

**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: Independence County: Buchanan

Urban Renewal Area Name: Independence Urban Renewal

Urban Renewal Area Number: 10004 (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\*: \$ 579,971

\*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:

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Dated this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

\_\_\_\_\_  
Signature of Authorized Official

\_\_\_\_\_  
Telephone

**TIF INDEBTEDNESS NOT PREVIOUSLY CERTIFIED ELIGIBLE FOR TAX COLLECTIONS NEXT FISCAL YEAR**City: Independence County: BuchananUrban Renewal Area Name: Independence Urban RenewalUrban Renewal Area Number: 10004 (Use five-digit Area Number Assigned by the County Auditor)

Individual TIF Indebtedness Type/Description/Details:	Date Approved*:	Total Amount:
1. Commercial Restoration Rehab Grant - Trendy Tulip City paid Trendy Tulip on 11/15/2022	4/11/2022	4,995
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
2. Commercial Restoration Rehab Grant - Professional Services Building City paid Peters & Longmuir PLC on 1/10/2023	6/13/2022	5,000
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
3. Commercial Restoration Rehab Grant - Hartig Drug Co. Actual amount approved was \$11,471.86 - rounded up to nearest dollar	4/24/2023	11,472
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
4. Commercial Restoration Rehab Grant - 200 1st St East D. Sparrgrove doing façade work on 2 sides of the building	5/8/2023	10,000
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
5. Our Storage Units LLC - 10 year term Development Agreement Not to exceed \$210,000. \$7,500 or actual admit costs to be withheld from 1st payment. Anticipated start date of rebate payments is FY2025. Actual admin costs were \$7,491.	11/18/2022	217,491
<input checked="" 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: 248,958**

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

**TIF INDEBTEDNESS NOT PREVIOUSLY CERTIFIED ELIGIBLE FOR TAX COLLECTIONS NEXT FISCAL YEAR**City: Independence County: BuchananUrban Renewal Area Name: Independence Urban RenewalUrban Renewal Area Number: 10004 (Use five-digit Area Number Assigned by the County Auditor)

Individual TIF Indebtedness Type/Description/Details:	Date Approved*:	Total Amount:
<b>6.</b> Noa Marting Gymnastics, LLC. 10 year term Development agreement. Not to exceed \$80,000. \$6,500 or actual admin costs to be withheld from 1st payment. Anticipated start date of rebate payments is FY2025. Actual admin costs were \$5,545.	11/28/2022	85,545
<input checked="" type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
<b>7.</b> Buchanan County Economic Development - Housing Study City paid this on 8/23/2022	8/8/2022	2,000
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
<b>8.</b> Buchanan County Historical Society - Lee Mansion restoration City paid this on 7/25/2023	1/17/2023	5,000
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
<b>9.</b> Commercial Restoration Rehab Grant - 112 2nd Ave SW Old Pop-A-Top building	6/26/2023	15,318
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
<b>10.</b> Commercial Restoration Rehab Grant - 117 1st St E Sanitary Room. Actual amount approved was \$3,149.31 - rounded to nearest \$	9/11/2023	3,150
<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 3.

**Total For City TIF Form 1.1 Page 2: 111,013**

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

**TIF INDEBTEDNESS NOT PREVIOUSLY CERTIFIED ELIGIBLE FOR TAX COLLECTIONS NEXT FISCAL YEAR**City: Independence County: BuchananUrban Renewal Area Name: Independence Urban RenewalUrban Renewal Area Number: 10004 (Use five-digit Area Number Assigned by the County Auditor)

Individual TIF Indebtedness Type/Description/Details:	Date Approved*:	Total Amount:
11. Catalyst Grant - Kings Hall	3/22/2021	70,000
City's match per grant requirements		
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
12. Catalyst Grant - Hardware Hank 2nd Story Housing	6/27/2022	50,000
City's match per grant requirements		
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
13. Catalyst Grant - DeBuhr 107 2nd Ave NE	11/13/2023	100,000
City's match per grant requirements		
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
14.		
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
15.		
<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 4.

**Total For City TIF Form 1.1 Page 3: 220,000**

\* "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: Independence County: Buchanan

Urban Renewal Area Name: Independence Urban Renewal

Urban Renewal Area Number: 10004 (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 of Independence requests the following TIF for FY 2025: grand total asking is 1,205,881	
Restoration Grants (Trendy Tulip, Prof. Svcs. Bldg, Hartig, Sparrgrove, Old Pop-A-Top, Sanity Room)	39,610
Buchanan County (Economic Development, Historical Society)	7,000
B3 Brew/Scooters (Remaining Admin Cost \$2,750)	4,420
Casey's 2018	20,637
Geater 2 Agreements (2017: 6,687)(2020: 13,422)	20,109
Indep Const 2017 (LMI: 23,946, Developer: 7,425, Forg. Loan: 29,700)	61,071
Indep. Investments/Rydell	73,763
Noa Marting Gymnastics (Admin Costs 5,545)	10,094
Our Storage Units/T. Rasmussen (Admin Cost 7,491)	35,582
Pries Enterprises	101,523
Skogman/Park Meadows 2018 (LMI: 12,050, Developer: 18,682)	30,732
S. Gee 2017 Pines (LMI: 31,617, Developer: 9,804, Forg. Loan: 29,725)	71,146
S. Gee 2020 Hummingbird I (LMI: 44,712, Developer: 13,864, Forg. Loan: 55,455)	114,031
CESI Holdings (Admin Cost 1,000)	7,792
WV Creamery 2 Agreements (2016: 23,748)(2018: 70,902)	94,650
Catalyst Grant Matches (Kings Hall, Hardware Hank, DeBuhr)	220,000
Bond Principal (2016: 75,000) (2018: 90,000) (2021: 35,000) (2022: 135,000)	335,000
Bond Interest (2016: 4,600) (2018: 26,400) (2021: 2,578) (2022: 17,442)	51,020
Bond Fees (2016: 700) (2021: 700)	1,400

Dated this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

\_\_\_\_\_  
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: Independence County: Buchanan

Urban Renewal Area Name: Independence Urban Renewal

Urban Renewal Area Number: 10004 (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.

[illegible]

Dated this            day of            ,

Signature of Authorized Official \_\_\_\_\_ Telephone \_\_\_\_\_