

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: GREENFIELD
 Local Government Number: 01G004

Active Urban Renewal Areas

GREENFIELD URBAN RENEWAL

**U.R. # of Tif Taxing
Districts**
01002 3

TIF Debt Outstanding: 226,473

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	151,078	0	Amount of 07-01-2024 Cash Balance Restricted for LMI
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TIF Revenue:	48,215
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	48,215

Rebate Expenditures:	17,627
Non-Rebate Expenditures:	100,224
Returned to County Treasurer:	0
Total Expenditures:	117,851

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	81,442	0	Amount of 06-30-2025 Cash Balance Restricted for LMI
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**Year-End Outstanding TIF
Obligations, Net of TIF Special
Revenue Fund Balance: 27,180**

Urban Renewal Area Data Collection

Local Government Name: GREENFIELD (01G004)
 Urban Renewal Area: GREENFIELD URBAN RENEWAL
 UR Area Number: 01002

UR Area Creation Date: 10/1992

The purpose was to provide for the division of taxes in the urban renewal area for the benefit of the state, city, county, school district, or other taxing districts to pay the principal and interest on loans and moneys including bonds to finance improvements in the urban renewal area.

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
GREENFIELD CITY/NODAWAY VALLEY SCH/GFLD URBAN RENEWAL INCREM	010066	010049	595,294
GREENFIELD CITY/NODAWAY VALLEY SCH/GFLD UR REN NORTH INCREM	010060	010053	847,215
GREENFIELD CITY AG/NODAWAY VALLEY SCH/GREENFIELD CITY AG NORTH UR TIF INCREM	010061	010054	0

Urban Renewal Area Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	4,454,287	9,348,323	11,370,620	0	-16,000	25,127,980	0	25,127,980
Taxable	0	2,064,249	6,441,544	10,102,586	0	-16,000	18,563,129	0	18,563,129
Homestead Credits									19

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Projects For GREENFIELD URBAN RENEWAL

ADCO Enterprises

Description:	Renovation of Hotel
Classification:	Commercial - hotels and conference centers
Physically Complete:	Yes
Payments Complete:	No

Chamber Main Street

Description:	Economic Development payment to the Chamber of Commerce Main Street Iowa Program-Iowa Economic Development
Classification:	Authority
Physically Complete:	No
Payments Complete:	Yes

Downtown Revitalization Match

Description:	Matching payment for revitalization program also funded by CDBG
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For GREENFIELD URBAN RENEWAL

Chamber Main Street

Debt/Obligation Type:	Other Debt
Principal:	50,000
Interest:	0
Total:	50,000
Annual Appropriation?:	No
Date Incurred:	01/01/2020
FY of Last Payment:	2025

ADCO Enterprises

Debt/Obligation Type:	Rebates
Principal:	51,473
Interest:	0
Total:	51,473
Annual Appropriation?:	Yes
Date Incurred:	10/19/2010
FY of Last Payment:	2027

DTR Match

Debt/Obligation Type:	Other Debt
Principal:	125,000
Interest:	0
Total:	125,000
Annual Appropriation?:	No
Date Incurred:	10/25/2022
FY of Last Payment:	2027

Non-Rebates For GREENFIELD URBAN RENEWAL

TIF Expenditure Amount:	50,000
Tied To Debt:	Chamber Main Street
Tied To Project:	Chamber Main Street
TIF Expenditure Amount:	3,744
Tied To Debt:	DTR Match
Tied To Project:	Downtown Revitalization Match
TIF Expenditure Amount:	46,480
Tied To Debt:	DTR Match
Tied To Project:	Downtown Revitalization Match

Rebates For GREENFIELD URBAN RENEWAL

108 & 110 E Iowa

TIF Expenditure Amount:	17,627
Rebate Paid To:	ADCO Enterprises
Tied To Debt:	ADCO Enterprises
Tied To Project:	ADCO Enterprises
Projected Final FY of Rebate:	2027

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TIF Taxing District Data Collection

Local Government Name:	GREENFIELD (01G004)									
Urban Renewal Area:	GREENFIELD URBAN RENEWAL (01002)									
TIF Taxing District Name:	GREENFIELD CITY/NODAWAY VALLEY SCH/GFLD URBAN RENEWAL INCREM									
TIF Taxing District Inc. Number:	010049									
TIF Taxing District Base Year:	1991	<table border="1"> <thead> <tr> <th colspan="2">UR Designation</th> </tr> </thead> <tbody> <tr> <td>Slum</td> <td>No</td> </tr> <tr> <td>Blighted</td> <td>No</td> </tr> <tr> <td>Economic Development</td> <td>05/1993</td> </tr> </tbody> </table>	UR Designation		Slum	No	Blighted	No	Economic Development	05/1993
UR Designation										
Slum	No									
Blighted	No									
Economic Development	05/1993									
FY TIF Revenue First Received:	1993									
Subject to a Statutory end date?	No									

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	2,096,077	8,345,413	0	0	-8,000	10,423,740	0	10,423,740
Taxable	0	971,388	5,669,897	0	0	-8,000	6,623,535	0	6,623,535
Homestead Credits									11

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	3,244,741	6,623,535	595,294	6,028,241	201,571

FY 2025 TIF Revenue Received: 19,886

TIF Taxing District Data Collection

Local Government Name:	GREENFIELD (01G004)									
Urban Renewal Area:	GREENFIELD URBAN RENEWAL (01002)									
TIF Taxing District Name:	GREENFIELD CITY/NODAWAY VALLEY SCH/GFLD UR REN NORTH INCREM									
TIF Taxing District Inc. Number:	010053									
TIF Taxing District Base Year:	1996	<table border="1"> <thead> <tr> <th colspan="2">UR Designation</th> </tr> </thead> <tbody> <tr> <td>Slum</td> <td>10/1992</td> </tr> <tr> <td>Blighted</td> <td>10/1992</td> </tr> <tr> <td>Economic Development</td> <td>10/1992</td> </tr> </tbody> </table>	UR Designation		Slum	10/1992	Blighted	10/1992	Economic Development	10/1992
UR Designation										
Slum	10/1992									
Blighted	10/1992									
Economic Development	10/1992									
FY TIF Revenue First Received:	2007									
Subject to a Statutory end date?	No									

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	2,358,210	1,002,910	11,370,620	0	-8,000	14,704,240	0	14,704,240
Taxable	0	1,092,861	771,647	10,102,586	0	-8,000	11,939,594	0	11,939,594
Homestead Credits									8

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	5,604,614	9,107,626	847,215	8,260,411	276,209

FY 2025 TIF Revenue Received: 28,329

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TIF Taxing District Data Collection

Local Government Name: GREENFIELD (01G004)
 Urban Renewal Area: GREENFIELD URBAN RENEWAL (01002)
 TIF Taxing District Name: GREENFIELD CITY AG/NODAWAY VALLEY SCH/GREENFIELD CITY AG
 NORTH UR TIF INCREM
 TIF Taxing District Inc. Number: 010054
 TIF Taxing District Base Year: 1996
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	10/1992
Blighted	10/1992
Economic Development	10/1992

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

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

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	34,680	0	0	0	0

FY 2025 TIF Revenue Received: 0