

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: WAUKON
 Local Government Number: 03G015

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
WAUKON URBAN RENEWAL	03001	23
WAUKON REEL CORE URBAN RENEWAL	03004	1

TIF Debt Outstanding: 4,360,036

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	366,974	0	Amount of 07-01-2024 Cash Balance Restricted for LMI
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TIF Revenue:	654,732		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	654,732		

Rebate Expenditures:	0		
Non-Rebate Expenditures:	628,859		
Returned to County Treasurer:	0		
Total Expenditures:	628,859		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	392,847	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: 3,338,330

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Urban Renewal Area Data Collection

Local Government Name: WAUKON (03G015)
 Urban Renewal Area: WAUKON URBAN RENEWAL
 UR Area Number: 03001

UR Area Creation Date: 12/1990

To promote the welfare of city residents through economic development and blight removal, including the acquisition and development of commercial and industrial sites to create new jobs and tax base and the construction of public improvements.

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
WAUKON CITY/ALLAMAKEE SCH/WAUKON TIF INCREM	030053	030054	9,449,464
WAUKON CITY AG/ALLAMAKEE SCH/WAUKON TIF INCREM	030055	030056	4,894
WAUKON CITY/ALLAMAKEE SCH/WAUKON TIF AMENDMENT 1996 INCREM	030064	030065	2,281,625
WAUKON CITY AG/ALLAMAKEE SCH/WAUKON TIF AMENDMENT 1996 INCREM	030066	030067	5,711
WAUKON CITY/ALLAMAKEE SCH/WAUKON 1997 TIF AMEND INCREM	030068	030069	369,351
WAUKON CITY AG/ALLAMAKEE SCH/WAUKON TIF AMENDMENT 1997 INCREM	030070	030071	3,446
WAUKON CITY/ALLAMAKEE SCH/WAUKON UR AMENDMENT (1998) INCREM	030075	030074	0
WAUKON CITY/ALLAMAKEE SCH/WAUKON SE UR RENEWAL AREA AMEND 2001 INCREM	030076	030077	0
WAUKON CITY AG/ALLAMAKEE SCH/WAUKON SE UR RENEWAL AREA AMEND 2001 INCREM	030078	030079	10,940
WAUKON CITY/ALLAMAKEE SCHOOL//SE UR AREA 2006 ADDITION INCR	030093	030094	5,638,877
WAUKON CITY AG/ALLAMAKEE SCHOOL//SE UR AREA 2006 ADDITION INCR	030095	030096	0
WAUKON CITY/ALLAMAKEE SCHOOL/WAUKON AMEND 2008 TIF INCREM	030099	030100	344
WAUKON CITY AG/ALLAMAKEE SCHOOL/WAUKON 1ST AMEND 2010 TIF INCREM	030101	030102	0
WAUKON CITY/ALLAMAKEE SCHOOL/WAUKON 2ND AMEND 2010 TIF INCREM	030103	030104	2,062,285
WAUKON CITY AG/ALLAMAKEE SCHOOL/WAUKON 2ND AMEND 2010 TIF INCREM	030105	030106	0
WAUKON CITY/ALLAMAKEE SCHOOL/WAUKON 3RD AMEND 2010 TIF INCREM	030107	030108	0
WAUKON CITY/ALLAMAKEE SCH/WAUKON 11TH AMEND LIBRARAY TIF INCREM	030111	030112	0
WAUKON CITY/ALLAMAKEE SCH/WAUKON 2012 ADD TO SE URB RENEW AREA TIF INCREM	030113	030114	0
WAUKON CITY/ALLAMAKEE SCH/WAUKON SE UR REN PLAN 15TH AMENDMENT TIF INCREM	030115	030116	249,014
WAUKON CITY/ALLAMAKEE SCH/WAUKON 2015 ADD TO SE UR AREA INCREM	030119	030120	529,836
WAUKON CITY/ALLAMAKEE SCH/2018 ADDITION OT SE UR AREA INCREM	030121	030122	695,323
WAUKON CITY/ALLAMAKEE SCH/WAUKON SE UR AREA 23RD AMNDMT TIF INCREMENT	030123	030124	7,777
WAUKON CITY AG/ALLAMAKEE SCH/WAUKON SE UR AMNDMT NOV '21 ADD'N TIF INCREMENT	030125	030126	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	272,200	73,584,622	47,226,238	9,512,500	0	-176,000	130,081,560	0	130,081,560
Taxable	195,540	34,101,171	35,051,726	7,951,544	0	-176,000	76,776,231	0	76,776,231
Homestead Credits									293

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: **366,974** **0** **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	654,732
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	654,732

Rebate Expenditures:	0
Non-Rebate Expenditures:	628,859

Returned to County Treasurer:	0
Total Expenditures:	628,859

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	392,847	0	Amount of 06-30-2025 Cash Balance Restricted for LMI
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Projects For WAUKON URBAN RENEWAL

Gundersen Medical Clinic

Description:	Construct Medical Clinic
Classification:	Commercial-Medical
Physically Complete:	Yes
Payments Complete:	No

Fire Station

Description:	Construct new Fire Station
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	Yes

2021 NW Public Infrastructure

Description:	Construct public infrastructure/support dev of new housing
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

Pladsen Subdivision

Description:	Construction of public infrastructure Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Classification:	
Physically Complete:	Yes
Payments Complete:	No

Street Resurfacing Improvements

Description:	West St SW, 6th Ave SW
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

9 & 11 Allamakee Street

Description:	Demo of fire-damaged buildings, promote future economic development
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	No
Payments Complete:	No

Facade Improvements Program

Description:	Support development and improvement of local businesses
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

NW Street Blight Alleviation Project

Description:	Construction of street
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For WAUKON URBAN RENEWAL

2005 G. O. Bonds - Clinic

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	106,123
Interest:	2,644
Total:	108,767
Annual Appropriation?:	No
Date Incurred:	05/20/2005
FY of Last Payment:	2025

2014 - Fire Station - \$70,000 Loan

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	06/02/2014
FY of Last Payment:	2024

2014 - Fire Station \$320,000 Loan

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	8,000
Interest:	0
Total:	8,000
Annual Appropriation?:	No
Date Incurred:	06/02/2014
FY of Last Payment:	2024

2014 - Fire Station \$360,000 Loan

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	9,000
Interest:	0
Total:	9,000
Annual Appropriation?:	No
Date Incurred:	06/02/2014
FY of Last Payment:	2024

Fire Station (Letter of Credit)

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	06/02/2014
FY of Last Payment:	2024

Fire Station (Equalization Payment)

Debt/Obligation Type:	Internal Loans
Principal:	140
Interest:	0
Total:	140
Annual Appropriation?:	No
Date Incurred:	06/02/2014
FY of Last Payment:	2024

2020 G. O. Refunding- TIF % Utilities

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	490,000
Interest:	39,200
Total:	529,200
Annual Appropriation?:	No
Date Incurred:	01/02/2020
FY of Last Payment:	2031

2021 G.O. - Refunding of 2015 GO Wellness

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	481,000
Interest:	14,151
Total:	495,151
Annual Appropriation?:	No
Date Incurred:	10/20/2015
FY of Last Payment:	2026

Downtown Bldg Rehab Internal Advance

Debt/Obligation Type:	Internal Loans
Principal:	12,480
Interest:	0
Total:	12,480
Annual Appropriation?:	No
Date Incurred:	11/15/2021
FY of Last Payment:	2025

2021 NW Infrastructure Internal Advance

Debt/Obligation Type:	Internal Loans
Principal:	18,510
Interest:	0
Total:	18,510
Annual Appropriation?:	No
Date Incurred:	11/15/2021
FY of Last Payment:	2025

2022 G. O. Corp Purpose (Pladsen)

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,137,000
Interest:	332,493
Total:	2,469,493
Annual Appropriation?:	No
Date Incurred:	06/01/2022
FY of Last Payment:	2034

9 & 11 Allamakee Street

Debt/Obligation Type:	Internal Loans
Principal:	144,500
Interest:	0
Total:	144,500
Annual Appropriation?:	No
Date Incurred:	11/21/2022
FY of Last Payment:	2026

2024 NW Blight Alleviation Project

Debt/Obligation Type:	Internal Loans
Principal:	4,795
Interest:	0

Total:	4,795
Annual Appropriation?:	No
Date Incurred:	10/21/2024
FY of Last Payment:	2032

2024 NW Blight Alleviation Project Internal Advance 24-132

Debt/Obligation Type:	Internal Loans
Principal:	500,000
Interest:	0
Total:	500,000
Annual Appropriation?:	No
Date Incurred:	10/21/2024
FY of Last Payment:	2030

Facade Improvement Project Internal Advance 24-133

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	60,000
Interest:	0
Total:	60,000
Annual Appropriation?:	No
Date Incurred:	10/21/2024
FY of Last Payment:	2028

Non-Rebates For WAUKON URBAN RENEWAL

TIF Expenditure Amount:	140
Tied To Debt:	Fire Station (Equalization Payment)
TIF Expenditure Amount:	0
Tied To Debt:	2014 - Fire Station - \$70,000 Loan
Tied To Project:	Fire Station
TIF Expenditure Amount:	8,000
Tied To Debt:	2014 - Fire Station \$320,000 Loan
Tied To Project:	Fire Station
TIF Expenditure Amount:	9,000
Tied To Debt:	2014 - Fire Station \$360,000 Loan
Tied To Project:	Fire Station
TIF Expenditure Amount:	0
Tied To Debt:	Fire Station (Letter of Credit)
Tied To Project:	Fire Station
TIF Expenditure Amount:	0
Tied To Debt:	Fire Station (Equalization Payment)
Tied To Project:	Fire Station
TIF Expenditure Amount:	0
Tied To Debt:	9 & 11 Allamakee Street
TIF Expenditure Amount:	9,380
TIF Expenditure Amount:	70,000
Tied To Debt:	2020 G. O. Refunding- TIF % Utilities
TIF Expenditure Amount:	0
Tied To Debt:	9 & 11 Allamakee Street
Tied To Project:	9 & 11 Allamakee Street
TIF Expenditure Amount:	12,480
Tied To Debt:	Downtown Bldg Rehab Internal Advance
TIF Expenditure Amount:	247,126
Tied To Debt:	2022 G. O. Corp Purpose (Pladsen)
Tied To Project:	Pladsen Subdivision
TIF Expenditure Amount:	249,428
Tied To Debt:	2021 G.O. - Refunding of 2015 GO Wellness
Tied To Project:	Street Resurfacing Improvements
TIF Expenditure Amount:	18,510
Tied To Debt:	2021 NW Infrastructure Internal Advance
Tied To Project:	2021 NW Public Infrastructure
TIF Expenditure Amount:	0
TIF Expenditure Amount:	4,795
Tied To Debt:	2024 NW Blight Alleviation Project

Tied To Project:

NW Street Blight Alleviation
Project

Rebates For WAUKON URBAN RENEWAL

Innovative Ag

TIF Expenditure Amount:	0
Rebate Paid To:	Innovative Ag
Projected Final FY of Rebate:	2024

Reel Core

TIF Expenditure Amount:	0
Rebate Paid To:	Reel Core
Projected Final FY of Rebate:	2024

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Multiple Internal Loans related to one project were treated as one loan, with the final obligation date used. End Balance is fund 125 & 126, which are now combined into fund 125

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2025

0

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TIF Taxing District Data Collection

Local Government Name: WAUKON (03G015)
 Urban Renewal Area: WAUKON URBAN RENEWAL (03001)
 TIF Taxing District Name: WAUKON CITY/ALLAMAKEE SCH/WAUKON TIF INCREM
 TIF Taxing District Inc. Number: 030054
 TIF Taxing District Base Year: 1986
 FY TIF Revenue First Received: 1992
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	12/1990
Economic Development	12/1990

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	45,177,318	16,367,382	1,422,700	0	-144,000	62,586,150	0	62,586,150
Taxable	0	20,936,433	11,285,413	1,083,972	0	-144,000	32,924,568	0	32,924,568
Homestead Credits									179

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	13,869,739	32,924,568	9,449,464	23,475,104	724,699

FY 2025 TIF Revenue Received: 654,732

TIF Taxing District Data Collection

Local Government Name: WAUKON (03G015)
 Urban Renewal Area: WAUKON URBAN RENEWAL (03001)
 TIF Taxing District Name: WAUKON CITY AG/ALLAMAKEE SCH/WAUKON TIF INCREM
 TIF Taxing District Inc. Number: 030056
 TIF Taxing District Base Year: 1986
 FY TIF Revenue First Received: 1992
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	12/1990
Economic Development	12/1990

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	60,900	0	0	0	0	0	60,900	0	60,900
Taxable	43,749	0	0	0	0	0	43,749	0	43,749
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	43,846	17,054	4,894	12,160	254

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name:	WAUKON (03G015)	
Urban Renewal Area:	WAUKON URBAN RENEWAL (03001)	
TIF Taxing District Name:	WAUKON CITY/ALLAMAKEE SCH/WAUKON TIF AMENDMENT 1996 INCREM	
TIF Taxing District Inc. Number:	030065	
TIF Taxing District Base Year:	1996	
FY TIF Revenue First Received:	1998	
Subject to a Statutory end date?	No	

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1996

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	977,600	9,135,800	0	0	0	10,113,400	0	10,113,400
Taxable	0	453,050	7,496,771	0	0	0	7,949,821	0	7,949,821
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	413,590	7,949,821	2,281,625	5,668,196	174,983

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	WAUKON (03G015)	
Urban Renewal Area:	WAUKON URBAN RENEWAL (03001)	
TIF Taxing District Name:	WAUKON CITY AG/ALLAMAKEE SCH/WAUKON TIF AMENDMENT 1996 INCREM	
TIF Taxing District Inc. Number:	030067	
TIF Taxing District Base Year:	1996	
FY TIF Revenue First Received:	1998	
Subject to a Statutory end date?	No	

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1996

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	91,900	0	0	0	0	0	91,900	0	91,900
Taxable	66,017	0	0	0	0	0	66,017	0	66,017
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	72,000	19,900	5,711	14,189	297

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: WAUKON (03G015)
 Urban Renewal Area: WAUKON URBAN RENEWAL (03001)
 TIF Taxing District Name: WAUKON CITY/ALLAMAKEE SCH/WAUKON 1997 TIF AMEND INCREM
 TIF Taxing District Inc. Number: 030069
 TIF Taxing District Base Year: 2001
 FY TIF Revenue First Received: 1999
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	02/1997

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	2,798,000	0	0	0	0	2,798,000	0	2,798,000
Taxable	0	1,296,672	0	0	0	0	1,286,922	0	1,286,922
Homestead Credits									9

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	1,852	1,286,922	369,351	917,571	28,326

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: WAUKON (03G015)
 Urban Renewal Area: WAUKON URBAN RENEWAL (03001)
 TIF Taxing District Name: WAUKON CITY AG/ALLAMAKEE SCH/WAUKON TIF AMENDMENT 1997 INCREM
 TIF Taxing District Inc. Number: 030071
 TIF Taxing District Base Year: 1997
 FY TIF Revenue First Received: 1999
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	02/1997

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	36,700	0	0	0	0	0	36,700	0	36,700
Taxable	26,364	0	0	0	0	0	26,364	0	26,364
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	24,690	12,010	3,446	8,564	179

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: WAUKON (03G015)
 Urban Renewal Area: WAUKON URBAN RENEWAL (03001)
 TIF Taxing District Name: WAUKON CITY/ALLAMAKEE SCH/WAUKON UR AMENDMENT (1998) INCREM
 TIF Taxing District Inc. Number: 030074
 TIF Taxing District Base Year: 1998
 FY TIF Revenue First Received: 2000
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	03/1998

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	0	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: WAUKON (03G015)
 Urban Renewal Area: WAUKON URBAN RENEWAL (03001)
 TIF Taxing District Name: WAUKON CITY/ALLAMAKEE SCH/WAUKON SE UR RENEWAL AREA AMEND
 2001 INCREM
 TIF Taxing District Inc. Number: 030077
 TIF Taxing District Base Year: 2001
 FY TIF Revenue First Received: 2003
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	02/2001

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	25,970	0	0	0	0

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: WAUKON (03G015)
 Urban Renewal Area: WAUKON URBAN RENEWAL (03001)
 TIF Taxing District Name: WAUKON CITY AG/ALLAMAKEE SCH/WAUKON SE UR RENEWAL AREA AMEND 2001 INCREM
 TIF Taxing District Inc. Number: 030079
 TIF Taxing District Base Year: 2001
 FY TIF Revenue First Received: 2003
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	02/2001

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	82,700	0	0	0	0	0	82,700	0	82,700
Taxable	59,410	0	0	0	0	0	59,410	0	59,410
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	44,580	38,120	10,940	27,180	568

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: WAUKON (03G015)
 Urban Renewal Area: WAUKON URBAN RENEWAL (03001)
 TIF Taxing District Name: WAUKON CITY/ALLAMAKEE SCHOOL//SE UR AREA 2006 ADDITION INCR
 TIF Taxing District Inc. Number: 030094
 TIF Taxing District Base Year: 2005
 FY TIF Revenue First Received: 2008
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	02/2006

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	24,476,604	12,658,056	132,700	0	-28,000	37,141,860	0	37,141,860
Taxable	0	11,343,139	8,371,536	61,497	0	-28,000	19,650,672	0	19,650,672
Homestead Credits									104

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	18,857,845	18,312,015	5,638,877	12,673,138	391,232

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name:	WAUKON (03G015)	
Urban Renewal Area:	WAUKON URBAN RENEWAL (03001)	
TIF Taxing District Name:	WAUKON CITY AG/ALLAMAKEE SCHOOL//SE UR AREA 2006 ADDITION INCR	
TIF Taxing District Inc. Number:	030096	
TIF Taxing District Base Year:	2005	
FY TIF Revenue First Received:	2008	
Subject to a Statutory end date?	No	

UR Designation	
Slum	No
Blighted	No
Economic Development	02/2006

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	0	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	WAUKON (03G015)	
Urban Renewal Area:	WAUKON URBAN RENEWAL (03001)	
TIF Taxing District Name:	WAUKON CITY/ALLAMAKEE SCHOOL/WAUKON AMEND 2008 TIF INCREM	
TIF Taxing District Inc. Number:	030100	
TIF Taxing District Base Year:	2007	
FY TIF Revenue First Received:	2010	
Subject to a Statutory end date?	No	

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2008

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	25,900	0	0	-4,000	21,900	0	21,900
Taxable	0	0	12,003	0	0	-4,000	8,003	0	8,003
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	24,700	1,200	344	856	26

FY 2025 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name:	WAUKON (03G015)
Urban Renewal Area:	WAUKON URBAN RENEWAL (03001)
TIF Taxing District Name:	WAUON CITY AG/ALLAMAKEE SCHOOL/WAUKON 1ST AMEND 2010 TIF INCREM
TIF Taxing District Inc. Number:	030102
TIF Taxing District Base Year:	2009
FY TIF Revenue First Received:	2012
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	04/2010

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	0	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	WAUKON (03G015)
Urban Renewal Area:	WAUKON URBAN RENEWAL (03001)
TIF Taxing District Name:	WAUKON CITY/ALLAMAKEE SCHOOL/WAUKON 2ND AMEND 2010 TIF INCREM
TIF Taxing District Inc. Number:	030104
TIF Taxing District Base Year:	2009
FY TIF Revenue First Received:	2012
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	05/2010

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	8,129,500	0	0	0	8,129,500	0	8,129,500
Taxable	0	0	7,185,578	0	0	0	7,185,578	0	7,185,578
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	24,900	7,185,578	2,062,285	5,123,293	158,161

FY 2025 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: WAUKON (03G015)
 Urban Renewal Area: WAUKON URBAN RENEWAL (03001)
 TIF Taxing District Name: WAUKON CITY AG/ALLAMAKEE SCHOOL/WAUKON 2ND AMEND 2010 TIF INCREM
 TIF Taxing District Inc. Number: 030106
 TIF Taxing District Base Year: 2009
 FY TIF Revenue First Received: 2012
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	05/2010

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	0	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: WAUKON (03G015)
 Urban Renewal Area: WAUKON URBAN RENEWAL (03001)
 TIF Taxing District Name: WAUKON CITY/ALLAMAKEE SCHOOL/WAUKON 3RD AMEND 2010 TIF INCREM
 TIF Taxing District Inc. Number: 030108
 TIF Taxing District Base Year: 2009
 FY TIF Revenue First Received: 2012
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	05/2010

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	0	0	0	0	0

FY 2025 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: WAUKON (03G015)
 Urban Renewal Area: WAUKON URBAN RENEWAL (03001)
 TIF Taxing District Name: WAUKON CITY/ALLAMAKEE SCH/WAUKON 11TH AMEND LIBRARAY TIF INCREM
 TIF Taxing District Inc. Number: 030112
 TIF Taxing District Base Year: 2011
 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 - 1/1/2023 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	0	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: WAUKON (03G015)
 Urban Renewal Area: WAUKON URBAN RENEWAL (03001)
 TIF Taxing District Name: WAUKON CITY/ALLAMAKEE SCH/WAUKON 2012 ADD TO SE URB RENEW AREA TIF INCREM
 TIF Taxing District Inc. Number: 030114
 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 - 1/1/2023 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	0	0	0	0	0

FY 2025 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: WAUKON (03G015)
 Urban Renewal Area: WAUKON URBAN RENEWAL (03001)
 TIF Taxing District Name: WAUKON CITY/ALLAMAKEE SCH/WAUKON SE UR REN PLAN 15TH
 AMENDMENT TIF INCREM
 TIF Taxing District Inc. Number: 030116
 TIF Taxing District Base Year: 2014
 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 - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	1,036,800	0	0	1,036,800	0	1,036,800
Taxable	0	0	0	867,635	0	0	867,635	0	867,635
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	48,700	867,635	249,014	618,621	19,097

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: WAUKON (03G015)
 Urban Renewal Area: WAUKON URBAN RENEWAL (03001)
 TIF Taxing District Name: WAUKON CITY/ALLAMAKEE SCH/WAUKON 2015 ADD TO SE UR AREA
 INCREM
 TIF Taxing District Inc. Number: 030120
 TIF Taxing District Base Year: 2014
 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 - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	302,600	1,879,800	0	0	2,182,400	0	2,182,400
Taxable	0	0	219,610	1,626,487	0	0	1,846,097	0	1,846,097
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	77,110	1,846,097	529,836	1,316,261	40,634

FY 2025 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name:	WAUKON (03G015)	
Urban Renewal Area:	WAUKON URBAN RENEWAL (03001)	
TIF Taxing District Name:	WAUKON CITY/ALLAMAKEE SCH/2018 ADDITION OT SE UR AREA INCREM	
TIF Taxing District Inc. Number:	030122	
TIF Taxing District Base Year:	2018	
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 - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	607,000	5,040,500	0	0	5,647,500	0	5,647,500
Taxable	0	0	480,815	4,311,953	0	0	4,792,768	0	4,792,768
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	3,224,800	2,422,700	695,323	1,727,377	53,326

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	WAUKON (03G015)	
Urban Renewal Area:	WAUKON URBAN RENEWAL (03001)	
TIF Taxing District Name:	WAUKON CITY/ALLAMAKEE SCH/WAUKON SE UR AREA 23RD AMNDMT TIF INCREMENT	
TIF Taxing District Inc. Number:	030124	
TIF Taxing District Base Year:	2020	
FY TIF Revenue First Received:	2022	
Subject to a Statutory end date?	No	

UR Designation	
Slum	No
Blighted	07/2022
Economic Development	07/2022

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	155,100	0	0	0	0	151,850	0	151,850
Taxable	0	71,877	0	0	0	0	68,627	0	68,627
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	128,000	23,850	7,777	16,073	496

FY 2025 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: WAUKON (03G015)
 Urban Renewal Area: WAUKON URBAN RENEWAL (03001)
 TIF Taxing District Name: WAUKON CITY AG/ALLAMAKEE SCH/WAUKON SE UR AMNDMT NOV '21
 ADD'N TIF INCREMENT
 TIF Taxing District Inc. Number: 030126
 TIF Taxing District Base Year: 2021
 FY TIF Revenue First Received: 2023
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	11/2021
Economic Development	11/2021

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	49,200	0	0	0	0

FY 2025 TIF Revenue Received: 0

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

Local Government Name: WAUKON (03G015)
 Urban Renewal Area: WAUKON REEL CORE URBAN RENEWAL
 UR Area Number: 03004

UR Area Creation Date: 05/1993

UR Area Purpose: To promote the health, safety and general welfare of the residents of the City of Waukon through job creation and tax base development in Quandahl Industrial Park.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
WAUKON CITY/ALLAMAKEE SCHOOL/REEL CORE TIF INCREM	030057	030058	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	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: 0 **Amount of 07-01-2024 Cash Balance Restricted for LMI:** 0

TIF Revenue:	0
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	0
Rebate Expenditures:	0
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	0

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: 0 **Amount of 06-30-2025 Cash Balance Restricted for LMI:** 0

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

No activity in the reporting year in the Reel Core Urban Renewal Area UR 03004

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2025

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: WAUKON (03G015)
 Urban Renewal Area: WAUKON REEL CORE URBAN RENEWAL (03004)
 TIF Taxing District Name: WAUKON CITY/ALLAMAKEE SCHOOL/REEL CORE TIF INCREM
 TIF Taxing District Inc. Number: 030058
 TIF Taxing District Base Year: 1992
 FY TIF Revenue First Received: 1995
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	10/1993

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	406,100	0	0	0	0

FY 2025 TIF Revenue Received: 0