

**Annual Urban Renewal Report, Fiscal Year 2024 - 2025**

**Levy Authority Summary**

Local Government Name: CEDAR FALLS  
 Local Government Number: 07G046

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
CEDAR FALLS URBAN RENEWAL	07019	3
CEDAR FALLS PINNACLE PRAIRIE COMMERCIAL URBAN RENEWAL	07039	4
CEDAR FALLS COLLEGE HILL TIF	07042	2
CEDAR FALLS UNIFIED HWY 58 CORRIDOR UR	07043	12
SOUTH CEDAR FALLS UR	07048	4

**TIF Debt Outstanding: 41,819,867**

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

TIF Revenue:	8,052,714
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	10,507
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>8,063,221</b>

Rebate Expenditures:	1,285,295
Non-Rebate Expenditures:	6,777,926
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>8,063,221</b>

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

**Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 33,756,646**

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**Urban Renewal Area Data Collection**

Local Government Name: CEDAR FALLS (07G046)  
 Urban Renewal Area: CEDAR FALLS URBAN RENEWAL  
 UR Area Number: 07019

UR Area Creation Date: 11/1986

UR Area Purpose: This urban renewal area was created to revitalize and redevelop the City's central business district (Downtown).

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
CEDAR FALLS CITY/CEDAR FALLS SCH/CEDAR FALLS UR TIF INCR	070105	070106	14,287,905
CEDAR FALLS CITY/CEDAR FALLS SCH/CEDAR FALLS TIF SSMID INCR	070177	070178	79,145,057
CEDAR FALLS CITY/CEDAR FALLS SCH CEDAR FALLS UR DOWNTOWN TIF AMD3 INCR	070313	070314	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	47,264,968	104,293,212	1,882,610	0	-12,000	153,376,790	0	153,376,790
Taxable	0	21,903,913	86,662,523	1,526,024	0	-12,000	110,028,460	0	110,028,460
Homestead Credits									36

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

TIF Revenue:	2,823,988
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>2,823,988</b>

Rebate Expenditures:	1,096,884
Non-Rebate Expenditures:	1,727,104
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>2,823,988</b>

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

## Projects For CEDAR FALLS URBAN RENEWAL

### River Place Development

Description:	River Place Development
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	Yes
Payments Complete:	No

### Annex

Description:	Annex Development Group
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	Yes

### Parking Improvements

Description:	Downtown Parking Improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

### 115 E 2nd Street

Description:	115 E 2nd Street
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	Yes
Payments Complete:	No

### Downtown Streetscape

Description:	Downtown Streetscape
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Cameras

Description:	Cameras
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

### Main Street Reconstruction

Description:	Main Street Reconstruction
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

### 616 Clay Street

Description:	616 Clay Street
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	Yes
Payments Complete:	No

## 200 W 1st Street

Description:	200 W 1st Street
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For CEDAR FALLS URBAN RENEWAL

### Bond Fund

Debt/Obligation Type:	Internal Loans
Principal:	817,895
Interest:	0
Total:	817,895
Annual Appropriation?:	No
Date Incurred:	11/26/2012
FY of Last Payment:	2027

### Property Tax Rebates

Debt/Obligation Type:	Internal Loans
Principal:	2,002,191
Interest:	0
Total:	2,002,191
Annual Appropriation?:	No
Date Incurred:	06/06/2016
FY of Last Payment:	2038

### Street Repair Fund

Debt/Obligation Type:	Internal Loans
Principal:	1,912,572
Interest:	0
Total:	1,912,572
Annual Appropriation?:	No
Date Incurred:	12/19/2022
FY of Last Payment:	2026

## Non-Rebates For CEDAR FALLS URBAN RENEWAL

TIF Expenditure Amount:	445,212
Tied To Debt:	Bond Fund
Tied To Project:	River Place Development
TIF Expenditure Amount:	1,205,618
Tied To Debt:	Street Repair Fund
Tied To Project:	Main Street Reconstruction
TIF Expenditure Amount:	76,274
Tied To Debt:	Bond Fund
Tied To Project:	Downtown Streetscape

## Rebates For CEDAR FALLS URBAN RENEWAL

### River Place Properties

TIF Expenditure Amount:	941,872
Rebate Paid To:	River Place Properties LLC
Tied To Debt:	Property Tax Rebates
Tied To Project:	River Place Development
Projected Final FY of Rebate:	2038

### Annex

TIF Expenditure Amount:	0
Rebate Paid To:	Cedar Falls Development Group
Tied To Debt:	Property Tax Rebates
Tied To Project:	Annex
Projected Final FY of Rebate:	2024

### 115 E 2nd St

TIF Expenditure Amount:	3,603
Rebate Paid To:	Linderbaum Real Estate, LLC
Tied To Debt:	Property Tax Rebates
Tied To Project:	115 E 2nd Street
Projected Final FY of Rebate:	2025

### 616 Clay Street

TIF Expenditure Amount:	13,712
Rebate Paid To:	Panther Builders
Tied To Debt:	Property Tax Rebates
Tied To Project:	616 Clay Street
Projected Final FY of Rebate:	2028

### 200 W. 1st Street

TIF Expenditure Amount:	137,697
Rebate Paid To:	Arabella
Tied To Debt:	Property Tax Rebates
Tied To Project:	200 W 1st Street
Projected Final FY of Rebate:	2028

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**TIF Taxing District Data Collection**

Local Government Name: CEDAR FALLS (07G046)  
 Urban Renewal Area: CEDAR FALLS URBAN RENEWAL (07019)  
 TIF Taxing District Name: CEDAR FALLS CITY/CEDAR FALLS SCH/CEDAR FALLS UR TIF INCR  
 TIF Taxing District Inc. Number: 070106  
 TIF Taxing District Base Year: 1983  
 FY TIF Revenue First Received: 2001  
 Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	11/1986
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	36,445,140	0	0	0	-12,000	36,381,140	0	36,381,140
Taxable	0	16,889,700	0	0	0	-12,000	16,825,700	0	16,825,700
Homestead Credits									36

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	2,184,497	16,825,700	14,287,905	2,537,795	68,951

FY 2025 TIF Revenue Received: 388,197

**TIF Taxing District Data Collection**

Local Government Name: CEDAR FALLS (07G046)  
 Urban Renewal Area: CEDAR FALLS URBAN RENEWAL (07019)  
 TIF Taxing District Name: CEDAR FALLS CITY/CEDAR FALLS SCH/CEDAR FALLS TIF SSMID INCR  
 TIF Taxing District Inc. Number: 070178  
 TIF Taxing District Base Year: 1983  
 FY TIF Revenue First Received: 2001  
 Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	11/1986
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	10,819,828	104,293,212	1,882,610	0	0	116,995,650	0	116,995,650
Taxable	0	5,014,213	86,662,523	1,526,024	0	0	93,202,760	0	93,202,760
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	12,063,203	93,202,760	79,145,057	14,057,703	436,626

FY 2025 TIF Revenue Received: 2,435,791

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**TIF Taxing District Data Collection**

Local Government Name: CEDAR FALLS (07G046)  
 Urban Renewal Area: CEDAR FALLS URBAN RENEWAL (07019)  
 TIF Taxing District Name: CEDAR FALLS CITY/CEDAR FALLS SCH CEDAR FALLS UR DOWNTOWN TIF AMD3 INCR  
 TIF Taxing District Inc. Number: 070314  
 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

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**Urban Renewal Area Data Collection**

Local Government Name: CEDAR FALLS (07G046)  
 Urban Renewal Area: CEDAR FALLS PINNACLE PRAIRIE COMMERCIAL URBAN RENEWAL  
 UR Area Number: 07039

UR Area Creation Date: 01/2007

The purpose of this urban renewal area is for economic development in the Pinnacle Prairie development. The area is to promote large-scale, well-planned land use compatible, mixed-use commercially taxed construction activity.

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
CEDAR FALLS CITY/CEDAR FALLS SCH/PINNACLE PRAIRIE COMMERCIAL UR TIF INCR	070281	070282	10,131,989
CEDAR FALLS CITY AG/CEDAR FALLS SCH/PINNACLE PRAIRIE COMMERCIAL UR TIF INCR	070283	070284	0
CEDAR FALLS CITY/WATERLOO SCH/PINNACLE PRAIRIE COMMERCIAL UR TIF INCR	070285	070286	4,539,654
CEDAR FALLS CITY AG/WATERLOO SCH/PINNACLE PRAIRIE COMMERCIAL UR TIF INCR	070287	070288	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	598,090	133,499,340	56,887,740	0	0	-236,000	190,082,920	0	190,082,920
Taxable	429,650	61,867,334	49,559,656	0	0	-236,000	110,954,390	0	110,954,390
Homestead Credits									243

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

TIF Revenue:	408,648
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>408,648</b>

Rebate Expenditures:	0
Non-Rebate Expenditures:	408,648
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>408,648</b>

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

## Projects For CEDAR FALLS PINNACLE PRAIRIE COMMERCIAL URBAN RENEWAL

### Prairie Parkway Extension

Description:	Prairie Parkway Extension
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Prairie Parkway & Viking

Description:	Prairie Parkway & Viking
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

### Prairie Parkway Roundabout

Description:	Prairie Parkway Roundabout
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For CEDAR FALLS PINNACLE PRAIRIE COMMERCIAL URBAN RENEWAL

### Bond Fund

Debt/Obligation Type:	Internal Loans
Principal:	1,006,736
Interest:	0
Total:	1,006,736
Annual Appropriation?:	No
Date Incurred:	12/08/2012
FY of Last Payment:	2026

## **Non-Rebates For CEDAR FALLS PINNACLE PRAIRIE COMMERCIAL URBAN RENEWAL**

TIF Expenditure Amount:	404,081
Tied To Debt:	Bond Fund
Tied To Project:	Prairie Parkway Roundabout

TIF Expenditure Amount:	4,567
Tied To Debt:	Bond Fund
Tied To Project:	Prairie Parkway & Viking

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**TIF Taxing District Data Collection**

Local Government Name: CEDAR FALLS (07G046)  
 Urban Renewal Area: CEDAR FALLS PINNACLE PRAIRIE COMMERCIAL URBAN RENEWAL (07039)  
 TIF Taxing District Name: CEDAR FALLS CITY/CEDAR FALLS SCH/PINNACLE PRAIRIE COMMERCIAL UR  
 TIF INCR  
 TIF Taxing District Inc. Number: 070282  
 TIF Taxing District Base Year: 2009  
 FY TIF Revenue First Received: 2012  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District  
 statutorily ends: 2032

UR Designation	
Slum	No
Blighted	No
Economic Development	01/2007

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	99,080,750	35,643,010	0	0	-152,000	134,129,760	0	134,129,760
Taxable	0	45,916,798	31,003,847	0	0	-152,000	76,326,645	0	76,326,645
Homestead Credits									165

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	11,542,010	76,326,645	10,131,989	66,194,656	1,798,477

FY 2025 TIF Revenue Received: 274,949

**TIF Taxing District Data Collection**

Local Government Name: CEDAR FALLS (07G046)  
 Urban Renewal Area: CEDAR FALLS PINNACLE PRAIRIE COMMERCIAL URBAN RENEWAL (07039)  
 TIF Taxing District Name: CEDAR FALLS CITY AG/CEDAR FALLS SCH/PINNACLE PRAIRIE  
 COMMERCIAL UR TIF INCR  
 TIF Taxing District Inc. Number: 070284  
 TIF Taxing District Base Year: 2009  
 FY TIF Revenue First Received: 2012  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District  
 statutorily ends: 2032

UR Designation	
Slum	No
Blighted	No
Economic Development	01/2007

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	27,020	0	0	0	0	0	27,020	0	27,020
Taxable	19,410	0	0	0	0	0	19,410	0	19,410
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	30,210	0	0	0	0

FY 2025 TIF Revenue Received: 0

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**TIF Taxing District Data Collection**

Local Government Name: CEDAR FALLS (07G046)  
 Urban Renewal Area: CEDAR FALLS PINNACLE PRAIRIE COMMERCIAL URBAN RENEWAL (07039)  
 TIF Taxing District Name: CEDAR FALLS CITY/WATERLOO SCH/PINNACLE PRAIRIE COMMERCIAL UR  
 TIF INCR  
 TIF Taxing District Inc. Number: 070286  
 TIF Taxing District Base Year: 2009  
 FY TIF Revenue First Received: 2012  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District  
 statutorily ends: 2032

UR Designation	
Slum	No
Blighted	No
Economic Development	01/2007

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	34,418,590	21,244,730	0	0	-84,000	55,355,070	0	55,355,070
Taxable	0	15,950,536	18,555,809	0	0	-84,000	34,198,095	0	34,198,095
Homestead Credits									78

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	383,590	34,198,095	4,539,654	29,658,441	875,372

FY 2025 TIF Revenue Received: 133,699

**TIF Taxing District Data Collection**

Local Government Name: CEDAR FALLS (07G046)  
 Urban Renewal Area: CEDAR FALLS PINNACLE PRAIRIE COMMERCIAL URBAN RENEWAL (07039)  
 TIF Taxing District Name: CEDAR FALLS CITY AG/WATERLOO SCH/PINNACLE PRAIRIE COMMERCIAL  
 UR TIF INCR  
 TIF Taxing District Inc. Number: 070288  
 TIF Taxing District Base Year: 2009  
 FY TIF Revenue First Received: 2012  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District  
 statutorily ends: 2032

UR Designation	
Slum	No
Blighted	No
Economic Development	01/2007

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	571,070	0	0	0	0	0	571,070	0	571,070
Taxable	410,240	0	0	0	0	0	410,240	0	410,240
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	645,940	0	0	0	0

FY 2025 TIF Revenue Received: 0

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**Urban Renewal Area Data Collection**

Local Government Name: CEDAR FALLS (07G046)  
 Urban Renewal Area: CEDAR FALLS COLLEGE HILL TIF  
 UR Area Number: 07042

UR Area Creation Date: 02/2011

UR Area Purpose: The purpose of this urban renewal area is for economic development in the area locally known as "College Hill" and to alleviate and remediate conditions of blight.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
CEDAR FALLS CITY/CEDAR FALLS SCH/COLLEGE HILL TIF INCR	070299	070300	8,053,411
CEDAR FALLS CITY/CEDAR FALLS SCH CEDAR FALLS COLLEGE HILL TIF SSMID INCR	070315	070316	6,831,342

**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	25,377,381	12,411,609	0	0	-4,000	37,781,740	0	37,781,740
Taxable	0	11,760,592	9,420,220	0	0	-4,000	21,173,562	0	21,173,562
Homestead Credits									2

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

TIF Revenue:	435,311
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>435,311</b>

Rebate Expenditures:	60,972
Non-Rebate Expenditures:	374,339
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>435,311</b>

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

## Projects For CEDAR FALLS COLLEGE HILL TIF

### Cameras

Description:	Cameras on College Hill
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

### Visioning

Description:	College Hill Vision Plan
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

### Signage

Description:	Parking Lot Signage
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

### 917 W 23rd St.

Description:	New mixed use facility
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	Yes
Payments Complete:	No

### 2125 College St.

Description:	New mixed use facility
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	Yes
Payments Complete:	No

### Parking Lot Overlay

Description:	Parking Lot Overlay
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Olive Street Box Culvert

Description:	Olive Street Box Culvert
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For CEDAR FALLS COLLEGE HILL TIF

### Property Tax Rebates

Debt/Obligation Type:	Internal Loans
Principal:	111,171
Interest:	0
Total:	111,171
Annual Appropriation?:	No
Date Incurred:	04/10/2017
FY of Last Payment:	2025

### Capital Improvements Fund

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	08/08/2019
FY of Last Payment:	2024

### Bond Fund

Debt/Obligation Type:	Internal Loans
Principal:	7,784
Interest:	0
Total:	7,784
Annual Appropriation?:	No
Date Incurred:	04/18/2022
FY of Last Payment:	2025

### Storm Water Fund

Debt/Obligation Type:	Internal Loans
Principal:	2,939,001
Interest:	0
Total:	2,939,001
Annual Appropriation?:	No
Date Incurred:	01/04/2021
FY of Last Payment:	2031

## Non-Rebates For CEDAR FALLS COLLEGE HILL TIF

TIF Expenditure Amount:	0
Tied To Debt:	Bond Fund
Tied To Project:	Visioning
TIF Expenditure Amount:	0
Tied To Debt:	Capital Improvements Fund
Tied To Project:	Cameras
TIF Expenditure Amount:	0
Tied To Debt:	Bond Fund
Tied To Project:	Signage
TIF Expenditure Amount:	7,784
Tied To Debt:	Bond Fund
Tied To Project:	Parking Lot Overlay
TIF Expenditure Amount:	366,555
Tied To Debt:	Storm Water Fund
Tied To Project:	Olive Street Box Culvert

## Rebates For CEDAR FALLS COLLEGE HILL TIF

### 917 W 23rd Street

TIF Expenditure Amount:	43,151
Rebate Paid To:	CV Commercial 2, LLC
Tied To Debt:	Property Tax Rebates
Tied To Project:	917 W 23rd St.
Projected Final FY of Rebate:	2025

### 2125 College Street

TIF Expenditure Amount:	17,821
Rebate Paid To:	Zheng Development, LLC
Tied To Debt:	Property Tax Rebates
Tied To Project:	2125 College St.
Projected Final FY of Rebate:	2025

## Jobs For CEDAR FALLS COLLEGE HILL TIF

Project:	Visioning
Company Name:	CV Commercial
Date Agreement Began:	04/22/2013
Date Agreement Ends:	06/01/2021
Number of Jobs Created or Retained:	2
Total Annual Wages of Required Jobs:	49,980
Total Estimated Private Capital Investment:	750,000
Total Estimated Cost of Public Infrastructure:	0

Project:	Signage
Company Name:	CV Commercial
Date Agreement Began:	08/12/2013
Date Agreement Ends:	06/02/2021
Number of Jobs Created or Retained:	2
Total Annual Wages of Required Jobs:	49,980
Total Estimated Private Capital Investment:	300,000
Total Estimated Cost of Public Infrastructure:	0

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**TIF Taxing District Data Collection**

Local Government Name: CEDAR FALLS (07G046)  
 Urban Renewal Area: CEDAR FALLS COLLEGE HILL TIF (07042)  
 TIF Taxing District Name: CEDAR FALLS CITY/CEDAR FALLS SCH/COLLEGE HILL TIF INCR  
 TIF Taxing District Inc. Number: 070300  
 TIF Taxing District Base Year: 2010  
 FY TIF Revenue First Received: 2015  
 Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	02/2011
Economic Development	02/2011

**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	17,393,548	0	0	0	-4,000	17,386,298	0	17,386,298
Taxable	0	8,060,661	0	0	0	-4,000	8,053,411	0	8,053,411
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	9,065,800	8,053,411	8,053,411	0	0

FY 2025 TIF Revenue Received: 219,483

**TIF Taxing District Data Collection**

Local Government Name: CEDAR FALLS (07G046)  
 Urban Renewal Area: CEDAR FALLS COLLEGE HILL TIF (07042)  
 TIF Taxing District Name: CEDAR FALLS CITY/CEDAR FALLS SCH CEDAR FALLS COLLEGE HILL TIF SSMID INCR  
 TIF Taxing District Inc. Number: 070316  
 TIF Taxing District Base Year: 2010  
 FY TIF Revenue First Received: 2015  
 Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	02/2011
Economic Development	02/2011

**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	7,983,833	12,411,609	0	0	0	20,395,442	0	20,395,442
Taxable	0	3,699,931	9,420,220	0	0	0	13,120,151	0	13,120,151
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	13,564,100	6,831,342	6,831,342	0	0

FY 2025 TIF Revenue Received: 215,828

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**Urban Renewal Area Data Collection**

Local Government Name: CEDAR FALLS (07G046)  
 Urban Renewal Area: CEDAR FALLS UNIFIED HWY 58 CORRIDOR UR  
 UR Area Number: 07043

UR Area Creation Date: 11/1990

This urban renewal area is intended to foster economic development through new public improvements and land acquisition. This urban renewal plan provides a mechanism for the incremental and gradual development and redevelopment of this area.

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
CEDAR FALLS CITY/CEDAR FALLS SCH/CEDAR FALLS IND PARK UR TIF INCR	070153	070154	95,476,535
CEDAR FALLS CITY/CEDAR FALLS SCH/CEDAR FALLS IND PARK II AMD 1 INCR	070243	070244	42,340,479
CEDAR FALLS CITY/CEDAR FALLS SCH/NORTHERN CEDAR FALLS INDUSTRIAL PARK UR INCR	070293	070294	11,349,680
CEDAR FALLS CITY AG/CEDAR FALLS SCH/NORTHERN CEDAR FALLS INDUSTRIAL PARK UR INCR	070295	070296	28,110
CEDAR FALLS CITY/CEDAR FALLS SCH CEDAR FALLS IND PKS AMD 5-UNIF HWY 58 TIF INCR	070309	070310	1,762,420
CEDAR FALLS CITY/CEDAR FALLS SCH/CEDAR FALLS UNIF HWY 58 AMD4 INCR	070371	070372	0
CEDAR FALLS TWP/DIKE-NEW HARTFORD SCH/CEDAR FALLS IND PKS UNIF HWY 58 AMD5 INCR	070397	070398	0
CEDAR FALLS CITY/CEDAR FALLS SCH/CEDAR FALLS IND PKS UNIF HWY58 TIF AMD5 INCREM	070403	070404	102,906
CEDAR FALLS CITY/DIKE NEW HARTFORD SCH/CEDAR FALLS IND PKS UNIF HWY58 TIF AMD5 INCREM	070407	070408	0
CEDAR FALLS CITY AG/DIKE NEW HARTFORD SCH/CEDAR FALLS IND PKS UNIF HWY58 TIF AMD5 INCREM	070409	070410	0
CEDAR FALLS CITY AG/CEDAR FALLS SCH/CEDAR FALLS IND PKS UNIF HWY58 TIF AMD5 INCREM	070417	070418	0
CEDAR FALLS EXEMPT/CEDAR FALLS SCH/CF IND PKS UNIF HWY 58 TIF AMD5 INCREM	070422	070423	587,124

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	167,110	6,763,420	140,234,440	40,005,720	0	-8,000	187,136,690	0	187,136,690
Taxable	120,047	3,134,355	119,129,395	34,784,282	0	-8,000	157,134,079	0	157,134,079
Homestead Credits									20

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

TIF Revenue:	4,068,625
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	10,507
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>4,079,132</b>

Rebate Expenditures:	127,439
Non-Rebate Expenditures:	3,951,693
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>4,079,132</b>

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

## Projects For CEDAR FALLS UNIFIED HWY 58 CORRIDOR UR

### Electrical Extensions

Description:	Electrical Upgrades - Industrial Park
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Gas Services

Description:	Gas Services - Industrial Park
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Water Extensions

Description:	Water Extensions - Industrial Park
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Communication Services

Description:	Communication Services - Industrial Park
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Electric Generation

Description:	Electric Generation - Walter Scott #4
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Highway 58 Intersection Improvements

Description:	Highway 58 Intersection Study
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### West Viking Road

Description:	West Viking Road
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Northern Industrial Park

Description:	Northern Industrial Park Infrastructure
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Legal Fees

Description:	Legal Fees
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Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	No

### **Lot Sales**

Description:	Lot Sales
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	No

### **University Avenue Ph III**

Description:	University Avenue Ph III
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### **Land Acquisition**

Description:	Industrial Park Land Acquisition
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

### **Industrial Park Expansion**

Description:	Industrial Park Expansion
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

### **6623 Chancelor Drive**

Description:	Property Tax Rebates to Martin Reality
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

### **1304 Technology Parkway**

Description:	Property Tax Rebates to Six Kids
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

### **7024 Nordic Drive**

Description:	Property Tax Rebates to RBBJ
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

### **317 Savannah Park Road**

Description:	Property Tax Rebates to Standard Distribution
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

### **1225 Rail Way**

Description:	Property Tax Rebates to SDC Real Estate
Classification:	Commercial - warehouses and distribution facilities

Physically Complete: Yes  
Payments Complete: No

### **6415 Development Drive**

Description: Property Tax Rebates to Strickler Properties  
Classification: Commercial - warehouses and distribution facilities  
Physically Complete: Yes  
Payments Complete: No

## Debts/Obligations For CEDAR FALLS UNIFIED HWY 58 CORRIDOR UR

### CFU-Electric Utility

Debt/Obligation Type:	Internal Loans
Principal:	319,222
Interest:	0
Total:	319,222
Annual Appropriation?:	No
Date Incurred:	11/11/2008
FY of Last Payment:	2033

### CFU-Electric Utility-Generation

Debt/Obligation Type:	Internal Loans
Principal:	8,453,428
Interest:	0
Total:	8,453,428
Annual Appropriation?:	No
Date Incurred:	11/11/2008
FY of Last Payment:	2033

### CFU-Gas Utility

Debt/Obligation Type:	Internal Loans
Principal:	192,033
Interest:	0
Total:	192,033
Annual Appropriation?:	No
Date Incurred:	11/11/2008
FY of Last Payment:	2033

### CFU-Water Utility

Debt/Obligation Type:	Internal Loans
Principal:	882,310
Interest:	0
Total:	882,310
Annual Appropriation?:	No
Date Incurred:	11/11/2008
FY of Last Payment:	2033

### CFU-Communication Utility

Debt/Obligation Type:	Internal Loans
Principal:	256,912
Interest:	0
Total:	256,912
Annual Appropriation?:	No
Date Incurred:	11/11/2008
FY of Last Payment:	2033

### Bond Fund

Debt/Obligation Type:	Internal Loans
Principal:	17,292,050
Interest:	0
Total:	17,292,050
Annual Appropriation?:	No
Date Incurred:	11/08/2012
FY of Last Payment:	2033

## Economic Development Fund

Debt/Obligation Type:	Internal Loans
Principal:	3,641,950
Interest:	0
Total:	3,641,950
Annual Appropriation?:	No
Date Incurred:	11/16/2015
FY of Last Payment:	2033

## Six Kids

Debt/Obligation Type:	Rebates
Principal:	109,223
Interest:	0
Total:	109,223
Annual Appropriation?:	Yes
Date Incurred:	04/21/2020
FY of Last Payment:	2026

## RBJB

Debt/Obligation Type:	Rebates
Principal:	8,747
Interest:	0
Total:	8,747
Annual Appropriation?:	Yes
Date Incurred:	05/08/2020
FY of Last Payment:	2025

## Martin Realty

Debt/Obligation Type:	Rebates
Principal:	6,130
Interest:	0
Total:	6,130
Annual Appropriation?:	Yes
Date Incurred:	03/18/2018
FY of Last Payment:	2027

## Standard Distribution

Debt/Obligation Type:	Rebates
Principal:	42,980
Interest:	0
Total:	42,980
Annual Appropriation?:	Yes
Date Incurred:	01/20/2020
FY of Last Payment:	2028

## SDC Real Estate

Debt/Obligation Type:	Rebates
Principal:	31,460
Interest:	0
Total:	31,460
Annual Appropriation?:	Yes
Date Incurred:	01/20/2020
FY of Last Payment:	2028

## Strickler Properties

Debt/Obligation Type:	Rebates
Principal:	11,090
Interest:	0

Total:	11,090
Annual Appropriation?:	Yes
Date Incurred:	11/02/2020
FY of Last Payment:	2027

## Non-Rebates For CEDAR FALLS UNIFIED HWY 58 CORRIDOR UR

TIF Expenditure Amount:	458,709
Tied To Debt:	CFU-Electric Utility-Generation
Tied To Project:	Electric Generation
TIF Expenditure Amount:	34,429
Tied To Debt:	CFU-Electric Utility
Tied To Project:	Electrical Extensions
TIF Expenditure Amount:	848
Tied To Debt:	CFU-Gas Utility
Tied To Project:	Gas Services
TIF Expenditure Amount:	5,515
Tied To Debt:	CFU-Water Utility
Tied To Project:	Water Extensions
TIF Expenditure Amount:	499
Tied To Debt:	CFU-Communication Utility
Tied To Project:	Communication Services
TIF Expenditure Amount:	2,777,981
Tied To Debt:	Bond Fund
Tied To Project:	Highway 58 Intersection Improvements
TIF Expenditure Amount:	28,712
Tied To Debt:	Bond Fund
Tied To Project:	Northern Industrial Park
TIF Expenditure Amount:	0
Tied To Debt:	Bond Fund
Tied To Project:	Legal Fees
TIF Expenditure Amount:	0
Tied To Debt:	Bond Fund
Tied To Project:	Land Acquisition
TIF Expenditure Amount:	645,000
Tied To Debt:	Economic Development Fund
Tied To Project:	Land Acquisition
TIF Expenditure Amount:	0
Tied To Debt:	Bond Fund
Tied To Project:	Industrial Park Expansion
TIF Expenditure Amount:	0
Tied To Debt:	Bond Fund
Tied To Project:	West Viking Road

## Rebates For CEDAR FALLS UNIFIED HWY 58 CORRIDOR UR

### 6623 Chancelor Drive

TIF Expenditure Amount:	4,142
Rebate Paid To:	Martin Realty
Tied To Debt:	Martin Realty
Tied To Project:	6623 Chancelor Drive
Projected Final FY of Rebate:	2027

### 1304 Technology Parkway

TIF Expenditure Amount:	67,233
Rebate Paid To:	Six Kids
Tied To Debt:	Six Kids
Tied To Project:	1304 Technology Parkway
Projected Final FY of Rebate:	2026

### 7024 Nordic Drive

TIF Expenditure Amount:	8,747
Rebate Paid To:	RBJB
Tied To Debt:	RBJB
Tied To Project:	7024 Nordic Drive
Projected Final FY of Rebate:	2025

### 317 Savannah Park Road

TIF Expenditure Amount:	27,320
Rebate Paid To:	Standard Distribution
Tied To Debt:	Standard Distribution
Tied To Project:	317 Savannah Park Road
Projected Final FY of Rebate:	2028

### 1225 Rail Way

TIF Expenditure Amount:	19,997
Rebate Paid To:	SDC
Tied To Debt:	SDC Real Estate
Tied To Project:	1225 Rail Way
Projected Final FY of Rebate:	2028

### 6415 Development Drive

TIF Expenditure Amount:	0
Rebate Paid To:	Strickler Properties
Tied To Debt:	Strickler Properties
Tied To Project:	6415 Development Drive
Projected Final FY of Rebate:	2028

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**TIF Taxing District Data Collection**

Local Government Name: CEDAR FALLS (07G046)  
 Urban Renewal Area: CEDAR FALLS UNIFIED HWY 58 CORRIDOR UR (07043)  
 TIF Taxing District Name: CEDAR FALLS CITY/CEDAR FALLS SCH/CEDAR FALLS IND PARK UR TIF INCR  
 TIF Taxing District Inc. Number: 070154  
 TIF Taxing District Base Year: 1989  
 FY TIF Revenue First Received: 1993  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2033

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1990

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	0	89,698,710	22,306,090	0	0	112,004,800	0	112,004,800
Taxable	0	0	76,186,879	19,289,656	0	0	95,476,535	0	95,476,535
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	7,489,820	95,476,535	95,476,535	0	0

FY 2025 TIF Revenue Received: 2,558,450

**TIF Taxing District Data Collection**

Local Government Name: CEDAR FALLS (07G046)  
 Urban Renewal Area: CEDAR FALLS UNIFIED HWY 58 CORRIDOR UR (07043)  
 TIF Taxing District Name: CEDAR FALLS CITY/CEDAR FALLS SCH/CEDAR FALLS IND PARK II AMD 1 INCR  
 TIF Taxing District Inc. Number: 070244  
 TIF Taxing District Base Year: 2002  
 FY TIF Revenue First Received: 2005  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2024

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2003

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	37,433,670	11,557,560	0	0	48,991,230	0	48,991,230
Taxable	0	0	32,177,260	10,163,219	0	0	42,340,479	0	42,340,479
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	0	42,340,479	42,340,479	0	0

FY 2025 TIF Revenue Received: 1,141,367

🌿 Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**TIF Taxing District Data Collection**

Local Government Name: CEDAR FALLS (07G046)  
 Urban Renewal Area: CEDAR FALLS UNIFIED HWY 58 CORRIDOR UR (07043)  
 TIF Taxing District Name: CEDAR FALLS CITY/CEDAR FALLS SCH/NORTHERN CEDAR FALLS INDUSTRIAL PARK UR INCR  
 TIF Taxing District Inc. Number: 070294  
 TIF Taxing District Base Year: 2008  
 FY TIF Revenue First Received: 2010  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2030

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2009

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	3,589,600	6,786,010	5,297,390	0	-4,000	15,649,500	0	15,649,500
Taxable	0	1,663,517	5,817,002	4,636,680	0	-4,000	12,093,699	0	12,093,699
Homestead Credits									15

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	4,323,320	11,330,180	11,349,680	-19,500	-530

FY 2025 TIF Revenue Received: 308,262

**TIF Taxing District Data Collection**

Local Government Name: CEDAR FALLS (07G046)  
 Urban Renewal Area: CEDAR FALLS UNIFIED HWY 58 CORRIDOR UR (07043)  
 TIF Taxing District Name: CEDAR FALLS CITY AG/CEDAR FALLS SCH/NORTHERN CEDAR FALLS INDUSTRIAL PARK UR INCR  
 TIF Taxing District Inc. Number: 070296  
 TIF Taxing District Base Year: 2008  
 FY TIF Revenue First Received: 2010  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2030

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2009

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	167,110	0	0	0	0	0	167,110	0	167,110
Taxable	120,047	0	0	0	0	0	120,047	0	120,047
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	139,000	28,110	28,110	0	0

FY 2025 TIF Revenue Received: 525

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**TIF Taxing District Data Collection**

Local Government Name: CEDAR FALLS (07G046)  
 Urban Renewal Area: CEDAR FALLS UNIFIED HWY 58 CORRIDOR UR (07043)  
 TIF Taxing District Name: CEDAR FALLS CITY/CEDAR FALLS SCH CEDAR FALLS IND PKS AMD 5-UNIF HWY 58 TIF INCR  
 TIF Taxing District Inc. Number: 070310  
 TIF Taxing District Base Year: 2012  
 FY TIF Revenue First Received: 2015  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2035

UR Designation	
Slum	No
Blighted	No
Economic Development	07/2012

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	550,480	6,316,050	844,680	0	0	7,711,210	0	7,711,210
Taxable	0	255,108	4,948,254	694,727	0	0	5,898,089	0	5,898,089
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	5,948,790	1,762,420	1,762,420	0	0

FY 2025 TIF Revenue Received: 47,884

**TIF Taxing District Data Collection**

Local Government Name: CEDAR FALLS (07G046)  
 Urban Renewal Area: CEDAR FALLS UNIFIED HWY 58 CORRIDOR UR (07043)  
 TIF Taxing District Name: CEDAR FALLS CITY/CEDAR FALLS SCH/CEDAR FALLS UNIF HWY 58 AMD4 INCR  
 TIF Taxing District Inc. Number: 070372  
 TIF Taxing District Base Year: 2017  
 FY TIF Revenue First Received: 2020  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2040

UR Designation	
Slum	No
Blighted	No
Economic Development	05/2018

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: CEDAR FALLS (07G046)  
 Urban Renewal Area: CEDAR FALLS UNIFIED HWY 58 CORRIDOR UR (07043)  
 TIF Taxing District Name: CEDAR FALLS TWP/DIKE-NEW HARTFORD SCH/CEDAR FALLS IND PKS UNIF HWY 58 AMD5 INCR  
 TIF Taxing District Inc. Number: 070398  
 TIF Taxing District Base Year: 2018  
 FY TIF Revenue First Received: 2021  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2041

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2018

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	5,000	0	0	0	0	5,000	0	5,000
Taxable	0	2,317	0	0	0	0	2,317	0	2,317
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	358,600	0	0	0	0

FY 2025 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: CEDAR FALLS (07G046)  
 Urban Renewal Area: CEDAR FALLS UNIFIED HWY 58 CORRIDOR UR (07043)  
 TIF Taxing District Name: CEDAR FALLS CITY/CEDAR FALLS SCH/CEDAR FALLS IND PKS UNIF HWY58 TIF AMD5 INCREM  
 TIF Taxing District Inc. Number: 070404  
 TIF Taxing District Base Year: 2018  
 FY TIF Revenue First Received: 2021  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2041

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2018

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	1,047,336	0	0	0	-1,600	1,043,136	0	1,043,136
Taxable	0	485,366	0	0	0	-1,600	481,166	0	481,166
Homestead Credits									5

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	944,430	100,306	102,906	-2,600	-71

FY 2025 TIF Revenue Received: 2,796

**Annual Urban Renewal Report, Fiscal Year 2024 - 2025**

**TIF Taxing District Data Collection**

Local Government Name: CEDAR FALLS (07G046)  
 Urban Renewal Area: CEDAR FALLS UNIFIED HWY 58 CORRIDOR UR (07043)  
 TIF Taxing District Name: CEDAR FALLS CITY/DIKE NEW HARTFORD SCH/CEDAR FALLS IND PKS UNIF HWY58 TIF AMD5 INCREM  
 TIF Taxing District Inc. Number: 070408  
 TIF Taxing District Base Year: 2018  
 FY TIF Revenue First Received: 2021  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2041

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2018

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	27,830	0	0	0	0

FY 2025 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: CEDAR FALLS (07G046)  
 Urban Renewal Area: CEDAR FALLS UNIFIED HWY 58 CORRIDOR UR (07043)  
 TIF Taxing District Name: CEDAR FALLS CITY AG/DIKE NEW HARTFORD SCH/CEDAR FALLS IND PKS UNIF HWY58 TIF AMD5 INCREM  
 TIF Taxing District Inc. Number: 070410  
 TIF Taxing District Base Year: 2018  
 FY TIF Revenue First Received: 2021  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2041

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2018

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	139,220	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: CEDAR FALLS (07G046)  
 Urban Renewal Area: CEDAR FALLS UNIFIED HWY 58 CORRIDOR UR (07043)  
 TIF Taxing District Name: CEDAR FALLS CITY AG/CEDAR FALLS SCH/CEDAR FALLS IND PKS UNIF HWY58 TIF AMD5 INCREM  
 TIF Taxing District Inc. Number: 070418  
 TIF Taxing District Base Year: 2018  
 FY TIF Revenue First Received: 2021  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2041

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2018

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	25,180	0	0	0	0

FY 2025 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: CEDAR FALLS (07G046)  
 Urban Renewal Area: CEDAR FALLS UNIFIED HWY 58 CORRIDOR UR (07043)  
 TIF Taxing District Name: CEDAR FALLS EXEMPT/CEDAR FALLS SCH/CF IND PKS UNIF HWY 58 TIF AMD5 INCREM  
 TIF Taxing District Inc. Number: 070423  
 TIF Taxing District Base Year: 2018  
 FY TIF Revenue First Received: 2022  
 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	1,571,004	0	0	0	-2,400	1,564,704	0	1,564,704
Taxable	0	728,047	0	0	0	-2,400	721,747	0	721,747
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	983,880	583,224	587,124	-3,900	-62

FY 2025 TIF Revenue Received: 9,341

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**Urban Renewal Area Data Collection**

Local Government Name: CEDAR FALLS (07G046)  
 Urban Renewal Area: SOUTH CEDAR FALLS UR  
 UR Area Number: 07048

UR Area Creation Date: 06/2018

The purpose of this urban renewal area is to provide opportunities, incentives, and sites to promote economic development, including new and expanded industrial and commercial development.

UR Area Purpose:

**Tax Districts within this Urban Renewal Area**

	Base No.	Increment No.	Increment Value Used
CEDAR FALLS CITY/CEDAR FALLS SCH/SOUTH CEDAR FALLS URBAN RENEWAL TIF INCR	070373	070374	5,655,982
CEDAR FALLS CITY AG/CEDAR FALLS SCH/SOUTH CEDAR FALLS UR INCR	070375	070376	0
CEDAR FALLS CITY/HUDSON SCH/SOUTH CEDAR FALLS URBAN RENEWAL TIF INCR	070377	070378	5,406,549
CEDAR FALLS CITY AG/HUDSON SCH/SOUTH CEDAR FALLS UR INCR	070379	070380	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	413,320	6,625,560	36,749,040	0	0	-4,000	43,777,420	0	43,777,420
Taxable	296,917	3,070,469	32,537,479	0	0	-4,000	35,894,365	0	35,894,365
Homestead Credits									3

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

TIF Revenue:	316,142
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>316,142</b>

Rebate Expenditures:	0
Non-Rebate Expenditures:	316,142
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>316,142</b>

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

## Projects For SOUTH CEDAR FALLS UR

### Ridgeway Reconstruction

Description:	Ridgeway Reconstruction
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

### Cyber Lane

Description:	Cyber Lane
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Miscellaneous

Description:	Miscellaneous
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	No

### Hudson Rd & Ridgeway Int

Description:	Hudson Rd & Ridgeway Int
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

### Hwy 58 & Ridgeway

Description:	Hwy 58 & Ridgeway Ave
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

## Debts/Obligations For SOUTH CEDAR FALLS UR

### Bond Fund

Debt/Obligation Type:	Internal Loans
Principal:	1,763,760
Interest:	0
Total:	1,763,760
Annual Appropriation?:	No
Date Incurred:	03/14/2019
FY of Last Payment:	2027

### Street Repair Fund

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	02/06/2020
FY of Last Payment:	2024

### Economic Development Fund

Debt/Obligation Type:	Internal Loans
Principal:	11,222
Interest:	0
Total:	11,222
Annual Appropriation?:	No
Date Incurred:	03/14/2019
FY of Last Payment:	2026

## Non-Rebates For SOUTH CEDAR FALLS UR

TIF Expenditure Amount:	0
Tied To Debt:	Street Repair Fund
Tied To Project:	Ridgeway Reconstruction
TIF Expenditure Amount:	5,604
Tied To Debt:	Economic Development Fund
Tied To Project:	Miscellaneous
TIF Expenditure Amount:	18,637
Tied To Debt:	Bond Fund
Tied To Project:	Cyber Lane
TIF Expenditure Amount:	291,901
Tied To Debt:	Bond Fund
Tied To Project:	Hudson Rd & Ridgeway Int
TIF Expenditure Amount:	0
Tied To Debt:	Bond Fund
Tied To Project:	Hwy 58 & Ridgeway

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**TIF Taxing District Data Collection**

Local Government Name: CEDAR FALLS (07G046)  
 Urban Renewal Area: SOUTH CEDAR FALLS UR (07048)  
 TIF Taxing District Name: CEDAR FALLS CITY/CEDAR FALLS SCH/SOUTH CEDAR FALLS URBAN RENEWAL TIF INCR  
 TIF Taxing District Inc. Number: 070374  
 TIF Taxing District Base Year: 2018  
 FY TIF Revenue First Received: 2021  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2041

UR Designation	
Slum	No
Blighted	No
Economic Development	05/2018

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	1,201,710	20,194,410	0	0	0	21,392,870	0	21,392,870
Taxable	0	556,906	17,703,797	0	0	0	18,257,453	0	18,257,453
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	3,256,120	18,136,750	5,655,982	12,480,768	339,096

FY 2025 TIF Revenue Received: 153,671

**TIF Taxing District Data Collection**

Local Government Name: CEDAR FALLS (07G046)  
 Urban Renewal Area: SOUTH CEDAR FALLS UR (07048)  
 TIF Taxing District Name: CEDAR FALLS CITY AG/CEDAR FALLS SCH/SOUTH CEDAR FALLS UR INCR  
 TIF Taxing District Inc. Number: 070376  
 TIF Taxing District Base Year: 2018  
 FY TIF Revenue First Received: 2021  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2041

UR Designation	
Slum	No
Blighted	No
Economic Development	05/2018

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	108,570	0	0	0	0	0	108,570	0	108,570
Taxable	77,994	0	0	0	0	0	77,994	0	77,994
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	166,660	0	0	0	0

FY 2025 TIF Revenue Received: 0

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**TIF Taxing District Data Collection**

Local Government Name: CEDAR FALLS (07G046)  
 Urban Renewal Area: SOUTH CEDAR FALLS UR (07048)  
 TIF Taxing District Name: CEDAR FALLS CITY/HUDSON SCH/SOUTH CEDAR FALLS URBAN RENEWAL TIF INCR  
 TIF Taxing District Inc. Number: 070378  
 TIF Taxing District Base Year: 2018  
 FY TIF Revenue First Received: 2021  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2041

UR Designation	
Slum	No
Blighted	No
Economic Development	05/2018

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	5,423,850	16,554,630	0	0	-4,000	21,971,230	0	21,971,230
Taxable	0	2,513,563	14,833,682	0	0	-4,000	17,339,995	0	17,339,995
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	4,367,700	17,339,995	5,406,549	11,933,446	358,919

FY 2025 TIF Revenue Received: 162,471

**TIF Taxing District Data Collection**

Local Government Name: CEDAR FALLS (07G046)  
 Urban Renewal Area: SOUTH CEDAR FALLS UR (07048)  
 TIF Taxing District Name: CEDAR FALLS CITY AG/HUDSON SCH/SOUTH CEDAR FALLS UR INCR  
 TIF Taxing District Inc. Number: 070380  
 TIF Taxing District Base Year: 2018  
 FY TIF Revenue First Received: 2021  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2041

UR Designation	
Slum	No
Blighted	No
Economic Development	05/2018

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	304,750	0	0	0	0	0	304,750	0	304,750
Taxable	218,923	0	0	0	0	0	218,923	0	218,923
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	479,850	0	0	0	0

FY 2025 TIF Revenue Received: 0