

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

**Levy Authority Summary**

Local Government Name: BREMER COUNTY  
 Local Government Number: 09

**Active Urban Renewal Areas**

	U.R. #	# of Tif Taxing Districts
BREMER COUNTY WARTBURG DORM URBAN RENEWAL	09011	1
2023 Bremer County/Wavery Urban Renewal Area	09999	0

**TIF Debt Outstanding: 106,154**

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: 555      0      Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	92,690
TIF Sp. Revenue Fund Interest:	41
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	12,868
<b>Total Revenue:</b>	<b>105,599</b>

Rebate Expenditures:	0
Non-Rebate Expenditures:	106,154
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>106,154</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: 0**

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**Urban Renewal Area Data Collection**

Local Government Name: BREMER COUNTY (09)  
 Urban Renewal Area: BREMER COUNTY WARTBURG DORM URBAN RENEWAL  
 UR Area Number: 09011

UR Area Creation Date: 04/2004

UR Area Purpose: Construct Student Housing -  
 Contribute to a diversified, well-  
 balanced local economy by creating  
 job opportunities, strengthen  
 property tax base, enhance local  
 higher education opportunity,  
 provide opportunity, encourage  
 commercial growth thru TIF

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
WAVERLY CITY/W-SR SCH/WARTBURG DORM TIF INCREM	090125	090126	3,217,279

**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	6,942,350	0	0	0	0	6,942,350	0	6,942,350
Taxable	0	3,217,279	0	0	0	0	3,217,279	0	3,217,279
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:** 555      0      **Amount of 07-01-2024 Cash Balance Restricted for LMI**

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Non-Rebate Expenditures:	106,154
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>106,154</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 BREMER COUNTY WARTBURG DORM URBAN RENEWAL

### Wartburg Dorm

Description:	Construct Student Housing
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For BREMER COUNTY WARTBURG DORM URBAN RENEWAL

### 2004 Wartburg Dorm

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	07/21/2004
FY of Last Payment:	2025

### FY19 Internal Loan & Legal Services

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	06/01/2019
FY of Last Payment:	2024

### FY20 Internal Loan & Legal Services

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	06/01/2020
FY of Last Payment:	2024

### FY21 Internal Loan & Legal Services

Debt/Obligation Type:	Internal Loans
Principal:	6,747
Interest:	68
Total:	6,815
Annual Appropriation?:	No
Date Incurred:	06/01/2021
FY of Last Payment:	2025

### FY22 Internal Loan & Legal Services

Debt/Obligation Type:	Internal Loans
Principal:	45,607
Interest:	894
Total:	46,501
Annual Appropriation?:	No
Date Incurred:	06/01/2022
FY of Last Payment:	2025

### FY23 Internal Loan & Legal Services

Debt/Obligation Type:	Internal Loans
Principal:	50,544
Interest:	2,294
Total:	52,838
Annual Appropriation?:	No
Date Incurred:	06/01/2023

FY of Last Payment:

2025

## **Non-Rebates For BREMER COUNTY WARTBURG DORM URBAN RENEWAL**

TIF Expenditure Amount:	102,898
Tied To Debt:	2004 Wartburg Dorm
Tied To Project:	Wartburg Dorm

TIF Expenditure Amount:	3,256
Tied To Debt:	2004 Wartburg Dorm
Tied To Project:	Wartburg Dorm

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**TIF Taxing District Data Collection**

Local Government Name: BREMER COUNTY (09)  
 Urban Renewal Area: BREMER COUNTY WARTBURG DORM URBAN RENEWAL (09011)  
 TIF Taxing District Name: WAVERLY CITY/W-SR SCH/WARTBURG DORM TIF INCREM  
 TIF Taxing District Inc. Number: 090126  
 TIF Taxing District Base Year: 2003  
 FY TIF Revenue First Received: 2006  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2026

UR Designation	
Slum	No
Blighted	No
Economic Development	04/2004

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	6,942,350	0	0	0	0	6,942,350	0	6,942,350
Taxable	0	3,217,279	0	0	0	0	3,217,279	0	3,217,279
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	82,520	3,217,279	3,217,279	0	0

FY 2025 TIF Revenue Received: 92,690

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**Urban Renewal Area Data Collection**

Local Government Name: BREMER COUNTY (09)  
 Urban Renewal Area: 2023 Bremer County/Wavery Urban Renewal Area  
 UR Area Number: 09999

UR Area Creation Date: 12/2023

UR Area Purpose: To make Bond payments on  
 Courthouse addition & renovation

**Tax Districts within this Urban Renewal Area**

	Base No.	Increment No.	Increment Value Used
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**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

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:</b>	<b>0</b>								
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TIF Revenue:	0
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>0</b>

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

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

## Projects For 2023 Bremer County/Wavery Urban Renewal Area

### Courthouse Addition & Renovation

Description:	Courthouse Addition & Renovation
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	No
Payments Complete:	No

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TIF was not used in FY25. The Project is in design stage.

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