Item # 5G
Date: 11/9/26

CITY OF NEVADA

City Hall | 1209 6th Street | Nevada, IA 50201-0530
p. (515) 382-5466 | f. (515) 382-4502)

MEMORANDUM

TO: Mayor and City Council
CC: Jordan Cook, City Administrator
FROM: Lucas Battani, Finance Director/Assistant City Administrator
DATE: November 9, 2026
RE: FY26 Annual Urban Renewal Report

Each year, the City reports its tax increment financing (TIF) activity to the State in the Annual Urban Renewal Report. This report covers July 1, 2025, to June 30, 2026. The report has been submitted to the Iowa Department of Management, and Council's approval date will be added after the November 9 meeting.

FY26 at a glance

- **TIF revenue: $1.21 million.** Property taxes from new development in the Urban Renewal Area, plus $54,000 in interest.
- **Development agreements: $394,000.** Payments to businesses and developers under their agreements, including On Track, Verbio, Friedrich, NEDC, and Mid-States.
- **Debt payments: $407,000.** The TIF share of the downtown street bond and the final payment on the Airport Road bond.
- **Housing set-aside: $71,000.** Required low- and moderate-income housing share from the Friedrich housing development.

What changed

- **Completed:** Airport Road bond, both Verbio agreements, Key Coop, ROSK, and the first Mid-States agreement.
- **New:** NEDC 2025 agreement and the Mid-States expansion agreement (payments begin in 2029).

About the balances

- **TIF dollars can only be used for urban renewal obligations.** The June 30 balance goes toward FY27 developer payments and the TIF share of the downtown bond.
- **Outstanding obligations: $21.1 million.** About half is the remaining downtown street bond and other TIF-supported bonds. The rest is mostly the maximum the City could owe over the life of its development agreements; those payments are made only if the development produces new taxes and are subject to Council's annual appropriation.

Staff recommends approval. I'm happy to answer any questions.

Sincerely,

LUCAS BATTANI, FINANCE DIRECTOR/ASSISTANT CITY ADMINISTRATOR
CITY OF NEVADA, IOWA

♣ Annual Urban Renewal Report, Fiscal Year 2025 - 2026

Urban Renewal Area Data Collection

Local Government Name: NEVADA (85G820)
Urban Renewal Area: NEVADA URBAN RENEWAL
UR Area Number: 85005

UR Area Creation Date: 11/1989

UR Area Purpose: To help local officals promote economic development. Primary goal to stimulate, through public involvement and commitment, private investments in commercial and industrial development and create a sound economic base to serve as the foundation for growth.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
NEVADA CITY/NEVADA SCH/NEVADA URBAN RENEWAL TIF INCREM	850509	850109	40,968,549
NEVADA CITY AG/NEVADA SCH/NEVADA URBAN RENEWAL TIF INCREM	850510	850110	0
NEVADA CITY/NEVADA SCH/NEVADA URBAN RENEWAL ENLARGEMENT TIF INCREM	850533	850133	0
NEVADA CITY AG/NEVADA SCH/NEVADA URBAN RENEWAL ENLARGEMENT TIF INCREM	850534	850134	0
NEVADA CITY/NEVADA SCH/NEVADA URBAN RENEWAL 2ND ENLARGEMENT TIF INCREM	850554	850154	0
NEVADA CITY AG/NEVADA SCH/NEVADA URBAN RENEWAL 2ND ENLARGEMENT TIF INCREM	850555	850155	0
NEVADA CITY/NEVADA SCH/NEVADA URBAN RENEWAL 3RD ENLARGEMENT TIF INCREM	850562	850162	0
NEVADA CITY/NEVADA SCH/NEVADA UR 4TH ENLARGEMENT TIF INCREM	850582	850182	0
NEVADA CITY AG/NEVADA SCH/NEVADA UR 4TH ENLARGEMENT TIF INCREM	850583	850183	0
NEVADA CITY/NEVADA SCH 2012 URBAN RENEWAL AREA ADDITION TIF INCREM	850596	850196	0
NEVADA CITY AG/NEVADA SCH 2012 URBAN RENEWAL AREA ADDITION TIF INCREM	850637	850237	0
NEVADA CITY/NEVADA SCH 2016 ADDITION NEVADA URBAN RENEWAL TIF INCREMENT (ROSK)	850666	850667	0
NEVADA CITY/NEVADA SCH 2020 SEPTEMBER ADD - PHASE 1 NEVADA URBAN RENEWAL TIF INCREMENT	850668	850669	0
NEVADA CITY AG/NEVADA SCH 2020 SEPTEMBER ADD - PHASE 1 NEVADA URBAN RENEWAL TIF INCREMENT	850670	850671	0
NEVADA CITY AG/NEVADA SCH JULY 2022 ADDITION TIF INCREMENT	850678	850679	0
NEVADA CITY/NEVADA SCH JULY 2022 ADDITION TIF INCREMENT	850680	850681	0
NEVADA CITY/NEVADA SCH MAY 2023 ADDITION URA TIF INCREMENT	850692	850693	0
NEVADA CITY AG/NEVADA SCH NOVEMBER 2022 ADDITION URA TIF INCREMENT	850694	850695	0
NEVADA CITY/NEVADA SCH NOVEMBER 2022 ADDITION URA TIF INCREMENT	850696	850697	0

Urban Renewal Area Value by Class - 1/1/2024 for FY 2026

	Agricultural	Residential	Commercial	Industrial	Other	Exempt	Total	Gas/Electric Utility	Total
Assessed	0	40,588,600	32,860,500	16,183,400	0	-68,000	89,220,000	0	89,220,000
Taxable	0	19,251,801	24,871,245	14,206,782	0	-68,000	57,917,328	0	57,917,328
Homestead Credits									144

TIF Sp. Rev. Fund Cash Balance as of 07-01-2025:	**963,028**	**425,080**	**Amount of 07-01-2025 Cash Balance Restricted for LMI**
TIF Revenue:	1,208,000		
TIF Sp. Revenue Fund Interest:	54,062		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	**1,262,062**		
Rebate Expenditures:	394,041		
Non-Rebate Expenditures:	477,420		
Returned to County Treasurer:	0		
Total Expenditures:	**871,461**		
TIF Sp. Rev. Fund Cash Balance as of 06-30-2026:	**1,353,629**	**480,229**	**Amount of 06-30-2026 Cash Balance Restricted for LMI**

Projects For NEVADA URBAN RENEWAL

NEDC AA Membership

Description:	Economic Development Membership
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	Yes

Key Coop, 20 yr

Description:	Rebate Agreement
Classification:	Agribusiness
Physically Complete:	Yes
Payments Complete:	Yes

Almaco

Description:	Expansion
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	Yes

Airport Road, Plat 6

Description:	Street, Water, Wastewater Infrastructure and Platting
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

R Friedrich Housing Dev

Description:	Housing and Infrastructure Project
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

ROSK Housing Dev

Description:	Housing and Infrastructure Project
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	Yes

#1Mid States Material Handling

Description:	Rebate Agreement
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	Yes

Verbio, amended

Description:	Rebate Agreement
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	Yes

DDCE DuPont Project

Description:	Street, Water, Wastewater Infrastructure

Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	Yes

Central Business District Project

Description:	Street, Water, Wastewater Infrasturcture
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

South Glen Sub - Phase 1

Description:	Housing and Infrastructure Project
Classification:	Residential property (classified residential)
Physically Complete:	No
Payments Complete:	No

#2 Mid States Material Handling

Description:	Rebate Agreement
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

On Track, West F Ind Park

Description:	Rebate Agreement
Classification:	Industrial/manufacturing property
Physically Complete:	No
Payments Complete:	No

M&R Properties Iowa, LLC

Description:	Rebate Agreement
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

Verbio, 2nd North Prop, RR

Description:	Rebate Agreement
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	Yes

Nevada Journal Bld, Richards

Description:	Rebate Agreement
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Nevada Dev, Henry Prop

Description:	Rebate Agreement
Classification:	Residential property (classified residential)
Physically Complete:	No
Payments Complete:	No

#3Mid States-3rd Offices

Description:	Rebate Agreement
Classification:	Industrial/manufacturing property

Physically Complete:	Yes
Payments Complete:	No

Oak Park Estates

Description:	Rebate Agreement
Classification:	Residential property (classified residential)
Physically Complete:	No
Payments Complete:	No

Work-It

Description:	Rebate Agreement
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

Cutting Edge

Description:	Rebate Agreement
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

Peterson, Copper Spaces

Description:	Rebate Agreement
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

JLA Kockler, Tipton Bldg

Description:	Rebate Agreement
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	Yes
Payments Complete:	No

Nevada Field House Project

Description:	Recreation center Project
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	Yes

NEDC 2025 Agreement

Description:	Economic Development Agreement
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

#4 Mid States Expansion

Description:	Rebate Agreement
Classification:	Industrial/manufacturing property
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For NEVADA URBAN RENEWAL

NEDC AA-Membership

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	09/23/2020
FY of Last Payment:	2025

Key Coop - 20 Yr

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	06/25/2007
FY of Last Payment:	2025

Almaco

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	03/12/2012
FY of Last Payment:	2026

2017R/2013 Bond - Airport Rd Portion

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	140,000
Interest:	3,850
Total:	143,850
Annual Appropriation?:	No
Date Incurred:	09/28/2017
FY of Last Payment:	2026

R Friedrich Dev Agreement

Debt/Obligation Type:	Rebates
Principal:	268,358
Interest:	0
Total:	268,358
Annual Appropriation?:	Yes
Date Incurred:	10/28/2013
FY of Last Payment:	2027

ROSK Housing Dev Agreement

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	01/23/2017
FY of Last Payment:	2025

R Friedrich Development, LMI

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	260,210
Interest:	0
Total:	260,210
Annual Appropriation?:	Yes
Date Incurred:	10/28/2013
FY of Last Payment:	2027

Mid States Manufacturing Agreement

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	09/24/2018
FY of Last Payment:	2025

Verbio

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	07/08/2020
FY of Last Payment:	2025

2020 Bond, CBD Project

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	8,405,000
Interest:	715,000
Total:	9,120,000
Annual Appropriation?:	No
Date Incurred:	03/09/2020
FY of Last Payment:	2032

Mid States Manu, #2

Debt/Obligation Type:	Rebates
Principal:	181,045
Interest:	0
Total:	181,045
Annual Appropriation?:	Yes
Date Incurred:	11/19/2020
FY of Last Payment:	2028

South Glen Subdivision

Debt/Obligation Type:	Rebates
Principal:	1,500,000
Interest:	0
Total:	1,500,000
Annual Appropriation?:	Yes
Date Incurred:	10/26/2020
FY of Last Payment:	2036

On Track Construction LLC

Debt/Obligation Type:	Rebates
Principal:	1,436,632

Interest:	0
Total:	1,436,632
Annual Appropriation?:	Yes
Date Incurred:	10/26/2020
FY of Last Payment:	2034

South Glen Subdivision, LMI

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	1,329,121
Interest:	0
Total:	1,329,121
Annual Appropriation?:	Yes
Date Incurred:	10/26/2020
FY of Last Payment:	2036

M&R Properties

Debt/Obligation Type:	Rebates
Principal:	20,776
Interest:	0
Total:	20,776
Annual Appropriation?:	Yes
Date Incurred:	07/12/2021
FY of Last Payment:	2027

Verbio, 2nd North Prop, RR

Debt/Obligation Type:	Rebates
Principal:	100,000
Interest:	0
Total:	100,000
Annual Appropriation?:	Yes
Date Incurred:	08/08/2022
FY of Last Payment:	2026

Nevada Journal Bld, Richards

Debt/Obligation Type:	Rebates
Principal:	30,000
Interest:	0
Total:	30,000
Annual Appropriation?:	Yes
Date Incurred:	08/22/2022
FY of Last Payment:	2030

Nevada Dev, Henry Prop

Debt/Obligation Type:	Rebates
Principal:	500,000
Interest:	0
Total:	500,000
Annual Appropriation?:	Yes
Date Incurred:	08/22/2022
FY of Last Payment:	2027

Mid States-3rd Offices

Debt/Obligation Type:	Rebates
Principal:	300,000
Interest:	0
Total:	300,000
Annual Appropriation?:	Yes
Date Incurred:	01/09/2023

FY of Last Payment:	2030

Oak Park Estates

Debt/Obligation Type:	Rebates
Principal:	1,800,000
Interest:	0
Total:	1,800,000
Annual Appropriation?:	Yes
Date Incurred:	05/22/2023
FY of Last Payment:	2049

Work-It

Debt/Obligation Type:	Rebates
Principal:	50,000
Interest:	0
Total:	50,000
Annual Appropriation?:	Yes
Date Incurred:	05/22/2023
FY of Last Payment:	2033

Cutting Edge

Debt/Obligation Type:	Rebates
Principal:	75,000
Interest:	0
Total:	75,000
Annual Appropriation?:	Yes
Date Incurred:	05/22/2023
FY of Last Payment:	2031

Peterson, Copper Spaces

Debt/Obligation Type:	Rebates
Principal:	15,984
Interest:	0
Total:	15,984
Annual Appropriation?:	Yes
Date Incurred:	12/13/2021
FY of Last Payment:	2029

JLA, Kockler, Tipton

Debt/Obligation Type:	Rebates
Principal:	20,000
Interest:	0
Total:	20,000
Annual Appropriation?:	Yes
Date Incurred:	12/13/2021
FY of Last Payment:	2030

ROSK Housing, LMI

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	01/23/2017
FY of Last Payment:	2025

2023A Field House Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	755,000
Interest:	37,750
Total:	792,750
Annual Appropriation?:	No
Date Incurred:	06/28/2023
FY of Last Payment:	2026

Nevada Dev, Henry Prop LMI

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	514,199
Interest:	0
Total:	514,199
Annual Appropriation?:	Yes
Date Incurred:	08/22/2023
FY of Last Payment:	2032

Oak Park Estates, LMI

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	1,851,115
Interest:	0
Total:	1,851,115
Annual Appropriation?:	Yes
Date Incurred:	05/22/2023
FY of Last Payment:	2049

NEDC 2025 Agreement

Debt/Obligation Type:	Other Debt
Principal:	475,000
Interest:	0
Total:	475,000
Annual Appropriation?:	Yes
Date Incurred:	11/10/2025
FY of Last Payment:	2030

Mid States #4

Debt/Obligation Type:	Rebates
Principal:	300,000
Interest:	0
Total:	300,000
Annual Appropriation?:	Yes
Date Incurred:	12/08/2025
FY of Last Payment:	2033

Non-Rebates For NEVADA URBAN RENEWAL

TIF Expenditure Amount:	144,300
Tied To Debt:	2017R/2013 Bond - Airport Rd Portion
Tied To Project:	Airport Road, Plat 6
TIF Expenditure Amount:	70,620
Tied To Debt:	R Friedrich Development, LMI
Tied To Project:	R Friedrich Housing Dev
TIF Expenditure Amount:	262,500
Tied To Debt:	2020 Bond, CBD Project
Tied To Project:	Central Business District Project
TIF Expenditure Amount:	0
Tied To Debt:	2023A Field House Bonds
Tied To Project:	Nevada Field House Project

Rebates For NEVADA URBAN RENEWAL

22703 600th Ave Nevada IA

TIF Expenditure Amount:	0
Rebate Paid To:	Heart of Iowa
Tied To Debt:	Key Coop - 20 Yr
Tied To Project:	Key Coop, 20 yr
Projected Final FY of Rebate:	2025

99 M Ave Nevada IA

TIF Expenditure Amount:	0
Rebate Paid To:	Almaco
Tied To Debt:	Almaco
Tied To Project:	Almaco
Projected Final FY of Rebate:	2026

516 K Ave, Ste 100

TIF Expenditure Amount:	0
Rebate Paid To:	NEDC, Membership
Tied To Debt:	NEDC AA-Membership
Tied To Project:	NEDC AA Membership
Projected Final FY of Rebate:	2020

Indian Ridge Plat 5 & 6

TIF Expenditure Amount:	90,235
Rebate Paid To:	R Friedrich & Sons
Tied To Debt:	R Friedrich Dev Agreement
Tied To Project:	R Friedrich Housing Dev
Projected Final FY of Rebate:	2027

1124 6th Street

TIF Expenditure Amount:	0
Rebate Paid To:	ROSK Development
Tied To Debt:	ROSK Housing Dev Agreement
Tied To Project:	ROSK Housing Dev
Projected Final FY of Rebate:	2025

1116 S B Avenue

TIF Expenditure Amount:	0
Rebate Paid To:	Mid States Manufacturing
Tied To Debt:	Mid States Manufacturing Agreement
Tied To Project:	#1Mid States Material Handling
Projected Final FY of Rebate:	2025

59219 Lincoln Highway

TIF Expenditure Amount:	0
Rebate Paid To:	Verbio
Tied To Debt:	Verbio
Tied To Project:	Verbio, amended
Projected Final FY of Rebate:	2025

1116 S B Avenue

TIF Expenditure Amount:	12,040
Rebate Paid To:	Mid States Manufacturing
Tied To Debt:	Mid States Manu, #2
Tied To Project:	#2 Mid States Material Handling
Projected Final FY of Rebate:	2028

1710 W K Avenue

TIF Expenditure Amount:	10,539
Rebate Paid To:	M&R Properties Iowa LLC
Tied To Debt:	M&R Properties
Tied To Project:	M&R Properties Iowa, LLC
Projected Final FY of Rebate:	2027

1024 6th Street

TIF Expenditure Amount:	3,242
Rebate Paid To:	Peterson, Seth & Evie
Tied To Debt:	Peterson, Copper Spaces
Tied To Project:	Peterson, Copper Spaces
Projected Final FY of Rebate:	2029

1435 W F Avenue

TIF Expenditure Amount:	98,985
Rebate Paid To:	On Track
Tied To Debt:	On Track Construction LLC
Tied To Project:	On Track, West F Ind Park
Projected Final FY of Rebate:	2034

516 K Ave, Ste 100

TIF Expenditure Amount:	70,000
Rebate Paid To:	NEDC
Tied To Debt:	NEDC 2025 Agreement
Tied To Project:	NEDC 2025 Agreement
Projected Final FY of Rebate:	2030

Verbio North Property

TIF Expenditure Amount:	105,000
Rebate Paid To:	Verbio
Tied To Debt:	Verbio, 2nd North Prop, RR
Tied To Project:	Verbio, 2nd North Prop, RR
Projected Final FY of Rebate:	2026

1104 6th Street

TIF Expenditure Amount:	4,000
Rebate Paid To:	JLA LLC & Kockler
Tied To Debt:	JLA, Kockler, Tipton
Tied To Project:	JLA Kockler, Tipton Bldg
Projected Final FY of Rebate:	2030

Jobs For NEVADA URBAN RENEWAL

Project:	#2 Mid States Material Handling
Company Name:	Mid States Material Handling
Date Agreement Began:	11/19/2020
Date Agreement Ends:	06/30/2028
Number of Jobs Created or Retained:	10
Total Annual Wages of Required Jobs:	549,430
Total Estimated Private Capital Investment:	4,000,000
Total Estimated Cost of Public Infrastructure:	0

Project:	#3Mid States-3rd Offices
Company Name:	Mid States Material Handling
Date Agreement Began:	12/09/2023
Date Agreement Ends:	06/30/2030
Number of Jobs Created or Retained:	10
Total Annual Wages of Required Jobs:	632,610
Total Estimated Private Capital Investment:	3,050,000
Total Estimated Cost of Public Infrastructure:	0

Project:	#4 Mid States Expansion
Company Name:	Mid-States Material Handling & Fabrication
Date Agreement Began:	12/08/2025
Date Agreement Ends:	06/01/2033
Number of Jobs Created or Retained:	0
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	6,030,000
Total Estimated Cost of Public Infrastructure:	0

Income Housing For NEVADA URBAN RENEWAL

Amount of FY 2026 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	90,235
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:	5,471
Other low and moderate income housing assistance:	10,000

♣ Annual Urban Renewal Report, Fiscal Year 2025 - 2026

For more information on the use of TIF Funds in our city, visit www.cityofnevadaiowa.org.

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Sum of Private Investment Made Within This Urban Renewal Area during FY 2026

185400000

♣ Annual Urban Renewal Report, Fiscal Year 2025 - 2026

TIF Taxing District Data Collection

Local Government Name: NEVADA (85G820)
Urban Renewal Area: NEVADA URBAN RENEWAL (85005)
TIF Taxing District Name: NEVADA CITY/NEVADA SCH/NEVADA URBAN RENEWAL TIF INCREM
TIF Taxing District Inc. Number: 850109

TIF Taxing District Base Year: 0
FY TIF Revenue First Received: 1993
Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	11/1989

TIF Taxing District Value by Class - 1/1/2024 for FY 2026

	Agricultural	Residential	Commercial	Industrial	Other	Exempt	Total	Gas/Electric Utility	Total
Assessed	0	40,588,600	32,860,500	16,183,400	0	-68,000	89,220,000	0	89,220,000
Taxable	0	19,251,801	24,871,245	14,206,782	0	-68,000	57,917,328	0	57,917,328
Homestead Credits									144

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2026	24,116,393	57,917,328	40,968,549	16,948,779	502,726

FY 2026 TIF Revenue Received: 1,208,000

TIF Taxing District Data Collection

Local Government Name: NEVADA (85G820)
Urban Renewal Area: NEVADA URBAN RENEWAL (85005)
TIF Taxing District Name: NEVADA CITY AG/NEVADA SCH/NEVADA URBAN RENEWAL TIF INCREM
TIF Taxing District Inc. Number: 850110
TIF Taxing District Base Year: 0
FY TIF Revenue First Received: 1993
Subject to a Statutory end date? Yes
Fiscal year this TIF Taxing District statutorily ends: 2015

	UR Designation
Slum	No
Blighted	No
Economic Development	11/1989

TIF Taxing District Value by Class - 1/1/2024 for FY 2026

	Agricultural	Residential	Commercial	Industrial	Other	Exempt	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 2026	7,661	0	0	0	0

FY 2026 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2025 - 2026

TIF Taxing District Data Collection

Local Government Name: NEVADA (85G820)
Urban Renewal Area: NEVADA URBAN RENEWAL (85005)
TIF Taxing District Name: NEVADA CITY/NEVADA SCH/NEVADA URBAN RENEWAL ENLARGEMENT TIF INCREM
TIF Taxing District Inc. Number: 850133

TIF Taxing District Base Year: 0
FY TIF Revenue First Received: 1993
Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	06/1992

TIF Taxing District Value by Class - 1/1/2024 for FY 2026

	Agricultural	Residential	Commercial	Industrial	Other	Exempt	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 2026	365,685	0	0	0	0

FY 2026 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: NEVADA (85G820)
Urban Renewal Area: NEVADA URBAN RENEWAL (85005)
TIF Taxing District Name: NEVADA CITY AG/NEVADA SCH/NEVADA URBAN RENEWAL ENLARGEMENT TIF INCREM
TIF Taxing District Inc. Number: 850134
TIF Taxing District Base Year: 0
FY TIF Revenue First Received: 1993
Subject to a Statutory end date? Yes
Fiscal year this TIF Taxing District statutorily ends: 2015

	UR Designation
Slum	No
Blighted	No
Economic Development	06/1992

TIF Taxing District Value by Class - 1/1/2024 for FY 2026

	Agricultural	Residential	Commercial	Industrial	Other	Exempt	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 2026	50,572	0	0	0	0

FY 2026 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2025 - 2026

TIF Taxing District Data Collection

Local Government Name: NEVADA (85G820)
Urban Renewal Area: NEVADA URBAN RENEWAL (85005)
TIF Taxing District Name: NEVADA CITY/NEVADA SCH/NEVADA URBAN RENEWAL 2ND ENLARGEMENT TIF INCREM
TIF Taxing District Inc. Number: 850154

TIF Taxing District Base Year: 0
FY TIF Revenue First Received: 2004
Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	10/2004

TIF Taxing District Value by Class - 1/1/2024 for FY 2026

	Agricultural	Residential	Commercial	Industrial	Other	Exempt	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 2026	4,433,228	0	0	0	0

FY 2026 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: NEVADA (85G820)
Urban Renewal Area: NEVADA URBAN RENEWAL (85005)
TIF Taxing District Name: NEVADA CITY AG/NEVADA SCH/NEVADA URBAN RENEWAL 2ND ENLARGEMENT TIF INCREM
TIF Taxing District Inc. Number: 850155
TIF Taxing District Base Year: 0
FY TIF Revenue First Received: 2004
Subject to a Statutory end date? Yes
Fiscal year this TIF Taxing District statutorily ends: 2024

	UR Designation
Slum	No
Blighted	No
Economic Development	10/2004

TIF Taxing District Value by Class - 1/1/2024 for FY 2026

	Agricultural	Residential	Commercial	Industrial	Other	Exempt	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 2026	93,400	0	0	0	0

FY 2026 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2025 - 2026

TIF Taxing District Data Collection

Local Government Name: NEVADA (85G820)
Urban Renewal Area: NEVADA URBAN RENEWAL (85005)
TIF Taxing District Name: NEVADA CITY/NEVADA SCH/NEVADA URBAN RENEWAL 3RD ENLARGEMENT TIF INCREM
TIF Taxing District Inc. Number: 850162

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	11/2005

TIF Taxing District Value by Class - 1/1/2024 for FY 2026

	Agricultural	Residential	Commercial	Industrial	Other	Exempt	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 2026	1,215,514	0	0	0	0

FY 2026 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: NEVADA (85G820)
Urban Renewal Area: NEVADA URBAN RENEWAL (85005)
TIF Taxing District Name: NEVADA CITY/NEVADA SCH/NEVADA UR 4TH ENLARGEMENT TIF INCREM
TIF Taxing District Inc. Number: 850182

TIF Taxing District Base Year: 0
FY TIF Revenue First Received: 2013
Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	11/2008

TIF Taxing District Value by Class - 1/1/2024 for FY 2026

	Agricultural	Residential	Commercial	Industrial	Other	Exempt	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 2026	81,509	0	0	0	0

FY 2026 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: NEVADA (85G820)
Urban Renewal Area: NEVADA URBAN RENEWAL (85005)
TIF Taxing District Name: NEVADA CITY AG/NEVADA SCH/NEVADA UR 4TH ENLARGEMENT TIF INCREM
TIF Taxing District Inc. Number: 850183
TIF Taxing District Base Year: 0
FY TIF Revenue First Received: 2008
Subject to a Statutory end date? Yes
Fiscal year this TIF Taxing District statutorily ends: 2028

	UR Designation
Slum	No
Blighted	No
Economic Development	11/2008

TIF Taxing District Value by Class - 1/1/2024 for FY 2026

	Agricultural	Residential	Commercial	Industrial	Other	Exempt	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 2026	49,291	0	0	0	0

FY 2026 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: NEVADA (85G820)
Urban Renewal Area: NEVADA URBAN RENEWAL (85005)
TIF Taxing District Name: NEVADA CITY/NEVADA SCH 2012 URBAN RENEWAL AREA ADDITION TIF INCREM
TIF Taxing District Inc. Number: 850196
TIF Taxing District Base Year: 0
FY TIF Revenue First Received: 2015
Subject to a Statutory end date? Yes
Fiscal year this TIF Taxing District statutorily ends: 2035

	UR Designation
Slum	No
Blighted	No
Economic Development	01/2012

TIF Taxing District Value by Class - 1/1/2024 for FY 2026

	Agricultural	Residential	Commercial	Industrial	Other	Exempt	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 2026	447,000	0	0	0	0

FY 2026 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2025 - 2026

TIF Taxing District Data Collection

Local Government Name: NEVADA (85G820)
Urban Renewal Area: NEVADA URBAN RENEWAL (85005)
TIF Taxing District Name: NEVADA CITY AG/NEVADA SCH 2012 URBAN RENEWAL AREA ADDITION TIF INCREM
TIF Taxing District Inc. Number: 850237

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	No

TIF Taxing District Value by Class - 1/1/2024 for FY 2026

	Agricultural	Residential	Commercial	Industrial	Other	Exempt	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 2026	366,000	0	0	0	0

FY 2026 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: NEVADA (85G820)
Urban Renewal Area: NEVADA URBAN RENEWAL (85005)
TIF Taxing District Name: NEVADA CITY/NEVADA SCH 2016 ADDITION NEVADA URBAN RENEWAL TIF INCREMENT (ROSK)
TIF Taxing District Inc. Number: 850667
TIF Taxing District Base Year: 0
FY TIF Revenue First Received: 2023
Subject to a Statutory end date? Yes
Fiscal year this TIF Taxing District statutorily ends: 2042

	UR Designation
Slum	No
Blighted	No
Economic Development	12/2016

TIF Taxing District Value by Class - 1/1/2024 for FY 2026

	Agricultural	Residential	Commercial	Industrial	Other	Exempt	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 2026	70,500	0	0	0	0

FY 2026 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2025 - 2026

TIF Taxing District Data Collection

Local Government Name: NEVADA (85G820)
Urban Renewal Area: NEVADA URBAN RENEWAL (85005)
TIF Taxing District Name: NEVADA CITY/NEVADA SCH 2020 SEPTEMBER ADD - PHASE 1 NEVADA URBAN RENEWAL TIF INCREMENT
TIF Taxing District Inc. Number: 850669

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	No

TIF Taxing District Value by Class - 1/1/2024 for FY 2026

	Agricultural	Residential	Commercial	Industrial	Other	Exempt	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 2026	14,093	0	0	0	0

FY 2026 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: NEVADA (85G820)
Urban Renewal Area: NEVADA URBAN RENEWAL (85005)
TIF Taxing District Name: NEVADA CITY AG/NEVADA SCH 2020 SEPTEMBER ADD - PHASE 1 NEVADA URBAN RENEWAL TIF INCREMENT
TIF Taxing District Inc. Number: 850671

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	No

TIF Taxing District Value by Class - 1/1/2024 for FY 2026

	Agricultural	Residential	Commercial	Industrial	Other	Exempt	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 2026	32,007	0	0	0	0

FY 2026 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2025 - 2026

TIF Taxing District Data Collection

Local Government Name: NEVADA (85G820)
Urban Renewal Area: NEVADA URBAN RENEWAL (85005)
TIF Taxing District Name: NEVADA CITY AG/NEVADA SCH JULY 2022 ADDITION TIF INCREMENT
TIF Taxing District Inc. Number: 850679

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	No

TIF Taxing District Value by Class - 1/1/2024 for FY 2026

	Agricultural	Residential	Commercial	Industrial	Other	Exempt	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 2026	166,600	0	0	0	0

FY 2026 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: NEVADA (85G820)
Urban Renewal Area: NEVADA URBAN RENEWAL (85005)
TIF Taxing District Name: NEVADA CITY/NEVADA SCH JULY 2022 ADDITION TIF INCREMENT
TIF Taxing District Inc. Number: 850681

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	No

TIF Taxing District Value by Class - 1/1/2024 for FY 2026

	Agricultural	Residential	Commercial	Industrial	Other	Exempt	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 2026	157,600	0	0	0	0

FY 2026 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2025 - 2026

TIF Taxing District Data Collection

Local Government Name: NEVADA (85G820)
Urban Renewal Area: NEVADA URBAN RENEWAL (85005)
TIF Taxing District Name: NEVADA CITY/NEVADA SCH MAY 2023 ADDITION URA TIF INCREMENT
TIF Taxing District Inc. Number: 850693

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	No

TIF Taxing District Value by Class - 1/1/2024 for FY 2026

	Agricultural	Residential	Commercial	Industrial	Other	Exempt	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 2026	1,614,100	0	0	0	0

FY 2026 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: NEVADA (85G820)
Urban Renewal Area: NEVADA URBAN RENEWAL (85005)
TIF Taxing District Name: NEVADA CITY AG/NEVADA SCH NOVEMBER 2022 ADDITION URA TIF INCREMENT
TIF Taxing District Inc. Number: 850695

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	No

TIF Taxing District Value by Class - 1/1/2024 for FY 2026

	Agricultural	Residential	Commercial	Industrial	Other	Exempt	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 2026	110,500	0	0	0	0

FY 2026 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: NEVADA (85G820)
Urban Renewal Area: NEVADA URBAN RENEWAL (85005)
TIF Taxing District Name: NEVADA CITY/NEVADA SCH NOVEMBER 2022 ADDITION URA TIF INCREMENT
TIF Taxing District Inc. Number: 850697

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	No

TIF Taxing District Value by Class - 1/1/2024 for FY 2026

	Agricultural	Residential	Commercial	Industrial	Other	Exempt	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 2026	0	0	0	0	0

FY 2026 TIF Revenue Received: 0