

Annual Urban Renewal Report, Fiscal Year 2019 - 2020

Levy Authority Summary

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

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
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: 4,660,820

TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:	196,009	517,828	Amount of 07-01-2019 Cash Balance Restricted for LMI
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TIF Revenue:	242,987
TIF Sp. Revenue Fund Interest:	4,958
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	247,945

Rebate Expenditures:	126,377
Non-Rebate Expenditures:	22,680
Returned to County Treasurer:	0
Total Expenditures:	149,057

TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:	294,897	539,254	Amount of 06-30-2020 Cash Balance Restricted for LMI
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Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 4,216,866

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 (WEBSTER CITY) SCH/RES UR A INCR	400136	400137	0
WEBSTER CITY CITY/WEBSTER CITY (WEBSTER CITY) SCH/RES UR AREA A/HOME 4TH SUBFUND INCREM	400182	400183	268,807
WEBSTER CITY CITY/WEBSTER CITY (WEBSTER CITY) SCH/RES UR AREA A HOME 5TH SUBFUND INCREM	400184	400185	0
WEBSTER CITY CITY AG/WEBSTER CITY (WEBSTER CITY) SCH/UR AREA A AMENDMENT INCR	400220	400221	0

Urban Renewal Area Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	182,240	639,120	42,040	0	0	0	863,400	0	863,400
Taxable	102,295	363,774	37,836	0	0	0	503,905	0	503,905
Homestead Credits									2

TIF Sp. Rev. Fund Cash Balance as of 07-01-2019: **90** **215,708** **Amount of 07-01-2019 Cash Balance Restricted for LMI**

TIF Revenue:	9,357
TIF Sp. Revenue Fund Interest:	54
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	9,411

Rebate Expenditures:	4,857
Non-Rebate Expenditures:	3,815
Returned to County Treasurer:	0
Total Expenditures:	8,672

TIF Sp. Rev. Fund Cash Balance as of 06-30-2020: **829** **224,191** **Amount of 06-30-2020 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:	80,353
Interest:	0
Total:	80,353
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:	3,815
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:	4,857
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 2020 expenditures that provide or aid in the provision of public improvements related to housing and residential development: 0

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 (WEBSTER CITY) SCH/RES UR A INCR	
TIF Taxing District Inc. Number:	400137	
TIF Taxing District Base Year:	1993	UR Designation
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 - 1/1/2018 for FY 2020

	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	94,967	37,836	0	0	0	132,803	0	132,803
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	3,340	132,803	0	132,803	4,623

FY 2020 TIF Revenue Received: 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 (WEBSTER CITY) SCH/RES UR AREA A/HOME 4TH SUBFUND INCREM	
TIF Taxing District Inc. Number:	400183	
TIF Taxing District Base Year:	0	UR Designation
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 - 1/1/2018 for FY 2020

	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	268,807	0	0	0	0	268,807	0	268,807
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	1,802	268,807	268,807	0	0

FY 2020 TIF Revenue Received: 9,357

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 (WEBSTER CITY) SCH/RES UR AREA A
 HOME 5TH SUBFUND INCREM
 TIF Taxing District Inc. Number: 400185

	UR Designation
TIF Taxing District Base Year: 1993	Slum No
FY TIF Revenue First Received: 2008	Blighted No
Subject to a Statutory end date? No	Economic Development 11/1994

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	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 2020	150	0	0	0	0

FY 2020 TIF Revenue Received: 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 AG/WEBSTER CITY (WEBSTER CITY) SCH/UR AREA A
 AMENDMENT INCR
 TIF Taxing District Inc. Number: 400221

	UR Designation
TIF Taxing District Base Year: 2003	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 - 1/1/2018 for FY 2020

	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	102,295	0	0	0	0	0	102,295	0	102,295
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	70,770	102,295	0	102,295	2,419

FY 2020 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 (WEBSTER CITY) SCH/RES UR C TIF INCREM	400140	400141	0
WEBSTER CITY CITY/WEBSTER CITY (WEBSTER CITY) SCH/UR C INCR	400152	400153	0

Urban Renewal Area Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	38,860	16,397,230	0	0	0	-14,816	16,421,274	0	16,421,274
Taxable	21,813	9,332,984	0	0	0	-14,816	9,339,981	0	9,339,981
Homestead Credits									55

TIF Sp. Rev. Fund Cash Balance as of 07-01-2019: **5,479** **220,452** **Amount of 07-01-2019 Cash Balance Restricted for LMI**

TIF Revenue: 0
 TIF Sp. Revenue Fund Interest: 944
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 944

Rebate Expenditures: 0
 Non-Rebate Expenditures: 5,693
 Returned to County Treasurer: 0
Total Expenditures: 5,693

TIF Sp. Rev. Fund Cash Balance as of 06-30-2020: **730** **225,222** **Amount of 06-30-2020 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:	2,650,010
Interest:	0
Total:	2,650,010
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:	5,693
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 2020 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

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2020

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 (WEBSTER CITY) SCH/RES UR C TIF INCREM
 TIF Taxing District Inc. Number: 400141
 TIF Taxing District Base Year: 0
 FY TIF Revenue First Received: 1998
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1994

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	38,860	0	0	0	0	0	38,860	0	38,860
Taxable	21,813	0	0	0	0	0	21,813	0	21,813
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	39,990	0	0	0	0

FY 2020 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 (WEBSTER CITY) SCH/UR C INCR
 TIF Taxing District Inc. Number: 400153
 TIF Taxing District Base Year: 0
 FY TIF Revenue First Received: 1998
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1994

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	16,397,230	0	0	0	-14,816	16,382,414	0	16,382,414
Taxable	0	9,332,984	0	0	0	-14,816	9,318,168	0	9,318,168
Homestead Credits									55

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	74,320	9,318,168	0	9,318,168	324,369

FY 2020 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

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 (WEBSTER CITY) SCH/RIVERVIEW TIF INCR	400055	400056	0
WEBSTER CITY CITY/WEBSTER CITY (WEBSTER CITY) SCH/DOWNTOWN SSMID TIF INCREM	400112	400113	55,005
WEBSTER CITY CITY/WEBSTER CITY (WEBSTER CITY) SCH/RIVERVIEW UR INCREM	400124	400125	0
WEBSTER CITY CITY/WEBSTER CITY (WEBSTER CITY) SCH/DOWNTOWN SSMID TIF/1ST ST BANK SUBFUND/INCR	400208	400209	389,000
WEBSTER CITY CITY/WEBSTER CITY (WEBSTER CITY) SCH/DOWNTOWN SSMID TIF/1ST ST BANK SUBFUND #2 INCR	400210	400211	389,000

Urban Renewal Area Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	4,459,930	17,133,429	11,714,980	100	-20,372	33,926,178	0	33,926,178
Taxable	0	2,538,512	15,420,088	10,543,482	100	-20,372	28,960,401	0	28,960,401
Homestead Credits									48

TIF Sp. Rev. Fund Cash Balance as of 07-01-2019: **24,668** **0** **Amount of 07-01-2019 Cash Balance Restricted for LMI**

TIF Revenue: 30,639
 TIF Sp. Revenue Fund Interest: 487
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 31,126

Rebate Expenditures: 27,417
 Non-Rebate Expenditures: 859
 Returned to County Treasurer: 0
Total Expenditures: 28,276

TIF Sp. Rev. Fund Cash Balance as of 06-30-2020: **27,518** **0** **Amount of 06-30-2020 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:	57,875
Interest:	0
Total:	57,875
Annual Appropriation?:	No
Date Incurred:	11/29/2011
FY of Last Payment:	2022

FSB-FIRST STATE BANK

Debt/Obligation Type:	Rebates
Principal:	64,118
Interest:	0
Total:	64,118
Annual Appropriation?:	No
Date Incurred:	05/21/2012
FY of Last Payment:	2023

2nd STR RECONST PROJ

Debt/Obligation Type:	Internal Loans
Principal:	573,757
Interest:	0
Total:	573,757
Annual Appropriation?:	No
Date Incurred:	06/01/2000
FY of Last Payment:	2020

Non-Rebates For WEBSTER CITY RIVERVIEW URBAN RENEWAL

TIF Expenditure Amount:	721
Tied To Debt:	2nd STR RECONST PROJ
Tied To Project:	2ND STREET RECONSTRUCTION

TIF Expenditure Amount:	138
Tied To Debt:	2nd STR RECONST PROJ
Tied To Project:	SSMID

Rebates For WEBSTER CITY RIVERVIEW URBAN RENEWAL

FSB-TOWN & COUNTRY

TIF Expenditure Amount:	13,569
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:	13,848
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 (WEBSTER CITY) SCH/RIVERVIEW TIF INCR
TIF Taxing District Inc. Number:	400056
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 - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	4,178,090	9,271,072	11,329,530	0	-16,668	25,033,562	0	25,033,562
Taxable	0	2,378,094	8,343,968	10,196,577	0	-16,668	21,105,627	0	21,105,627
Homestead Credits									43

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	26,449,730	0	0	0	0

FY 2020 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 (WEBSTER CITY) SCH/DOWNTOWN SSMID TIF INCREM
TIF Taxing District Inc. Number:	400113
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 - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	5,214,857	385,450	0	-1,852	5,965,028	0	5,965,028
Taxable	0	0	4,693,370	346,905	0	-1,852	5,313,358	0	5,313,358
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	5,666,202	300,678	55,005	245,673	9,412

FY 2020 TIF Revenue Received: 837

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 (WEBSTER CITY) SCH/RIVERVIEW UR INCREM	
TIF Taxing District Inc. Number:	400125	
TIF Taxing District Base Year:	0	UR Designation
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 - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	281,840	596,140	0	0	-1,852	876,128	0	876,128
Taxable	0	160,418	536,526	0	0	-1,852	695,092	0	695,092
Homestead Credits									4

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	647,057	230,923	0	230,923	8,039

FY 2020 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 (WEBSTER CITY) SCH/DOWNTOWN SSMID TIF/1ST ST BANK SUBFUND/INCR	
TIF Taxing District Inc. Number:	400209	
TIF Taxing District Base Year:	1985	UR Designation
FY TIF Revenue First Received:	2013	Slum No
Subject to a Statutory end date?	No	Blighted No
		Economic Development 07/2011

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	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 2020	335,493	588,597	389,000	199,597	7,647

FY 2020 TIF Revenue Received: 14,901

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 (WEBSTER CITY) SCH/DOWNTOWN
 SSMID TIF/1ST ST BANK SUBFUND #2 INCR
 TIF Taxing District Inc. Number: 400211

	UR Designation
TIF Taxing District Base Year: 1985	Slum No
FY TIF Revenue First Received: 2014	Blighted No
Subject to a Statutory end date? No	Economic Development 05/2012

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	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 2020	520,934	606,436	389,000	217,436	8,330

FY 2020 TIF Revenue Received: 14,901

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

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 AG/WEBSTER CITY (WEBSTER CITY) SCH/SE IND TIF INCR	400114	400115	0
WEBSTER CITY CITY/WEBSTER CITY (WEBSTER CITY) SCH/SE IND TIF INCR	400116	400117	0
WEBSTER CITY/WEBSTER CITY (WEBSTER CITY) SCH/SE IND TIF MITCHELL SUBFUND INCR	400196	400197	133,182
WEBSTER CITY CITY/WEBSTER CITY (WEBSTER CITY) SCH/SE IND TIF INFINITY SUBFUND INCR	400212	400213	0
WEBSTER CITY CITY/WEBSTER CITY (WEBSTER CITY) SCH/SE IND TIF 3DK SUBFUND INCREMENT	400222	400223	350,000

Urban Renewal Area Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	382,050	289,210	3,852,526	5,152,260	0	0	9,726,810	0	9,726,810
Taxable	214,455	164,612	3,467,273	4,637,034	0	0	8,521,448	0	8,521,448
Homestead Credits									1

TIF Sp. Rev. Fund Cash Balance as of 07-01-2019: **132,383** **0** **Amount of 07-01-2019 Cash Balance Restricted for LMI**

TIF Revenue: 16,842
 TIF Sp. Revenue Fund Interest: 2,444
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 19,286

Rebate Expenditures: 13,967
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 13,967

TIF Sp. Rev. Fund Cash Balance as of 06-30-2020: **137,702** **0** **Amount of 06-30-2020 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:	33,266
Interest:	0
Total:	33,266
Annual Appropriation?:	No
Date Incurred:	04/19/2008
FY of Last Payment:	2020

3DK

Debt/Obligation Type:	Rebates
Principal:	115,881
Interest:	0
Total:	115,881
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:	4,636
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:	9,331
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 2020

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 (WEBSTER CITY) SCH/SE IND TIF INCR
TIF Taxing District Inc. Number:	400115
TIF Taxing District Base Year:	0
FY TIF Revenue First Received:	No
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	02/1986

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	382,050	0	0	0	0	0	382,050	0	382,050
Taxable	214,455	0	0	0	0	0	214,455	0	214,455
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	208,430	173,620	0	173,620	4,106

FY 2020 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 (WEBSTER CITY) SCH/SE IND TIF INCR
TIF Taxing District Inc. Number:	400117
TIF Taxing District Base Year:	0
FY TIF Revenue First Received:	No
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	02/1986

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	289,210	3,457,326	5,004,280	0	0	8,801,580	0	8,801,580
Taxable	0	164,612	3,111,593	4,503,852	0	0	7,818,131	0	7,818,131
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	7,905,430	896,150	0	896,150	31,195

FY 2020 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 (WEBSTER CITY) SCH/SE IND TIF MITCHELL	
SUBFUND INCR		
TIF Taxing District Inc. Number:	400197	
TIF Taxing District Base Year:	2008	UR Designation
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 - 1/1/2018 for FY 2020

	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 2020	13,950	133,182	133,182	0	0

FY 2020 TIF Revenue Received: 4,662

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 (WEBSTER CITY) SCH/SE IND TIF	
INFINITY SUBFUND INCR		
TIF Taxing District Inc. Number:	400213	
TIF Taxing District Base Year:	1985	UR Designation
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 - 1/1/2018 for FY 2020

	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 2020	5,316	0	0	0	0

FY 2020 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 (WEBSTER CITY) SCH/SE IND TIF 3DK
 SUBFUND INCREMENT
 TIF Taxing District Inc. Number: 400223
 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 - 1/1/2018 for FY 2020

	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 2020	2,082	355,680	350,000	5,680	198

FY 2020 TIF Revenue Received: 12,180

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 (WEBSTER CITY) SCH/RES UR D INCR	400128	400129	0

Urban Renewal Area Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	162,230	0	0	0	0	0	162,230	0	162,230
Taxable	91,064	0	0	0	0	0	91,064	0	91,064
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2019: 0 0 **Amount of 07-01-2019 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 06-30-2020: 0 0 **Amount of 06-30-2020 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 (WEBSTER CITY) SCH/RES UR D INCR
 TIF Taxing District Inc. Number: 400129
 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 - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	162,230	0	0	0	0	0	162,230	0	162,230
Taxable	91,064	0	0	0	0	0	91,064	0	91,064
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	67,180	91,064	0	91,064	2,154

FY 2020 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 (WEBSTER CITY) SCH/RES UR E INCREM	400130	400131	0
WEBSTER CITY/WEBSTER CITY (WEBSTER CITY) SCH/UR AREA E INCR	400206	400207	0

Urban Renewal Area Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	3,270	114,390	0	0	0	0	117,660	0	117,660
Taxable	1,836	65,108	0	0	0	0	66,944	0	66,944
Homestead Credits									1

TIF Sp. Rev. Fund Cash Balance as of 07-01-2019: 0 0 **Amount of 07-01-2019 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 06-30-2020: 0 0 **Amount of 06-30-2020 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 (WEBSTER CITY) SCH/RES UR E INCREM
 TIF Taxing District Inc. Number: 400131
 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 - 1/1/2018 for FY 2020

	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	1,836	0	0	0	0	0	1,836	0	1,836
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	27,735	0	0	0	0

FY 2020 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 (WEBSTER CITY) SCH/UR AREA E INCR
 TIF Taxing District Inc. Number: 400207
 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 - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	114,390	0	0	0	0	114,390	0	114,390
Taxable	0	65,108	0	0	0	0	65,108	0	65,108
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	27,735	65,108	0	65,108	2,266

FY 2020 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 (WEBSTER CITY) SCH/RES UR B INCR	400138	400139	0
WEBSTER CITY/WEBSTER CITY (WEBSTER CITY) SCH/RES UR AREA B INCR	400204	400205	0

Urban Renewal Area Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	88,580	0	0	0	0	0	88,580	0	88,580
Taxable	49,722	0	0	0	0	0	49,722	0	49,722
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2019: 0 0 **Amount of 07-01-2019 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 06-30-2020: 0 0 **Amount of 06-30-2020 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 (WEBSTER CITY) SCH/RES UR B INCR
 TIF Taxing District Inc. Number: 400139
 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 - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	88,580	0	0	0	0	0	88,580	0	88,580
Taxable	49,722	0	0	0	0	0	49,722	0	49,722
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	65,110	23,470	0	23,470	555

FY 2020 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 (WEBSTER CITY) SCH/RES UR AREA B INCR
 TIF Taxing District Inc. Number: 400205
 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 - 1/1/2018 for FY 2020

	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 2020	57,671	0	0	0	0

FY 2020 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 (WEBSTER CITY) SCH/W SECOND ST UR INCR	400132	400133	0
WEBSTER CITY CITY AG/WEBSTER CITY (WEBSTER CITY) SCH/W SECOND ST UR INCR	400134	400135	0

Urban Renewal Area Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	32,650	237,190	4,663,240	1,398,730	0	0	6,444,940	0	6,444,940
Taxable	18,327	135,005	4,196,916	1,258,857	0	0	5,693,953	0	5,693,953
Homestead Credits									1

TIF Sp. Rev. Fund Cash Balance as of 07-01-2019: 0 0 **Amount of 07-01-2019 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 06-30-2020: 0 0 **Amount of 06-30-2020 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 (WEBSTER CITY) SCH/W SECOND ST UR INCR
 TIF Taxing District Inc. Number: 400133
 TIF Taxing District Base Year: 0
 FY TIF Revenue First Received:

UR Designation	
Slum	No
Blighted	No
Economic Development	08/1997

 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2017

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	237,190	4,663,240	1,398,730	0	0	6,412,290	0	6,412,290
Taxable	0	135,005	4,196,916	1,258,857	0	0	5,675,626	0	5,675,626
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	4,339,560	2,072,730	0	2,072,730	72,153

FY 2020 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 (WEBSTER CITY) SCH/W SECOND ST UR INCR
 TIF Taxing District Inc. Number: 400135
 TIF Taxing District Base Year: 0
 FY TIF Revenue First Received:

UR Designation	
Slum	No
Blighted	No
Economic Development	08/1997

 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2017

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	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	18,327	0	0	0	0	0	18,327	0	18,327
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	14,120	18,327	0	18,327	433

FY 2020 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 (WEBSTER CITY) SCH/SW UR TIF INCREM	400154	400155	0
WEBSTER CITY CITY AG/WEBSTER CITY (WEBSTER CITY) SCH/SW UR TIF INCREM	400156	400157	0
WEBSTER CITY CITY/WEBSTER CITY (WEBSTER CITY) SCH/SW UR AMEND INCREMENT	400170	400171	0
WEBSTER CITY AG/WEBSTER CITY (WEBSTER CITY) SCH/SW UR AMEND INCREMENT	400172	400173	0
WEBSTER CITY CITY/WEBSTER CITY (WEBSTER CITY) SCH/SW UR AMENDMENT GOURLEY SUBFUND INCREM	400186	400187	535,233

Urban Renewal Area Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	827,770	2,176,440	2,735,780	0	0	0	5,739,990	0	5,739,990
Taxable	464,648	1,238,786	2,462,202	0	0	0	4,165,636	0	4,165,636
Homestead Credits									7

TIF Sp. Rev. Fund Cash Balance as of 07-01-2019: **1** **81,668** **Amount of 07-01-2019 Cash Balance Restricted for LMI**

TIF Revenue:	42,584
TIF Sp. Revenue Fund Interest:	1
Property Tax Replacement Claims:	0
Asset Sales & Loan Repayments:	0
Total Revenue:	42,585

Rebate Expenditures:	12,258
Non-Rebate Expenditures:	6,405
Returned to County Treasurer:	0
Total Expenditures:	18,663

TIF Sp. Rev. Fund Cash Balance as of 06-30-2020: **23,923** **89,841** **Amount of 06-30-2020 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:	4,561
Interest:	0
Total:	4,561
Annual Appropriation?:	No
Date Incurred:	08/03/2002
FY of Last Payment:	2020

GOURLEY SUBDIVISION

Debt/Obligation Type:	Rebates
Principal:	301,580
Interest:	0
Total:	301,580
Annual Appropriation?:	No
Date Incurred:	08/01/2002
FY of Last Payment:	2020

Non-Rebates For WEBSTER CITY SOUTHWEST URBAN RENEWAL

TIF Expenditure Amount:	6,405
Tied To Debt:	GOURLEY SUBDIVISION
Tied To Project:	LMI Requirement

TIF Expenditure Amount:	0
Tied To Debt:	SW WATER IMPROVEMENTS
Tied To Project:	SW Water Improvement

Rebates For WEBSTER CITY SOUTHWEST URBAN RENEWAL

GOURLEY SUBDIVISION

TIF Expenditure Amount:	12,258
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 2020 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 (WEBSTER CITY) SCH/SW UR TIF INCREM
 TIF Taxing District Inc. Number: 400155
 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 - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	22,820	2,735,780	0	0	0	2,758,600	0	2,758,600
Taxable	0	12,989	2,462,202	0	0	0	2,475,191	0	2,475,191
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	695,100	2,063,500	0	2,063,500	71,831

FY 2020 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 (WEBSTER CITY) SCH/SW UR TIF INCREM
 TIF Taxing District Inc. Number: 400157
 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 - 1/1/2018 for FY 2020

	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	349,582	0	0	0	0	0	349,582	0	349,582
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	267,940	349,582	0	349,582	8,267

FY 2020 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 (WEBSTER CITY) SCH/SW UR AMEND	
INCREMENT		
TIF Taxing District Inc. Number:	400171	
TIF Taxing District Base Year:	2001	
FY TIF Revenue First Received:		UR Designation
Subject to a Statutory end date?	Yes	Slum No
Fiscal year this TIF Taxing District		Blighted No
statutorily ends:	2021	Economic Development 06/2001

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	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	690,564	0	0	0	0	690,564	0	690,564
Homestead Credits									4

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	85,170	690,564	0	690,564	24,039

FY 2020 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 AG/WEBSTER CITY (WEBSTER CITY) SCH/SW UR AMEND	
INCREMENT		
TIF Taxing District Inc. Number:	400173	
TIF Taxing District Base Year:	2001	
FY TIF Revenue First Received:		UR Designation
Subject to a Statutory end date?	Yes	Slum No
Fiscal year this TIF Taxing District		Blighted No
statutorily ends:	2021	Economic Development 06/2001

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	204,990	0	0	0	0	0	204,990	0	204,990
Taxable	115,066	0	0	0	0	0	115,066	0	115,066
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	101,080	103,910	0	103,910	2,457

FY 2020 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 (WEBSTER CITY) SCH/SW UR
 AMENDMENT GOURLEY SUBFUND INCREM
 TIF Taxing District Inc. Number: 400187
 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 - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	940,360	0	0	0	0	940,360	0	940,360
Taxable	0	535,233	0	0	0	0	535,233	0	535,233
Homestead Credits									3

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	2,700	535,233	535,233	0	0

FY 2020 TIF Revenue Received: 42,584

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 (WEBSTER CITY) SCH/COMMERCIAL UR AREA FAREWAY SUBFUND INCR	400214	400215	200,000

Urban Renewal Area Value by Class - 1/1/2018 for FY 2020

	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 07-01-2019: **5,522** **0** **Amount of 07-01-2019 Cash Balance Restricted for LMI**

TIF Revenue:	6,961
TIF Sp. Revenue Fund Interest:	102
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	7,063

Rebate Expenditures:	6,226
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	6,226

TIF Sp. Rev. Fund Cash Balance as of 06-30-2020: **6,359** **0** **Amount of 06-30-2020 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:	373,697
Interest:	0
Total:	373,697
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:	6,226
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 (WEBSTER CITY) SCH/COMMERCIAL
 UR AREA FAREWAY SUBFUND INCR
 TIF Taxing District Inc. Number: 400215
 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 - 1/1/2018 for FY 2020

	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 2020	634,050	241,930	200,000	41,930	1,460

FY 2020 TIF Revenue Received: 6,961

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
WEBSTER CITY CITY/WEBSTER CITY (WEBSTER CITY) SCH/2013 FAIRMEADOW UR WCF SUB FUND INCREMENT	400226	400227	1,924,890

Urban Renewal Area Value by Class - 1/1/2018 for FY 2020

	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

TIF Sp. Rev. Fund Cash Balance as of 07-01-2019: **21,497** **0** **Amount of 07-01-2019 Cash Balance Restricted for LMI**

TIF Revenue:	67,000
TIF Sp. Revenue Fund Interest:	399
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	67,399

Rebate Expenditures:	57,041
Non-Rebate Expenditures:	5,908
Returned to County Treasurer:	0
Total Expenditures:	62,949

TIF Sp. Rev. Fund Cash Balance as of 06-30-2020: **25,947** **0** **Amount of 06-30-2020 Cash Balance Restricted for LMI**

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:	345,153
Interest:	0
Total:	345,153
Annual Appropriation?:	Yes
Date Incurred:	06/01/2015
FY of Last Payment:	2030

CITY OF WEBSTER CITY

Debt/Obligation Type:	Other Debt
Principal:	51,795
Interest:	0
Total:	51,795
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:	5,908
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:	57,041
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 (WEBSTER CITY) SCH/2013
 FAIRMEADOW UR WCF SUB FUND INCREMENT
 TIF Taxing District Inc. Number: 400227
 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 - 1/1/2018 for FY 2020

	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 2020	163,140	2,581,272	1,924,890	656,382	22,849

FY 2020 TIF Revenue Received: 67,000

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 (WEBSTER CITY) SCH/2016 IND UR AREA INCR	400230	400231	0
WEBSTER CITY CITY/WEBSTER CITY (WEBSTER CITY) SCH/2016 IND UR AREA WC CUSTOM MEATS SUB FUND INCR	400232	400233	142,410

Urban Renewal Area Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	4,056,570	0	0	4,056,570	0	4,056,570
Taxable	0	0	0	3,650,913	0	0	3,650,913	0	3,650,913
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2019: -1,560 0 **Amount of 07-01-2019 Cash Balance Restricted for LMI**

TIF Revenue:	4,957
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	4,957

Rebate Expenditures:	4,611
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	4,611

TIF Sp. Rev. Fund Cash Balance as of 06-30-2020: -1,214 0 **Amount of 06-30-2020 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:	8,774
Interest:	0
Total:	8,774
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:	4,611
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 (WEBSTER CITY) SCH/2016 IND UR AREA INCR
 TIF Taxing District Inc. Number: 400231
 TIF Taxing District Base Year: 2015
 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 - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	2,731,860	0	0	2,731,860	0	2,731,860
Taxable	0	0	0	2,458,674	0	0	2,458,674	0	2,458,674
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	0	2,458,674	0	2,458,674	85,587

FY 2020 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 (WEBSTER CITY) SCH/2016 IND UR AREA WC CUSTOM MEATS SUB FUND INCR
 TIF Taxing District Inc. Number: 400233
 TIF Taxing District Base Year: 2015
 FY TIF Revenue First Received: 2018
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	09/2016

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	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 2020	0	1,192,239	142,410	1,049,829	36,545

FY 2020 TIF Revenue Received: 4,957

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 (WEBSTER CITY) SCH/2013 RED BULL DIV UR SHOPKO SUBFUND INCR	400224	400225	1,870,000

Urban Renewal Area Value by Class - 1/1/2018 for FY 2020

	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 07-01-2019: 7,929 0 Amount of 07-01-2019 Cash Balance Restricted for LMI

TIF Revenue:	64,647
TIF Sp. Revenue Fund Interest:	527
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	65,174

Rebate Expenditures:	0
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	0

TIF Sp. Rev. Fund Cash Balance as of 06-30-2020: 73,103 0 Amount of 06-30-2020 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:	0
Interest:	0
Total:	0
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:	0
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 (WEBSTER CITY) SCH/2013 RED BULL
 DIV UR SHOPKO SUBFUND INCR
 TIF Taxing District Inc. Number: 400225
 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 - 1/1/2018 for FY 2020

	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 2020	71,260	2,437,650	1,870,000	567,650	19,760

FY 2020 TIF Revenue Received: 64,647