RESOLUTION 029-2022

Introduced by Schuldt seconded by Krull:

A RESOLUTION APPROVING THE CITY OF SHELL ROCK'S URBAN RENEWAL REPORT FOR THE FISCAL YEAR 2021-2022.

Ayes: Bonzer, Holden, Klinefelter, Krull, and Schuldt.

Nays: None.

PASSED, APPROVED AND ADOPTED this 18th day of October, 2022, by the Shell Rock City Council.

MAYOR

ATTEST:

CITY CLERK

Urban Renewal Area Data Collection

Local Government Name:

SHELL ROCK (12G102)

Urban Renewal Area:

SHELL ROCK URBAN RENEWAL

VR Area Number:

12010

UR Area Creation Date:

TIF Sp. Rev. Fund Cash Balance

as of 06-30-2022:

09/1989

To direct new development, public improvements and make land sales more competitive and marketable

UR Area Purpose:

in the area covered by this plan.

265,226

Tax Districts within this Urba	n Renewa	l Area					Base No.	Increment No.	Increment Value Used
SHELL ROCK CITY/WAVERLY-SI	HELL ROCK	SCH/UR TIE	F 1 INCREM	1			120113	120114	0
SH CITY AG/W-SR SCH/WTADD/U	JR TIF 2 INC	CREM					120127	120128	0
SH CITY AG/W-SR SCH/IPADD/UF	R TIF 3 INCI	REM					120129	120130	0
SHELL ROCK CITY /W-SR SCH/IF		120133	120134	2,827,053					
SHELL ROCK CITY/WAVERLY-SI	R SCH/HOB	SON/UR TIF	INCR 1				120139	120140	587,890
SH CITY/W-SR SCH/WT ADD/BC	UR TIF 3						120147	120148	1,786,078
SH CITYAG/W-SR SCH/WTADD/U	R TIF 4 TIF	INCREM					120157	120158	0
Urban Renewal Area Value b	Residential	Commercial	Industrial	Other	Military	Total	Gas/Ele	ctric Utility	Total
Assessed 0	3,166,280	3,141,170	1,475,890	0	0	7,783,340		0	7,783,340
Taxable 0 Homestead Credits	1,786,078	2,827,053	1,328,301	0	0	5,941,432		0	5,941,432
TIF Sp. Rev. Fund Cash Balance	•					Amount of	07.01	2021 Coch	Polones
of 07-01-2021:	e	227,320	20	09,264		Restricted			Багапсе
TIF Revenue:		172,497							
TIF Sp. Revenue Fund Interest:		0							
Property Tax Replacement Claims	.	0							
Asset Sales & Loan Repayments:		0							
Total Revenue:		172,497							
Rebate Expenditures:		48,956							
Non-Rebate Expenditures:		85,635							
Returned to County Treasurer:		124 501							
Total Expenditures:		134,591							

228,377

Amount of 06-30-2022 Cash Balance

Restricted for LMI

Projects For SHELL ROCK URBAN RENEWAL

Villow Tree Addition

Description: Subdivision/Housing Infrastructure

Classification: Residential property (classified residential)

Physically Complete: Yes
Payments Complete: No

Waverly Health Addition

Description: Economic Development/Infrastructure

Classification: Commercial-Medical

Physically Complete: Yes
Payments Complete: No

Roling Ford Expansion

Description: Economic Development Classification: Commercial - retail

Physically Complete: Yes
Payments Complete: No

Willow Tree 2nd Addition

Description: Subdivision/Housing Infrastructure

Plassification: Residential property (classified residential)

hysically Complete: Yes Payments Complete: No

PF&E Addition

Description: Economic Development/Infrastructure

Classification: Commercial - warehouses and distribution facilities

Physically Complete: Yes Payments Complete: No

2021 Center Street Project

Description: Economic Development/Infrastructure

Classification: Roads, Bridges & Utilities

Physically Complete: Yes Payments Complete: No

Debts/Obligations For SHELL ROCK URBAN RENEWAL

Vaverly Health Center 191,813

Debt/Obligation Type:

Rebates 108,987

Principal:

Interest:

0

Total: Annual Appropriation? 108,987 Yes

Date Incurred:

05/15/2010

FY of Last Payment:

2024

Willowtree 270,000

Debt/Obligation Type:

Rebates

Principal:

96,637

Interest:

0

Total: Annual Appropriation? 96,637

Yes

Date Incurred:

07/06/2010

FY of Last Payment:

2029

Roling Ford Expansion 400,000

Debt/Obligation Type:

Gen. Obligation Bonds/Notes

Principal:

255,000

Interest:

38,340

otal:

293,340

Annual Appropriation?:

Yes

Date Incurred:

02/10/2015

FY of Last Payment:

2030

Roling Ford Expansion 100,000

Debt/Obligation Type:

Gen. Obligation Bonds/Notes

Principal:

40,000

Interest:

3,030

Total:

43,030

Annual Appropriation?:

Yes

Date Incurred: FY of Last Payment:

03/02/2015 2025

Willow Tree 2nd Addition

Debt/Obligation Type:

Rebates

Principal:

880,000

Interest:

Total:

880,000

Annual Appropriation?:

Yes

Date Incurred:

11/13/2018

FY of Last Payment:

2030

F&E Addition

Debt/Obligation Type

Rebates

Principal:

58,500

Interest:

58,500 Total: Annual Appropriation? Yes

Date Incurred: 03/14/2019 FY of Last Payment: 2030

921 Center Street

Gen. Obligation Bonds/Notes Debt/Obligation Type:

Principal: Interest: 200,000

0

Total: 200,000 Annual Appropriation?: Yes

Date Incurred: 08/04/2021

FY of Last Payment: 2032

Non-Rebates For SHELL ROCK URBAN RENEWAL

IF Expenditure Amount: 15,978

Tied To Debt: Willowtree 270,000
Tied To Project: Willow Tree Addition

TIF Expenditure Amount: 37,079

Tied To Debt: Roling Ford Expansion 400,000

Tied To Project: Roling Ford Expansion

TIF Expenditure Amount: 11,240

Tied To Debt: Roling Ford Expansion 100,000

Tied To Project: Roling Ford Expansion

TIF Expenditure Amount: 0

Tied To Debt: PF&E Addition

Tied To Project: Roling Ford Expansion

TIF Expenditure Amount: 21,338

Tied To Debt: 2021 Center Street

Tied To Project: 2021 Center Street Project

Rebates For SHELL ROCK URBAN RENEWAL

Vaverly Health Center

TIF Expenditure Amount: 6,571

Rebate Paid To: Waverly Health Center

Tied To Debt: Waverly Health Center 191,813
Tied To Project: Waverly Health Addition

Projected Final FY of Rebate: 2024

Willow Tree Addition

TIF Expenditure Amount: 30,808

Rebate Paid To:

Tied To Debt:

Tied To Project:

Jeff and Michelle Reints

Willowtree 270,000

Willow Tree Addition

Projected Final FY of Rebate: 2029

Roling Ford Expansion

TIF Expenditure Amount: 0

Rebate Paid To: Roling Properties

Tied To Debt: Roling Ford Expansion 400,000

Tied To Project: Roling Ford Expansion

Projected Final FY of Rebate: 2025

Premier Furniture & Equipment

TIF Expenditure Amount: 11,577

Rebate Paid To: Premier Property Development

Tied To Debt: PF&E Addition
Tied To Project: PF&E Addition

Projected Final FY of Rebate: 2027

Income Housing For SHELL ROCK URBAN RENEWAL

mount of FY 2022 expenditures that provide or aid in the provision of public improvements related to nousing 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: SHELL ROCK (12G102)

Urban Renewal Area: SHELL ROCK URBAN RENEWAL (12010)

TIF Taxing District Name: SHELL ROCK CITY/WAVERLY-SHELL ROCK SCH/UR TIF 1 INCREM

IF Taxing District Inc. Number: 120114

TIF Taxing District Base Year: 2003

UR Designation FY TIF Revenue First Received: 2005 Slum No Subject to a Statutory end date? Yes Blighted No Fiscal year this TIF Taxing District Economic Development 12/2002

statutorily ends: 2030

TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	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									- 1	0

Frozen Base Value Increment Used Max Increment Value **Increment Not Used Increment Revenue Not Used** Fiscal Year 2022 6,174 0 0 0

FY 2022 TIF Revenue Received:

TIF Taxing District Data Collection

Local Government Name: SHELL ROCK (12G102)

Urban Renewal Area: SHELL ROCK URBAN RENEWAL (12010)

TIF Taxing District Name: SH CITY AG/W-SR SCH/WTADD/UR TIF 2 INCREM

TIF Taxing District Inc. Number: 120128

JIF Taxing District Base Year: Y TIF Revenue First Received: 2010

UR Designation 2013 Slum No Subject to a Statutory end date? Yes Blighted No Fiscal year this TIF Taxing District Economic Development 01/2010

statutorily ends: 2020

TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	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 2022 3,087 0 0 0

FY 2022 TIF Revenue Received:

TIF Taxing District Data Collection

Local Government Name: SHELL ROCK (12G102)

Urban Renewal Area: SHELL ROCK URBAN RENEWAL (12010)

TIF Taxing District Name: SH CITY AG/W-SR SCH/IPADD/UR TIF 3 INCREM

IF Taxing District Inc. Number: 120130 TIF Taxing District Base Year: 2010

FY TIF Revenue First Received:

Subject to a Statutory end date? Fiscal year this TIF Taxing District

statutorily ends:

Yes

Slum Blighted Economic Development

2030

UR Designation

No No

12/2008

TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0		0 0
Taxable Homestead Credits	0	0	0	0	0	0	0		0 0

Frozen Base Value Increment Used Max Increment Value **Increment Not Used** Increment Revenue Not Used Fiscal Year 2022 0 n 0 0 0

FY 2022 TIF Revenue Received:

TIF Taxing District Data Collection

Local Government Name: SHELL ROCK (12G102)

Urban Renewal Area: SHELL ROCK URBAN RENEWAL (12010)

TIF Taxing District Name: SHELL ROCK CITY /W-SR SCH/IPADD/UR TIF 3 INCREM

TIF Taxing District Inc. Number: 120134

TIF Taxing District Base Year: Y TIF Revenue First Received: 2014

Subject to a Statutory end date? Fiscal year this TIF Taxing District

statutorily ends:

2010

2034

Yes

Slum Blighted Economic Development **UR** Designation No No 12/2010

TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	3,141,170	0	0	0	3,141,170	0	3,141,170
Taxable Homestead Credits	0	0	2,827,053	0	0	0	2,827,053	0	2,827,053 0

Frozen Base Value Max Increment Value **Increment Used** Increment Not Used Increment Revenue Not Used Fiscal Year 2022 278,763 2,827,053 2,827,053 0 0

FY 2022 TIF Revenue Received: 107,321

TIF Taxing District Data Collection

Local Government Name: SHELL ROCK (12G102)

Urban Renewal Area: SHELL ROCK URBAN RENEWAL (12010)

TIF Taxing District Name: SHELL ROCK CITY/WAVERLY-SR SCH/HOBSON/UR TIF INCR 1

IF Taxing District Inc. Number: 120140

TIF Taxing District Base Year: 1989 Slum No
FY TIF Revenue First Received: 1990 Blighted No
Subject to a Statutory end date? No Economic Development 07/1989

TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	1,475,890	0	0	1,475,890	0	1,475,890
Taxable Homestead Credits	0	0	0	1,328,301	0	0	1,328,301	0	1,328,301 0

Fiscal Year 2022 888,000 587,890 1ncrement Used Increment Not Used 0 Increment Not Used 1ncrement Revenue Not Used 0 0

FY 2022 TIF Revenue Received: 15,410

TIF Taxing District Data Collection

Local Government Name: SHELL ROCK (12G102)

Urban Renewal Area: SHELL ROCK URBAN RENEWAL (12010)
TIF Taxing District Name: SH CITY/W-SR SCH/WT ADD/BC UR TIF 3

TIF Taxing District Inc. Number: 120148

TIF Taxing District Base Year: 2010

Slum No No Blighted No Economic Development No No

TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	3,166,280	0	0	0	0	3,166,280	0	3,166,280
Taxable Homestead Credits	0	1,786,078	0	0	0	0	1,786,078	0	1,786,078 12

Fiscal Year 2022 34,614 Max Increment Value Increment Used Increment Not Used Increment Revenue Not Used 1,786,078 0 0

FY 2022 TIF Revenue Received: 49,766

TIF Taxing District Data Collection

Local Government Name:

SHELL ROCK (12G102)

Urban Renewal Area:

SHELL ROCK URBAN RENEWAL (12010)

TIF Taxing District Name:

SH CITYAG/W-SR SCH/WTADD/UR TIF 4 TIF INCREM

IF Taxing District Inc. Number:

120158

TIF Taxing District Base Year:

2017

Slum

UR Designation

FY TIF Revenue First Received:

Blighted

No No

Subject to a Statutory end date?

No

Economic Development

No

TIF Taxing District Value by Class - 1/1/2020 for FY 2022

0	0
0	0
	0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	39,100	0	0	0	0

FY 2022 TIF Revenue Received:

Levy Authority Summary

cal Government Name: cal Government Number:

SHELL ROCK 12G102

Contact Name:

Marilyn Hardee

Contact Phone:

3198856555

Contact Email:

cityofsr@butler-bremer.c

Active Urban Renewal Areas SHELL ROCK URBAN RENEWAL

U.R. # 12010 # of Tif Taxing Districts

Increment Value Used

TTF Debt & Obligations Outstanding

5,201,021

1,530,494

TIF Sp. Rev. Fund Cash Balance as of 07-01-2021	227,320	Amount of 07-01-2021 Cash Balance 209,264 Restricted for LMI
TIF Revenue:	172,497	
TIF Sp. Revenue Fund Interest	0	
Property Tax Replacement Claims	0	
Asset Sales & Loan Repayments	0	
Total Revenue	172,497	
Rebate Expenditures	48,956	
Non-Rebate Expenditures	85,635	
Returned to County Treasurer	0	
Total Expenditures	134,591	
TIF Sp. Rev. Fund Cash Balance as of 06-30-2022	265,226	Amount of 06-30-2022 Cash Balance 228,377 Restricted for LMI

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

1,130,677



Local Government Name: Urban Renewal Area: Area Number:

SHELL ROCK URBAN RENEWAL

12010

Urban Renewal Plan: Urban Renewal Map: Urban Renewal Ordinance: Uploaded File 20110922100233 pdf Urban_Renewal_Maps.odf Urban_Rewenal_Ordinances.pdf **Uploaded Date** 09/22/2021 09/11/2018 09/16/2015

upload upload

Reinvestment District

yes 🖲 no

UR Area Creation Date:

09/1989 Enter rate as immuser

To direct new development, public improvements and make land sales more competitive and marketable in the area covered by this plan.

UR Area Purpose:

U4 Characters Left

Small red codewing the purpose for this UR lines.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
SHELL ROCK CITY/WAVERLY-SHELL ROCK SCH/UR TIF 1 INCREM	120113	120114	0
SHICITY AG/W-SRISCH/WTADD/URITIF 2 INCREM	120127	120128	0
SHICITY AG/W-SR SCH/IPADD/URITIE 3 INCREM	120129	120130	0
SHELL ROCK CITY W-SR SCH/IPADD/UR TIF 3 INCREM	120133	120134	2,827,053
SHELL ROCK CITY/WAVERLY-SR SCH/HOBSON/UR TIF INCR !	120139	120140	587,890
SHICITY/W-SRISCH/WT ADD/BC URITIF 3	120147	120148	1,786,078
SHICITYAG/W-SRISCH/WTADD/URIT(FI4 TIF (NCREM	120157	120158	0

Urban Renewal Area Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military		Total	Gas/Electric Utility	Total
Assessed	0	3,166,280	3,141,170	1,475,890	()	0	7,783,340	0	7,783,340
Taxable	0	1,786,078	2,827,053	1,328,301	()	0	5,941,432	0	5,941,432
Homestead Credits										12

Projects Debts/Obligations Non-Rebate Payments Rebate Payments Jobs LMI Housing Public Building Analysis Financial Recao Notes Optional)

Urban Renewal Area Projects

Project Name	Project Description	Classification	Project Physically Complete?	Project Payments Complete?	
Willow Tree Addition	Subdivision/Housing Infrastructure	Residential property (classified residentia >	● Yes ○ No	O Yes No	Remove
Waverly Health Addition	Economic Development/Infrastructure	Commercial-Medical	● Yes ○ No	○Yes No	Remove
Roling Ford Expansion	Economic Development	Commercial - retail	Yes ○ No	○Yes No	Remove
Willow Tree 2nd Addition	Subdivision/Housing Infrastructure	Residential property (classified residentia >	● Yes ○ No	○ Yes ⑨ No	Remove
PF&E Addition	Economic Development/Infrastructure	Commercial - warehouses and distributio >		○ Yes No	Remove
2021 Center Street Project	Economic Development/Infrastructure	Roads, Bridges & Utilities	● Yes ○ No	○ Yes	Remove
					Add



TIF Taxing District Data Collection

ocal Government Name:

ban Renewal Area:

TIF Taxing District Name:

SHELL ROCK (126102) SHELL ROCK (1884) RENEWAL (12010) SHELL ROCK CITY /W-SR SCH/IPADD/UR TIF 3 INCREM

TIF Taxing District Inc. Number:

TTF Taxing District Base Year:

2010

FY TIF Revenue First Received: Is this TIF Taxing District Subject to a

2014 Enter date as: yyyy

Statutory end date?

Fiscal year this TIF Taxing District statutorily ends:

● Yes ○ No

2034 Enter date as: 7999

UR Designation

Designation Date

Slum

○Yes

No

Blighted

○Yes

No

Enter date as: mm/yyyy

Economic Development

● Yes ○ No

12/2010 Enter date as: mm/yvvy

TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military		Total	Gas/Electric Utility	Total
Assessed	0	0	3,141,170	0	0		0	3,141,170	0	3,141,170
Taxable Homestead Credits	0	0	2,827,053	0	0		0	2,827,053	0	2,827,053 0

Frozen Base Value **Max Increment Value** Increment Used **Increment Not Used Increment Revenue Not Used** Fiscal Year 278,763 2,827,053 2,827,053 0 2022

FY 2022 TIF Revenue Received

107,321



TIF Taxing District Data Collection

ocal Government Name: rban Renewal Area:

TIF Taxing District Name: TIF Taxing District Inc. Number: SHELL ROCK (12G102)
SHELL ROCK (1790)
SHELL ROCK CITY/WAVERLY-SR SCH/HOBSON/UR TIF INCR 1

TTF Taxing District Base Year: FY TIF Revenue First Received: 1989

1990 Enter date as: /yyy

Is this TIF Taxing District Subject to a

Statutory end date?

Fiscal year this TIF Taxing District statutorily ends:

Enter date as: 7999

UR Designation

Designation Date

07/1989

Slum

○Yes

No

Enter date as: mm/yyyy

Blighted

Enter date as: mm/yyvy

Economic Development

● Yes ○ No

Enter data as: mm/w/yy

TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military		Total	Gas/Electric Utility	Total
Assessed	0	0	0	1,475,890	0		0	1,475,890	0	1,475,890
Taxable Homestead Credits	0	0	0	1,328,301	0	1	0	1,328,301	0	1,328,301 0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not L	Jsed
Fiscal Year 2022	888,000	587,890	587,890		0	0

FY 2022 TIF Revenue Received

15,410

TIF Taxing District Data Collection

rcal Government Name: rban Renewal Area: TIF Taxing District Name: TIF Taxing District Inc. Number: SHELL ROCK (126102) SHELL ROCK (1884) RENEWAL (12010) SH CITY/W-SR SCH/WT ADD/BC UR TIF 3

12014

TTF Taxing District Base Year:

FY TIF Revenue First Received:

2010

2015 Enter date as: yyyy

Is this TIF Taxing District Subject to a

Statutory end date?

○ Yes ● No

Fiscal year this TIF Taxing District

statutorily ends:

Enter date as: //y/y

UR Designation

Designation Date

Slum

Enter date as: mm/yyyy

Blighted ○ Yes ● No

Enter date as: mm/yvy

Economic Development

○ Yes ● No

Enter date as: mm/yy

TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military		Total	Gas/Electric Utility	Total
Assessed	0	3,166,280	0	0		0	0	3,166,280	0	3,166,280
Taxable	0	1,786,078	0	0		0	0	1,786,078	0	1,786,078
Homestead Credits										12

Fiscal Year 34,614 1,786,078 1,786,078 1,786,078 0 0

FY 2022 TIF Revenue Received

49,766



Local Government Name: Urban Renewal Area: R Area Number:

SHELL ROCK URBAN RENEWAL

12010

Urban Renewal Plan: Urban Renewal Map: Urban Renewal Ordinance: Uploaded File 20210923100033.pdf Urban Renewar Maps.pdf Urban Rewenal (Ordinances.pdf **Uploaded Date** 09/22/2021 09/11/2018 09/16/2015

[upload] [upload]

Reinvestment District

yes no

UR Area Creation Date:

09/1989 Enter date as: min/yvyv

To direct new development, public improvements and make land sales more competitive and marketable in the area covered by this plan.

UR Area Purpose:

124 Characters Left

Enter: text explaining the purpose for this LiR area

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
SHELL ROCK CITY/WAVERLY-SHELL ROCK SCH/UR TIF 1 INCREM	120113	120114	0
SHICITY AG/W-SRISCH/WTADD/URITIF 2 INCREM	120127	120128	0
SHICITY AG/W-SRISCH/IPADD/URITIF 3 INCREM	120129	120130	0
SHELL ROCK CITY /W-SR SCH/IPADD/UR TIF 3 INCREM	120133	120134	2,827,053
SHELL ROCK CITY/WAVERLY-SR SCH/HOBSON/UR TIF INCR L	120139	120140	587,890
SHICITY/W-SRISCH/WT ADD/BC URITIF 3	120147	120148	1,786,078
SHICITYAG/W-SRISCH/WTADD/URITIF 4 TIF INCREM	120157	120158	0

Urban Renewal Area Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military		Total	Gas/Electric Utility	Total
Assessed	0	3,166,280	3,141,170	1,475,890	()	0	7,783,340	0	7,783,340
Taxable	0	1,786,078	2,827,053	1,328,301	()	0	5,941,432	0	5,941,432
Homestead Credits										12

P	rojects	Debts/Obligations	Non-Rebate Payments	Rebate Payments	Jobs	LMI Housing	Public Building Analysis	Financial Recap	Notes (Optional)
	,								(

Urban Renewal Area Debt and Obligations

Debt/Obligation Name	Debt/Obligation	n Type	Principal as of 7/1/2021	Interest as of 7/1/2021	Total	Annual Appropriation?	Date Incurred	FY of Final Payment	
Waverly Health Center 191,813	Rebates	~	108,987	0	108,987	Yes \(\circ\) No	05/15/2010	2024	Remove
Willowtree 270,000	Rebates	~	96,637	0	96,637	Yes ○ No	07/06/2010	2029	Remove
Roling Ford Expansion 400,000	Gen.Obligatio	n B 🕶	255,000	38,340	293,340	● Yes ○ No	02/10/201!	2030	Remove
Roling Ford Expansion 100,000	Gen.Obligatio	n B 🗸	40,000	3,030	43,030	● Yes ○ No	03/02/2018	2025	Remove
Willow Tree 2nd Addition	Rebates	~	880,000	0	880,000	● Yes ○ No	11/13/2018	2030	Remove
PF&E Addition	Rebates	~	58,500	0	58,500	● Yes ○ No	03/14/2019	2030	Remove
2021 Center Street	Gen.Obligatio	n B 🗸	200,000	0	200,000	● Yes ○ No	08/04/202	2032	Remove
U.R. Debt Totals			1,639,124	41,370	1,680,494		mm/dd/yyyy	уууу	Add

Include:

- · Remaining principal and interest to term, as of July 1, 2021 or as of the date of issuance for the items issued during the reported fiscal year
- All installments of annual appropriation debt, with the assumption that all annual appropriations will be approved.
- The actual, projected or maximum allowed amount of rebate payments remaining, including the current fiscal year's payment.
- FY of Final Payment is the fiscal year in which the debt will be paid in full.

Local Government Name: Urban Renewal Area: R Area Number:

SHELL ROCK URBAN RENEWAL

12010

Urban Renewal Plan: Urban Renewal Map: Urban Renewal Ordinance: Uploaded File 10210922100203 pdf Urban Received Maps pdf Urban Rewenal Ordinances, pdf **Uploaded Date** 09/22/2021 09/11/2018 09/16/2015

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Reinvestment District

yes 🤋 no

UR Area Creation Date:

09/1989 From Late as Himility

UR Area Purpose:

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Enter: text excusion out the purpose for this LIP local

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
SHELL ROCK CITY WAVERLY SHELL ROCK SCHIUR FIF I INCREM	120113	120114	0
SHIGITY AG/YV-SRISCH/IVTADD/URITIF 2 INCREM	120127	120128	0
5H CITY AG/Y/-SR 3CH (PADD/UR FIF) INCREM	120129	120130	0
SHELL ROCK CITY IW-SR SCH/IPADD/UR TIF 3 INCREM	120133	120134	2,827,053
SHELL ROCK CITY/WAVERLY-SR SCH/HOBSON/UR TIF INCR (120139	120140	587,890
SHIGITY IW-SRISCH/IWT ADD/BC URITIE 3	120147	120148	1,786,078
SHICITYAG/WISR SCH/WTADD/URITIF 4 TIF INCREM	120157	120158	0

Urban Renewal Area Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military		Total	Gas/Electric Utility	Total
Assessed	0	3,166,280	3,141,170	1,475,890	0		0	7,783,340	0	7,783,340
Taxable	0	1,786,078	2,827,053	1,328,301	C		0	5,941,432	0	5,941,432
Homestead Credits										12

Projects Debts/Obligations Non-Rebate Payments Rebate Payments Jobs LMI Housing Public Building Analysis Financial Recap Notes (Optional)

Non-Rebate Payments, Fiscal Year 2022

Do not include property tax rebates paid from the TIF Special Revenue Fund. Rebates are entered on the rebate tab. $\label{eq:continuous}$

Include only payments from the TIF Special Revenue Fund.

TI	F Expenditure Amount	Tied to Debt	Tied to Project			
	15,978	Willowtree 270,000	~	Willow Tree Addition	~	Remove
	37,079	Roling Ford Expansion 400,000	~	Roling Ford Expansion	~	Remove
	11,240	Roling Ford Expansion 100,000	~	Roling Ford Expansion	~	Remove
	0	PF&E Addition	~	Roling Ford Expansion	~	Remove
	21,338	2021 Center Street	~	2021 Center Street Project	~	Remove
Total	85,635					

Add

Local Government Name: Urban Renewal Area: R Area Number:

SHELL ROCK (12G102) SHELL ROCK URBAN RENEWAL

12010

Urban Renewal Plan: Urban Renewal Map: Urban Renewal Ordinance: Uploaded File 2021/09221/00200 onf Urban Renewal Maps odf Urban Rewenal Ordinances odf **Uploaded Date** 09/22/2021 09/11/2018 09/16/2015

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Reinvestment District

yes 🕑 no

UR Area Creation Date:

09/1989 Enter date as immoved

To direct new development, public improvements and make land sales more competitive and marketable in the area covered by this

UR Area Purpose:

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Enter: lest exclaiming the purpose for the UR area

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
SHELL ROCK CITY/WAVERLY-SHELL ROCK SCH/UR TIF I INCREM	120113	120114	0
SHICITY AG/W-SRISCH/WTADD/URITIF 2 INCREM	120127	120128	0
SHICITY AG/W-SR SCH/IPADD/URITIF 3 INCREM	120129	120130	0
SHELL ROCK CITY /W-SR SCH/IPADD/UR TIF 3 INCREM	120133	120134	2,827,053
SHELL ROCK CITY/WAVERLY-SR SCH/HOBSON/UR TIF INCR 1	120139	120140	587,890
SHICITY/W-SRISCH/WT ADD/BC URITIF 3	120147	120148	1,786,078
SH CITYAG/W-SR SCH/WTADD/UR TIF 4 TIF INCREM	120157	120158	0

Urban Renewal Area Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military		Total	Gas/Electric Utility	Total
Assessed	0	3,166,280	3,141,170	1,475,890	()	0	7,783,340	0	7,783,340
Taxable	0	1,786,078	2,827,053	1,328,301	()	0	5,941,432	0	5,941,432
Homestead Credits										12

Projects Debts, Obligations Non-Rebate Payments Rebate Payments Jobs LMI Housing Public Building Analysis Financial Recap Notes (Optional)

Urban Renewal Area Property Tax Rebates, Fiscal Year 2022

Include only rebates paid from the TIF Special Revenue Fund.

Property Address or Designation	TIF Expenditure Amount	Rebate Paid to (person or entity)	Tied to Debt	Tied to Project	Projected Final FY of Rebate	
Waverly Health Center	6,571	Waverly Health Center	Waverly Health Cent∈ ∨	Waverly Health Additi 🗸	2024	Remove
Willow Tree Addition	30,808	Jeff and Michelle Reints	Willowtree 270,000 🕶	Willow Tree Addition 🗸	2029	Remove
Roling Ford Expansion	0	Roling Properties	Roling Ford Expansio 🗸	Roling Ford Expansio 🗸	2025	Remove
Premier Furniture & Equipment	11,577	Premier Property Development	PF&E Addition ✓	PF&E Addition 💙	2027	Remove
Total	48,956					Add



pcal Government Name: rban Renewal Area: UR Area Number: SHELL ROCK (12G102) SHELL ROCK URBAN RENEWAL

Urban Renewal Plan: Urban Renewal Map: Urban Renewal Ordinance:
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 Uploaded Date

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 09/22/2021

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 09/11/2018

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Reinvestment District

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UR Area Creation Date:

09/1989 Enter date as mm////vv

09/16/2015

UR Area Purpose:

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Enter text explaining the purcose for this UR area

Increment Value Used	Increment No.	Base No.	Tax Districts within this Urban Renewal Area
0	120114	120113	SHELL ROCK CITY/WAVERLY-SHELL ROCK SCH/UR TIF 1 [NCREM
0	120128	120127	SHICITY AG/W-SRISCH/WTADD/URITIF 2 INCREM
0	120130	120129	SHICITY AG/W-SR SCH/IPADD/URITIF 3 INCREM
2,827,053	120134	120133	SHELL ROCK CITY /W-SR SCH/IPADD/UR TIF 3 INCREM
587,890	120140	120139	SHELL ROCK CITY/WAVERLY-SR SCH/HOBSON/UR TIF INCR 1
1,786,078	120148	120147	SHICITY/W-SRISCH/WT ADD/BC URITIF 3
0	120158	120157	SH CITYAG/W-SR SCH/WTADD/UR TIF 4 TIF INCREM

Urban Renewal Area Value by Class - 1/1/2020 for FY 2022

, <u></u>	Agricultural	Residential	Commercial	Industrial	Other	Military		Total	Gas/Electric Utility	Total
Assessed	0	3,166,280	3,141,170	1,475,890	()	0	7,783,340	0	7,783,340
Taxable	0	1,786,078	2,827,053	1,328,301	()	0	5,941,432	0	5,941,432
Homestead Credits										12

J.	jects	Debts/Obligations	Non-Rebate Payments	Rebate Payments	Jobs	LMI Housing	Public Building Analysis	Financial Recap	Notes (Optional)

Do you have any development or redevelopment agreements that are currently being financed through TIF revenue from this UR area where the agreement has job creation requirements?

○yes no



ocal Government Name: ban Renewal Area: UR Area Number:

SHELL ROCK URBAN RENEWAL 12010

Urban Renewal Plan: Urban Renewal Map:

Urban Renewal Ordinance:

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Reinvestment District

🔍 yes 🎐 no

UR Area Creation Date:

09/1989 Enter rate as immissive

To direct new development, public improvements and make land sales more competitive and marketable in the area covered by this plan.

09/22/2021

09/11/2018

09/16/2015

UR Area Purpose:

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Increment Value Used	Increment No.	Base No.	Tax Districts within this Urban Renewal Area
0	120114	120113	SHELL ROCK CITY/WAVERLY-SHELL ROCK SCH/UR TIF 1 INCREM
0	120128	120127	SHICITY AG/W-SRISCH/WTADD/URITIF 2 INCREM
0	120130	120129	SHICITY AG/W-SR SCH/IPADD/URITIF 3 INCREM
2,827,053	120134	120133	SHELL ROCK CITY /W-SR SCH/IPADD/UR TIF I INCREM
587,890	120140	120139	SHELL ROCK CITY/WAVERLY-SR SCH/HOBSON/UR TIF INCR 1
1,786,078	120148	120147	SH_CITY/W-SR_SCH/WT_ADD/BC_UR_TIF_3
0	120158	120157	SHICITYAG/W-SRISCH/WTADD/URITE 4 TIF INCREM

Urban Renewal Area Value by Class - 1/1/2020 for FY 2022

C	Agricultural	Residential	Commercial	Industrial	Other	Military		Total	Gas/Electric Utility	Total
Assessed	0	3,166,280	3,141,170	1,475,890	()	0	7,783,340	0	7,783,340
Taxable	0	1,786,078	2,827,053	1,328,301	()	0	5,941,432	0	5,941,432
Homestead Credits										12

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					_			
Demiarte	Dehte/Ohligations	Non-Dahata Daymante	Dohato Daymonto	lobe	J MT Housing	Public Building Analysis	Einancial Pocan	Alotos (Ootional)
The Control of the Printer of the Control of the Co	Debtar Obligations	MOTERCOALE Payments	Repare rayments	1002	Entritonaling	Fublic building Analysis	i ilialicial recapi	(Anges (Obtional)

Low and Moderate Income Housing

Urban Renewal Areas established 1) as an economic development area and 2) for the purpose of providing or aiding in the provision of public improvements related to housing and residential development must include assistance for low and moderate income (LMI) housing (see Iowa Code Section 403.22).

Is this Urban Renewal Area subject to Section 403.22 LMI requirements and/or does this Urban Renewal Area have an unexpended LMI balance at the end of FY 2022?

● yes ○ no

Were Urban Renewal projects undertaken during the fiscal year which provided or aided in the provision of public improvements related to housing and residential development?

○ yes ono

cal Government Name: ban Renewal Area: UR Area Number:

SHELL ROCK URBAN RENEWAL 12010

Urban Renewal Plan: Urban Renewal Map: Urban Renewal Ordinance: **Uploaded File** 20210922100233.bdf Urban Renewal Maps odf Urban_Rewenal_Oldinances.edf **Uploaded Date** 09/22/2021 09/11/2018 09/16/2015

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Reinvestment District

🔘 yes 🖲 no

UR Area Creation Date:

09/1989 Enter rate as: mm/, vyv

To direct new development, public improvements and make land sales more competitive and marketable in the area covered by this

plan.

UR Area Purpose:

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Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
SHELL ROCK CITY/WAVERLY-SHELL ROCK SCH/UR TIF 1 INCREM	120113	120114	0
SHICITY AG/W-SRISCH/WTADD/URITTE 2 INCREM	120127	120128	0
SHICITY AG/W-SRISCH/IPADD/URITIF 3 INCREM	120129	120130	0
SHELL ROCK CITY /W-SR SCH/IPADD/UR TIF 3 INCREM	120133	120134	2,827,053
SHELL ROCK CITY/WAVERLY-SR SCH/HOBSON/UR TIF INCR 1	120139	120140	587,890
SHICITY/W-SRISCH/WT ADD/BC URITIF 3	120147	120148	1,786,078
SH CITYAG/W-SR SCH/WTADD/UR TIF 4 TIF INCREM	120157	120158	0

Urban Renewal Area Value by Class - 1/1/2020 for FY 2022

	,	-, -,								
-	Agricultural	Residential	Commercial	Industrial	Other	Military		Total	Gas/Electric Utility	Total
Assessed	0	3,166,280	3,141,170	1,475,890	0)	0	7,783,340	0	7,783,340
Taxable	0	1,786,078	2,827,053	1,328,301	0)	0	5,941,432	0	5,941,432
Homestead Credits										12

Projects Depts/Obligations Non-Rebate Payments Rebate Payments Jobs LMI Housing Public Building Analysis Financial Recap Notes (Options

Iowa Code Section 403.5(2)(b), as amended in HF 2460 (TIF Reporting Act of 2012) requires that for all proposed Urban Renewal plans and Urban Renewal Projects that utilize tax increment financing for the construction or repair of public facilities, an analysis be made of any alternative development and financing options for those facilities. The Code further requires that the analysis be filed through the TIF reporting process.

This requirement applies to plans and projects proposed on or after July 1, 2012.

Please save all work before submitting an analysis file.

File **Project Name Approval Date** Description

Add



Local Government Name: Urban Renewal Area: R Area Number: SHELL ROCK (12G102) SHELL ROCK URBAN RENEWAL

12010

Urban Renewal Plan: Urban Renewal Map: Urban Renewal Ordinance: **Uploaded File** 20210922100233 pdf Urban_Renewal_Maps.pdf Urban_Rewenal_Ordinances.pdf **Uploaded Date** 09/22/2021 09/11/2018 09/16/2015

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Reinvestment District

○yes ●no

UR Area Creation Date:

09/1989 Enter date as mm/yyyy

To direct new development, public improvements and make land sales more competitive and marketable in the area covered by this plan.

UR Area Purpose:

124 Characters Left

Enter: text explaining the purpose for this UR area

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
SHELL ROCK CITY/WAVERLY-SHELL ROCK SCH/UR TIF 1 INCREM	120113	120114	0
SH CITY AG/W-SR SCH/WTADD/UR TIF 2 INCREM	120127	120128	0
SH CITY AG/W-SR SCH/IPADD/UR TIF 3 INCREM	120129	120130	0
SHELL ROCK CITY /W-SR SCH/IPADD/UR TIF 3 INCREM	120133	120134	2,827,053
SHELL ROCK CITY/WAVERLY-SR SCH/HOBSON/UR TIF INCR 1	120139	120140	587,890
SH CITY/W-SR SCH/WT ADD/BC UR TIF 3	120147	120148	1,786,078
SH CITYAG/W-SR SCH/WTADD/UR TIF 4 TIF INCREM	120157	120158	0

Urban Renewal Area Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	3,166,280	3,141,170	1,475,890	0	0	7,783,340	0	7,783,340
Taxable	0	1,786,078	2,827,053	1,328,301	0	0	5,941,432	0	5,941,432
Homestead Credits									12

		Rev. Fund Cash I 6-30-2022	Balance	265,226			228,377	Amount of 06-30 Restricted for Li		ance
	Total E	xpenditures		134,591						
	Returne	d to County Treasur	er	0						
	Non-Rel	oate Expenditures		85,635						
	Rebate I	Expenditures		48,956						
	Total R	evenue		172,497						
	Asset Sa	ales & Loan Repaym	ents	0						
	Property	/ Tax Replacement (Claims	0						
	TIF Sp.	Revenue Fund Inter	rest	0						
	TIF Rev	enue:		172,497						
1		Rev. Fund Cash I 7-01-2021	Balance	227,320			209,264	Amount of 07-03 Restricted for LM		ance
J	Projects	Debts/Obligations	Non-Rebate Payments	Rebate Payments	Jobs	LMI Housing	Public Building Analys	s Financial Recap	Notes (Optional)	

Levy Authority Summary

Local Government Name:

SHELL ROCK

Local Government Number:

12G102

Active Urban Renewal Areas

U.R. # of Tif
Taxing
Districts

SHELL ROCK URBAN RENEWAL

12010 7

TIF Debt Outstanding:

1,680,494

TIF Sp. Rev. Fund Cash Balance			Amount of 07-01-2021 Cash Balance
as of 07-01-2021:	227,320	209,264	Restricted for LMI
TIF Revenue:	172,497		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	172,497		
Rebate Expenditures:	48,956		
Non-Rebate Expenditures:	85,635		
Returned to County Treasurer:	0		
Total Expenditures:	134,591		

TIF Sp. Rev. Fund Cash Balance			Amount of 06-30-2022 Cash Balance
as of 06-30-2022:	265,226	228,377	Restricted for LMI

ear-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance:

1,280,677