

**NOTICE OF REGULAR COUNCIL MEETING
CUMMING CITY COUNCIL
November 27, 2023 – 6:00 p.m.
Cumming City Hall, 649 N. 44th St., Cumming, IA***

ROLL CALL

APPROVAL OF AGENDA as presented and/or amended

PUBLIC COMMENT

PUBLIC HEARING

CONSENT ITEMS

- A. Minutes from the November 23rd, 2023 Regular Council Meeting
- B. Payment of Bills
- C. Motion to Approve Letter of Support North and Middle Rivers Watershed Management Authority (NMRWMA) Iowa Department of Natural Resources (IDNR) Comprehensive Water Quality Management Planning Grant
- D. Motion to Approve Cancellation of December 25, 2023 Regular Council Meeting
- E. Resolution No.2023-64 Payment Application No. 5 Cumming Avenue Widening and 50th Street Paving Project

BUSINESS ITEMS

- A. Resolution No. 2023-65 Annual Financial Report
- B. Resolution No. 2023-66 Urban Renewal Report
- C. Resolution No. 2023-67 Road Use/Street Report
- D. Resolution No. 2023-68 Tax Increment Financing (TIF) Certifications to Warren County

INFORMATIONAL ITEMS

- A. Schedule for FY 25 Budget and Capital Improvement Plan (CIP)
- B. Schedule for Middlebrook Agrihood-Preliminary Plat and Development Agreement

REPORTS:

A. Mayor B. Council C. Attorney D. City Administrator E. City Clerk

ADJOURN

UPCOMING ITEMS

FY 25 Budget

*The City of Cumming welcomes public participation. If unable to attend this meeting in person, online and phone participation are available below. For questions, please contact City Hall at 649 N 44th Street, 515-981-9214 or email at nonstot@cumming.iowa.gov

Join Zoom Meeting
<https://us02web.zoom.us/j/2382663968>
Meeting ID: 238 266 3968

Council Communication: Council Meeting Items for November 27, 2023

SUBMITTED BY:

Rita Conner, City Administrator

SYNOPSIS:

The information below summarizes agenda items before Council for November 27, 2023. Standard housekeeping and consent agenda items will generally not be detailed here, but can always be requested for discussion by Mayor and Council.

PUBLIC HEARING: None

CONSENT: Resolution No.2023-64 Payment Application No.5 Cumming Avenue Widening and 50th Street Paving Project. This is the 5th pay application from the contractor, Absolute Group in the amount of \$363,820.60.

Below is the list of prior actions by Council for this project:

- February 13, 2023 Resolution No. 2023-10 Resolution Awarding Contract for the Cumming Ave Widening and 50th Street Paving Project to Absolute Group in the amount of \$2,169,846.98
- May 22, 2023 Resolution No. 2023-33 Change Order No. 1 in the amount of \$7100.00 for Stormwater Pollution Prevention Plan (SWPP)
- June 12, 2023 Resolution No. 2023-38 Payment Application No.1 in the amount of \$136,130.49
- June 26, 2023
 - Resolution No. 2023-41 Change Order No. 2 in the amount of \$40,165.35 for pedestrian traffic control and flashing beacon (trail moved from north side to south side of Cumming Avenue)
 - Resolution No 2023-42 Change Order No. 3 in the amount of \$13,367.60 for changing of pipe sizing under Cumming Avenue from 24" to 30"
- July 24, 2023
 - Resolution No. 2023-51 Change Order No.4 in the amount of \$3170.55 for removal and reinstallation of traffic signs and connection of subdrain to storm sewer
 - Resolution No. 2023-52 Payment Application No. 2 in the amount of \$245,386.70
- September 11, 2023 Resolution No. 2023-56 Payment Application No. 2 in the amount of \$271,283.15
- October 23, 2023 Resolution No. 2023-61 Payment Application No. 3 in the amount of \$172,114.07

BUSINESS ITEMS:

- A. Resolution No. 2023-65 Annual Financial Report (AFR)

Summary: The Annual Financial Report (AFR) is submitted by the City of Cumming to the State of Iowa. The report provides a conclusion to the City's

budget for the fiscal year. Included in the Council packet for this meeting is the original FY 23 budget and the FY 23 AFR for review and comparison. A full FY 23 AFR is included, as well as the single sheet summary.

Background and general information: Actions that occurred in FY 2023 included: Permit revenues from the HyVee Lomar Distribution Center, capital projects contemplated while preparing the FY 23 budget were initiated later than originally planned (estimation), a debt was fully paid off in FY 23 to provide capacity for new debt issuance for fire/emergency medical services, and staffing revised from 3 employees to 2.

Request of Council: Review and questions, approval to submit.

Alternatives: None. Submittal of the report is required.

B. Resolution No. 2023-66 Urban Renewal Report

Summary: The Urban Renewal Report (URR) is submitted by the City of Cumming to the State of Iowa. Urban Renewal is a process where city and county governments identify specific intentions to improve economic and physical conditions in communities, either through working to correct blighted or deteriorated conditions or seeking new economic development investment and revitalization. An Urban Renewal Plan is prepared and adopted.

An Urban Renewal Plan is required to use tax increment financing, or TIF. TIF is created through in TIF districts within the boundary of the urban renewal plan. The base of taxable valuation in the TIF district is “frozen”. The resulting growth of the taxable valuation in the TIF district may be utilized for identified projects within the intentions of the Urban Renewal Plan. A separate TIF levy is used, where the levies of other taxing entities are not included in calculations (debt service for cities and school districts, school district PEPL levy). Included in the Council packet for this meeting is the draft Urban Renewal Report identifying the City of Cumming’s

Background and general information: The City of Cumming Consolidated Urban Renewal Areas has six TIF districts. The URR report identifies the projects that are being paid for with TIF, which currently include our phased sanitary sewer extension projects. Projects with Diligent Development, including the construction of Mayor Tom Becker Park and commercial development projects, are added this year.

Request of Council: Review and questions, approval to submit. Staff will have the Warren County Auditor review the information prior to submittal.

Alternatives: None. Submittal of the report is required.

C. Resolution No. 2023-67 Road Use/Street Report

Summary: The Street Finance Report (URR) is submitted by the City of Cumming to the State of Iowa Department of Transportation. The City receives our Road

Use Tax allocation by population, which is then used to construct, repair, maintain and manage the road system.

Background and general information: The City of Cumming has historically had maintenance agreements with Warren County and other entities. Cumming has no equipment, facilities or personnel that are paid for with Road Use funds.

Request of Council: Review and questions, approval to submit. Staff will review the FY 23 budget for a final time Monday prior to the meeting. The items listed as expenses in the report are accurate, but a final review is needed to designate any expenses to General that were not paid by Road Use dollars.

Alternatives: None. Submittal of the report is required.

D. Resolution No. 2023-68 Tax Increment Financing (TIF) Certifications to Warren County

Summary: Certification of TIF debts and obligations demonstrate to the State of Iowa and the public what TIF funds are being used for.

Background and general information: New TIF obligation for this submittal is commercial development agreement TIF rebate with Diligent Development (GWC, LLC)

Request of Council: Review and questions, approval to submit. Staff has communicated with the Warren County Auditor and will have a final meeting the office prior to submittal.

Alternatives: None. Submittal of the report is required.

**OFFICIAL PUBLICATION
CITY OF CUMMING
Regular Council Meeting 11/13/2023
To be Approved at 11/27/2023 Meeting**

The regular City Council Meeting of the City of Cumming was held at Cumming City Hall 649 N. 44th St. on November 13, 2023 at 6:00PM. The meeting was called to order at 6:00 P.M. by Mayor Brent Highfill. Present at Roll Call: Council Members Martin Squier, Kathie Hungerford, Charlie Ochanpaugh, and Thomas Cackler. Larry “Dino” Goode, Jr. absent. Motion made by Cackler, seconded by Goode, Jr. Approved agenda 4-0. Goode, Jr. absent.

Public Comment: None

Public Hearings:

Motion by Cackler and seconded by Squier to open Public Hearing at 6:01 PM. Approved 4-0. Goode, Jr. absent. Old Town Cumming Sanitary Sewer Project – Environmental Report and Project Overview was presented by Alex Schlader from McClure Engineering. There are no adverse comments from the loan application agencies. During construction, there will be normal construction noise during working hours. There were no significant findings during the soil testing. Tree clearing will be completed during October 1 through March 31. Three citizens are present during the hearing, Dean Yordi, from the American Legion, expressed concerns about waste water coming from the Legion building. Mark Atkinson, building home on Dawson Ave, had a question regarding timing of construction. Alex stated, they are planning for early Fall 2024 for bids with construction starting 2025. Jerry Hungerford, xxxx, he had a question regarding septic tank removal, after construction is completed. Alex stated, they are planning to follow the abandonment in place protocol, the septic tanks will be cracked and filled with sand or a similar filament to allow for water to flow through. Motion to close Public Hearing by Cackler, seconded by Hungerford at 6:11PM. Approved 4-0. Goode, Jr. absent.

Consent Items

Motion made by Hungerford, seconded by Cackler to Approve Consent Items: Minutes from the October 23rd, 2023 meeting, Payment of Bills, Approve Liquor Licenses for Iowa Distilling Company, Hy-Vee Fast & Fresh, and Lucky Wife Wine Slushies, October 2023 Sheriff’s Report and October 2023 Financial Statements. Approved 4-0. Goode absent.

Payment of Bills:

Type	Date	Vendor	Memo	Amount
Check	10/23/2023	Veenstra & Kimm Inc.	Project #41233-080 Invoice #11	-307.75
Check	10/23/2023	Veenstra & Kimm Inc.	Project #41233-089 Invoice #5	-422.59
Check	10/26/2023	Veenstra & Kimm Inc.	Project #41247 Invoice #3	-1,043.00
Check	10/26/2023	Veenstra & Kimm Inc.	Project #41250 Invoice #1	-3,397.00
Check	10/26/2023	Veenstra & Kimm Inc.	Project #41235 Invoice #70	-938.38
Check	10/26/2023	Midamerican Energy	October Invoice	-803.90
Check	10/27/2023	Iowa One Call	Invoice 255647	-108.00
Check	11/06/2023	US Bank	Invoice 514495621	-412.32
Check	11/06/2023	N/Warren Town & County News	Invoice 11.02.23	-210.80

Check	11/06/2023	Veenstra & Kimm Inc.	Invoice 41241 #1	-3,269.00
Check	11/06/2023	Veenstra & Kimm Inc.	Invoice 41241 #2	-9,807.00
Check	11/06/2023	Veenstra & Kimm Inc.	Invoice 41241 #3	-3,269.00
Check	11/06/2023	Veenstra & Kimm Inc.	Invoice 41241 #4	-14,010.00
Check	11/06/2023	Veenstra & Kimm Inc.	Invoice 41241 #5	-4,670.00
Check	11/06/2023	Veenstra & Kimm Inc.	Invoice 41241 #6	-4,670.00
Check	11/06/2023	Veenstra & Kimm Inc.	Invoice 41242 #1	-5,543.34
Check	11/06/2023	Veenstra & Kimm Inc.	Invoice 41242 #2	-14,086.95
Check	11/06/2023	Veenstra & Kimm Inc.	Invoice 41242 #3	-11,866.06
Check	11/06/2023	Veenstra & Kimm Inc.	Invoice 41242 #4	-18,513.37
Check	11/06/2023	Absolute Concrete Corporation	Partial Payment #4	- 172,114.07
Check	11/08/2023	IMFOA	Nichole Onstot Membership	-50.00
Check	11/08/2023	Waste Connections	10/01/2023-10/31/2023	-3,447.45
Check	11/08/2023	Century Link	October Invoice	-252.76
Paycheck	11/13/2023	Onstot, Nichole		-1,067.02
Paycheck	11/13/2023	Conner, Rita		-2,199.57
Total				- 276,479.33

Business Items

- A. Motion made by Ochanpaugh, seconded by Cackler to approve Resolution 2023-62 Memorandum of Agreement between the City of Cumming, West Des Moines, and Warren County for election precincts pending review and approval by attorney. Approved 4-0. Goode, Jr., absent.
- B. City Hall Deck repair was tabled this meeting. Pending future discussion.
- C. Motion by Cackler, seconded by Hungerford to select a Bid Winner for the Christmas Light decorations to be hung up. Bid awarded to Conner Electric. Approved 4-0. Goode, Jr. absent.
- D. Motion made by Hungerford, seconded by Cackler to approve the bid from Kelly Cortum for Grading and Pipe Cleaning on Cumming Avenue/G-14 adjacent to American Legion. Approved 4-0. Goode, Jr. absent.
- E. Motion by Ochanpaugh, seconded by Squier to approve resolution 2023-63 Approving Continued Agreement for Snow and Ice Removal with the condition of G14 Plowing. Approved 4-0. Goode, Jr. absent.

Informational Items

- A. Parking Ordinance Survey is completed. The City will attain pricing regarding signs and placement. Developer will pay for signs, going forward. Will bring back during next meeting.
- B. G14 Corridor Study was recommended by McClure to help determine what G14 will look like in the future. DOT will provide traffic count and predict future growth. McClure does have a traffic counter available. The corridor study will focus between 50th Street and 35th Street.

Adjourn:

Motion by Cackler, seconded by Hungerford to adjourn the meeting at 7:17 PM. Approved 4-0. Goode, Jr absent.

NEXT CITY COUNCIL MEETING: November 27, 2023, 6:00 pm at City Hall.

Brent Highfill, Mayor

Attest: Nichole Onstot, City Clerk

CITY OF CUMMING
649 N 44TH STREET P.O. BOX 100
CUMMING, IOWA 50061

November 27,2023

Steven Konrady, Issuing Officer
Department of Natural Resources
Wallace State Office Building
502 E. 9th St.
Des Moines, IA 50319-0034

Re: Letter of Support for the North and Middle Rivers Watershed Management Authority's Application for the IDNR Comprehensive Water Quality Management Planning Grant 2023.

Dear Mr. Konrady,

On behalf of the City of Cumming, Iowa, we would like to communicate our support for the North and Middle Rivers Watershed Management Authority's application for the IDNR Comprehensive Water Quality Management Planning Grant.

We support the group's efforts to develop a comprehensive watershed management plan that will focus on reducing flood risks within our communities and agricultural lands while also enhancing the quality, appearance, and recreational use of the North and Middle Rivers Watershed.

The opportunity to stand with multiple agencies for the protection of our watersheds is of great benefit to the future citizens that will call these areas home. We appreciate the opportunity to support this work.

Thank you for considering the North and Middle Rivers Watershed Management Authority's application.

Sincerely,

City of Cumming, Iowa

Brent Highfill, Mayor



VEENSTRA & KIMM INC.

3000 Westown Parkway
West Des Moines, Iowa 50266

515.225.8000 // 800.241.8000
www.v-k.net

November 8, 2023

Rita Conner
City Administrator
City of Cumming
649 N. 44th Street
P.O. Box 100
Cumming, Iowa 50061-0100

CUMMING, IOWA
CUMMING AVENUE WIDENING AND 50TH STREET PAVING
PARTIAL PAYMENT NO. 5

Enclosed are three copies of Partial Payment No. 5 for work completed on the Cumming Avenue Widening and 50th Street Paving project for the period October 1, 2023, to October 31, 2023 under the contract between the City of Cumming and Absolute Group. Shive Hattery has checked the pay request and recommends payment to Absolute Group in the amount of \$363,820.60.

Upon approval of Partial Payment No. 5, please sign all copies of Partial Payment No. 5 in the space provided. Return one executed copy of the pay request to our office and one executed copy to Absolute Group with payment.

If you have any questions or comments, please contact us at 515-225-8000.

VEENSTRA & KIMM, INC.

A handwritten signature in blue ink that reads "Randy Johnson".

Randy M. Johnson, P.E.

41241

Enclosures

Line #	Item Code	Description	Unit	Div 1 Quantity (RCSI)	Div 2 Quantity (CITY)	Total Quantity	Unit Price	Total Price	Division 1 (RCSI)			Division 2 (CITY)			Total		
									Previous Quantity	Current Quantity	%	Previous Quantity	Current Quantity	%	Quantity	Amount	%
Original Contract Cost									\$2,169,816.91								
Materials Stored on Site																	
Value of Work Completed																	
Approver Change Orders																	
CO 1	8000-A-1	SWPPP Preparation	LS	1.0		1.0	\$2,000.00	\$2,000.00	1.00								
75	8000-A-2	SWPPP Inspections	LS	1.0		1.0	\$5,100.00	\$5,100.00	0.35								
CO 2	8010-C-0	Pedestrian Traffic Signs	LS	1.0		1.0	\$40,155.35	\$40,155.35									
CO 3	4020-A-1	Storm Sewer, Trenched, RCP, 30"	LF	34.6		34.6	\$255.00	\$8,823.00	34.60								
79	4020-A-2	Pipe Apron, RCP, 30"	EA	1.0		1.0	\$4,425.00	\$4,425.00	1.00								
80	4020-B-0	Pipe Apron Guard, 30"	EA	1.0		1.0	\$2,415.00	\$2,415.00	1.00								
81	8010-C-0	Modify/Upgrade for MH B-2	EA	1.0		1.0	\$2,415.00	\$2,415.00	2.00								
82	21202-A	Modification	LS	1.0		1.0	\$2,500.00	\$2,500.00									
114	4020-A-1	Storm Sewer, Trenched, RCP, 24"	LF	(36.4)		(36.4)	\$96.00	\$3,492.00									
144	4030-B-0	Pipe Apron, RCP, 24"	EA	(1.0)		(1.0)	\$9,015.00	\$9,015.00									
164	4030-D-0	Pipe Apron Guard, 24"	EA	(1.0)		(1.0)	\$1,245.00	\$1,245.00									
CO 4	8040-I-0	Remove and Reinstall Traffic Signs	LS	1.0		1.0	\$915.75	\$915.75									
84	4040-C-1	Subdrain Cleanout, Type A-1	EA	1.0		1.0	\$1,000.00	\$1,000.00	1.00								
85	4040-D-1	Subdrain Connection, Inserts, Tee	EA	1.0		1.0	\$1,100.00	\$1,100.00	1.00								
118	4020-A-1	Storm Sewer, Trenched, RCP, 24"	LF	1.8		1.8	\$96.00	\$174.80	1.80								
Total Change Orders									\$83,803.50								
Original Contract Cost & Change Orders									\$2,253,620.41								
Value of Work Completed, Materials Stored & Change Orders																	
Less Retainage									5.00%								
Net Amount Due Including This Statement																	
Less Previous Payments																	
Balance Due This Request																	
									\$355,396.90								
									\$17,769.61								
									\$397,166.29								
									\$17,769.61								
									\$26,199.54								
									\$382,920.00								
									\$1,251,300.01								
									\$62,565.00								
									\$1,188,735.01								
									\$824,914.41								
									\$362,820.00								

Contractor:
Absolute Group

Engineer:
Shive-Hartley, Inc.

Owner:
City of Cumming

Contractor:
Elie Hartley
Date: 11/08/2023

Engineer:
Patrick Watus
Date: 11/08/2023

Owner:
City of Cumming
Date:

**Resolution 2023-65
City of Cumming**

Resolution Approving Annual Financial Report

WHEREAS, the City Council of the City of Cumming, Iowa prepares an annual budget each fiscal year; and

WHEREAS, a financial report is completed at the end of each fiscal year and provides summary of the fiscal actions of that year to be submitted to the State of Iowa; and

WHEREAS, the FY 23 Annual Financial Report has been prepared and is proposed for submittal to the State of Iowa.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Cumming, Iowa:

The Annual Financial Report attached hereto is hereby approved for submittal to the State of Iowa.

Passed and approved this 27th day of November, 2023.

Brent Highfill, Mayor

Attest: _____
Nichole Onstot, City Clerk

STATE OF IOWA 2023 FINANCIAL REPORT FISCAL YEAR ENDED JUNE 30, 2023 CITY OF CUMMING, IOWA DUE: December 1, 2023	16209100300000 CITY OF CUMMING PO Box 100 CUMMING IA 50061-0100 POPULATION: 436
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NOTE - The information supplied in this report will be shared by the Iowa State Auditor's Office, the U.S. Census Bureau, various public interest groups, and State and federal agencies.

ALL FUNDS				
	Governmental (a)	Proprietary (b)	Total Actual (c)	Budget (d)
Revenues and Other Financing Sources				
Taxes Levied on Property	317,442		317,442	317,181
Less: Uncollected Property Taxes-Levy Year	0		0	0
Net Current Property Taxes	317,442		317,442	317,181
Delinquent Property Taxes	0		0	0
TIF Revenues	170,585		170,585	191,500
Other City Taxes	59,205	0	59,205	46,340
Licenses and Permits	257,552	0	257,552	474,139
Use of Money and Property	37,498	0	37,498	15,000
Intergovernmental	68,540	0	68,540	1,625,000
Charges for Fees and Service	4,344	49,022	53,366	150,600
Special Assessments	0	0	0	0
Miscellaneous	242,791	36,776	279,567	73,000
Other Financing Sources	0	0	0	336,400
Transfers In	57,955	0	57,955	253,899
Total Revenues and Other Sources	1,215,912	85,798	1,301,710	3,483,059
Expenditures and Other Financing Uses				
Public Safety	55,113		55,113	110,298
Public Works	302,136		302,136	184,711
Health and Social Services	0		0	2,200
Culture and Recreation	36,577		36,577	47,000
Community and Economic Development	403,919		403,919	438,000
General Government	228,066		228,066	227,155
Debt Service	284,287		284,287	286,020
Capital Projects	6,484		6,484	1,560,000
Total Governmental Activities Expenditures	1,316,582	0	1,316,582	2,855,384
BUSINESS TYPE ACTIVITIES		28,419	28,419	345,100
Total All Expenditures	1,316,582	28,419	1,345,001	3,200,484
Other Financing Uses	0	0	0	
Transfers Out	43,435	14,520	57,955	253,899
Total All Expenditures/and Other Financing Uses	1,360,017	42,939	1,402,956	3,454,383
Excess Revenues and Other Sources Over (Under) Expenditures/and Other Financing Uses	-144,105	42,859	-101,246	28,676
Beginning Fund Balance July 1, 2022	914,397	291,929	1,206,326	2,573,551
Ending Fund Balance June 30, 2023	770,292	334,788	1,105,080	2,602,227

NOTE - These balances do not include the following, which were not budgeted and are not available for city operations:

Non-budgeted Internal Service Funds	Pension Trust Funds
Private Purpose Trust Funds	Agency Funds

Indebtedness at June 30, 2023		Indebtedness at June 30, 2023	
	Amount		Amount
General Obligation Debt	0	Other Long-Term Debt	0
Revenue Debt	0	Short-Term Debt	0
TIF Revenue Debt	426,395		
		General Obligation Debt Limit	3,021,592

CERTIFICATION

The forgoing report is correct to the best of my knowledge and belief

	Publication
Signature of Preparer	
Printed name of Preparer	Phone Number
	Date Signed
Signature of Mayor or other City official (Name and Title)	

PLEASE PUBLISH THIS PAGE ONLY

REVENUE P2
CITY OF CUMMING
REVENUE AND OTHER FINANCING SOURCES FOR YEAR ENDED JUNE 30, 2023
NON-GAAP/CASH BASIS

Item Description	General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of (f) through (g)) (g)	Proprietary (h)	Grand Total (Sum of (g) and (h)) (i)
Section A - Taxes									
Taxes levied on property	240,022	25,220		52,200			317,442		317,442
Less: Uncollected Property Taxes - Levy Year							0		0
Net Current Property Taxes	240,022	25,220		52,200	0	0	317,442		317,442
Delinquent Property Taxes							0		0
Total Property Tax	240,022	25,220		52,200	0	0	317,442		317,442
TIF Revenues			170,585				170,585		170,585
Other City Taxes									
Utility Tax Replacement Excise Taxes		4,690		1,185			5,875		5,875
Utility Franchise Tax (Chapter 364.2, Code of Iowa)							0		0
Parimutuel Wager Tax							0		0
Gaming Wager Tax							0		0
Mobile Home Tax							0		0
Hotel / Motel Tax							0		0
Other Local Option Taxes		53,330					53,330		53,330
Total Other City Taxes	0	58,020		1,185	0	0	59,205	0	59,205
Section B - Licenses and Permits	257,552						257,552		257,552
Section C - Use of Money and Property									
Interest	35,806						35,806		35,806
Rents and Royalties	1,692						1,692		1,692
Other Miscellaneous Use of Money and Property							0		0
Total Use of Money and Property	37,498	0	0	0	0	0	37,498	0	37,498
Section D - Intergovernmental									
Federal Grants and Reimbursements									
Federal Grants					30,278		30,278		30,278
Community Development Block Grants							0		0
Housing and Urban Development							0		0
Public Assistance Grants							0		0
Payment in Lieu of Taxes							0		0
Total Federal Grants and Reimbursements	0	0	0	0	30,278	0	30,278	0	30,278

REVENUE P3
CITY OF CUMMING
REVENUE AND OTHER FINANCING SOURCES FOR YEAR ENDED JUNE 30, 2023
NON-GAAP/CASH BASIS

Item Description	General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of (a) through (f)) (g)	Proprietary (h)	Grand Total (Sum of (g) and (h)) (i)
Section D - Intergovernmental - Continued	41								41
State Shared Revenues	43								43
Road Use Taxes	44	35,902					35,902		35,902 44
Other state grants and reimbursements	48								48
State grants	49	1,000					1,000		1,000 49
Iowa Department of Transportation	50						0		0 50
Iowa Department of Natural Resources	51						0		0 51
Iowa Economic Development Authority	52						0		0 52
CEBA grants	53						0		0 53
Commercial & Industrial Replacement Claim	54						0		0 54
	55						0		0 55
	56						0		0 56
	57						0		0 57
	58						0		0 58
	59						0		0 59
Total State	60	1,000	0	0	0	0	36,902	0	36,902 60
Local Grants and Reimbursements									
County Contributions	63	802					802		802 63
Library Service	64						0		0 64
Township Contributions	65						0		0 65
Fire/EMT Service	66						0		0 66
Rise Grant	67				558		558		558 67
	68						0		0 68
	69						0		0 69
Total Local Grants and Reimbursements	70	802	0	0	558	0	1,360	0	1,360 70
Total Intergovernmental (Sum of lines 33, 60, and 70)	71	1,802	35,902	0	30,836	0	68,540	0	68,540 71
Section E - Charges for Fees and Service	72								72
Water	73						0	5,175	5,175 73
Sewer	74						0	43,847	43,847 74
Electric	75						0		0 75
Gas	76						0		0 76
Parking	77						0		0 77
Airport	78						0		0 78
Landfill/garbage	79	21,819			-17,475		4,344		4,344 79
Hospital	80						0		0 80

REVENUE P4

CITY OF

REVENUE AND OTHER FINANCING SOURCES FOR YEAR ENDED JUNE 30,

NON-GAAP/CASH BASIS

Item Description	General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of (a) through (f)) (g)	Proprietary (h)	Grand Total (Sum of (g) and (h)) (i)
Section E - Charges for Fees and Service - Continued									
Transit	81								81
Cable TV	82						0		0 82
Internet	83						0		0 83
Telephone	84						0		0 84
Housing Authority	85						0		0 85
Storm Water	86						0		0 86
Other:	87						0		0 87
Nursing Home	88								88
Police Service Fees	89						0		0 89
Prisoner Care	90						0		0 90
Fire Service Charges	91						0		0 91
Ambulance Charges	92						0		0 92
Sidewalk Street Repair Charges	93						0		0 93
Housing and Urban Renewal Charges	94						0		0 94
River Port and Terminal Fees	95						0		0 95
Public Scales	96						0		0 96
Cemetery Charges	97						0		0 97
Library Charges	98						0		0 98
Park, Recreation, and Cultural Charges	99						0		0 99
Animal Control Charges	100						0		0 100
	101						0		0 101
	102						0		0 102
	103						0		0 103
Total Charges for Service	104	21,819	0	0	-17,475	0	4,344	49,022	53,366 104
Section F - Special Assessments	106						0		0 106
Section G - Miscellaneous	107								107
Contributions	108	168,396			50,254		218,650		218,650 108
Deposits and Sales/Fuel Tax Refunds	109						0		0 109
Sale of Property and Merchandise	110	935					935		935 110
Fines	111	3,614					3,614		3,614 111
Internal Service Charges	112	20,000					20,000		20,000 112
adjustment to make beginning balance match actual vs FY22 AFR balance	113	-407	-1				-408	36,776	36,368 113
	114						0		0 114
	115						0		0 115
	116						0		0 116
	117						0		0 117
	118						0		0 118
	119						0		0 119
Total Miscellaneous	120	192,538	-1	0	50,254	0	242,791	36,776	279,567 120

REVENUE P5
CITY OF

REVENUE AND OTHER FINANCING SOURCES FOR YEAR ENDED JUNE 30,
NON-GAAP/CASH BASIS

Item Description	General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of (a) through (f)) (g)	Proprietary (h)	Grand Total (Sum of (g) and (h)) (i)
Total All Revenues (Sum of lines 6, 7, 15, 16, 22, 71, 104, 106, and 120)	121 751,231	119,141	170,585	53,385	63,615	0	1,157,957	85,798	1,243,755
Section H - Other Financing Sources	123								123
Proceeds of capital asset sales	124						0		0
Proceeds of long-term debt (Excluding TIF internal borrowing)	125						0		0
Proceeds of anticipatory warrants or other short-term debt	126						0		0
Regular transfers in and interfund loans	127 8,000				44,697		52,697		52,697
Internal TIF loans and transfers in	128			5,258			5,258		5,258
	129						0		0
	130						0		0
Total Other Financing Sources	131 8,000	0	0	5,258	44,697	0	57,955	0	57,955
Total Revenues Except for Beginning Balances (Sum of lines 121 and 131)	132 759,231	119,141	170,585	58,643	108,312	0	1,215,912	85,798	1,301,710
Beginning Fund Balance July 1, 2022	134 567,292	292,102	15,604	9,534	29,865		914,397	291,929	1,206,326
Total Revenues and Other Financing Sources (Sum of lines 132 and 134)	136 1,326,523	411,243	186,189	68,177	138,177	0	2,130,309	377,727	2,508,036

EXPENDITURES P6
CITY OF CUMMING
EXPENDITURES AND OTHER FINANCING USES FOR FISCAL YEAR ENDED JUNE 30, 2023
NON-GAAP/CASH BASIS

Item Description	Line	General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of cols. (g) through (f)) (g)	Proprietary (h)	Grand Total (Sum of col. (g)) (i)	Line
Section A - Public Safety	1										1
Police Department/Crime Prevention	2	11,304						11,304		11,304	2
Jail	3							0		0	3
Emergency Management	4							0		0	4
Flood control	5							0		0	5
Fire Department	6	43,809						43,809		43,809	6
Ambulance	7							0		0	7
Building Inspections	8							0		0	8
Miscellaneous Protective Services	9							0		0	9
Animal Control	10							0		0	10
Other Public Safety	11							0		0	11
	12							0		0	12
	13							0		0	13
Total Public Safety	14	55,113	0		0	0	0	55,113		55,113	14
Section B - Public Works	15										15
Roads, Bridges, Sidewalks	16	500	47,225			51,282		99,007		99,007	16
Parking Meter and Off-Street	17							0		0	17
Street Lighting	18		8,319					8,319		8,319	18
Traffic Control Safety	19		115					115		115	19
Snow Removal	20		17,750					17,750		17,750	20
Highway Engineering	21							0		0	21
Street Cleaning	22							0		0	22
Airport (if not an enterprise)	23							0		0	23
Garbage (if not an enterprise)	24	40,815				136,130		176,945		176,945	24
Other Public Works	25							0		0	25
	26							0		0	26
	27							0		0	27
Total Public Works	28	41,315	73,409		0	187,412	0	302,136		302,136	28
Section C - Health and Social Services	29										29
Welfare Assistance	30							0		0	30
City Hospital	31							0		0	31
Payments to Private Hospitals	32							0		0	32
Health Regulation and Inspections	33							0		0	33
Water, Air, and Mosquito Control	34							0		0	34
Community Mental Health	35							0		0	35
Other Health and Social Services	36							0		0	36
	37							0		0	37
	38							0		0	38
Total Health and Social Services	39	0	0		0	0	0	0		0	39
Section D - Culture and Recreation	40										40
Library Services	41	18,435						18,435		18,435	41
Museum, Band, Theater	42							0		0	42
Parks	43	17,192						17,192		17,192	43
Recreation	44							0		0	44
Cemetery	45							0		0	45
Community Center, Zoo, Marina, and Auditorium	46							0		0	46
Other Culture and Recreation	47	950						950		950	47
	48							0		0	48
	49							0		0	49
Total Culture and Recreation	50	36,577	0		0	0	0	36,577		36,577	50

EXPENDITURES P7

CITY OF

EXPENDITURES AND OTHER FINANCING USES FOR FISCAL YEAR ENDED JUNE 30, -- Continued
NON-GAAP/CASH BASIS

Item description	Line	General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of cols. (a) through (f)) (g)	Proprietary (h)	Grand Total (Sum of col. (g)) (i)	Line
Section E - Community and Economic Development	51										51
Community beautification	52	10,350						10,350		10,350	52
Economic development	53	8,983						8,983		8,983	53
Housing and urban renewal	54							0		0	54
Planning and zoning	55					13,231		13,231		13,231	55
Other community and economic development	56	371,355						371,355		371,355	56
TIF Rebates	57							0		0	57
	58							0		0	58
Total Community and Economic Development	59	390,688	0	0	0	13,231	0	403,919		403,919	59
Section F - General Government	60										60
Mayor, Council and City Manager	61	5,892	422					6,314		6,314	61
Clerk, Treasurer, Financial Administration	62	135,483	20,064					155,547		155,547	62
Elections	63							0		0	63
Legal Services and City Attorney	64	20,144						20,144		20,144	64
City Hall and General Buildings	65	4,686						4,686		4,686	65
Tort Liability	66	8,458						8,458		8,458	66
Other General Government	67	32,917						32,917		32,917	67
	68							0		0	68
	69							0		0	69
Total General Government	70	207,580	20,486		0	0	0	228,066		228,066	70
Section G - Debt Service	71							0		0	71
Sewer	72				284,287			284,287		284,287	72
	73							0		0	73
Total Debt Service	74	0	0	0	284,287	0	0	284,287		284,287	74
Section H - Regular Capital Projects - Specify	75										75
Old Town Sewer Project	76					6,484		6,484		6,484	76
	77							0		0	77
Subtotal Regular Capital Projects	78	0	0		0	6,484	0	6,484		6,484	78
TIF Capital Projects - Specify	79										79
	80							0		0	80
	81							0		0	81
Subtotal TIF Capital Projects	82	0	0		0	0	0	0		0	82
Total Capital Projects	83	0	0		0	6,484	0	6,484		6,484	83
Total Governmental Activities Expenditures (Sum of lines 14, 28, 39, 50, 59, 70, 74, 83)	84	731,273	93,895	0	284,287	207,127	0	1,316,582		1,316,582	84
	85										85

TIF Rebates are expended out of the TIF Special Revenue Fund within the Community and Economic Development program's activity "Other"

EXPENDITURES P8

CITY OF

EXPENDITURES AND OTHER FINANCING USES FOR FISCAL YEAR ENDED JUNE 30, -- Continued
 NON-GAAP/CASH BASIS

Item description	Line	General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of cols. (a) through (f)) (g)	Proprietary (h)	Grand Total (Sum of col. (g)) (i)	Line
Section I - Business Type Activities	87										87
Water - Current Operation	88								14	14	88
Capital Outlay	89									0	89
Debt Service	90									0	90
Sewer and Sewage Disposal - Current Operation	91								28,405	28,405	91
Capital Outlay	92									0	92
Debt Service	93									0	93
Electric - Current Operation	94									0	94
Capital Outlay	95									0	95
Debt Service	96									0	96
Gas Utility - Current Operation	97									0	97
Capital Outlay	98									0	98
Debt Service	99									0	99
Parking - Current Operation	100									0	100
Capital Outlay	101									0	101
Debt Service	102									0	102
Airport - Current Operation	103									0	103
Capital Outlay	104									0	104
Debt Service	105									0	105
Landfill/Garbage - Current operation	106									0	106
Capital Outlay	107									0	107
Debt Service	108									0	108
Hospital - Current Operation	109									0	109
Capital Outlay	110									0	110
Debt Service	111									0	111
Transit - Current Operation	112									0	112
Capital Outlay	113									0	113
Debt Service	114									0	114
Cable TV, Telephone, Internet - Current Operation	115									0	115
Capital Outlay	116									0	116
Housing Authority - Current Operation	117									0	117
Capital Outlay	118									0	118
Debt Service	119									0	119
Storm Water - Current Operation	120									0	120
Capital Outlay	121									0	121
Debt Service	122									0	122
Other Business Type - Current Operation	123									0	123
Capital Outlay	124									0	124
Debt Service	125									0	125
Internal Service Funds - Specify	126										126
	127									0	127
	128									0	128
Total Business Type Activities	129								28,419	28,419	129

EXPENDITURES P9
CITY OF CUMMING
EXPENDITURES AND OTHER FINANCING USES FOR FISCAL YEAR ENDED JUNE 30, 2023 -- Continued
NON-GAAP/CASH BASIS

Item description	Line	General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of cols. (a) through (f)) (g)	Proprietary (h)	Grand Total (Sum of col. (g)) (i)	Line
Subtotal Expenditures (Sum of lines 84 and 129)	130	731,273	93,895	0	284,287	207,127	0	1,316,582	28,419	1,345,001	130
Section J - Other Financing Uses Including Transfers Out	131										131
Regular transfers out	132	38,177						38,177	14,520	52,697	132
Internal TIF loans/repayments and transfers out	133			5,258				5,258		5,258	133
	134									0	134
Total Other Financing Uses	135	38,177	0	5,258	0	0	0	43,435	14,520	57,955	135
Total Expenditures and Other Financing Uses (Sum of lines 130 and 135)	136	769,450	93,895	5,258	284,287	207,127	0	1,360,017	42,939	1,402,956	136
Ending fund balance June 30, :	137										137
Governmental:	138										138
Nonspendable	139										139
Restricted	140							0		0	140
Committed	141		317,348	180,931	-216,110	-68,950		213,219		213,219	141
Assigned	142							0		0	142
Unassigned	143	-7,900						-7,900		-7,900	143
Total Governmental	144	564,973	317,348	180,931	-216,110	-68,950		564,973		564,973	144
Proprietary	145	557,073	317,348	180,931	-216,110	-68,950	0	770,292		770,292	145
Total Ending Fund Balance June 30,	146								334,788	334,788	146
Total Requirements (Sum of lines 136 and 147)	147	557,073	317,348	180,931	-216,110	-68,950	0	770,292	334,788	1,105,080	147
	148	1,326,523	411,243	186,189	68,177	138,177	0	2,130,309	377,727	2,508,036	148

OTHER PI10

Part III Intergovernmental Expenditures Please report below expenditures made to the State or to other local governments on a reimbursement or cost sharing basis. Include these expenditures in part II. Enter amount.

Purpose	Amount paid to other local governments	
	Purpose	Amount paid to State
Correction	Highways	
Health	All other	
Highways		
Transit Subsidies		
Libraries	18,435	
Police protection	11,304	
Sewerage		
Sanitation		
All other	43,809	

Part IV Wages & Salaries Report here the total salaries and wages paid to all employees of your government before deductions of social security, retirement, etc. Include also salaries and wages paid to employees of any utility owned and operated by your government, as well as salaries and wages of municipal employees charged to construction projects.

YOU ARE REQUIRED TO ENTER SALARY DOLLARS IN THE Amount areas FOR SALARIES AND WAGES PAID		Amount
Total Salaries and Wages Paid		119,886

Part V Debt Outstanding, Issued, and Retired
Transit subsidies

A. Long-Term Debt

Debt During the Fiscal Year		Debt Outstanding, JUNE 30, 2023							
Purpose	Line	Debt Outstanding JULY 1, 2022	Issued	Retired	General Obligation	TIF Revenue	Revenue	Other	Interest Paid This Year
Water Utility	1.								
Sewer Utility	2.	691,222		264,827		426,395			17,818
Electric Utility	3.								
Gas Utility	4.								
Transit-Bus	5.								
Industrial Revenue	6.								
Mortgage Revenue	7.								
TIF Revenue	8.								
Other Purposes / Miscellaneous	9.								
GO	10.								
Parking	11.								
Airport	12.								
Stormwater	13.								
Section 108	14.								
Total Long-Term		691,222	0	264,827	0	426,395	0	0	17,818

B. Short-Term Debt Amount

Outstanding as of JULY 1, 2022	Amount
Outstanding as of JUNE 30, 2023	x.0.5 = \$ 3,021,592.1

Part VI DEBT LIMITATION FOR GENERAL OBLIGATIONS

Actual valuation -- January 1, 2021

Part VII CASH AND INVESTMENT ASSETS AS OF JUNE 30, 2023

Type of asset	Amount			
	Bond and interest funds (a)	Bond construction funds (b)	Pension/retirement funds (c)	All other Funds (d)
Cash and investments - Include cash on hand, CD's, time, checking and savings deposits, Federal securities, Federal agency securities, State and local government securities, and all other securities. Exclude value of real property.				1,105,080
Total (e)				1,105,080

If you budget on a NON-GAAP CASH BASIS, the amount in the Total above SHOULD EQUAL the above summed amounts on the sheet All Funds PI: Ending fund balance, column C PLUS the amounts in the shaded Note area.

NOTICE OF PUBLIC HEARING -- PROPOSED BUDGET
Fiscal Year July 1, 2022 - June 30, 2023

City of: CUMMING

The City Council will conduct a public hearing on the proposed Budget at: 649 N. 44th Street, Cumming, IA via Zoom at
<https://us02web.zoom.us/j/84877483145?pwd=ZnJTMHBQRnoxhHJvSC9DY0txdXBFUT09> Meeting Date: 3/14/2022 Meeting Time: 07:00 PM
 At the public hearing any resident or taxpayer may present objections to, or arguments in favor of, any part of the proposed budget. This notice represents a
 summary of the supporting detail of revenues and expenditures on file with the City Clerk and County Auditor.
 City budgets are subject to protest. If protest petition requirements are met, the State Appeal Board will hold a local hearing. For more information, consult
<https://dom.iowa.gov/local-gov-appeals>.

The Budget Estimate Summary of proposed receipts and expenditures is shown below. Copies of the the detailed proposed Budget may be obtained or viewed at the offices of the Mayor, City Clerk, and at the Library.				
The estimated Total tax levy rate per \$1000 valuation on regular property				11.18005
The estimated tax levy rate per \$1000 valuation on Agricultural land is				0
At the public hearing, any resident or taxpayer may present objections to, or arguments in favor of, any part of the proposed budget.				
Phone Number (515) 981-9214			City Clerk/Finance Officer's NAME Angie Ritchie	
		Budget FY 2023	Re-estimated FY 2022	Actual FY 2021
Revenues & Other Financing Sources				
Taxes Levied on Property	1	317,181	306,645	305,510
Less: Uncollected Property Taxes-Levy Year	2	0	0	0
Net Current Property Taxes	3	317,181	306,645	305,510
Delinquent Property Taxes	4	0	0	0
TIF Revenues	5	191,500	191,500	180,108
Other City Taxes	6	41,340	51,233	48,507
Licenses & Permits	7	102,463	40,000	55,987
Use of Money and Property	8	15,000	15,000	8,925
Intergovernmental	9	1,625,000	1,620,225	41,068
Charges for Fees & Service	10	150,600	218,102	144,364
Special Assessments	11	0	0	0
Miscellaneous	12	30,000	332,000	237,602
Other Financing Sources	13	336,400	0	450,000
Transfers In	14	253,899	255,640	295,611
Total Revenues and Other Sources	15	3,063,383	3,030,345	1,767,682
Expenditures & Other Financing Uses				
Public Safety	16	174,298	163,679	62,402
Public Works	17	114,711	169,150	72,146
Health and Social Services	18	2,200	2,100	0
Culture and Recreation	19	47,000	28,565	21,235
Community and Economic Development	20	93,000	93,000	62,576
General Government	21	227,155	260,000	211,531
Debt Service	22	246,020	244,030	348,753
Capital Projects	23	1,560,000	0	0
Total Government Activities Expenditures	24	2,464,384	960,524	778,643
Business Type / Enterprises	25	345,100	56,018	926,462
Total ALL Expenditures	26	2,809,484	1,016,542	1,705,105
Transfers Out	27	253,899	255,640	295,611
Total ALL Expenditures/Transfers Out	28	3,063,383	1,272,182	2,000,716
Excess Revenues & Other Sources Over (Under) Expenditures/Transfers Out	29	0	1,758,163	-233,034
Beginning Fund Balance July 1	30	2,573,551	815,388	1,048,422
Ending Fund Balance June 30	31	2,573,551	2,573,551	815,388

RESOLUTION 2023-66

**RESOLUTION APPROVING URBAN RENEWAL REPORT
FOR FISCAL YEAR 2022-2023**

WHEREAS, cities prepare and submit an Urban Renewal Report to identify areas where Urban Renewal is being used and the plans approved for its use; and

WHEREAS, the City of Cumming has prepared the Urban Renewal Report for FY 22-23 to list the City's Urban Renewal Areas and details of each area, including debts and obligations.

NOW, THEREFORE BE IT RESOLVED, by the City Council of the City of Cumming, Iowa:

The Urban Renewal Report as submitted is hereby approved

BE IT FURTHER RESOLVED, by the City Council of Cumming, Iowa, that the Mayor and the City Clerk are hereby authorized and directed to execute said Resolution.

Passed and approved this 27th day of November, 2023.

Brent Highfill, Mayor

ATTEST:

Nichole Onstot, City Clerk

Annual Urban Renewal Report, Fiscal Year 2022 - 2023

Levy Authority Summary

Local Government Name: CUMMING
 Local Government Number: 91G871

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
CUMMING CONSOLIDATED URBAN RENEWAL	91001	6

TIF Debt Outstanding: 0

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

TIF Revenue:	186,189
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	186,189

Rebate Expenditures:	0
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	0

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:	186,189	0	Amount of 06-30-2023 Cash Balance Restricted for LMI
--	---------	---	--

Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: -186,189

♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

Urban Renewal Area Data Collection

Local Government Name: CUMMING (91G871)
 Urban Renewal Area: CUMMING CONSOLIDATED URBAN RENEWAL
 UR Area Number: 91001

UR Area Creation Date: 11/1994

Primary objectives are to eliminate blighting influences and conditions, assist in providing land for new and expanded commercial and residential development and to encourage growth and expansion through the use of federal, state and local incentives.

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
CUMMING CITY/NORWALK SCH/CUMMING UR TIF INCREM	910212	910213	4,370,394
LINN TWP/NORWALK SCG/CUMMING UR TIF INCREM	910285	910286	377,043
CUMMING CITY AG/NORWALK SCH/CUMMING AMEND UR TIF INCREM	910287	910288	566,119
CUMMING CITY/NORWALK SCH/CUMMING COMMERCIAL UR TIF INCREM	910303	910304	1,553,535
CUMMING CITY AG/NORWALK SCH/CUMMING COMMERCIAL UR TIF INCREM	910305	910306	0
LINN TWP/NORWALK SCH/EXPANSION TIF INC	910339	910340	13,100

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	960,400	25,061,200	3,593,800	0	0	-29,632	29,585,768	0	29,585,768
Taxable	855,147	13,565,677	3,234,420	0	0	-29,632	17,625,612	0	17,625,612
Homestead Credits									63

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

TIF Revenue: 186,189
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
 Total Revenue: 186,189

Rebate Expenditures: 0
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
 Total Expenditures: 0

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023: 186,189 0 Amount of 06-30-2023 Cash Balance Restricted for LMI

Projects For CUMMING CONSOLIDATED URBAN RENEWAL

Phase 2 Sewer

Description:	Sanitary Sewer
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Phase 3 Sewer Extension

Description:	Sanitary Sewer Extension
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For CUMMING CONSOLIDATED URBAN RENEWAL

Phase 2 Sewer

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	06/12/2015
FY of Last Payment:	2034

Phase 3 Sewer Extension

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	10/29/2020
FY of Last Payment:	2025

Non-Rebates For CUMMING CONSOLIDATED URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	Phase 2 Sewer
Tied To Project:	Phase 2 Sewer

TIF Expenditure Amount:	0
Tied To Debt:	Phase 3 Sewer Extension
Tied To Project:	Phase 3 Sewer Extension

♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

TIF Taxing District Data Collection

Local Government Name:	CUMMING (91G871)
Urban Renewal Area:	CUMMING CONSOLIDATED URBAN RENEWAL (91001)
TIF Taxing District Name:	CUMMING CITY/NORWALK SCH/CUMMING UR TIF INCREM
TIF Taxing District Inc. Number:	910213
TIF Taxing District Base Year:	1993
FY TIF Revenue First Received:	2006
Subject to a Statutory end date?	No

	UR Designation
Slum	No
Blighted	11/1994
Economic Development	11/1994

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	24,484,900	1,710,900	0	0	-29,632	26,166,168	0	26,166,168
Taxable	0	13,253,725	1,539,810	0	0	-29,632	14,763,903	0	14,763,903
Homestead Credits									62

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	14,110,120	12,085,680	4,370,394	7,715,286	214,886

FY 2023 TIF Revenue Received: 186,189

TIF Taxing District Data Collection

Local Government Name:	CUMMING (91G871)
Urban Renewal Area:	CUMMING CONSOLIDATED URBAN RENEWAL (91001)
TIF Taxing District Name:	LINN TWP/NORWALK SCG/CUMMING UR TIF INCREM
TIF Taxing District Inc. Number:	910286
TIF Taxing District Base Year:	1993
FY TIF Revenue First Received:	2006
Subject to a Statutory end date?	No

	UR Designation
Slum	No
Blighted	11/1994
Economic Development	11/1994

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	220,400	355,400	0	0	0	0	575,800	0	575,800
Taxable	196,247	192,379	0	0	0	0	388,626	0	388,626
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	198,760	377,040	377,043	-3	0

FY 2023 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

TIF Taxing District Data Collection

Local Government Name:	CUMMING (91G871)
Urban Renewal Area:	CUMMING CONSOLIDATED URBAN RENEWAL (91001)
TIF Taxing District Name:	CUMMING CITY AG/NORWALK SCH/CUMMING AMEND UR TIF INCREM
TIF Taxing District Inc. Number:	910288
TIF Taxing District Base Year:	1993
FY TIF Revenue First Received:	2006
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	11/1994
Economic Development	11/1994

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	635,800	0	0	0	0	0	635,800	0	635,800
Taxable	566,119	0	0	0	0	0	566,119	0	566,119
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	42,300	566,119	566,119	0	0

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	CUMMING (91G871)
Urban Renewal Area:	CUMMING CONSOLIDATED URBAN RENEWAL (91001)
TIF Taxing District Name:	CUMMING CITY/NORWALK SCH/CUMMING COMMERCIAL UR TIF INCREM
TIF Taxing District Inc. Number:	910304
TIF Taxing District Base Year:	2006
FY TIF Revenue First Received:	2009
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2027

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2007

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	1,882,900	0	0	0	1,882,900	0	1,882,900
Taxable	0	0	1,694,610	0	0	0	1,694,610	0	1,694,610
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	113,500	1,694,610	1,553,535	141,075	3,929

FY 2023 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

TIF Taxing District Data Collection

Local Government Name: CUMMING (91G871)
 Urban Renewal Area: CUMMING CONSOLIDATED URBAN RENEWAL (91001)
 TIF Taxing District Name: CUMMING CITY AG/NORWALK SCH/CUMMING COMMERCIAL UR TIF INCREM
 TIF Taxing District Inc. Number: 910306
 TIF Taxing District Base Year: 2006
 FY TIF Revenue First Received: 2009
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2027

	UR Designation
Slum	No
Blighted	No
Economic Development	06/2007

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	10,200	0	0	0	0	0	10,200	0	10,200
Taxable	9,082	0	0	0	0	0	9,082	0	9,082
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	78,800	0	0	0	0

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: CUMMING (91G871)
 Urban Renewal Area: CUMMING CONSOLIDATED URBAN RENEWAL (91001)
 TIF Taxing District Name: LINN TWP/NORWALK SCH/EXPANSION TIF INC
 TIF Taxing District Inc. Number: 910340
 TIF Taxing District Base Year: 2012
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	No

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	94,000	220,900	0	0	0	0	314,900	0	314,900
Taxable	83,699	119,573	0	0	0	0	203,272	0	203,272
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	301,800	13,100	13,100	0	0

FY 2023 TIF Revenue Received: 0

RESOLUTION 2023-67

RESOLUTION APPROVING STREET FINANCE REPORT FOR FISCAL YEAR 2022-2023

WHEREAS, the Code of Iowa, Chapter 312, Section 14, requires that all cities prepare and submit an Annual Street Finance Report of expenditures and receipts to the Iowa Department of Transportation.

NOW, THEREFORE BE IT RESOLVED, by the City Council of the City of Cumming, Iowa:

- Section 1. The Council has reviewed all forms required by this report and found them to be in compliance with the requirements of the Iowa Code.
- Section 2. The City Clerk is directed to submit these forms to the Iowa Department of Transportation before December 1, 2023.

BE IT FURTHER RESOLVED, by the City Council of Cumming, Iowa, that the Mayor and the City Clerk are hereby authorized and directed to execute said Resolution.

Passed and approved this 27th day of November, 2023.

Brent Highfill, Mayor

ATTEST:

Nichole Onstot, City Clerk



City Street Finance Report

Fiscal Year 2023

Bureau of Local Systems

Cumming

Ames, IA 50010

11/22/2023 2:55:09 PM

Expenses

	General Fund Streets (001)	Road Use (110)	Other Special Revenues	Debt Service (200)	Capital Projects (300)	Utilities (600 & U0)	Grand Total
Street Lights		\$8,319					\$8,319
Street Maintenance Expense		\$17,750					\$17,750
Street - Preservation		\$47,225					\$47,225
Traffic Control/Safety		\$115					\$115
Snow Removal		\$17,750					\$17,750
Total		\$91,159					\$91,159



City Street Finance Report

Fiscal Year 2023

Bureau of Local Systems

Cumming

Ames, IA 50010

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Revenue

	General Fund Streets (001)	Road Use (110)	Other Special Revenues	Debt Service (200)	Capital Projects (300)	Utilities (600 & U0)	Grand Total
Levied on Property	\$0		\$0	\$0			\$0
State Revenues - Road Use Taxes		\$36,733					\$36,733
Charges/fees						\$0	\$0
Total	\$0	\$36,733	\$0	\$0		\$0	\$36,733



Bureau of Local Systems
Ames, IA 50010

City Street Finance Report

Fiscal Year 2023

Cumming

11/22/2023 2:55:09 PM

Bonds/Loans

Bond/Loan Description	Principal Balance As of 7/1	Total Principal Paid	Total Interest Paid	Principal Roads	Interest Roads	Principal Balance As of 6/30
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Total



Bureau of Local Systems
Ames, IA 50010

City Street Finance Report

Fiscal Year 2023

Cumming

11/22/2023 2:55:09 PM

Equipment

Description	Model Year	Usage Type	Cost	Purchased Status
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Bureau of Local Systems
Ames, IA 50010

City Street Finance Report

Fiscal Year 2023

Cumming

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Street Projects

Project Description	Contract Price	Final Price	Contractor Name
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Bureau of Local Systems
Ames, IA 50010

City Street Finance Report

Fiscal Year 2023

Cumming

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Summary

	General Fund Streets (001)	Road Use (110)	Other Special Revenues	Debt Service (200)	Capital Projects (300)	Utilities (600 & U0)	Grand Total
Begining Balance	\$0	\$41,790	\$0	\$0	\$0	\$0	\$41,790
SubTotal Expenses (-)		\$91,159					\$91,159
Subtotal Revenues (+)	\$0	\$36,733	\$0	\$0		\$0	\$36,733
Ending Balance	\$0	(\$12,636)	\$0	\$0	\$0	\$0	(\$12,636)

Resolution Number:

Execution Date: Monday, November 27, 2023

Signature: Rita Conner

RESOLUTION 2023-68

RESOLUTION APPROVING TAX INCREMENT FINANCING(TIF) CERTIFICATIONS AND INDEBTEDNESS

WHEREAS, cities prepare and submit an Tax Increment Financing (TIF) reports to identify areas where tax increment financing (TIF) is being used and the plans approved for its use; and

WHEREAS, the City of Cumming has prepared the Tax Increment Financing (TIF) Certifications and Indebtedness Report for FY 22-23 to list the City's TIF debts and obligations.

NOW, THEREFORE BE IT RESOLVED, by the City Council of the City of Cumming, Iowa:

The Tax Increment Financing (TIF) Certifications and Indebtedness Report as submitted is hereby approved

BE IT FURTHER RESOLVED, by the City Council of Cumming, Iowa, that the Mayor and the City Clerk are hereby authorized and directed to execute said Resolution.

Passed and approved this 27th day of November, 2023.

Brent Highfill, Mayor

ATTEST:

Nichole Onstot, City Clerk

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

City: Cumming County: Warren

Urban Renewal Area Name: Cumming Consolidated Urban Renewal

Urban Renewal Area Number: 91001 (Use five-digit Area Number Assigned by the County Auditor)

Individual TIF Indebtedness Type/Description/Details:	Date Approved*:	Total Amount:
31 _____ _____ _____ _____	_____	_____
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
32 _____ _____ _____ _____	_____	_____
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
33 _____ _____ _____ _____	_____	_____
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
34 _____ _____ _____ _____	_____	_____
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
35 _____ _____ _____ _____	_____	_____
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		

Total For City TIF Form 1.1 Page 7: 0

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

**INSTRUCTIONS FOR COMPLETING THE CITY TIF INDEBTEDNESS CERTIFICATION FORMS
USING MICROSOFT EXCEL**

Create a separate Excel workbook file for each Urban Renewal Area in your City naming the individual files using the Area Name and County-assigned Area Number.

FORM 1 - USED AS THE COVER SHEET FOR URBAN RENEWAL AREA INDEBTEDNESS CERTIFICATIONS

Enter the City, County, Urban Renewal Area Name, and County-assigned Urban Renewal Number on Form 1 which passes this information to all of the Forms 1.1. Use the Urban Renewal Names and Numbers assigned by the County Auditor.

Indebtedness amounts must be individually entered on Forms 1.1 where they are then carried forward and totaled onto Form 1.

FORM 1.1 - USED FOR ENTERING TIF INDEBTEDNESS NOT PREVIOUSLY CERTIFIED

List the individual TIF indebtedness obligations not previously certified to the County Auditor. Start entering data on Page 1 of Form 1.1 and move to subsequent pages if necessary.

List the type of indebtedness such as Rebate Agreement, Internal Loan, G.O. Bond, or TIF Revenue Bond.

For Rebate Agreements provide details such as % of TIF dollars going to the developer, maximum dollar amounts, time limits, etc. Where the county will be segregating the rebate property into separate TIF Base and Increment taxing districts, list the five-digit county-assigned TIF Increment taxing district number, if known. Error on the side of providing too much detail as opposed to not enough. Attach supporting documentation, such as development agreements, to aid the County Auditor in administering your request.

If indebtedness is legally structured to be subject to annual appropriation list only the amount that the City has obligated to pay next fiscal year.

**FORM 2 - USED ONLY FOR INDIVIDUAL FISCAL YEARS WHERE ALL OF THE LEGALLY AVAILABLE
TIF INCREMENT TAX IS NOT WANTED**

File Form 2 with the County Auditor by December 1, prior to any fiscal year, ONLY when for that upcoming fiscal year less than the legally available TIF Increment tax is requested.

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 from the remainder of the taxing districts in the Area.

**FORM 3 - USED ONLY WHEN INDEBTEDNESS HAS BEEN REDUCED BY ANY REASON OTHER THAN
APPLICATION OF TIF INCREMENT TAX RECEIVED FROM THE COUNTY TREASURER**

File this form with the County Auditor ONLY when TIF indebtedness has been reduced by reason other than application of TIF increment tax received from the County Treasurer. Reasons could include receipt of PPEL funds from a school district for the purposes of paying down TIF bonds issued before July 1, 2001; reducing previously certified indebtedness, that for any reason, is later determined to be in excess of what is required; and for de-certifying balances which are refinanced.

If balances are refinanced, you will file both a Form 3 (to decertify the outstanding balance) and a Form 1 to certify the newly refinanced amount.

Provide sufficient detail so that the County Auditor will know how to specially administer your request. For example, you may have multiple indebtedness certifications in the Urban Renewal Area and the County Auditor will need to know which particular indebtedness certification to reduce.

**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: Cumming County: Warren

Urban Renewal Area Name: Cumming Consolidated Urban Renewal

Urban Renewal Area Number: 91001 (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*: \$ 1,340,000

*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:

Dated this 27 day of November, 2023

Signature of Authorized Official Telephone 515-981-9214

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

City: Cumming County: Warren

Urban Renewal Area Name: Cumming Consolidated Urban Renewal

Urban Renewal Area Number: 91001 (Use five-digit Area Number Assigned by the County Auditor)

Individual TIF Indebtedness Type/Description/Details:	Date Approved*:	Total Amount:
1. <u>Resolution No. 2022-75 Development Agreement with GWC, LLC</u> <u>Commercial development agreement providing for 50% of project generated tax increment to be rebated to GWC, LLC for no more than 10 years. Project may be phased.</u>	<u>12/12/2022</u>	<u>1,340,000</u>
<input checked="" type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
2. _____ _____ _____ _____		
<input checked="" type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
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: 1,340,000

* "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: Cumming County: Warren

Urban Renewal Area Name: Cumming Consolidated Urban Renewal

Urban Renewal Area Number: 91001 (Use five-digit Area Number Assigned by the County Auditor)

Individual TIF Indebtedness Type/Description/Details:	Date Approved*:	Total Amount:
6. _____ _____ _____ _____	_____	_____
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
7. _____ _____ _____ _____	_____	_____
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
8. _____ _____ _____ _____	_____	_____
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
9. _____ _____ _____ _____	_____	_____
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
10. _____ _____ _____ _____	_____	_____
<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: 0

* "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: Cumming County: Warren

Urban Renewal Area Name: Cumming Consolidated Urban Renewal

Urban Renewal Area Number: 91001 (Use five-digit Area Number Assigned by the County Auditor)

Individual TIF Indebtedness Type/Description/Details:	Date Approved*:	Total Amount:
11. _____ _____ _____ _____	_____	_____
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
12. _____ _____ _____ _____	_____	_____
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
13. _____ _____ _____ _____	_____	_____
<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: 0

* "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: Cumming County: Warren

Urban Renewal Area Name: Cumming Consolidated Urban Renewal

Urban Renewal Area Number: 91001 (Use five-digit Area Number Assigned by the County Auditor)

Individual TIF Indebtedness Type/Description/Details:	Date Approved*:	Total Amount:
16. _____ _____ _____ _____	_____	_____
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
17. _____ _____ _____ _____	_____	_____
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
18. _____ _____ _____ _____	_____	_____
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
19. _____ _____ _____ _____	_____	_____
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
20. _____ _____ _____ _____	_____	_____
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		

Total For City TIF Form 1.1 Page 4: 0

* "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: Cumming County: Warren

Urban Renewal Area Name: Cumming Consolidated Urban Renewal

Urban Renewal Area Number: 91001 (Use five-digit Area Number Assigned by the County Auditor)

Individual TIF Indebtedness Type/Description/Details:	Date Approved*:	Total Amount:
21 _____ _____ _____ _____	_____	_____
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
22 _____ _____ _____ _____	_____	_____
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
23 _____ _____ _____ _____	_____	_____
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
24 _____ _____ _____ _____	_____	_____
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
25 _____ _____ _____ _____	_____	_____
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		

Total For City TIF Form 1.1 Page 5: 0

* "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: Cumming County: Warren

Urban Renewal Area Name: Cumming Consolidated Urban Renewal

Urban Renewal Area Number: 91001 (Use five-digit Area Number Assigned by the County Auditor)

Individual TIF Indebtedness Type/Description/Details:	Date Approved*:	Total Amount:
26 _____ _____ _____ _____	_____	_____
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
27 _____ _____ _____ _____	_____	_____
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
28 _____ _____ _____ _____	_____	_____
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
29 _____ _____ _____ _____	_____	_____
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
30 _____ _____ _____ _____	_____	_____
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		

Total For City TIF Form 1.1 Page 6: 0

* "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: Cumming County: Warren

Urban Renewal Area Name: Cumming Consolidated Urban Renewal

Urban Renewal Area Number: 91001 (Use five-digit Area Number Assigned by the County Auditor)

Individual TIF Indebtedness Type/Description/Details:	Date Approved*:	Total Amount:
36 _____ _____ _____ _____	_____	_____
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
37 _____ _____ _____ _____	_____	_____
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
38 _____ _____ _____ _____	_____	_____
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
39 _____ _____ _____ _____	_____	_____
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
40 _____ _____ _____ _____	_____	_____
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		

Total For City TIF Form 1.1 Page 8: 0

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

