	0	0	0	0	41,644	0	41,644
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	50,800	7,170	2,983	4,187	84

FY 2025 TIF Revenue Received: 60