

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: URBANA
 Local Government Number: 06G042

Active Urban Renewal Areas

URBANA URBAN RENEWAL

**U.R. # of Tif Taxing
Districts**
06009 8

TIF Debt Outstanding: 0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	-24,530	30,801	Amount of 07-01-2024 Cash Balance Restricted for LMI
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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:	-24,530	30,801	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: 24,530**

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Urban Renewal Area Data Collection

Local Government Name: URBANA (06G042)
 Urban Renewal Area: URBANA URBAN RENEWAL
 UR Area Number: 06009

UR Area Creation Date: 01/1992

UR Area Purpose: To foster economic development in the area through public improvement including a new sewer plant.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
URBANA CITY/CENTER POINT-URBANA SCH/91 INCREM	060360	060361	0
URBANA CITY/CENTER POINT-URBANA SCH/BECОВI 94 INCREM	060362	060363	0
URBANA CITY/CENTER POINT-URBANA SCH/97 INCREM	060364	060365	0
POLK TWP/CENTER POINT-URBANA SCH/URBANA 94 INCREM	060416	060417	0
URBANA CITY AG/CENTER POINT-URBANA SCH/BECОВI 93 INCREM	060458	060459	0
URBANA CITY/CENTER POINT-URBANA SCH INCREM	060462	060463	0
URBANA CITY/CENTER POINT-URBANA SCH/INCR CLICKSTOP	060524	060525	1,702,286
URBANA CTY/CP-URB SCH/TOWN CENTRE 21 INCR	060546	060547	3,179,407

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	3,289,700	9,864,300	0	0	-4,000	13,143,500	0	13,143,500
Taxable	0	1,524,534	8,615,928	0	0	-4,000	10,129,962	0	10,129,962
Homestead Credits									3

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	-24,530	30,801	Amount of 07-01-2024 Cash Balance Restricted for LMI
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:	-24,530	30,801	Amount of 06-30-2025 Cash Balance Restricted for LMI
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Projects For URBANA URBAN RENEWAL

CLICKSTOP #3 DEVELOPMENT

Description:	TIF REBATE AGREEMENT
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	Yes

URBANA TOWNE CENTRE #3 & #4

Description:	URBAN RENEWAL
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

WARBUCKS 1ST ADD LMI

Description:	LMI OBLIGATION FROM WARBUCKS 1ST ADD
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

SEWER PLANT EXPANTION

Description:	SEWER PLANT EXPANTION PROJECT
Classification:	Water treatment plants, waste treatment plants & lagoons
Physically Complete:	Yes
Payments Complete:	No

CLICKSTOP #4 DEVELOPMENT

Description:	TIF REBATE AGREEMENT
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For URBANA URBAN RENEWAL

CLICKSTOP #3

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	08/01/2016
FY of Last Payment:	2025

2020B URBAN RENEWAL

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	12/01/2020
FY of Last Payment:	2028

WARBUCKS LMI

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	01/19/2005
FY of Last Payment:	2030

SEWER SRF

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	01/13/2010
FY of Last Payment:	2030

ELWICK #3 & #4

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	09/14/2021
FY of Last Payment:	2032

CLICKSTOP #4

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	05/28/2024
FY of Last Payment:	2033

Non-Rebates For URBANA URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	WARBUCKS LMI
Tied To Project:	WARBUCKS 1ST ADD LMI

Rebates For URBANA URBAN RENEWAL

CLICKSTOP

TIF Expenditure Amount:	0
Rebate Paid To:	CLICKSTOP
Tied To Debt:	CLICKSTOP #3
Tied To Project:	CLICKSTOP #3 DEVELOPMENT
Projected Final FY of Rebate:	2025

Sewer SRF Paydown

TIF Expenditure Amount:	0
Rebate Paid To:	IOWA FINANCE AUTHORITY
Tied To Debt:	SEWER SRF
Tied To Project:	SEWER PLANT EXPANTION
Projected Final FY of Rebate:	2030

ELWICK #3 & #4

TIF Expenditure Amount:	0
Rebate Paid To:	KEITH D. ELWICK TRUST
Tied To Debt:	ELWICK #3 & #4
Tied To Project:	URBANA TOWNE CENTRE #3 & #4
Projected Final FY of Rebate:	2032

Income Housing For URBANA URBAN RENEWAL

Amount of FY 2025 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	0
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Lots for low and moderate income housing:	0
Construction of low and moderate income housing:	0
Grants, credits or other direct assistance to low and moderate income families:	0
Payments to a low and moderate income housing fund established by the municipality, including matching funds for any state or federal moneys used for such purposes:	0
Other low and moderate income housing assistance:	0

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FY25: CLICKSTOP #3 CORRECTIONS - FY22 + FY23 REBATE PAYMENT CORRECTIONS PD 3/3/25
\$83, 714; FY25 CLICKSTOP #3 PAYMENT RECALCULATED 5/19/25 FINAL PAYMENT 5/2025
\$103,214

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

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TIF Taxing District Data Collection

Local Government Name: URBANA (06G042)
 Urban Renewal Area: URBANA URBAN RENEWAL (06009)
 TIF Taxing District Name: URBANA CITY/CENTER POINT-URBANA SCH/91 INCREM
 TIF Taxing District Inc. Number: 060361
 TIF Taxing District Base Year: 1991
 FY TIF Revenue First Received: 1993
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	10/1991

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	1,721,944	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: URBANA (06G042)
 Urban Renewal Area: URBANA URBAN RENEWAL (06009)
 TIF Taxing District Name: URBANA CITY/CENTER POINT-URBANA SCH/BECОВI 94 INCREM
 TIF Taxing District Inc. Number: 060363
 TIF Taxing District Base Year: 1994
 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	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	146,606	0	0	0	0

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: URBANA (06G042)
 Urban Renewal Area: URBANA URBAN RENEWAL (06009)
 TIF Taxing District Name: URBANA CITY/CENTER POINT-URBANA SCH/97 INCREM
 TIF Taxing District Inc. Number: 060365
 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	10/1997

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	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	27,774	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: URBANA (06G042)
 Urban Renewal Area: URBANA URBAN RENEWAL (06009)
 TIF Taxing District Name: POLK TWP/CENTER POINT-URBANA SCH/URBANA 94 INCREM
 TIF Taxing District Inc. Number: 060417
 TIF Taxing District Base Year: 1994
 FY TIF Revenue First Received: 1996
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	10/1994

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	16,991	0	0	0	0

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: URBANA (06G042)
 Urban Renewal Area: URBANA URBAN RENEWAL (06009)
 TIF Taxing District Name: URBANA CITY AG/CENTER POINT-URBANA SCH/BECОВI 93 INCREM
 TIF Taxing District Inc. Number: 060459
 TIF Taxing District Base Year: 1993
 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	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	271,386	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: URBANA (06G042)
 Urban Renewal Area: URBANA URBAN RENEWAL (06009)
 TIF Taxing District Name: URBANA CITY/CENTER POINT-URBANA SCH INCREM
 TIF Taxing District Inc. Number: 060463
 TIF Taxing District Base Year: 1994
 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	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	97,575	0	0	0	0

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: URBANA (06G042)
 Urban Renewal Area: URBANA URBAN RENEWAL (06009)
 TIF Taxing District Name: URBANA CITY/CENTER POINT-URBANA SCH/INCR CLICKSTOP
 TIF Taxing District Inc. Number: 060525
 TIF Taxing District Base Year: 2011
 FY TIF Revenue First Received: 2013
 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	7,795,600	0	0	0	7,795,600	0	7,795,600
Taxable	0	0	6,950,555	0	0	0	6,950,555	0	6,950,555
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	3,700	6,950,555	1,702,286	5,248,269	157,571

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: URBANA (06G042)
 Urban Renewal Area: URBANA URBAN RENEWAL (06009)
 TIF Taxing District Name: URBANA CTY/CP-URB SCH/TOWN CENTRE 21 INCR
 TIF Taxing District Inc. Number: 060547
 TIF Taxing District Base Year: 0
 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	3,289,700	2,068,700	0	0	-4,000	5,347,900	0	5,347,900
Taxable	0	1,524,534	1,665,373	0	0	-4,000	3,179,407	0	3,179,407
Homestead Credits									3

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	2,020	3,179,407	3,179,407	0	0

FY 2025 TIF Revenue Received: 0