

**Annual Urban Renewal Report, Fiscal Year 2018 - 2019**

**Levy Authority Summary**

Local Government Name: WEBSTER CITY  
 Local Government Number: 40G378

<b>Active Urban Renewal Areas</b>	<b>U.R. #</b>	<b># of Tif Taxing Districts</b>
WEBSTER CITY AREA A RESIDENTIAL URBAN RENEWAL	40010	4
WEBSTER CITY AREA C URBAN RENEWAL	40011	2
WEBSTER CITY RIVERVIEW URBAN RENEWAL	40012	5
WEBSTER CITY SE IND URBAN RENEWAL	40015	5
WEBSTER CITY AREA D URBAN RENEWAL	40018	1
WEBSTER CITY AREA E URBAN RENEWAL	40019	2
WEBSTER CITY AREA B URBAN RENEWAL	40020	2
WEBSTER CITY WEST SECOND ST URBAN RENEWAL	40021	2
WEBSTER CITY SOUTHWEST URBAN RENEWAL	40022	5
WEBSTER CITY CITY/WEBSTER CITY SCH/COMMERCIAL UR AREA	40030	1
WEBSTER CITY 2013 FAIRMEADOW URBAN RENEWAL AREA	40032	1
WEBSTER CITY 2016 INDUSTRIAL URBAN RENEWAL AREA	40033	2
2016 RED BULL DIVISION URBAN RENEWAL AREA	40034	1

**TIF Debt Outstanding: 5,449,851**

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<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2018:</b>	<b>229,459</b>	<b>490,000</b>	<b>Amount of 07-01-2018 Cash Balance Restricted for LMI</b>
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TIF Revenue:	235,558
TIF Sp. Revenue Fund Interest:	4,593
Property Tax Replacement Claims	8,255
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>248,406</b>

Rebate Expenditures:	192,533
Non-Rebate Expenditures:	87,065
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>279,598</b>

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<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2019:</b>	<b>198,267</b>	<b>517,828</b>	<b>Amount of 06-30-2019 Cash Balance Restricted for LMI</b>
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**Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 4,971,986**

**Urban Renewal Area Data Collection**

Local Government Name: WEBSTER CITY (40G378)  
 Urban Renewal Area: WEBSTER CITY AREA A RESIDENTIAL URBAN RENEWAL  
 UR Area Number: 40010  
 UR Area Creation Date: 11/1994

To help local officials promote economic development in the City. The primary goal is to stimulate, through public involvement and commitment, private investments in new affordable residential development and to create a sound economic base.

UR Area Purpose:

**Tax Districts within this Urban Renewal Area**

	Base No.	Increment No.	Increment Value Used
WEBSTER CITY CITY/WEBSTER CITY SCH/RES UR A INCR	40136	40137	130,640
WEBSTER CITY CITY/WEBSTER CITY SCH/RES UR AREA A/HOME 4TH SUBFUND INCREM	40182	40183	262,681
WEBSTER CITY CITY/WEBSTER CITY SCH/RES UR AREA A HOME 5TH SUBFUND INCREM	40184	40185	86,130
WEBSTER CITY CITY AG/WEBSTER CITY SCHOOL/UR AREA A AMENDMENT INCR	40220	40221	0

**Urban Renewal Area Value by Class - 1/1/2017 for FY 2019**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	182,240	797,300	42,040	0	0	-1,852	1,019,728	0	1,019,728
Taxable	99,226	443,467	37,836	0	0	-1,852	578,677	0	578,677
Homestead Credits									3

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2018:** **0**      **201,042**      **Amount of 07-01-2018 Cash Balance Restricted for LMI**

TIF Revenue: 17,855  
 TIF Sp. Revenue Fund Interest: 66  
 Property Tax Replacement Claims: 143  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 18,064**

Rebate Expenditures: 10,647  
 Non-Rebate Expenditures: 7,327  
 Returned to County Treasurer: 0  
**Total Expenditures: 17,974**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2019:** **90**      **215,708**      **Amount of 06-30-2019 Cash Balance Restricted for LMI**

## Projects For WEBSTER CITY AREA A RESIDENTIAL URBAN RENEWAL

### Housing Project

Description:	Housing Development
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	Yes
Payments Complete:	No

### LMI Requirement

Description:	Accumulating LMI Revenue
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	No

# Debts/Obligations For WEBSTER CITY AREA A RESIDENTIAL URBAN RENEWAL

## RIDGE DEVELOPMENT

Debt/Obligation Type:	Rebates
Principal:	91,000
Interest:	0
Total:	91,000
Annual Appropriation?:	Yes
Date Incurred:	11/19/2019
FY of Last Payment:	2028

## **Non-Rebates For WEBSTER CITY AREA A RESIDENTIAL URBAN RENEWAL**

TIF Expenditure Amount:	7,327
Tied To Debt:	RIDGE DEVELOPMENT
Tied To Project:	LMI Requirement

# Rebates For WEBSTER CITY AREA A RESIDENTIAL URBAN RENEWAL

## Home 5th Addition

TIF Expenditure Amount:	10,647
Rebate Paid To:	Ridge Development
Tied To Debt:	RIDGE DEVELOPMENT
Tied To Project:	Housing Project
Projected Final FY of Rebate:	2028

## Income Housing For WEBSTER CITY AREA A RESIDENTIAL URBAN RENEWAL

Amount of FY 2019 expenditures that provide or aid in the provision of public improvements related to housing and residential development: 0

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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: 0

Other low and moderate income housing assistance: 0

**TIF Taxing District Data Collection**

Local Government Name: WEBSTER CITY (40G378)  
 Urban Renewal Area: WEBSTER CITY AREA A RESIDENTIAL URBAN RENEWAL (40010)  
 TIF Taxing District Name: WEBSTER CITY CITY/WEBSTER CITY SCH/RES UR A INCR  
 TIF Taxing District Inc. Number: 40137

TIF Taxing District Base Year:	1993	<b>UR Designation</b>	
FY TIF Revenue First Received:	2000	Slum	No
Subject to a Statutory end date?	No	Blighted	No
		Economic Development	11/1994

TIF Taxing District Value by Class - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	166,850	42,040	0	0	0	208,890	0	208,890
Taxable	0	92,804	37,836	0	0	0	130,640	0	130,640
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	3,340	130,640	130,640	0	0

FY 2019 TIF Revenue Received: 4,658

**TIF Taxing District Data Collection**

Local Government Name: WEBSTER CITY (40G378)  
 Urban Renewal Area: WEBSTER CITY AREA A RESIDENTIAL URBAN RENEWAL (40010)  
 TIF Taxing District Name: WEBSTER CITY CITY/WEBSTER CITY SCH/RES UR AREA A/HOME 4TH  
 SUBFUND INCREM  
 TIF Taxing District Inc. Number: 40183

TIF Taxing District Base Year:	0	<b>UR Designation</b>	
FY TIF Revenue First Received:	2005	Slum	No
Subject to a Statutory end date?	No	Blighted	No
		Economic Development	01/2003

TIF Taxing District Value by Class - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	472,270	0	0	0	0	472,270	0	472,270
Taxable	0	262,681	0	0	0	0	262,681	0	262,681
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	1,802	262,681	262,681	0	0

FY 2019 TIF Revenue Received: 9,928



**TIF Taxing District Data Collection**

Local Government Name: WEBSTER CITY (40G378)  
 Urban Renewal Area: WEBSTER CITY AREA A RESIDENTIAL URBAN RENEWAL (40010)  
 TIF Taxing District Name: WEBSTER CITY CITY/WEBSTER CITY SCH/RES UR AREA A HOME 5TH  
 SUBFUND INCREM  
 TIF Taxing District Inc. Number: 40185  
 TIF Taxing District Base Year: 1993  
 FY TIF Revenue First Received: 2008  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1994

TIF Taxing District Value by Class - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	158,180	0	0	0	-1,852	156,328	0	156,328
Taxable	0	87,982	0	0	0	-1,852	86,130	0	86,130
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	150	86,130	86,130	0	0

FY 2019 TIF Revenue Received: 3,269

**TIF Taxing District Data Collection**

Local Government Name: WEBSTER CITY (40G378)  
 Urban Renewal Area: WEBSTER CITY AREA A RESIDENTIAL URBAN RENEWAL (40010)  
 TIF Taxing District Name: WEBSTER CITY CITY AG/WEBSTER CITY SCHOOL/UR AREA A AMENDMENT  
 INCR  
 TIF Taxing District Inc. Number: 40221  
 TIF Taxing District Base Year: 2003  
 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 - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	182,240	0	0	0	0	0	182,240	0	182,240
Taxable	99,226	0	0	0	0	0	99,226	0	99,226
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	70,770	99,226	0	99,226	2,646

FY 2019 TIF Revenue Received: 0

**Urban Renewal Area Data Collection**

Local Government Name: WEBSTER CITY (40G378)  
 Urban Renewal Area: WEBSTER CITY AREA C URBAN RENEWAL  
 UR Area Number: 40011  
 UR Area Creation Date: 11/1994

To help local officials promote economic development in the City. The primary goal is to stimulate, through public involvement and commitment, private investments in new affordable residential development and to create a sound economic base.

UR Area Purpose:

**Tax Districts within this Urban Renewal Area**

	Base No.	Increment No.	Increment Value Used
WEBSTER CITY CITY AG/WEBSTER CITY SCH/RES UR C TIF INCREM	40140	40141	0
WEBSTER CITY CITY/WEBSTER CITY SCH/UR C INCR	40152	40153	0

**Urban Renewal Area Value by Class - 1/1/2017 for FY 2019**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	37,980	16,309,720	0	0	0	-16,668	16,331,032	0	16,331,032
Taxable	20,679	9,071,610	0	0	0	-16,668	9,075,621	0	9,075,621
Homestead Credits									57

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2018:** **60,082** **212,952** **Amount of 07-01-2018 Cash Balance Restricted for LMI**

TIF Revenue:	0
TIF Sp. Revenue Fund Interest:	704
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>704</b>

Rebate Expenditures:	0
Non-Rebate Expenditures:	55,307
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>55,307</b>

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2019:** **5,479** **220,452** **Amount of 06-30-2019 Cash Balance Restricted for LMI**

## Projects For WEBSTER CITY AREA C URBAN RENEWAL

### Brewer Creek Estates 5&6

Description:	Housing Development
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

### LMI Requirement

Description:	Accumulating LMI Revenue
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For WEBSTER CITY AREA C URBAN RENEWAL

### BC Estates #5 & #6

Debt/Obligation Type:	Internal Loans
Principal:	2,705,317
Interest:	0
Total:	2,705,317
Annual Appropriation?:	No
Date Incurred:	06/30/2018
FY of Last Payment:	2028

## Non-Rebates For WEBSTER CITY AREA C URBAN RENEWAL

TIF Expenditure Amount:	55,307
Tied To Debt:	BC Estates #5 & #6
Tied To Project:	Brewer Creek Estates 5&6

## Income Housing For WEBSTER CITY AREA C URBAN RENEWAL

Amount of FY 2019 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	0
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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:	3,955
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:	0
Other low and moderate income housing assistance:	0

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Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2019

**TIF Taxing District Data Collection**

Local Government Name: WEBSTER CITY (40G378)  
 Urban Renewal Area: WEBSTER CITY AREA C URBAN RENEWAL (40011)  
 TIF Taxing District Name: WEBSTER CITY CITY AG/WEBSTER CITY SCH/RES UR C TIF INCREM  
 TIF Taxing District Inc. Number: 40141

		UR Designation
TIF Taxing District Base Year:	0	Slum No
FY TIF Revenue First Received:	1998	Blighted No
Subject to a Statutory end date?	No	Economic Development 11/1994

TIF Taxing District Value by Class - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	37,980	0	0	0	0	0	37,980	0	37,980
Taxable	20,679	0	0	0	0	0	20,679	0	20,679
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	39,990	0	0	0	0

FY 2019 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: WEBSTER CITY (40G378)  
 Urban Renewal Area: WEBSTER CITY AREA C URBAN RENEWAL (40011)  
 TIF Taxing District Name: WEBSTER CITY CITY/WEBSTER CITY SCH/UR C INCR  
 TIF Taxing District Inc. Number: 40153

		UR Designation
TIF Taxing District Base Year:	0	Slum No
FY TIF Revenue First Received:	1998	Blighted No
Subject to a Statutory end date?	No	Economic Development 11/1994

TIF Taxing District Value by Class - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	16,309,720	0	0	0	-16,668	16,293,052	0	16,293,052
Taxable	0	9,071,610	0	0	0	-16,668	9,054,942	0	9,054,942
Homestead Credits									57

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	74,320	9,054,942	0	9,054,942	342,093

FY 2019 TIF Revenue Received: 0



**Urban Renewal Area Data Collection**

Local Government Name: WEBSTER CITY (40G378)  
 Urban Renewal Area: WEBSTER CITY RIVERVIEW URBAN RENEWAL  
 UR Area Number: 40012

UR Area Creation Date: 02/1986

UR Area Purpose: To stimulate economic development through public improvements including water, sewer and streets and private investments in commercial and industrial development.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
WEBSTER CITY CITY/WEBSTER CITY SCH/RIVERVIEW TIF INCR	40055	40056	0
WEBSTER CITY CITY/WEBSTER CITY SCH/DOWNTOWN SSMID TIF INCREM	40112	40113	308,528
WEBSTER CITY CITY/WEBSTER CITY SCH/RIVERVIEW UR INCREM	40124	40125	0
WEBSTER CITY CITY/WEBSTER CITY SCH/DOWNTOWN SSMID TIF/1ST ST BANK SUBFUND/INCR	40208	40209	388,986
WEBSTER CITY CITY/WEBSTER CITY SCH/DOWNTOWN SSMID TIF/1ST ST BANK SUBFUND #2 INCR	40210	40211	388,986

**Urban Renewal Area Value by Class - 1/1/2017 for FY 2019**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	4,397,520	17,274,658	8,589,790	100	-25,928	30,905,072	0	30,905,072
Taxable	0	2,445,947	15,547,194	7,730,811	100	-25,928	26,224,908	0	26,224,908
Homestead Credits									49

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2018:** **21,558** **0** **Amount of 07-01-2018 Cash Balance Restricted for LMI**

TIF Revenue:	43,719
TIF Sp. Revenue Fund Interest:	303
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>44,022</b>

Rebate Expenditures:	28,487
Non-Rebate Expenditures:	12,425
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>40,912</b>

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2019:** **24,668** **0** **Amount of 06-30-2019 Cash Balance Restricted for LMI**

## Projects For WEBSTER CITY RIVERVIEW URBAN RENEWAL

### 2ND STREET RECONSTRUCTION

Description:	WA/SW/Street Improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### SSMID

Description:	Self-Supported Muniiciipal Impr District
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

## Debts/Obligations For WEBSTER CITY RIVERVIEW URBAN RENEWAL

### FSB-TOWN & COUNTRY

Debt/Obligation Type:	Rebates
Principal:	71,977
Interest:	0
Total:	71,977
Annual Appropriation?:	No
Date Incurred:	11/29/2011
FY of Last Payment:	2022

### FSB-FIRST STATE BANK

Debt/Obligation Type:	Rebates
Principal:	78,503
Interest:	0
Total:	78,503
Annual Appropriation?:	No
Date Incurred:	05/21/2012
FY of Last Payment:	2023

### 2nd STR RECONST PROJ

Debt/Obligation Type:	Internal Loans
Principal:	585,401
Interest:	0
Total:	585,401
Annual Appropriation?:	No
Date Incurred:	06/01/2000
FY of Last Payment:	2020

## Non-Rebates For WEBSTER CITY RIVERVIEW URBAN RENEWAL

TIF Expenditure Amount:	11,654
Tied To Debt:	2nd STR RECONST PROJ
Tied To Project:	2ND STREET RECONSTRUCTION

TIF Expenditure Amount:	771
Tied To Debt:	2nd STR RECONST PROJ
Tied To Project:	SSMID

## Rebates For WEBSTER CITY RIVERVIEW URBAN RENEWAL

### FSB-TOWN & COUNTRY

TIF Expenditure Amount:	14,102
Rebate Paid To:	FSB-TOWN & COUNTRY
Tied To Debt:	FSB-TOWN & COUNTRY
Tied To Project:	2ND STREET RECONSTRUCTION
Projected Final FY of Rebate:	2022

### FSB-FIRST STATE BANK

TIF Expenditure Amount:	14,385
Rebate Paid To:	FSB-FIRST STATE BANK
Tied To Debt:	FSB-FIRST STATE BANK
Tied To Project:	2ND STREET RECONSTRUCTION
Projected Final FY of Rebate:	2023

**TIF Taxing District Data Collection**

Local Government Name: WEBSTER CITY (40G378)  
 Urban Renewal Area: WEBSTER CITY RIVERVIEW URBAN RENEWAL (40012)  
 TIF Taxing District Name: WEBSTER CITY CITY/WEBSTER CITY SCH/RIVERVIEW TIF INCR  
 TIF Taxing District Inc. Number: 40056  
 TIF Taxing District Base Year: 1985  
 FY TIF Revenue First Received:  
 Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	02/1986

TIF Taxing District Value by Class - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	4,115,310	9,326,551	8,204,340	0	-22,224	21,926,336	0	21,926,336
Taxable	0	2,288,978	8,393,899	7,383,906	0	-22,224	18,282,670	0	18,282,670
Homestead Credits									44

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	26,449,730	0	0	0	0

FY 2019 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: WEBSTER CITY (40G378)  
 Urban Renewal Area: WEBSTER CITY RIVERVIEW URBAN RENEWAL (40012)  
 TIF Taxing District Name: WEBSTER CITY CITY/WEBSTER CITY SCH/DOWNTOWN SSMID TIF INCREM  
 TIF Taxing District Inc. Number: 40113  
 TIF Taxing District Base Year: 1985  
 FY TIF Revenue First Received: 2001  
 Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	02/1986

TIF Taxing District Value by Class - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	5,300,607	385,450	0	-1,852	6,050,778	0	6,050,778
Taxable	0	0	4,770,545	346,905	0	-1,852	5,404,271	0	5,404,271
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	5,666,202	386,428	308,528	77,900	3,138

FY 2019 TIF Revenue Received: 12,383

**TIF Taxing District Data Collection**

Local Government Name: WEBSTER CITY (40G378)  
 Urban Renewal Area: WEBSTER CITY RIVERVIEW URBAN RENEWAL (40012)  
 TIF Taxing District Name: WEBSTER CITY CITY/WEBSTER CITY SCH/RIVERVIEW UR INCREM  
 TIF Taxing District Inc. Number: 40125

		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 02/1986

TIF Taxing District Value by Class - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	282,210	596,140	0	0	-1,852	876,498	0	876,498
Taxable	0	156,969	536,526	0	0	-1,852	691,643	0	691,643
Homestead Credits									4

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	647,057	231,293	0	231,293	8,738

FY 2019 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: WEBSTER CITY (40G378)  
 Urban Renewal Area: WEBSTER CITY RIVERVIEW URBAN RENEWAL (40012)  
 TIF Taxing District Name: WEBSTER CITY CITY/WEBSTER CITY SCH/DOWNTOWN SSMID TIF/1ST ST  
 BANK SUBFUND/INCR  
 TIF Taxing District Inc. Number: 40209

		UR Designation
TIF Taxing District Base Year:	1985	Slum No
FY TIF Revenue First Received:	2013	Blighted No
Subject to a Statutory end date?	No	Economic Development 07/2011

TIF Taxing District Value by Class - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	923,990	0	100	0	924,090	0	924,090
Taxable	0	0	831,591	0	100	0	831,691	0	831,691
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	335,493	588,597	388,986	199,611	8,040

FY 2019 TIF Revenue Received: 15,668

**TIF Taxing District Data Collection**

Local Government Name: WEBSTER CITY (40G378)  
 Urban Renewal Area: WEBSTER CITY RIVERVIEW URBAN RENEWAL (40012)  
 TIF Taxing District Name: WEBSTER CITY CITY/WEBSTER CITY SCH/DOWNTOWN SSMID TIF/1ST ST  
 BANK SUBFUND #2 INCR  
 TIF Taxing District Inc. Number: 40211  
 TIF Taxing District Base Year: 1985  
 FY TIF Revenue First Received: 2014  
 Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	05/2012

**TIF Taxing District Value by Class - 1/1/2017 for FY 2019**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	1,127,370	0	0	0	1,127,370	0	1,127,370
Taxable	0	0	1,014,633	0	0	0	1,014,633	0	1,014,633
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	520,934	606,436	388,986	217,450	8,759

FY 2019 TIF Revenue Received: 15,668



**Urban Renewal Area Data Collection**

Local Government Name: WEBSTER CITY (40G378)  
 Urban Renewal Area: WEBSTER CITY SE IND URBAN RENEWAL  
 UR Area Number: 40015

UR Area Creation Date: 02/1986

To stimulate economic development through public improvements including water, sewer and streets and private investments in commercial and industrial development.

UR Area Purpose:

**Tax Districts within this Urban Renewal Area**

	Base No.	Increment No.	Increment Value Used
WEBSTER CITY AG/WEBSTER CITY SCHOOL/SE IND TIF INCR	40114	40115	0
WEBSTER CITY CITY/WEBSTER CITY SCH/SE IND TIF INCR	40116	40117	0
WEBSTER CITY/WEBSTER CITY SCH/SE IND TIF MITCHELL SUBFUND INCR	40196	40197	133,182
WEBSTER CITY CITY/WEBSTER CITY SCH/SE IND TIF INFINITY SUBFUND INCR	40212	40213	0
WEBSTER CITY CITY/WEBSTER CITY SCH/SE IND TIF 3DK SUBFUND INCREMENT	40222	40223	296,801

**Urban Renewal Area Value by Class - 1/1/2017 for FY 2019**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	387,290	289,210	3,798,216	5,152,260	0	0	9,677,740	0	9,677,740
Taxable	210,873	160,861	3,418,394	4,637,034	0	0	8,467,138	0	8,467,138
Homestead Credits									1

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2018:** **125,432** **0** **Amount of 07-01-2018 Cash Balance Restricted for LMI**

TIF Revenue: 16,245  
 TIF Sp. Revenue Fund Interest: 3,027  
 Property Tax Replacement Claims: 1,306  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 20,578**

Rebate Expenditures: 13,625  
 Non-Rebate Expenditures: 0  
 Returned to County Treasurer: 0  
**Total Expenditures: 13,625**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2019:** **132,385** **0** **Amount of 06-30-2019 Cash Balance Restricted for LMI**

## Projects For WEBSTER CITY SE IND URBAN RENEWAL

### Extension of Commerce Dr

Description:	Street/Water/Sewer Improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

## Debts/Obligations For WEBSTER CITY SE IND URBAN RENEWAL

### MITCHELL MACHINE

Debt/Obligation Type:	Rebates
Principal:	38,298
Interest:	0
Total:	38,298
Annual Appropriation?:	No
Date Incurred:	04/19/2008
FY of Last Payment:	2020

### 3DK

Debt/Obligation Type:	Rebates
Principal:	124,474
Interest:	0
Total:	124,474
Annual Appropriation?:	Yes
Date Incurred:	04/20/2015
FY of Last Payment:	2029

## Non-Rebates For WEBSTER CITY SE IND URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	MITCHELL MACHINE
Tied To Project:	Extension of Commerce Dr

TIF Expenditure Amount:	0
Tied To Debt:	3DK
Tied To Project:	Extension of Commerce Dr

## Rebates For WEBSTER CITY SE IND URBAN RENEWAL

### Mitchell Machine

TIF Expenditure Amount:	5,032
Rebate Paid To:	Mitchell Machine
Tied To Debt:	MITCHELL MACHINE
Tied To Project:	Extension of Commerce Dr
Projected Final FY of Rebate:	2020

### 3DK

TIF Expenditure Amount:	8,593
Rebate Paid To:	3DK
Tied To Debt:	3DK
Tied To Project:	Extension of Commerce Dr
Projected Final FY of Rebate:	2029

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Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2019

**TIF Taxing District Data Collection**

Local Government Name: WEBSTER CITY (40G378)  
 Urban Renewal Area: WEBSTER CITY SE IND URBAN RENEWAL (40015)  
 TIF Taxing District Name: WEBSTER CITY AG/WEBSTER CITY SCHOOL/SE IND TIF INCR  
 TIF Taxing District Inc. Number: 40115

TIF Taxing District Base Year:	0	<b>UR Designation</b>	
FY TIF Revenue First Received:		Slum	No
Subject to a Statutory end date?	No	Blighted	No
		Economic Development	02/1986

TIF Taxing District Value by Class - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	387,290	0	0	0	0	0	387,290	0	387,290
Taxable	210,873	0	0	0	0	0	210,873	0	210,873
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	208,430	178,860	0	178,860	4,770

FY 2019 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: WEBSTER CITY (40G378)  
 Urban Renewal Area: WEBSTER CITY SE IND URBAN RENEWAL (40015)  
 TIF Taxing District Name: WEBSTER CITY CITY/WEBSTER CITY SCH/SE IND TIF INCR  
 TIF Taxing District Inc. Number: 40117

TIF Taxing District Base Year:	0	<b>UR Designation</b>	
FY TIF Revenue First Received:		Slum	No
Subject to a Statutory end date?	No	Blighted	No
		Economic Development	02/1986

TIF Taxing District Value by Class - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	289,210	3,403,016	5,004,280	0	0	8,747,270	0	8,747,270
Taxable	0	160,861	3,062,714	4,503,852	0	0	7,767,403	0	7,767,403
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	7,905,430	841,840	0	841,840	31,804

FY 2019 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name:	WEBSTER CITY (40G378)	
Urban Renewal Area:	WEBSTER CITY SE IND URBAN RENEWAL (40015)	
TIF Taxing District Name:	WEBSTER CITY/WEBSTER CITY SCH/SE IND TIF MITCHELL SUBFUND INCR	
TIF Taxing District Inc. Number:	40197	
TIF Taxing District Base Year:	2008	<b>UR Designation</b>
FY TIF Revenue First Received:	2011	Slum No
Subject to a Statutory end date?	No	Blighted No
		Economic Development 02/1986

TIF Taxing District Value by Class - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	147,980	0	0	147,980	0	147,980
Taxable	0	0	0	133,182	0	0	133,182	0	133,182
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	13,950	133,182	133,182	0	0

FY 2019 TIF Revenue Received: 5,032

**TIF Taxing District Data Collection**

Local Government Name:	WEBSTER CITY (40G378)	
Urban Renewal Area:	WEBSTER CITY SE IND URBAN RENEWAL (40015)	
TIF Taxing District Name:	WEBSTER CITY CITY/WEBSTER CITY SCH/SE IND TIF INFINITY SUBFUND INCR	
TIF Taxing District Inc. Number:	40213	
TIF Taxing District Base Year:	1985	<b>UR Designation</b>
FY TIF Revenue First Received:	2014	Slum No
Subject to a Statutory end date?	No	Blighted No
		Economic Development No

TIF Taxing District Value by Class - 1/1/2017 for FY 2019

	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 2019	5,316	0	0	0	0

FY 2019 TIF Revenue Received: 0



**TIF Taxing District Data Collection**

Local Government Name: WEBSTER CITY (40G378)  
 Urban Renewal Area: WEBSTER CITY SE IND URBAN RENEWAL (40015)  
 TIF Taxing District Name: WEBSTER CITY CITY/WEBSTER CITY SCH/SE IND TIF 3DK SUBFUND  
 INCREMENT  
 TIF Taxing District Inc. Number: 40223  
 TIF Taxing District Base Year: 1985  
 FY TIF Revenue First Received: 2017  
 Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	04/2015

**TIF Taxing District Value by Class - 1/1/2017 for FY 2019**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	395,200	0	0	0	395,200	0	395,200
Taxable	0	0	355,680	0	0	0	355,680	0	355,680
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	2,082	355,680	296,801	58,879	2,224

FY 2019 TIF Revenue Received: 11,213

**Urban Renewal Area Data Collection**

Local Government Name: WEBSTER CITY (40G378)  
 Urban Renewal Area: WEBSTER CITY AREA D URBAN RENEWAL  
 UR Area Number: 40018  
 UR Area Creation Date: 11/1994

To help local officials promote economic development in the City. The primary goal is to stimulate, through public involvement and commitment, private investments in new affordable residential development and to create a sound economic base.

UR Area Purpose:

**Tax Districts within this Urban Renewal Area**

	Base No.	Increment No.	Increment Value Used
WEBSTER CITY CITY AG/WEBSTER CITY SCH/RES UR D INCR	40128	40129	0

**Urban Renewal Area Value by Class - 1/1/2017 for FY 2019**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	162,900	0	0	0	0	0	162,900	0	162,900
Taxable	88,695	0	0	0	0	0	88,695	0	88,695
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2018:** 0 0 **Amount of 07-01-2018 Cash Balance Restricted for LMI**

TIF Revenue:	0
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>0</b>

Rebate Expenditures:	0
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>0</b>

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2019:** 0 0 **Amount of 06-30-2019 Cash Balance Restricted for LMI**

**TIF Taxing District Data Collection**

Local Government Name: WEBSTER CITY (40G378)  
 Urban Renewal Area: WEBSTER CITY AREA D URBAN RENEWAL (40018)  
 TIF Taxing District Name: WEBSTER CITY CITY AG/WEBSTER CITY SCH/RES UR D INCR  
 TIF Taxing District Inc. Number: 40129  
 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	11/1994

TIF Taxing District Value by Class - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	162,900	0	0	0	0	0	162,900	0	162,900
Taxable	88,695	0	0	0	0	0	88,695	0	88,695
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	67,180	88,695	0	88,695	2,365

FY 2019 TIF Revenue Received: 0

**Urban Renewal Area Data Collection**

Local Government Name: WEBSTER CITY (40G378)  
 Urban Renewal Area: WEBSTER CITY AREA E URBAN RENEWAL  
 UR Area Number: 40019  
 UR Area Creation Date: 11/1994

To help local officials promote economic development in the City. The primary goal is to stimulate, through public involvement and commitment, private investments in new affordable residential development and to create a sound economic base.

UR Area Purpose:

**Tax Districts within this Urban Renewal Area**

	Base No.	Increment No.	Increment Value Used
WEBSTER CITY CITY AG/WEBSTER CITY SCH/RES UR E INCREM	40130	40131	0
WEBSTER CITY/WEBSTER CITY SCH/UR AREA E INCR	40206	40207	0

**Urban Renewal Area Value by Class - 1/1/2017 for FY 2019**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	3,270	93,740	0	0	0	0	97,010	0	97,010
Taxable	1,781	52,139	0	0	0	0	53,920	0	53,920
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2018:** 0 0 **Amount of 07-01-2018 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 06-30-2019:** 0 0 **Amount of 06-30-2019 Cash Balance Restricted for LMI**

**TIF Taxing District Data Collection**

Local Government Name: WEBSTER CITY (40G378)  
 Urban Renewal Area: WEBSTER CITY AREA E URBAN RENEWAL (40019)  
 TIF Taxing District Name: WEBSTER CITY CITY AG/WEBSTER CITY SCH/RES UR E INCREM  
 TIF Taxing District Inc. Number: 40131  
 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	11/1994

TIF Taxing District Value by Class - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	3,270	0	0	0	0	0	3,270	0	3,270
Taxable	1,781	0	0	0	0	0	1,781	0	1,781
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	27,735	0	0	0	0

FY 2019 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: WEBSTER CITY (40G378)  
 Urban Renewal Area: WEBSTER CITY AREA E URBAN RENEWAL (40019)  
 TIF Taxing District Name: WEBSTER CITY/WEBSTER CITY SCH/UR AREA E INCR  
 TIF Taxing District Inc. Number: 40207  
 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	11/1994

TIF Taxing District Value by Class - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	93,740	0	0	0	0	93,740	0	93,740
Taxable	0	52,139	0	0	0	0	52,139	0	52,139
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	27,735	52,139	0	52,139	1,970

FY 2019 TIF Revenue Received: 0

**Urban Renewal Area Data Collection**

Local Government Name: WEBSTER CITY (40G378)  
 Urban Renewal Area: WEBSTER CITY AREA B URBAN RENEWAL  
 UR Area Number: 40020  
 UR Area Creation Date: 11/1994

To help local officials promote economic development in the City. The primary goal is to stimulate, through public involvement and commitment, private investments in new affordable residential development and to create a sound economic base.

UR Area Purpose:

**Tax Districts within this Urban Renewal Area**

	Base No.	Increment No.	Increment Value Used
WEBSTER CITY CITY AG/WEBSTER CITY SCH/RES UR B INCR	40138	40139	0
WEBSTER CITY/WEBSTER CITY SCH/RES UR AREA B INCR	40204	40205	0

**Urban Renewal Area Value by Class - 1/1/2017 for FY 2019**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	85,480	0	0	0	0	0	85,480	0	85,480
Taxable	46,542	0	0	0	0	0	46,542	0	46,542
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2018:** 0 0 **Amount of 07-01-2018 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 06-30-2019:** 0 0 **Amount of 06-30-2019 Cash Balance Restricted for LMI**

**TIF Taxing District Data Collection**

Local Government Name: WEBSTER CITY (40G378)  
 Urban Renewal Area: WEBSTER CITY AREA B URBAN RENEWAL (40020)  
 TIF Taxing District Name: WEBSTER CITY CITY AG/WEBSTER CITY SCH/RES UR B INCR  
 TIF Taxing District Inc. Number: 40139

TIF Taxing District Base Year:	0	<b>UR Designation</b>	
FY TIF Revenue First Received:		Slum	No
Subject to a Statutory end date?	No	Blighted	No
		Economic Development	11/1994

TIF Taxing District Value by Class - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	85,480	0	0	0	0	0	85,480	0	85,480
Taxable	46,542	0	0	0	0	0	46,542	0	46,542
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	65,110	20,370	0	20,370	543

FY 2019 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: WEBSTER CITY (40G378)  
 Urban Renewal Area: WEBSTER CITY AREA B URBAN RENEWAL (40020)  
 TIF Taxing District Name: WEBSTER CITY/WEBSTER CITY SCH/RES UR AREA B INCR  
 TIF Taxing District Inc. Number: 40205

TIF Taxing District Base Year:	1993	<b>UR Designation</b>	
FY TIF Revenue First Received:		Slum	No
Subject to a Statutory end date?	No	Blighted	No
		Economic Development	11/1994

TIF Taxing District Value by Class - 1/1/2017 for FY 2019

	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 2019	57,671	0	0	0	0

FY 2019 TIF Revenue Received: 0

**Urban Renewal Area Data Collection**

Local Government Name: WEBSTER CITY (40G378)  
 Urban Renewal Area: WEBSTER CITY WEST SECOND ST URBAN RENEWAL  
 UR Area Number: 40021

UR Area Creation Date: 08/1997

UR Area Purpose: To stimulate economic development through public improvements including water, sewer and streets and private investments in commercial and industrial development.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
WEBSTER CITY CITY/WEBSTER CITY SCH/W SECOND ST UR INCR	40132	40133	0
WEBSTER CITY CITY AG/WEBSTER CITY SCH/W SECOND ST UR INCR	40134	40135	0

**Urban Renewal Area Value by Class - 1/1/2017 for FY 2019**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	32,650	237,190	6,103,560	1,398,730	0	0	7,885,260	0	7,885,260
Taxable	17,777	131,928	5,493,204	1,258,857	0	0	6,990,856	0	6,990,856
Homestead Credits									1

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2018:** 0 0 **Amount of 07-01-2018 Cash Balance Restricted for LMI**

TIF Revenue:	0
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>0</b>

Rebate Expenditures:	0
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>0</b>

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2019:** 0 0 **Amount of 06-30-2019 Cash Balance Restricted for LMI**



**TIF Taxing District Data Collection**

Local Government Name: WEBSTER CITY (40G378)  
 Urban Renewal Area: WEBSTER CITY WEST SECOND ST URBAN RENEWAL (40021)  
 TIF Taxing District Name: WEBSTER CITY CITY/WEBSTER CITY SCH/W SECOND ST UR INCR  
 TIF Taxing District Inc. Number: 40133  
 TIF Taxing District Base Year: 0  
 FY TIF Revenue First Received: 0  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2017

	UR Designation
Slum	No
Blighted	No
Economic Development	08/1997

TIF Taxing District Value by Class - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	237,190	6,103,560	1,398,730	0	0	7,852,610	0	7,852,610
Taxable	0	131,928	5,493,204	1,258,857	0	0	6,973,079	0	6,973,079
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	4,339,560	3,513,050	0	3,513,050	132,722

FY 2019 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: WEBSTER CITY (40G378)  
 Urban Renewal Area: WEBSTER CITY WEST SECOND ST URBAN RENEWAL (40021)  
 TIF Taxing District Name: WEBSTER CITY CITY AG/WEBSTER CITY SCH/W SECOND ST UR INCR  
 TIF Taxing District Inc. Number: 40135  
 TIF Taxing District Base Year: 0  
 FY TIF Revenue First Received: 0  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2017

	UR Designation
Slum	No
Blighted	No
Economic Development	08/1997

TIF Taxing District Value by Class - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	32,650	0	0	0	0	0	32,650	0	32,650
Taxable	17,777	0	0	0	0	0	17,777	0	17,777
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	14,120	17,777	0	17,777	474

FY 2019 TIF Revenue Received: 0

**Urban Renewal Area Data Collection**

Local Government Name: WEBSTER CITY (40G378)  
 Urban Renewal Area: WEBSTER CITY SOUTHWEST URBAN RENEWAL  
 UR Area Number: 40022

UR Area Creation Date: 06/2001

To stimulate economic development through public improvements including water, sewer and streets and private investments in commercial and industrial development.

UR Area Purpose:

**Tax Districts within this Urban Renewal Area**

	Base No.	Increment No.	Increment Value Used
WEBSTER CITY CITY/WEBSTER CITY SCH/SW UR TIF INCREM	40154	40155	0
WEBSTER CITY CITY AG/WEBSTER CITY SCH/SW UR TIF INCREM	40156	40157	0
WEBSTER CITY CITY/WEBSTER CITY SCH/SW UR AMEND INCREMENT	40170	40171	29,575
WEBSTER CITY AG/WEBSTER CITY SCH/SW UR AMEND INCREMENT	40172	40173	0
WEBSTER CITY CITY/WEBSTER CITY SCH/SW UR AMENDMENT GOURLEY SUBFUND INCREM	40186	40187	222,306

**Urban Renewal Area Value by Class - 1/1/2017 for FY 2019**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	830,690	1,635,760	2,586,550	0	0	0	5,053,000	0	5,053,000
Taxable	452,291	909,825	2,327,895	0	0	0	3,690,011	0	3,690,011
Homestead Credits									4

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2018:** **0** **76,006** **Amount of 07-01-2018 Cash Balance Restricted for LMI**

TIF Revenue:	9,520
TIF Sp. Revenue Fund Interest:	5
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>9,525</b>

Rebate Expenditures:	5,519
Non-Rebate Expenditures:	4,006
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>9,525</b>

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2019:** **0** **81,668** **Amount of 06-30-2019 Cash Balance Restricted for LMI**

## Projects For WEBSTER CITY SOUTHWEST URBAN RENEWAL

### LMI Requirement

Description:	Accumulating LMI revenue
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	No

### SW Water Improvement

Description:	Water Main Improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

## Debts/Obligations For WEBSTER CITY SOUTHWEST URBAN RENEWAL

### SW WATER IMPROVEMENTS

Debt/Obligation Type:	Internal Loans
Principal:	5,682
Interest:	0
Total:	5,682
Annual Appropriation?:	No
Date Incurred:	08/03/2002
FY of Last Payment:	2020

### GOURLEY SUBDIVISION

Debt/Obligation Type:	Rebates
Principal:	307,099
Interest:	0
Total:	307,099
Annual Appropriation?:	No
Date Incurred:	08/01/2002
FY of Last Payment:	2020

## Non-Rebates For WEBSTER CITY SOUTHWEST URBAN RENEWAL

TIF Expenditure Amount:	2,884
Tied To Debt:	GOURLEY SUBDIVISION
Tied To Project:	LMI Requirement

TIF Expenditure Amount:	1,122
Tied To Debt:	SW WATER IMPROVEMENTS
Tied To Project:	SW Water Improvement

## Rebates For WEBSTER CITY SOUTHWEST URBAN RENEWAL

### GOURLEY SUBDIVISION

TIF Expenditure Amount:	5,519
Rebate Paid To:	DON GOURLEY
Tied To Debt:	GOURLEY SUBDIVISION
Tied To Project:	SW Water Improvement
Projected Final FY of Rebate:	2015

## Income Housing For WEBSTER CITY SOUTHWEST URBAN RENEWAL

Amount of FY 2019 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	0
<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:	0
Other low and moderate income housing assistance:	0

**TIF Taxing District Data Collection**

Local Government Name: WEBSTER CITY (40G378)  
 Urban Renewal Area: WEBSTER CITY SOUTHWEST URBAN RENEWAL (40022)  
 TIF Taxing District Name: WEBSTER CITY CITY/WEBSTER CITY SCH/SW UR TIF INCREM  
 TIF Taxing District Inc. Number: 40155  
 TIF Taxing District Base Year: 2000  
 FY TIF Revenue First Received: 2005  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2021

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2001

**TIF Taxing District Value by Class - 1/1/2017 for FY 2019**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	22,820	2,586,550	0	0	0	2,609,370	0	2,609,370
Taxable	0	12,693	2,327,895	0	0	0	2,340,588	0	2,340,588
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	695,100	1,914,270	0	1,914,270	72,321

FY 2019 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: WEBSTER CITY (40G378)  
 Urban Renewal Area: WEBSTER CITY SOUTHWEST URBAN RENEWAL (40022)  
 TIF Taxing District Name: WEBSTER CITY CITY AG/WEBSTER CITY SCH/SW UR TIF INCREM  
 TIF Taxing District Inc. Number: 40157  
 TIF Taxing District Base Year: 2000  
 FY TIF Revenue First Received: 2005  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2021

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2001

**TIF Taxing District Value by Class - 1/1/2017 for FY 2019**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	622,780	0	0	0	0	0	622,780	0	622,780
Taxable	339,091	0	0	0	0	0	339,091	0	339,091
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	267,940	339,091	0	339,091	9,043

FY 2019 TIF Revenue Received: 0



**TIF Taxing District Data Collection**

Local Government Name: WEBSTER CITY (40G378)  
 Urban Renewal Area: WEBSTER CITY SOUTHWEST URBAN RENEWAL (40022)  
 TIF Taxing District Name: WEBSTER CITY CITY/WEBSTER CITY SCH/SW UR AMEND INCREMENT  
 TIF Taxing District Inc. Number: 40171  
 TIF Taxing District Base Year: 2001  
 FY TIF Revenue First Received: 

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2001

  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2021

TIF Taxing District Value by Class - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,213,260	0	0	0	0	1,213,260	0	1,213,260
Taxable	0	674,826	0	0	0	0	674,826	0	674,826
Homestead Credits									3

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	85,170	674,826	29,575	645,251	24,377

FY 2019 TIF Revenue Received: 1,118

**TIF Taxing District Data Collection**

Local Government Name: WEBSTER CITY (40G378)  
 Urban Renewal Area: WEBSTER CITY SOUTHWEST URBAN RENEWAL (40022)  
 TIF Taxing District Name: WEBSTER CITY AG/WEBSTER CITY SCH/SW UR AMEND INCREMENT  
 TIF Taxing District Inc. Number: 40173  
 TIF Taxing District Base Year: 2001  
 FY TIF Revenue First Received: 

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2001

  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2021

TIF Taxing District Value by Class - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	207,910	0	0	0	0	0	207,910	0	207,910
Taxable	113,200	0	0	0	0	0	113,200	0	113,200
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	101,080	106,830	0	106,830	2,849

FY 2019 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: WEBSTER CITY (40G378)  
 Urban Renewal Area: WEBSTER CITY SOUTHWEST URBAN RENEWAL (40022)  
 TIF Taxing District Name: WEBSTER CITY CITY/WEBSTER CITY SCH/SW UR AMENDMENT GOURLEY  
 SUBFUND INCREM  
 TIF Taxing District Inc. Number: 40187  
 TIF Taxing District Base Year: 2001  
 FY TIF Revenue First Received: 2005  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2021

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2001

**TIF Taxing District Value by Class - 1/1/2017 for FY 2019**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	399,680	0	0	0	0	399,680	0	399,680
Taxable	0	222,306	0	0	0	0	222,306	0	222,306
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	2,700	222,306	222,306	0	0

FY 2019 TIF Revenue Received: 8,402

**Urban Renewal Area Data Collection**

Local Government Name: WEBSTER CITY (40G378)  
 Urban Renewal Area: WEBSTER CITY CITY/WEBSTER CITY SCH/COMMERCIAL UR AREA  
 UR Area Number: 40030

UR Area Creation Date: 11/2011

UR Area Purpose: To stimulate economic development through public improvements including water, sewer and streets and private investments in commercial and industrial development.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
WEBSTER CITY CITY/WEBSTER CITY SCH/COMMERCIAL UR AREA FAREWAY SUBFUND INCR	40214	40215	188,875

**Urban Renewal Area Value by Class - 1/1/2017 for FY 2019**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	875,980	0	0	0	875,980	0	875,980
Taxable	0	0	788,382	0	0	0	788,382	0	788,382
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2018:** **4,689** **0** **Amount of 07-01-2018 Cash Balance Restricted for LMI**

TIF Revenue:	7,136
TIF Sp. Revenue Fund Interest:	81
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>7,217</b>

Rebate Expenditures:	6,384
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>6,384</b>

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2019:** **5,522** **0** **Amount of 06-30-2019 Cash Balance Restricted for LMI**

## Projects For WEBSTER CITY CITY/WEBSTER CITY SCH/COMMERCIAL UR AREA

### Fareway Remodel

Description:	Remodel/Expand Existing Grocery Store
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For WEBSTER CITY CITY/WEBSTER CITY SCH/COMMERCIAL UR AREA

### Fareway Stores

Debt/Obligation Type:	Rebates
Principal:	380,080
Interest:	0
Total:	380,080
Annual Appropriation?:	Yes
Date Incurred:	12/05/2011
FY of Last Payment:	2028

## **Non-Rebates For WEBSTER CITY CITY/WEBSTER CITY SCH/COMMERCIAL UR AREA**

TIF Expenditure Amount:	0
Tied To Debt:	Fareway Stores
Tied To Project:	Fareway Remodel

# Rebates For WEBSTER CITY CITY/WEBSTER CITY SCH/COMMERCIAL UR AREA

## Fareway Stores

TIF Expenditure Amount:	6,384
Rebate Paid To:	Fareway Stores
Tied To Debt:	Fareway Stores
Tied To Project:	Fareway Remodel
Projected Final FY of Rebate:	2028

**TIF Taxing District Data Collection**

Local Government Name: WEBSTER CITY (40G378)  
 Urban Renewal Area: WEBSTER CITY CITY/WEBSTER CITY SCH/COMMERCIAL UR AREA (40030)  
 TIF Taxing District Name: WEBSTER CITY CITY/WEBSTER CITY SCH/COMMERCIAL UR AREA  
 FAREWAY SUBFUND INCR  
 TIF Taxing District Inc. Number: 40215  
 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: 2028

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2011

**TIF Taxing District Value by Class - 1/1/2017 for FY 2019**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	875,980	0	0	0	875,980	0	875,980
Taxable	0	0	788,382	0	0	0	788,382	0	788,382
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	634,050	241,930	188,875	53,055	2,004

FY 2019 TIF Revenue Received: 7,136



**Urban Renewal Area Data Collection**

Local Government Name: WEBSTER CITY (40G378)  
 Urban Renewal Area: WEBSTER CITY 2013 FAIRMEADOW URBAN RENEWAL AREA  
 UR Area Number: 40032

UR Area Creation Date: 08/2013

UR Area Purpose:

**Tax Districts within this Urban Renewal Area**

Base No.	Increment No.	Increment Value Used
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WEBSTER CITY CITY/WEBSTER CITY SCH/2013 FAIRMEADOW UR WCF SUB FUND INCREMENT	40226	40227	1,834,768
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**Urban Renewal Area Value by Class - 1/1/2017 for FY 2019**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	2,868,080	0	0	0	2,868,080	0	2,868,080
Taxable	0	0	2,581,272	0	0	0	2,581,272	0	2,581,272
Homestead Credits									0

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2018:</b>	<b>18,952</b>	<b>0</b>	<b>Amount of 07-01-2018 Cash Balance Restricted for LMI</b>
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TIF Revenue:	69,317
TIF Sp. Revenue Fund Interest:	314
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>69,631</b>

Rebate Expenditures:	59,086
Non-Rebate Expenditures:	8,000
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>67,086</b>

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2019:</b>	<b>21,497</b>	<b>0</b>	<b>Amount of 06-30-2019 Cash Balance Restricted for LMI</b>
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## Projects For WEBSTER CITY 2013 FAIRMEADOW URBAN RENEWAL AREA

### WCF BANK

Description:	NEW BANK
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

### WCF BANK-SEWER

Description:	SEWER ADVANCE
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For WEBSTER CITY 2013 FAIRMEADOW URBAN RENEWAL AREA

### WCF FINANCIAL BANK

Debt/Obligation Type:	Rebates
Principal:	404,238
Interest:	0
Total:	404,238
Annual Appropriation?:	Yes
Date Incurred:	06/01/2015
FY of Last Payment:	2030

### CITY OF WEBSTER CITY

Debt/Obligation Type:	Other Debt
Principal:	59,795
Interest:	0
Total:	59,795
Annual Appropriation?:	Yes
Date Incurred:	06/01/2015
FY of Last Payment:	2030

## **Non-Rebates For WEBSTER CITY 2013 FAIRMEADOW URBAN RENEWAL AREA**

TIF Expenditure Amount:	8,000
Tied To Debt:	CITY OF WEBSTER CITY
Tied To Project:	WCF BANK-SEWER

## **Rebates For WEBSTER CITY 2013 FAIRMEADOW URBAN RENEWAL AREA**

### **401 FAIRMEADOW DRIVE**

TIF Expenditure Amount:	59,086
Rebate Paid To:	WCF FINANANCIAL BANK
Tied To Debt:	WCF FINANCIAL BANK
Tied To Project:	WCF BANK
Projected Final FY of Rebate:	2030

**TIF Taxing District Data Collection**

Local Government Name:	WEBSTER CITY (40G378)	
Urban Renewal Area:	WEBSTER CITY 2013 FAIRMEADOW URBAN RENEWAL AREA (40032)	
TIF Taxing District Name:	WEBSTER CITY CITY/WEBSTER CITY SCH/2013 FAIRMEADOW UR WCF SUB	
FUND INCREMENT		
TIF Taxing District Inc. Number:	40227	
TIF Taxing District Base Year:	2013	
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 - 1/1/2017 for FY 2019**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	2,868,080	0	0	0	2,868,080	0	2,868,080
Taxable	0	0	2,581,272	0	0	0	2,581,272	0	2,581,272
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	163,140	2,581,272	1,834,768	746,504	28,203

FY 2019 TIF Revenue Received: 69,317

**Urban Renewal Area Data Collection**

Local Government Name: WEBSTER CITY (40G378)  
 Urban Renewal Area: WEBSTER CITY 2016 INDUSTRIAL URBAN RENEWAL AREA  
 UR Area Number: 40033

UR Area Creation Date: 09/2016

UR Area Purpose: To stimulate economic development through public improvements including water, sewer and streets and private investments in commercial and industrial development

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
WEBSTER CITY CITY/WEBSTER CITY SCH/2016 IND UR AREA INCR	40230	40231	0
WEBSTER CITY CITY/WEBSTER CITY SCH/2016 IND UR AREA WC CUSTOM MEATS SUB FUND INCR	40232	40233	164,704

**Urban Renewal Area Value by Class - 1/1/2017 for FY 2019**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	3,620,310	0	0	3,620,310	0	3,620,310
Taxable	0	0	0	3,258,279	0	0	3,258,279	0	3,258,279
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2018:** -2,283      **0**      **Amount of 07-01-2018 Cash Balance Restricted for LMI**

TIF Revenue:	6,222
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>6,222</b>

Rebate Expenditures:	5,500
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>5,500</b>

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2019:** -1,561      **0**      **Amount of 06-30-2019 Cash Balance Restricted for LMI**

## Projects For WEBSTER CITY 2016 INDUSTRIAL URBAN RENEWAL AREA

### WC CUSTOM MEATS EXPANSION

Description:	EXPANSION OF MEAT PROCESS FACILITY
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	Yes



## Debts/Obligations For WEBSTER CITY 2016 INDUSTRIAL URBAN RENEWAL AREA

### WC CUSTOM MEATS REBATE

Debt/Obligation Type:	Rebates
Principal:	14,274
Interest:	0
Total:	14,274
Annual Appropriation?:	Yes
Date Incurred:	11/21/2016
FY of Last Payment:	2027

## Non-Rebates For WEBSTER CITY 2016 INDUSTRIAL URBAN RENEWAL AREA

TIF Expenditure Amount:	0
Tied To Debt:	WC CUSTOM MEATS REBATE
Tied To Project:	WC CUSTOM MEATS EXPANSION

## Rebates For WEBSTER CITY 2016 INDUSTRIAL URBAN RENEWAL AREA

### WC CUSTOM MEATS

TIF Expenditure Amount:	5,500
Rebate Paid To:	WC CUSTOM MEATS
Tied To Debt:	WC CUSTOM MEATS REBATE
Tied To Project:	WC CUSTOM MEATS EXPANSION
Projected Final FY of Rebate:	2027

**TIF Taxing District Data Collection**

Local Government Name: WEBSTER CITY (40G378)  
 Urban Renewal Area: WEBSTER CITY 2016 INDUSTRIAL URBAN RENEWAL AREA (40033)  
 TIF Taxing District Name: WEBSTER CITY CITY/WEBSTER CITY SCH/2016 IND UR AREA INCR  
 TIF Taxing District Inc. Number: 40231

	UR Designation
TIF Taxing District Base Year: 2015	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 - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	2,295,600	0	0	2,295,600	0	2,295,600
Taxable	0	0	0	2,066,040	0	0	2,066,040	0	2,066,040
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	0	2,066,040	0	2,066,040	78,054

FY 2019 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: WEBSTER CITY (40G378)  
 Urban Renewal Area: WEBSTER CITY 2016 INDUSTRIAL URBAN RENEWAL AREA (40033)  
 TIF Taxing District Name: WEBSTER CITY CITY/WEBSTER CITY SCH/2016 IND UR AREA WC CUSTOM  
 MEATS SUB FUND INCR  
 TIF Taxing District Inc. Number: 40233

	UR Designation
TIF Taxing District Base Year: 2015	Slum No
FY TIF Revenue First Received: 2018	Blighted No
Subject to a Statutory end date? No	Economic Development 09/2016

TIF Taxing District Value by Class - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	1,324,710	0	0	1,324,710	0	1,324,710
Taxable	0	0	0	1,192,239	0	0	1,192,239	0	1,192,239
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	0	1,192,239	164,704	1,027,535	38,820

FY 2019 TIF Revenue Received: 6,222

**Urban Renewal Area Data Collection**

Local Government Name: WEBSTER CITY (40G378)  
 Urban Renewal Area: 2016 RED BULL DIVISION URBAN RENEWAL AREA  
 UR Area Number: 40034

UR Area Creation Date: 10/2013

UR Area Purpose: To stimulate economic development through public improvements including water, sewer and streets and private investments in commercial and industrial development.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
WEBSTER CITY CITY/WEBSTER CITY SCH/2013 RED BULL DIV UR SHOPKO SUBFUND INCR	40224	40225	1,753,840

**Urban Renewal Area Value by Class - 1/1/2017 for FY 2019**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	2,708,500	0	0	0	2,708,500	0	2,708,500
Taxable	0	0	2,437,650	0	0	0	2,437,650	0	2,437,650
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2018:** **1,029** **0** **Amount of 07-01-2018 Cash Balance Restricted for LMI**

TIF Revenue:	65,544
TIF Sp. Revenue Fund Interest:	93
Property Tax Replacement Claims	6,806
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>72,443</b>

Rebate Expenditures:	63,285
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>63,285</b>

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2019:** **10,187** **0** **Amount of 06-30-2019 Cash Balance Restricted for LMI**

## Projects For 2016 RED BULL DIVISION URBAN RENEWAL AREA

### SHOPKO

Description:	NEW STORE
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For 2016 RED BULL DIVISION URBAN RENEWAL AREA

### KTJ 261, LLC (SHOPKO)

Debt/Obligation Type:	Rebates
Principal:	583,713
Interest:	0
Total:	583,713
Annual Appropriation?:	Yes
Date Incurred:	04/20/2015
FY of Last Payment:	2019

## **Non-Rebates For 2016 RED BULL DIVISION URBAN RENEWAL AREA**

TIF Expenditure Amount:	0
Tied To Debt:	KTJ 261, LLC (SHOPKO)
Tied To Project:	SHOPKO



## Rebates For 2016 RED BULL DIVISION URBAN RENEWAL AREA

### SHOPKO

TIF Expenditure Amount:	63,285
Rebate Paid To:	VEREIT
Tied To Debt:	KTJ 261, LLC (SHOPKO)
Tied To Project:	SHOPKO
Projected Final FY of Rebate:	2019

**TIF Taxing District Data Collection**

Local Government Name: WEBSTER CITY (40G378)  
 Urban Renewal Area: 2016 RED BULL DIVISION URBAN RENEWAL AREA (40034)  
 TIF Taxing District Name: WEBSTER CITY CITY/WEBSTER CITY SCH/2013 RED BULL DIV UR SHOPKO  
 SUBFUND INCR  
 TIF Taxing District Inc. Number: 40225  
 TIF Taxing District Base Year: 2013  
 FY TIF Revenue First Received: 2018  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2028

	UR Designation
Slum	No
Blighted	No
Economic Development	10/2013

**TIF Taxing District Value by Class - 1/1/2017 for FY 2019**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	2,708,500	0	0	0	2,708,500	0	2,708,500
Taxable	0	0	2,437,650	0	0	0	2,437,650	0	2,437,650
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	71,260	2,437,650	1,753,840	683,810	25,834

FY 2019 TIF Revenue Received: 65,544