

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: CENTERVILLE
 Local Government Number: 04G016

Active Urban Renewal Areas

CENTERVILLE C & C URBAN RENEWAL

**U.R. # of Tif Taxing
 # Districts**
 04003 1

TIF Debt Outstanding: 245,691

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	10,298	0	Amount of 07-01-2024 Cash Balance Restricted for LMI
---	---------------	----------	---

TIF Revenue:	36,191		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	36,191		

Rebate Expenditures:	11,000		
Non-Rebate Expenditures:	0		
Returned to County Treasurer:	0		
Total Expenditures:	11,000		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	35,489	0	Amount of 06-30-2025 Cash Balance Restricted for LMI
---	---------------	----------	---

**Year-End Outstanding TIF
 Obligations, Net of TIF Special
 Revenue Fund Balance: 199,202**

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

Local Government Name: CENTERVILLE (04G016)
 Urban Renewal Area: CENTERVILLE C & C URBAN RENEWAL
 UR Area Number: 04003

UR Area Creation Date: 11/2020

The area contains one or more economic development and blighted areas as defined in Chapter 403 of the Code of Iowa. The rehabilitation, conservation, redevelopment, or combination thereof is necessary in the interest of public health, safety and welfare.

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
CENTERVILLE/CENTERVILLE SCHOOLS/C & C TIF INCREMENT	040185	040186	992,700

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	611,410	2,009,250	0	0	2,620,660	0	2,620,660
Taxable	0	0	419,297	1,772,802	0	0	2,192,099	0	2,192,099
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: **10,298** **0** **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	36,191
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	36,191

Rebate Expenditures:	11,000
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	11,000

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: **35,489** **0** **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For CENTERVILLE C & C URBAN RENEWAL

C&C Development Agreement

Description:	C & C Machining Warehouse Construction
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

STAR Blight Remediation

Description:	Removal of derelict Buildings including Residential and Commercial
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For CENTERVILLE C & C URBAN RENEWAL

C&C DA

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	12/03/2020
FY of Last Payment:	2032

STAR Program

Debt/Obligation Type:	Internal Loans
Principal:	245,691
Interest:	0
Total:	245,691
Annual Appropriation?:	No
Date Incurred:	06/30/2023
FY of Last Payment:	2030

Rebates For CENTERVILLE C & C URBAN RENEWAL

PIN 341011041570000

TIF Expenditure Amount:	11,000
Rebate Paid To:	11000
Tied To Debt:	C&C DA
Tied To Project:	C&C Development Agreement
Projected Final FY of Rebate:	2031

Jobs For CENTERVILLE C & C URBAN RENEWAL

Project:	C&C Development Agreement
Company Name:	C & C
Date Agreement Began:	10/01/2021
Date Agreement Ends:	09/30/2032
Number of Jobs Created or Retained:	6
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	2,300,000
Total Estimated Cost of Public Infrastructure:	0

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Initial payment for the annual appropriation will begin in June of FY23.
Completion of private investment in TIF area was FY21

256 Characters Left

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: CENTERVILLE (04G016)
 Urban Renewal Area: CENTERVILLE C & C URBAN RENEWAL (04003)
 TIF Taxing District Name: CENTERVILLE/CENTERVILLE SCHOOLS/C & C TIF INCREMENT
 TIF Taxing District Inc. Number: 040186
 TIF Taxing District Base Year: 2020
 FY TIF Revenue First Received: 2022
 Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	11/2020
Economic Development	11/2020

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	611,410	2,009,250	0	0	2,620,660	0	2,620,660
Taxable	0	0	419,297	1,772,802	0	0	2,192,099	0	2,192,099
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	1,627,960	992,700	992,700	0	0

FY 2025 TIF Revenue Received: 36,191