

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: BELLE PLAINE
 Local Government Number: 06G033

Active Urban Renewal Areas

	U.R. #	# of Tif Taxing Districts
BELLE PLAINE URBAN RENEWAL	06003	6
BELLE PLAINE NORTHEAST URBAN RENEWAL	06014	1

TIF Debt Outstanding: **570,155**

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	173,626	0	Amount of 07-01-2024 Cash Balance Restricted for LMI
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TIF Revenue:	377,208
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	184
Asset Sales & Loan Repayments:	0
Total Revenue:	377,392

Rebate Expenditures:	0
Non-Rebate Expenditures:	184,960
Returned to County Treasurer:	0
Total Expenditures:	184,960

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	366,058	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: **19,137**

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Urban Renewal Area Data Collection

Local Government Name: BELLE PLAINE (06G033)
 Urban Renewal Area: BELLE PLAINE URBAN RENEWAL
 UR Area Number: 06003

UR Area Creation Date: 02/1994

The first TIF district was created to help with the construction of the proposed manufacturing facility by Benco. Amendments were added for additional property for economic development purposes.

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
BELLE PLAINE CITY/BELLE PLAINE SCH/94 INCREM	060312	060313	5,728,072
BELLE PLAINE CITY/BELLE PLAINE SCH/94 INCREM	060316	060317	1,067,618
BELLE PLAINE CITY/BELLE PLAINE SCH/95 INCREM	060318	060319	274,884
BELLE PLAINE CITY/BELLE PLAINE SCH/96 INCREM	060320	060321	504,344
BELLE PLAINE CITY AG/BELLE PLAINE SCH/93 INCREM	060322	060323	54,246
BELLE PLAINE BELLE PLAINE SCH INCR 2010	060530	060531	3,342,222

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	123,900	3,885,980	16,066,142	1,000,700	0	-16,000	21,028,222	0	21,028,222
Taxable	89,006	1,800,868	11,321,914	646,239	0	-16,000	13,809,527	0	13,809,527
Homestead Credits									23

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	151,499	0	Amount of 07-01-2024 Cash Balance Restricted for LMI
TIF Revenue:	370,527		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	184		
Asset Sales & Loan Repayments:	0		
Total Revenue:	370,711		
Rebate Expenditures:	0		
Non-Rebate Expenditures:	176,960		
Returned to County Treasurer:	0		
Total Expenditures:	176,960		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	345,250	0	Amount of 06-30-2025 Cash Balance Restricted for LMI
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Projects For BELLE PLAINE URBAN RENEWAL

Downtown Streetscape

Description:	Revitalization of the Downtown Main Street Iowa Program-Iowa Economic Development
Classification:	Authority
Physically Complete:	Yes
Payments Complete:	No

Water Project

Description:	Waterworks system improvements
Classification:	Water treatment plants, waste treatment plants & lagoons
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For BELLE PLAINE URBAN RENEWAL

Downtown Streetscape

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	380,000
Interest:	12,155
Total:	392,155
Annual Appropriation?:	No
Date Incurred:	05/03/2011
FY of Last Payment:	2027

Water Project

Debt/Obligation Type:	Internal Loans
Principal:	30,000
Interest:	0
Total:	30,000
Annual Appropriation?:	No
Date Incurred:	11/15/2023
FY of Last Payment:	2026

Non-Rebates For BELLE PLAINE URBAN RENEWAL

TIF Expenditure Amount:	146,960
Tied To Debt:	Downtown Streetscape
Tied To Project:	Downtown Streetscape

TIF Expenditure Amount:	30,000
Tied To Debt:	Water Project
Tied To Project:	Water Project

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Additional expenses and obligations for water project will be incurred in FY26.

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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: BELLE PLAINE (06G033)
 Urban Renewal Area: BELLE PLAINE URBAN RENEWAL (06003)
 TIF Taxing District Name: BELLE PLAINE CITY/BELLE PLAINE SCH/94 INCREM
 TIF Taxing District Inc. Number: 060313
 TIF Taxing District Base Year: 1994
 FY TIF Revenue First Received: 2012
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2028

UR Designation	
Slum	No
Blighted	No
Economic Development	07/2010

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	688,900	6,353,600	667,700	0	0	7,700,450	0	7,700,450
Taxable	0	319,255	5,006,542	412,025	0	0	5,728,072	0	5,728,072
Homestead Credits									5

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	1,742,306	5,728,072	5,728,072	0	0

FY 2025 TIF Revenue Received: 193,838

TIF Taxing District Data Collection

Local Government Name: BELLE PLAINE (06G033)
 Urban Renewal Area: BELLE PLAINE URBAN RENEWAL (06003)
 TIF Taxing District Name: BELLE PLAINE CITY/BELLE PLAINE SCH/94 INCREM
 TIF Taxing District Inc. Number: 060317
 TIF Taxing District Base Year: 1994
 FY TIF Revenue First Received: 2012
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2028

UR Designation	
Slum	No
Blighted	No
Economic Development	07/2010

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	1,407,900	625,700	0	0	-4,000	2,016,600	0	2,016,600
Taxable	0	652,460	432,158	0	0	-4,000	1,067,618	0	1,067,618
Homestead Credits									8

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	2,001	1,067,618	1,067,618	0	0

FY 2025 TIF Revenue Received: 36,128

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TIF Taxing District Data Collection

Local Government Name: BELLE PLAINE (06G033)
 Urban Renewal Area: BELLE PLAINE URBAN RENEWAL (06003)
 TIF Taxing District Name: BELLE PLAINE CITY/BELLE PLAINE SCH/95 INCREM
 TIF Taxing District Inc. Number: 060319
 TIF Taxing District Base Year: 1995
 FY TIF Revenue First Received: 2012
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2028

UR Designation	
Slum	No
Blighted	No
Economic Development	07/2010

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	608,800	0	0	0	-4,000	601,550	0	601,550
Taxable	0	282,134	0	0	0	-4,000	274,884	0	274,884
Homestead Credits									3

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	986	274,884	274,884	0	0

FY 2025 TIF Revenue Received: 9,307

TIF Taxing District Data Collection

Local Government Name: BELLE PLAINE (06G033)
 Urban Renewal Area: BELLE PLAINE URBAN RENEWAL (06003)
 TIF Taxing District Name: BELLE PLAINE CITY/BELLE PLAINE SCH/96 INCREM
 TIF Taxing District Inc. Number: 060321
 TIF Taxing District Base Year: 1996
 FY TIF Revenue First Received: 2012
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2028

UR Designation	
Slum	No
Blighted	No
Economic Development	07/2010

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	23,000	621,300	0	0	0	644,300	0	644,300
Taxable	0	10,659	493,685	0	0	0	504,344	0	504,344
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	701	504,344	504,344	0	0

FY 2025 TIF Revenue Received: 17,071

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TIF Taxing District Data Collection

Local Government Name: BELLE PLAINE (06G033)
 Urban Renewal Area: BELLE PLAINE URBAN RENEWAL (06003)
 TIF Taxing District Name: BELLE PLAINE CITY AG/BELLE PLAINE SCH/93 INCREM
 TIF Taxing District Inc. Number: 060323
 TIF Taxing District Base Year: 1993
 FY TIF Revenue First Received: 2012
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2028

UR Designation	
Slum	No
Blighted	No
Economic Development	07/2010

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	123,900	0	0	0	0	0	123,900	0	123,900
Taxable	89,006	0	0	0	0	0	89,006	0	89,006
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	69,654	54,246	54,246	0	0

FY 2025 TIF Revenue Received: 1,197

TIF Taxing District Data Collection

Local Government Name: BELLE PLAINE (06G033)
 Urban Renewal Area: BELLE PLAINE URBAN RENEWAL (06003)
 TIF Taxing District Name: BELLE PLAINE BELLE PLAINE SCH INCR 2010
 TIF Taxing District Inc. Number: 060531
 TIF Taxing District Base Year: 2010
 FY TIF Revenue First Received: 0
 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	1,157,380	8,465,542	333,000	0	-8,000	9,941,422	0	9,941,422
Taxable	0	536,360	5,389,529	234,214	0	-8,000	6,145,603	0	6,145,603
Homestead Credits									7

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	6,613,700	3,335,722	3,342,222	-6,500	-220

FY 2025 TIF Revenue Received: 112,986

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Urban Renewal Area Data Collection

Local Government Name: BELLE PLAINE (06G033)
 Urban Renewal Area: BELLE PLAINE NORTHEAST URBAN RENEWAL
 UR Area Number: 06014

UR Area Creation Date: 11/2021

Created for eliminating and preventing conditions of blight, increasing tax base and promoting economic growth, & constructing necessary public improvements; in support of Wiley Plaza

UR Area Purpose: development.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
BELLE PLAINE/BP SCH/2021 NORTHEAST URBAN RENEWAL INCR	060540	060541	249,959

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	2,878,000	1,435,000	0	0	-4,000	4,302,500	0	4,302,500
Taxable	0	1,333,745	929,103	0	0	-4,000	2,252,348	0	2,252,348
Homestead Credits									3

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: **22,127** **0** **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	6,681
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	6,681

Rebate Expenditures:	0
Non-Rebate Expenditures:	8,000
Returned to County Treasurer:	0
Total Expenditures:	8,000

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: **20,808** **0** **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For BELLE PLAINE NORTHEAST URBAN RENEWAL

Wiley Plaza Development Agreement

Description:	Wiley Plaza rebate
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For BELLE PLAINE NORTHEAST URBAN RENEWAL

Wiley Plaza Development Agreement

Debt/Obligation Type:	Rebates
Principal:	140,000
Interest:	0
Total:	140,000
Annual Appropriation?:	Yes
Date Incurred:	07/01/2023
FY of Last Payment:	2033

Wiley Plaza Development Agreement-Other

Debt/Obligation Type:	Other Debt
Principal:	8,000
Interest:	0
Total:	8,000
Annual Appropriation?:	No
Date Incurred:	07/01/2023
FY of Last Payment:	2025

Non-Rebates For BELLE PLAINE NORTHEAST URBAN RENEWAL

TIF Expenditure Amount:	8,000
Tied To Debt:	Wiley Plaza Development Agreement-Other
Tied To Project:	Wiley Plaza Development Agreement

Rebates For BELLE PLAINE NORTHEAST URBAN RENEWAL

1540 15th St Wiley Plaza

TIF Expenditure Amount:	0
Rebate Paid To:	D&D Real Estate Holdings
Tied To Debt:	Wiley Plaza Development Agreement
Tied To Project:	Wiley Plaza Development Agreement
Projected Final FY of Rebate:	2033

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No rebate payment made in FY25. Covering legal fees per development agreement and tax abatement.

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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: BELLE PLAINE (06G033)
 Urban Renewal Area: BELLE PLAINE NORTHEAST URBAN RENEWAL (06014)
 TIF Taxing District Name: BELLE PLAINE/BP SCH/2021 NORTHEAST URBAN RENEWAL INCR
 TIF Taxing District Inc. Number: 060541
 TIF Taxing District Base Year: 2021
 FY TIF Revenue First Received: 2023
 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	2,878,000	1,435,000	0	0	-4,000	4,302,500	0	4,302,500
Taxable	0	1,333,745	929,103	0	0	-4,000	2,252,348	0	2,252,348
Homestead Credits									3

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	2,755,900	1,550,600	249,959	1,300,641	44,016

FY 2025 TIF Revenue Received: 6,681