

Annual Urban Renewal Report, Fiscal Year 2022 - 2023

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	3
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	2

TIF Debt Outstanding: 4,451,591

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:	214,284	532,021	Amount of 07-01-2022 Cash Balance Restricted for LMI
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TIF Revenue:	287,423
TIF Sp. Revenue Fund Interest:	728
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	288,151

Rebate Expenditures:	179,072
Non-Rebate Expenditures:	88,625
Returned to County Treasurer:	0
Total Expenditures:	267,697

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:	234,738	564,596	Amount of 06-30-2023 Cash Balance Restricted for LMI
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**Year-End Outstanding TIF
Obligations, Net of TIF Special
Revenue Fund Balance: 3,949,156**

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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

UR Area Purpose: 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.

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	871,669
WEBSTER CITY CITY/WEBSTER CITY (WEBSTER CITY) SCH/RES UR AREA A HOME 5TH SUBFUND INCREM	400184	400185	334,617
WEBSTER CITY CITY AG/WEBSTER CITY (WEBSTER CITY) SCH/UR AREA A AMENDMENT INCR	400220	400221	0

Urban Renewal Area Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	140,780	2,682,970	60,840	0	0	0	2,884,590	0	2,884,590
Taxable	125,352	1,452,296	54,756	0	0	0	1,632,404	0	1,632,404
Homestead Credits									8

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022: 7,578 227,095 **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 42,719
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 42,719

Rebate Expenditures: 10,895
 Non-Rebate Expenditures: 16,437
 Returned to County Treasurer: 0
Total Expenditures: 27,332

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023: 22,965 242,564 **Amount of 06-30-2023 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:	51,671
Interest:	0
Total:	51,671
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:	16,437
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:	10,895
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 2023 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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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
FY TIF Revenue First Received:	2000
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1994

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	454,480	60,840	0	0	0	515,320	0	515,320
Taxable	0	246,010	54,756	0	0	0	300,766	0	300,766
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	1,720	300,766	0	300,766	10,651

FY 2023 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
FY TIF Revenue First Received:	2005
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	01/2003

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,610,320	0	0	0	0	1,610,320	0	1,610,320
Taxable	0	871,669	0	0	0	0	871,669	0	871,669
Homestead Credits									6

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	3,048	871,669	871,669	0	0

FY 2023 TIF Revenue Received: 30,869

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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
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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	618,170	0	0	0	0	618,170	0	618,170
Taxable	0	334,617	0	0	0	0	334,617	0	334,617
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	374	334,617	334,617	0	0

FY 2023 TIF Revenue Received: 11,850

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
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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	140,780	0	0	0	0	0	140,780	0	140,780
Taxable	125,352	0	0	0	0	0	125,352	0	125,352
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	70,770	70,010	0	70,010	1,667

FY 2023 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

UR Area Purpose: 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.

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
WEBSTER CITY CITY/WEBSTER CITY (WEBSTER CITY) SCH/WC RES UR AREA C BREWER CREEK EST HOUSING SUB FUND INCR	400240	400241	512,464

Urban Renewal Area Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	29,440	19,927,160	0	0	0	-16,668	19,939,932	0	19,939,932
Taxable	26,213	10,786,611	0	0	0	-16,668	10,796,156	0	10,796,156
Homestead Credits									61

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022: 734 212,156 **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 18,171
 TIF Sp. Revenue Fund Interest: 156
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 18,327

Rebate Expenditures: 0
 Non-Rebate Expenditures: 19,061
 Returned to County Treasurer: 0
Total Expenditures: 19,061

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023: 0 220,442 **Amount of 06-30-2023 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:	2,546,604
Interest:	0
Total:	2,546,604
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:	19,061
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 2023 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:	7,735
Other low and moderate income housing assistance:	0

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Beginning balance has been adjusted by \$5,418 from the ending balance of FY18. An adjusting audit entry was made to correct AP and Cash due to a coding error.

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2023

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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	29,440	0	0	0	0	0	29,440	0	29,440
Taxable	26,213	0	0	0	0	0	26,213	0	26,213
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	39,990	0	0	0	0

FY 2023 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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	18,973,590	0	0	0	-12,964	18,960,626	0	18,960,626
Taxable	0	10,270,443	0	0	0	-12,964	10,257,479	0	10,257,479
Homestead Credits									58

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	73,199	10,257,479	0	10,257,479	363,250

FY 2023 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/WC RES UR AREA C BREWER CREEK EST HOUSING SUB FUND INCR
TIF Taxing District Inc. Number:	400241
TIF Taxing District Base Year:	0
FY TIF Revenue First Received:	2019
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	953,570	0	0	0	-3,704	949,866	0	949,866
Taxable	0	516,168	0	0	0	-3,704	512,464	0	512,464
Homestead Credits									3

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	1,121	512,464	512,464	0	0

FY 2023 TIF Revenue Received: 18,171

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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 (WEBSTER CITY) SCH/RIVERVIEW TIF INCR	400055	400056	0
WEBSTER CITY CITY/WEBSTER CITY (WEBSTER CITY) SCH/DOWNTOWN SSMID TIF INCREM	400112	400113	476,848
WEBSTER CITY CITY/WEBSTER CITY (WEBSTER CITY) SCH/RIVERVIEW UR INCREM	400124	400125	362,213
WEBSTER CITY CITY/WEBSTER CITY (WEBSTER CITY) SCH/DOWNTOWN SSMID TIF/1ST ST BANK SUBFUND/INCR	400208	400209	0
WEBSTER CITY CITY/WEBSTER CITY (WEBSTER CITY) SCH/DOWNTOWN SSMID TIF/1ST ST BANK SUBFUND #2 INCR	400210	400211	1,463,243

Urban Renewal Area Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	6,057,530	20,219,457	7,727,300	100	-14,816	34,714,834	0	34,714,834
Taxable	0	3,278,954	18,197,515	6,954,570	100	-14,816	28,878,678	0	28,878,678
Homestead Credits									45

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022: 36,317 0 **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 89,510
 TIF Sp. Revenue Fund Interest: 572
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 90,082

Rebate Expenditures: 56,553
 Non-Rebate Expenditures: 34,807
 Returned to County Treasurer: 0
Total Expenditures: 91,360

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023: 35,039 0 **Amount of 06-30-2023 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 Municipial Impr District
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

FSB 2ND TIF AGREEMENT

Description:	REBATE AGREEMENT-2ND ADDITON
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For WEBSTER CITY RIVERVIEW URBAN RENEWAL

FSB-FIRST STATE BANK

Debt/Obligation Type:	Rebates
Principal:	20,904
Interest:	0
Total:	20,904
Annual Appropriation?:	No
Date Incurred:	05/21/2012
FY of Last Payment:	2023

2nd STR RECONST PROJ

Debt/Obligation Type:	Internal Loans
Principal:	517,072
Interest:	0
Total:	517,072
Annual Appropriation?:	No
Date Incurred:	06/01/2000
FY of Last Payment:	2020

FSB-2ND AGREEMENT

Debt/Obligation Type:	Rebates
Principal:	253,464
Interest:	0
Total:	253,464
Annual Appropriation?:	Yes
Date Incurred:	07/21/2021
FY of Last Payment:	2031

Non-Rebates For WEBSTER CITY RIVERVIEW URBAN RENEWAL

TIF Expenditure Amount:	32,661
Tied To Debt:	2nd STR RECONST PROJ
Tied To Project:	2ND STREET RECONSTRUCTION

TIF Expenditure Amount:	2,146
Tied To Debt:	2nd STR RECONST PROJ
Tied To Project:	SSMID

TIF Expenditure Amount:	0
Tied To Debt:	FSB-2ND AGREEMENT
Tied To Project:	FSB 2ND TIF AGREEMENT

Rebates For WEBSTER CITY RIVERVIEW URBAN RENEWAL

FSB-FIRST STATE BANK

TIF Expenditure Amount:	56,553
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

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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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	5,621,780	10,809,790	7,327,190	0	-11,112	24,130,078	0	24,130,078
Taxable	0	3,043,080	9,728,814	6,594,471	0	-11,112	19,599,053	0	19,599,053
Homestead Credits									41

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	26,449,730	0	0	0	0

FY 2023 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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	41,890	5,358,217	400,110	0	-1,852	6,141,198	0	6,141,198
Taxable	0	22,675	4,822,396	360,099	0	-1,852	5,421,873	0	5,421,873
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	5,666,202	476,848	476,848	0	0

FY 2023 TIF Revenue Received: 18,524

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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
FY TIF Revenue First Received:	0
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	02/1986

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	393,860	615,410	0	0	-1,852	1,007,418	0	1,007,418
Taxable	0	213,199	553,869	0	0	-1,852	765,216	0	765,216
Homestead Credits									3

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	647,057	362,213	362,213	0	0

FY 2023 TIF Revenue Received: 12,582

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
FY TIF Revenue First Received:	2013
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	07/2011

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	934,810	0	100	0	934,910	0	934,910
Taxable	0	0	841,329	0	100	0	841,429	0	841,429
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	335,493	599,417	0	599,417	23,925

FY 2023 TIF Revenue Received: 0

▲ Annual Urban Renewal Report, Fiscal Year 2022 - 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/DOWNTOWN
SSMID TIF/1ST ST BANK SUBFUND #2 INCR	
TIF Taxing District Inc. Number:	400211
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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	2,501,230	0	0	0	2,501,230	0	2,501,230
Taxable	0	0	2,251,107	0	0	0	2,251,107	0	2,251,107
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	520,934	1,980,296	1,463,243	517,053	20,637

FY 2023 TIF Revenue Received: 58,404

♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

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	0
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	335,789

Urban Renewal Area Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	321,390	376,270	3,839,105	5,127,930	0	0	9,715,440	0	9,715,440
Taxable	286,170	203,675	3,455,195	4,615,137	0	0	8,592,527	0	8,592,527
Homestead Credits									1

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022: **64,088** **0** **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 11,892
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 11,892

Rebate Expenditures: 9,640
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 9,640

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023: **66,340** **0** **Amount of 06-30-2023 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

3DK

Debt/Obligation Type:	Rebates
Principal:	88,085
Interest:	0
Total:	88,085
Annual Appropriation?:	Yes
Date Incurred:	04/20/2015
FY of Last Payment:	2029

Rebates For WEBSTER CITY SE IND URBAN RENEWAL

3DK

TIF Expenditure Amount:	9,640
Rebate Paid To:	3DK
Tied To Debt:	3DK
Tied To Project:	Extension of Commerce Dr
Projected Final FY of Rebate:	2029

♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

TIF Development Agreement with Infinity Services LLC was de-certified with the County Auditor on 11-4-14. No further debt obligation - funds received will remain in this URA for future developers to use.

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2023

0

♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

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:	
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	02/1986

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	321,390	0	0	0	0	0	321,390	0	321,390
Taxable	286,170	0	0	0	0	0	286,170	0	286,170
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	208,430	112,960	0	112,960	2,689

FY 2023 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:	
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	02/1986

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	376,270	3,403,285	5,127,930	0	0	8,958,230	0	8,958,230
Taxable	0	203,675	3,062,957	4,615,137	0	0	7,914,119	0	7,914,119
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	7,919,380	1,038,850	0	1,038,850	36,789

FY 2023 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

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
FY TIF Revenue First Received:	2011
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	02/1986

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	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 2023	13,950	0	0	0	0

FY 2023 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
INFINITY SUBFUND INCR	
TIF Taxing District Inc. Number:	400213
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	No

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	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 2023	5,316	0	0	0	0

FY 2023 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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	435,820	0	0	0	435,820	0	435,820
Taxable	0	0	392,238	0	0	0	392,238	0	392,238
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	2,082	392,238	335,789	56,449	1,999

FY 2023 TIF Revenue Received: 11,892

◆ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

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

UR Area Purpose: 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.

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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	126,140	0	0	0	0	0	126,140	0	126,140
Taxable	112,317	0	0	0	0	0	112,317	0	112,317
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022: 0 0 **Amount of 07-01-2022 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 06-30-2023: 0 0 **Amount of 06-30-2023 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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	126,140	0	0	0	0	0	126,140	0	126,140
Taxable	112,317	0	0	0	0	0	112,317	0	112,317
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	67,180	58,960	0	58,960	1,404

FY 2023 TIF Revenue Received: 0

▲ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

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

UR Area Purpose: 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.

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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	3,170	457,710	0	0	0	0	460,880	0	460,880
Taxable	2,823	247,758	0	0	0	0	250,581	0	250,581
Homestead Credits									2

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022: 0 0 **Amount of 07-01-2022 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 06-30-2023: 0 0 **Amount of 06-30-2023 Cash Balance Restricted for LMI**

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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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	3,170	0	0	0	0	0	3,170	0	3,170
Taxable	2,823	0	0	0	0	0	2,823	0	2,823
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	27,735	0	0	0	0

FY 2023 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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	457,710	0	0	0	0	457,710	0	457,710
Taxable	0	247,758	0	0	0	0	247,758	0	247,758
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	27,735	247,758	0	247,758	8,774

FY 2023 TIF Revenue Received: 0

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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

UR Area Purpose: 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.

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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	37,420	0	0	0	0	0	2,395,530	0	2,395,530
Taxable	33,319	0	0	0	0	0	1,536,614	0	1,536,614
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022: 0 0 **Amount of 07-01-2022 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 06-30-2023: 0 0 **Amount of 06-30-2023 Cash Balance Restricted for LMI**

♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	37,420	0	0	0	0	0	37,420	0	37,420
Taxable	33,319	0	0	0	0	0	33,319	0	33,319
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	65,110	0	0	0	0

FY 2023 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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	2,358,110	0	2,358,110
Taxable	0	0	0	0	0	0	1,503,295	0	1,503,295
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	56,651	1,503,295	0	1,503,295	53,236

FY 2023 TIF Revenue Received: 0

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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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	25,300	76,360	4,780,370	1,379,910	0	0	6,418,830	0	6,418,830
Taxable	22,527	41,335	4,302,333	1,241,919	0	0	5,708,131	0	5,708,131
Homestead Credits									1

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:	0	0	Amount of 07-01-2022 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 06-30-2023:	0	0	Amount of 06-30-2023 Cash Balance Restricted for LMI
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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:	
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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	76,360	4,780,370	1,379,910	0	0	6,393,530	0	6,393,530
Taxable	0	41,335	4,302,333	1,241,919	0	0	5,685,604	0	5,685,604
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	4,339,560	2,053,970	0	2,053,970	72,738

FY 2023 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:	
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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	25,300	0	0	0	0	0	25,300	0	25,300
Taxable	22,527	0	0	0	0	0	22,527	0	22,527
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	14,120	11,180	0	11,180	266

FY 2023 TIF Revenue Received: 0

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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

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/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	400186	400187	735,225
GOURLEY SUBFUND INCREM			

Urban Renewal Area Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	610,040	3,214,140	3,174,150	0	0	0	6,998,330	0	6,998,330
Taxable	543,186	1,739,821	2,856,735	0	0	0	5,139,742	0	5,139,742
Homestead Credits									9

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022: 0 92,770 **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 26,037
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 26,037

Rebate Expenditures: 17,101
 Non-Rebate Expenditures: 8,936
 Returned to County Treasurer: 0
Total Expenditures: 26,037

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023: 0 101,590 **Amount of 06-30-2023 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:	260,441
Interest:	0
Total:	260,441
Annual Appropriation?:	No
Date Incurred:	08/01/2002
FY of Last Payment:	2020

Non-Rebates For WEBSTER CITY SOUTHWEST URBAN RENEWAL

TIF Expenditure Amount:	8,936
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:	17,101
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 2023 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

▲ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	3,560	3,174,150	0	0	0	3,177,710	0	3,177,710
Taxable	0	1,927	2,856,735	0	0	0	2,858,662	0	2,858,662
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	695,100	2,482,610	0	2,482,610	87,917

FY 2023 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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	456,580	0	0	0	0	0	456,580	0	456,580
Taxable	406,544	0	0	0	0	0	406,544	0	406,544
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	267,940	188,640	0	188,640	4,491

FY 2023 TIF Revenue Received: 0

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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:	
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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,852,330	0	0	0	0	1,852,330	0	1,852,330
Taxable	0	1,002,669	0	0	0	0	1,002,669	0	1,002,669
Homestead Credits									5

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	8,276	1,002,669	0	1,002,669	35,508

FY 2023 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:	
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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	153,460	0	0	0	0	0	153,460	0	153,460
Taxable	136,642	0	0	0	0	0	136,642	0	136,642
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	177,190	0	0	0	0

FY 2023 TIF Revenue Received: 0

▲ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,358,250	0	0	0	0	1,358,250	0	1,358,250
Taxable	0	735,225	0	0	0	0	735,225	0	735,225
Homestead Credits									4

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	3,408	735,225	735,225	0	0

FY 2023 TIF Revenue Received: 26,037

♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

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	223,859

Urban Renewal Area Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	903,180	0	0	0	903,180	0	903,180
Taxable	0	0	812,862	0	0	0	812,862	0	812,862
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022: 7,952 0 **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 7,927
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 7,927

Rebate Expenditures: 7,203
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 7,203

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023: 8,676 0 **Amount of 06-30-2023 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:	354,003
Interest:	0
Total:	354,003
Annual Appropriation?:	Yes
Date Incurred:	12/05/2011
FY of Last Payment:	2028

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

Fareway Stores

TIF Expenditure Amount:	7,203
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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	903,180	0	0	0	903,180	0	903,180
Taxable	0	0	812,862	0	0	0	812,862	0	812,862
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	634,050	269,130	223,859	45,271	1,603

FY 2023 TIF Revenue Received: 7,927

◆ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

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	400226	400227	1,818,856
SUB FUND INCREMENT			

Urban Renewal Area Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	5,734,880	0	0	0	5,734,880	0	5,734,880
Taxable	0	0	5,161,392	0	0	0	5,161,392	0	5,161,392
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022: **8,188** **0** **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 64,412

TIF Sp. Revenue Fund Interest: 0

Property Tax Replacement Claims: 0

Asset Sales & Loan Repayments: 0

Total Revenue: 64,412

Rebate Expenditures: 53,174

Non-Rebate Expenditures: 9,384

Returned to County Treasurer: 0

Total Expenditures: 62,558

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023: **10,042** **0** **Amount of 06-30-2023 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:	176,271
Interest:	0
Total:	176,271
Annual Appropriation?:	Yes
Date Incurred:	06/01/2015
FY of Last Payment:	2030

CITY OF WEBSTER CITY

Debt/Obligation Type:	Other Debt
Principal:	26,442
Interest:	0
Total:	26,442
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:	9,384
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:	53,174
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:	0
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	5,734,880	0	0	0	5,734,880	0	5,734,880
Taxable	0	0	5,161,392	0	0	0	5,161,392	0	5,161,392
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	163,140	5,161,392	1,818,856	3,342,536	118,370

FY 2023 TIF Revenue Received: 64,412

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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	400232	400233	0
CUSTOM MEATS SUB FUND INCR			

Urban Renewal Area Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	4,916,640	0	0	4,916,640	0	4,916,640
Taxable	0	0	0	4,424,976	0	0	4,424,976	0	4,424,976
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022: 0 0 **Amount of 07-01-2022 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 06-30-2023: 0 0 **Amount of 06-30-2023 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:	0
Interest:	0
Total:	0
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:	0
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

▲ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	3,609,600	0	0	3,609,600	0	3,609,600
Taxable	0	0	0	3,248,640	0	0	3,248,640	0	3,248,640
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	0	3,248,640	0	3,248,640	115,045

FY 2023 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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	1,307,040	0	0	1,307,040	0	1,307,040
Taxable	0	0	0	1,176,336	0	0	1,176,336	0	1,176,336
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	1,035,370	271,670	0	271,670	9,621

FY 2023 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

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 FOX SUBFUND INCR	400224	400225	755,525
WEBSTER CITY CITY/WEBSTER CITY (WEBSTER CITY) SCH/2013 RED BULL DIV UR KENYON SUBFUND INCR	400242	400243	0

Urban Renewal Area Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	1,259,180	0	0	0	1,259,180	0	1,259,180
Taxable	0	0	1,133,262	0	0	0	1,133,262	0	1,133,262
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:	89,427	0	Amount of 07-01-2022 Cash Balance Restricted for LMI
TIF Revenue:	26,755		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	26,755		
Rebate Expenditures:	24,506		
Non-Rebate Expenditures:	0		
Returned to County Treasurer:	0		
Total Expenditures:	24,506		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:	91,676	0	Amount of 06-30-2023 Cash Balance Restricted for LMI
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Projects For 2016 RED BULL DIVISION URBAN RENEWAL AREA

APPLIANCE PLUS

Description:	PURCHASED OLD SHOPKO BUILDING
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For 2016 RED BULL DIVISION URBAN RENEWAL AREA

APPLIANCE PLUS

Debt/Obligation Type:	Rebates
Principal:	152,073
Interest:	0
Total:	152,073
Annual Appropriation?:	Yes
Date Incurred:	07/01/2021
FY of Last Payment:	2030

Rebates For 2016 RED BULL DIVISION URBAN RENEWAL AREA

APPLIANCE PLUS

TIF Expenditure Amount:	24,506
Rebate Paid To:	APPLIANCE PLUS
Tied To Debt:	APPLIANCE PLUS
Tied To Project:	APPLIANCE PLUS
Projected Final FY of Rebate:	2029

♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

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 FOX 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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	1,259,180	0	0	0	1,259,180	0	1,259,180
Taxable	0	0	1,133,262	0	0	0	1,133,262	0	1,133,262
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	71,260	1,133,262	755,525	377,737	13,377

FY 2023 TIF Revenue Received: 26,755

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 KENYON SUBFUND INCR	
TIF Taxing District Inc. Number:	400243
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 - 1/1/2021 for FY 2023

	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 2023	1,020	0	0	0	0

FY 2023 TIF Revenue Received: 0