

RESOLUTION 2024-127

**RESOLUTION DIRECTING THE FINANCE OFFICER TO CERTIFY TAX
INCREMENT FINANCING DEBT TO THE CEDAR COUNTY AUDITOR**

WHEREAS, pursuant to applicable state law, the City is required to certify its tax increment financing debt to be collected to the Cedar County Auditor no later than December 1st of each calendar year to be collected; and

WHEREAS, the City and its financial advisor have prepared said certification of tax increment financing debt to be collected in Fiscal Year 2026, said amounts are shown on Exhibit "A" attached hereto; and

WHEREAS, it is now necessary for the City Council to certify said tax increment financing debt to the Cedar County Auditor.

NOW, THEREFORE, It Is Resolved by the Council of the City of West Branch, Iowa, that Exhibit "A" attached to this Resolution constitutes the tax increment financing debt to be certified for collection by the Cedar County Auditor for Fiscal Year 2026. Further, the Finance Officer is hereby directed file a copy of this Resolution, along with the tax increment financing debt to the Cedar County Auditor, as required by law.

Passed and approved this 18th day of November, 2024.



Roger Laughlin, Mayor

ATTEST:



Leslie Brick, City Clerk

**CODE OF IOWA SECTION 403.19 TAX INCREMENT FINANCING (TIF) INDEBTEDNESS
CERTIFICATION TO COUNTY AUDITOR**

**Due To County Auditor By December 1 Prior To The Fiscal Year TIF Increment Tax Is Requested
Use One Certification Per Urban Renewal Area**

City: West Branch County: Cedar

Urban Renewal Area Name: West Branch Urban Renewal

Urban Renewal Area Number: 16006 (Use five-digit Area Number Assigned by the County Auditor)

I hereby certify to the County Auditor that for the Urban Renewal Area within the City and County named above the City has outstanding loans, advances, indebtedness, or bonds, none of which have been previously certified, in the collective amount shown below, all of which qualify for repayment from the special fund referred to in paragraph 2 of Section 403.19 of the Code of Iowa.

Urban Renewal Area Indebtedness Not Previously Certified*: \$ 4,631,614

*There must be attached a supporting itemized listing of the dates that individual loans, advances, indebtedness, or bonds were initially approved by the governing body. (Complete and attach 'CITY TIF FORM 1.1'.)

The County Auditor shall provide the available TIF increment tax in subsequent fiscal years without further certification until the above-stated amount of indebtedness is paid to the City. However, for any fiscal year a City may elect to receive less than the available TIF increment tax by certifying the requested amount to the County Auditor on or before the preceding December 1. (File 'CITY TIF FORM 2' with the County Auditor by the preceding December 1 for each of those fiscal years where all of the TIF increment tax is not requested.)

A City reducing certified TIF indebtedness by any reason other than application of TIF increment tax received from the County Treasurer shall certify such reduced amounts to the County Auditor no later than December 1 of the year of occurrence. (File 'CITY TIF FORM 3' with the County Auditor when TIF indebtedness has been reduced by any reason other than application of TIF increment tax received from the County Treasurer.)

Notes/Additional Information:

- KLM Investments-Meadows Development Pt 4 LMI - 131,614
- BBCO-Heritage Hill - 4,500,000 (Annual appropriations will be made.)
-
-
-
-
-

Dated this 18 day of NOVEMBER, 2024

Roger Laughlin
Signature of Authorized Official

319-643-5888
Telephone

TIF INDEBTEDNESS NOT PREVIOUSLY CERTIFIED ELIGIBLE FOR TAX COLLECTIONS NEXT FISCAL YEAR

City: West Branch County: Cedar

Urban Renewal Area Name: West Branch Urban Renewal

Urban Renewal Area Number: 16006 (Use five-digit Area Number Assigned by the County Auditor)

Individual TIF Indebtedness Type/Description/Details:	Date Approved*:	Total Amount:
1. <u>KLM Investments-Meadows Development Pt 4 LMI</u> <u>In rebate agreements for a housing development, it is a legal requirement to set aside LMI. The LMI percentage for this agreement is 33.32% of 395,000. Resolution 1743 on October 1, 2018.</u> <input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.	<u>11/4/2024</u>	<u>131,614</u>
2. <u>BBCO-Heritage Hill Phase 1-3</u> <u>75% TIF rebate agreement up to 4,500,000 for 3 phases.</u> <u>No LMI since it is a blight area. Resolution 2022-66 on June 30, 2022. has original agreement. Amended agreement is on Resolution 2024-122 on November 18, 2024.</u> <input checked="" type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.	<u>6/20/2022</u>	<u>4,500,000</u>
3. _____ _____ _____ <input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
4. _____ _____ _____ <input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
5. _____ _____ _____ <input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		

If more indebtedness entry lines are needed continue to Form 1.1 Page 2.

Total For City TIF Form 1.1 Page 1: 4,631,614

* "Date Approved" is the date that the local governing body initially approved the TIF indebtedness.

**SPECIFIC DOLLAR REQUEST FOR AVAILABLE TIF INCREMENT TAX FOR NEXT FISCAL YEAR
 CERTIFICATION TO COUNTY AUDITOR
 Due To County Auditor By December 1 Prior To The Fiscal Year
 Where Less Than The Legally Available TIF Increment Tax Is Requested
 Use One Certification Per Urban Renewal Area**

City: West Branch County: Cedar

Urban Renewal Area Name West Branch Urban Renewal

Urban Renewal Area Number 16006 (Use five-digit Area Number Assigned by the County Auditor)

I hereby certify to the County Auditor that for the next fiscal year and for the Urban Renewal Area within the City and County named above, the City requests less than the maximum legally available TIF increment tax as detailed below.

Provide sufficient detail so that the County Auditor will know how to specifically administer your request. For example you may have multiple indebtedness certifications in an Urban Renewal Area, and want the maximum tax for rebate agreement property that the County has segregated into separate taxing districts, but only want a portion of the available increment tax from the remainder of the taxing districts in the Area.

Specific Instructions To County Auditor For Administering The Request That This Urban Renewal Area Generate Less Than The Maximum Available TIF Increment Tax:	Amount Requested:
The City requests the following FY 2026 TIF Revenues	
GO 2016A Bonds (the TIF portion will be paid in FY25)	0
GO 2016B Bond (will be paid in FY25)	0
GO 2017 Bonds	149,378
GO 2017 Bonds (Over asking to pay debt early)	133,000
GO 2023 Bonds	143,400
Casey's Rebate Agreement: Annual Appropriation (502-001)	52,573
EMV Holdings Rebate Agreement (505-001)	15,000
Advantage Rentals, LLC Rebate Agreement: Annual Appropriation Yr. 2 (506)	11,325
KLM Investments-Meadows Development Pt 4 LMI (505)	131,614
BBCO Heritage Hill Rebate Agreement Annual Appropriation Yr. 1	8,340

Dated this 18 day of NOVEMBER, 2024
Roger Laughlin 319-643-5888
 Signature of Authorized Official Telephone

**TIF INDEBTEDNESS HAS BEEN REDUCED BY REASON OTHER THAN APPLICATION OF
TIF INCREMENT TAX RECEIVED FROM THE COUNTY TREASURER
CERTIFICATION TO COUNTY AUDITOR
Use One Certification Per Urban Renewal Area**

City: West Branch County: Cedar

Urban Renewal Area Name West Branch Urban Renewal

Urban Renewal Area Number 16006 (Use five-digit Area Number Assigned by the County Auditor)

I hereby certify to the County Auditor that for the Urban Renewal Area within the City and County named above, the City has reduced previously certified indebtedness, by reason other than application of TIF increment tax received from the County Treasurer, by the total amount as shown below.

Provide sufficient detail so that the County Auditor will know how to specially administer your request. For example, you could have multiple indebtedness certifications in the Urban Renewal Area, and the County Auditor would need to know which particular indebtedness certification(s) to reduce. If rebate agreements are involved with a reduction, and the County has segregated the rebate property into separate TIF Increment taxing districts, provide the five-digit county increment taxing district numbers for reference.

Individual TIF Indebtedness Type/Description/Details:	Amount Reduced:
2016B (paying off in full 6-1-25)	56,375
2016A (paying off the TIF portion 6-1-25)	82,944
**Please do not reduce the FY 2026 TIF asking, just reduce overall indebtedness.	
Total Reduction In Indebtedness For This Urban Renewal Area:	139,319

Dated this 18 day of NOVEMBER, 2024

Bogor Laughlin 319-643-5888
Signature of Authorized Official Telephone