

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: JANESVILLE
 Local Government Number: 09G066

| Active Urban Renewal Areas | U.R. # | # of Tif Taxing Districts |
|---|--------|---------------------------|
| JANESVILLE URBAN RENEWAL | 07006 | 4 |
| JANESVILLE HARDWOOD ESTATES URBAN RENEWAL | 09015 | 2 |

TIF Debt Outstanding: 139,960

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: 134,677 46,390 Amount of 07-01-2024 Cash Balance Restricted for LMI

| | |
|---------------------------------|---------------|
| TIF Revenue: | 65,691 |
| TIF Sp. Revenue Fund Interest: | 0 |
| Property Tax Replacement Claims | 0 |
| Asset Sales & Loan Repayments: | 0 |
| Total Revenue: | 65,691 |

| | |
|-------------------------------|---------------|
| Rebate Expenditures: | 22,462 |
| Non-Rebate Expenditures: | 0 |
| Returned to County Treasurer: | 0 |
| Total Expenditures: | 22,462 |

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: 177,906 50,002 Amount of 06-30-2025 Cash Balance Restricted for LMI

Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: -60,408

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Urban Renewal Area Data Collection

Local Government Name: JANESVILLE (09G066)
 Urban Renewal Area: JANESVILLE URBAN RENEWAL
 UR Area Number: 07006

UR Area Creation Date: 08/1994

This plan will act to strengthen and enable the city to meet long-term objectives by creating activities designed to stabilize and expand the local economic base, housing conditions and quality of life.

UR Area Purpose:

Tax Districts within this Urban Renewal Area

| | Base No. | Increment No. | Increment Value Used |
|--|----------|---------------|----------------------|
| JANESVILLE CITY/JANESVILLE SCH/JANESVILLE UR TIF INCR | 070185 | 070186 | 0 |
| JANESVILLE CITY AG/JANESVILLE SCH/JANESVILLE UR TIF INCR | 070187 | 070188 | 0 |
| JANESVILLE CITY/JANESVILLE SCH/AMEND #1 UR INCREM | 090095 | 090096 | 0 |
| JANESVILLE CITY AG/JANESVILLE SCH/AMEND #1 UR INCREM | 090097 | 090098 | 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 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Taxable | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Homestead Credits | | | | | | | | | 0 |

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

| | |
|---------------------------------|----------|
| 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: 0 **Amount of 06-30-2025 Cash Balance Restricted for LMI** 0

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TIF Taxing District Data Collection

Local Government Name: JANESVILLE (09G066)
 Urban Renewal Area: JANESVILLE URBAN RENEWAL (07006)
 TIF Taxing District Name: JANESVILLE CITY/JANESVILLE SCH/JANESVILLE UR TIF INCR
 TIF Taxing District Inc. Number: 070186
 TIF Taxing District Base Year: 1993
 FY TIF Revenue First Received: 1995
 Subject to a Statutory end date? No

| UR Designation | |
|----------------------|---------|
| Slum | 08/1994 |
| Blighted | 08/1994 |
| Economic Development | 08/1994 |

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 | 1,325,830 | 0 | 0 | 0 | 0 |

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: JANESVILLE (09G066)
 Urban Renewal Area: JANESVILLE URBAN RENEWAL (07006)
 TIF Taxing District Name: JANESVILLE CITY AG/JANESVILLE SCH/JANESVILLE UR TIF INCR
 TIF Taxing District Inc. Number: 070188
 TIF Taxing District Base Year: 1993
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

| UR Designation | |
|----------------------|---------|
| Slum | 08/1994 |
| Blighted | 08/1994 |
| Economic Development | 08/1994 |

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 | 92,510 | 0 | 0 | 0 | 0 |

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: JANESVILLE (09G066)
 Urban Renewal Area: JANESVILLE URBAN RENEWAL (07006)
 TIF Taxing District Name: JANESVILLE CITY/JANESVILLE SCH/AMEND #1 UR INCREM
 TIF Taxing District Inc. Number: 090096
 TIF Taxing District Base Year: 1993
 FY TIF Revenue First Received: 1995
 Subject to a Statutory end date? No

| UR Designation | |
|----------------------|---------|
| Slum | 08/1994 |
| Blighted | 08/1994 |
| Economic Development | 08/1994 |

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 | 1,363,198 | 0 | 0 | 0 | 0 |

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: JANESVILLE (09G066)
 Urban Renewal Area: JANESVILLE URBAN RENEWAL (07006)
 TIF Taxing District Name: JANESVILLE CITY AG/JANESVILLE SCH/AMEND #1 UR INCREM
 TIF Taxing District Inc. Number: 090098
 TIF Taxing District Base Year: 1993
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

| UR Designation | |
|----------------------|---------|
| Slum | 08/1994 |
| Blighted | 08/1994 |
| Economic Development | 08/1994 |

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 | 65,251 | 0 | 0 | 0 | 0 |

FY 2025 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: JANESVILLE (09G066)
 Urban Renewal Area: JANESVILLE HARDWOOD ESTATES URBAN RENEWAL
 UR Area Number: 09015

UR Area Creation Date: 10/2017

Creation of a new residential subdivision; City providing rebates to developer for improvements in the area.

UR Area Purpose:

Tax Districts within this Urban Renewal Area

| | Base No. | Increment No. | Increment Value Used |
|---|----------|---------------|----------------------|
| JANESVILLE CITY/JV SCH/HARDWOOD TIF INCREM | 090172 | 090173 | 2,521,056 |
| JANESVILLE CITY AG/JV SCH/HARDWOOD TIF INCREM | 090174 | 090175 | 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 | 5,447,030 | 0 | 0 | 0 | 0 | 5,443,780 | 0 | 5,443,780 |
| Taxable | 0 | 2,524,306 | 0 | 0 | 0 | 0 | 2,521,056 | 0 | 2,521,056 |
| Homestead Credits | | | | | | | | | 9 |

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: **134,677** **46,390** **Amount of 07-01-2024 Cash Balance Restricted for LMI**

| | |
|---------------------------------|---------------|
| TIF Revenue: | 65,691 |
| TIF Sp. Revenue Fund Interest: | 0 |
| Property Tax Replacement Claims | 0 |
| Asset Sales & Loan Repayments: | 0 |
| Total Revenue: | 65,691 |

| | |
|-------------------------------|---------------|
| Rebate Expenditures: | 22,462 |
| Non-Rebate Expenditures: | 0 |
| Returned to County Treasurer: | 0 |
| Total Expenditures: | 22,462 |

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: **177,906** **50,002** **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For JANESVILLE HARDWOOD ESTATES URBAN RENEWAL

Hardwood Housing Subdivision

| | |
|----------------------|--|
| Description: | Creation of a new residential subdivision; City providing rebates to developer for improvements in the area. |
| Classification: | Residential property (classified residential) |
| Physically Complete: | No |
| Payments Complete: | No |

Hardwood LMI Requirement

| | |
|----------------------|--|
| Description: | LMI Obligation created by Hardwood Housing Project |
| Classification: | Low and Moderate Income Housing |
| Physically Complete: | No |
| Payments Complete: | No |

Debts/Obligations For JANESVILLE HARDWOOD ESTATES URBAN RENEWAL

Hardwood Housing Rebates

| | |
|------------------------|------------|
| Debt/Obligation Type: | Rebates |
| Principal: | 84,540 |
| Interest: | 0 |
| Total: | 84,540 |
| Annual Appropriation?: | Yes |
| Date Incurred: | 10/09/2017 |
| FY of Last Payment: | 2032 |

LMI - Hardwood Housing

| | |
|------------------------|-------------------------------------|
| Debt/Obligation Type: | Outstanding LMI Housing Obligations |
| Principal: | 5,420 |
| Interest: | 0 |
| Total: | 5,420 |
| Annual Appropriation?: | Yes |
| Date Incurred: | 10/09/2017 |
| FY of Last Payment: | 2032 |

City Administrative Costs

| | |
|------------------------|----------------|
| Debt/Obligation Type: | Internal Loans |
| Principal: | 50,000 |
| Interest: | 0 |
| Total: | 50,000 |
| Annual Appropriation?: | No |
| Date Incurred: | 10/09/2017 |
| FY of Last Payment: | 2032 |

Rebates For JANESVILLE HARDWOOD ESTATES URBAN RENEWAL

2601 Easton Ave Waverly, IA 50677

| | |
|-------------------------------|------------------------------|
| TIF Expenditure Amount: | 22,462 |
| Rebate Paid To: | GSH Ventures, LLC |
| Tied To Debt: | Hardwood Housing Rebates |
| Tied To Project: | Hardwood Housing Subdivision |
| Projected Final FY of Rebate: | 2032 |

Income Housing For JANESVILLE HARDWOOD ESTATES URBAN RENEWAL

| | |
|--|---|
| Amount of FY 2025 expenditures that provide or aid in the provision of public improvements related to housing and residential development: | 0 |
| <hr/> | |
| 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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TIF Taxing District Data Collection

Local Government Name: JANESVILLE (09G066)
 Urban Renewal Area: JANESVILLE HARDWOOD ESTATES URBAN RENEWAL (09015)
 TIF Taxing District Name: JANESVILLE CITY/JV SCH/HARDWOOD TIF INCREM
 TIF Taxing District Inc. Number: 090173
 TIF Taxing District Base Year: 2019
 FY TIF Revenue First Received: 2021
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2032

| UR Designation | |
|----------------------|---------|
| Slum | No |
| Blighted | No |
| Economic Development | 10/2017 |

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 | 5,447,030 | 0 | 0 | 0 | 0 | 5,443,780 | 0 | 5,443,780 |
| Taxable | 0 | 2,524,306 | 0 | 0 | 0 | 0 | 2,521,056 | 0 | 2,521,056 |
| Homestead Credits | | | | | | | | | 9 |

| | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 99,950 | 2,521,056 | 2,521,056 | 0 | 0 |

FY 2025 TIF Revenue Received: 65,691

TIF Taxing District Data Collection

Local Government Name: JANESVILLE (09G066)
 Urban Renewal Area: JANESVILLE HARDWOOD ESTATES URBAN RENEWAL (09015)
 TIF Taxing District Name: JANESVILLE CITY AG/JV SCH/HARDWOOD TIF INCREM
 TIF Taxing District Inc. Number: 090175
 TIF Taxing District Base Year: 2019
 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