

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

Local Government Name: WAVERLY (09G071)
 Urban Renewal Area: WAVERLY UNIFIED URBAN RENEWAL
 UR Area Number: 09001

UR Area Creation Date: 08/1986

This district and all amendments to this district are intended to direct new development, public improvements and make land sales more competitive and marketable in the area covered by this plan and amendments.

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
WAVERLY CITY/W-SR SCH/UR INCREM	090048	090056	6,908,243
WAVERLY CITY AG/W-SR SCH/UR INCREM	090066	090071	15,159
WAVERLY CITY/W-SR SCH/AMEND #7 UR INCREM	090129	090130	0
WAVERLY CITY/W-SR SCH/AMEND #8 UR INCREM	090131	090132	4,441,927
WAVERLY CITY AG/W-SR SCH/AMEND #8 UR INCREM	090133	090134	0
WAVERLY CITY/W-SR SCH/D/TOWN AMEND #1 TIF INCREM	090137	090138	1,844,434
WAVERLY CITY/W-SR SCH/AMEND #9 UR INCREM	090139	090140	1,145,280
WAVERLY CITY/W-SR SCH/AMEND #1 UR INCREM	090145	090146	9,149,378
WAVERLY CITY/W-SR SCH/AMEND #2 UR INCREM	090147	090148	7,713,574
WAVERLY CITY/W-SR SCH/AMEND #3 UR INCREM	090149	090150	3,288,358
WAVERLY CITY/W-SR SCH/AMEND #4 UR INCREM	090151	090152	3,412,137
WAVERLY CITY/W-SR SCH/UNIFIED AMEND #1 INCREM	090160	090161	0
WAVERLY CITY AG/W-SR SCH/UNIFIED AMEND #1 INCREM	090162	090163	0
WAVERLY CITY AG/W-SR SCH/UNIF AMEND #1 COUNTY INCREM	090164	090165	0
WAVERLY CITY/W-SR SCH/ANNEX CITY EXEMPT INCREM	090168	090169	0
WAVERLY CITY/W-SR SCH/UNIFIED AMEND #2 INCREM	090170	090171	0
WAVERLY CITY/W-SR SCH/UNIFIED AMEND #3 INCREM	090178	090179	123,829
WAVERLY CITY AG/W-SR SCH/UNIFIED AMEND #3 INCREM	090180	090181	0
WAVERLY CITY/W-SR SCH/UNIFIED AMEND #4 INCREM	090184	090185	874,817
WAVERLY CITY/W-SR SCH/UNIFIED AMEND #5 INCREM	090186	090187	1,796,908
WAVERLY CITY AG/W-SR SCH/UNIFIED AMEND #5 INCREM	090188	090189	0
WAVERLY CITY AG/W-SR SCH/AMEND #4 UR INCREM	090242	090243	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	25,140	13,086,320	34,797,860	25,298,190	0	-80,000	73,013,760	0	73,013,760
Taxable	18,060	6,064,571	27,900,906	21,826,160	0	-80,000	55,615,947	0	55,615,947
Homestead Credits									68

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: 618,881 0 Amount of 07-01-2024 Cash Balance Restricted for LMI

TIF Revenue:	1,180,800
TIF Sp. Revenue Fund Interest:	7,388
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	1,188,188

Rebate Expenditures:	0
Non-Rebate Expenditures:	1,721,774
Returned to County Treasurer:	0
Total Expenditures:	1,721,774

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: 85,295 0 Amount of 06-30-2025 Cash Balance Restricted for LMI

Projects For WAVERLY UNIFIED URBAN RENEWAL

Cedar River Parkway

Description:	Road/Bridge Extension
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

2009 Refund 2000C, 2001A

Description:	10th Ave, 16th&10th, golf, 4th&Bremer
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

2011 GO 4th St SW Corridor

Description:	Reconstruction of 4th
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

GMT Tax Rebate

Description:	New Manufacturing Facility
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	Yes

Carmi Tax Rebate

Description:	New Manufacturing Facility
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

TIF Amendment

Description:	Costs to amend the TIF districts
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

Carmi Tax Rebate

Description:	New Construction
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	Yes

Airport Runway Recon #332

Description:	Resurfacing
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	Yes

Airport Land Acquisition#331

Description:	Safety runwayexpansion
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Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	No

Dry Run Culvert

Description:	Culvert Work on 4th
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Waverly Hotel Group Rebate

Description:	New Construction
Classification:	Commercial - hotels and conference centers
Physically Complete:	Yes
Payments Complete:	Yes

Economic Development

Description:	Facade Incentive Program Res#11-51
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	Yes

Public Improvements- Bob Denny

Description:	Sewer Main Easement
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For WAVERLY UNIFIED URBAN RENEWAL

2009 G.O. Refunding

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	12/01/2000
FY of Last Payment:	2019

2011 G.O. (4th St Corridor)

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	06/08/2011
FY of Last Payment:	2021

GMT Rebates

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	06/20/2011
FY of Last Payment:	2019

Carmi Flavors Rebate

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	07/01/2012
FY of Last Payment:	2022

2014 A Bonds

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	1,980,000
Interest:	181,950
Total:	2,161,950
Annual Appropriation?:	No
Date Incurred:	07/01/2014
FY of Last Payment:	2028

2015 B Bonds

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	95,000
Interest:	2,850
Total:	97,850
Annual Appropriation?:	No
Date Incurred:	06/02/2015
FY of Last Payment:	2025

2008 Parking Lots

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	06/08/2008
FY of Last Payment:	2018

Waverly Hotel Group

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	07/21/2014
FY of Last Payment:	2021

2018A G.O. Bonds CR Pkwy

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,892,000
Interest:	173,580
Total:	2,065,580
Annual Appropriation?:	No
Date Incurred:	06/01/2019
FY of Last Payment:	2030

Facade Incentive Program

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	05/02/2011
FY of Last Payment:	2023

Public Improvements

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	10/19/2017
FY of Last Payment:	2020

2017 A Bonds CR Pkwy

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	360,000
Interest:	10,900
Total:	370,900
Annual Appropriation?:	No
Date Incurred:	09/05/2017
FY of Last Payment:	2025

Non-Rebates For WAVERLY UNIFIED URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	2009 G.O. Refunding
Tied To Project:	2009 Refund 2000C, 2001A
TIF Expenditure Amount:	0
Tied To Debt:	2011 G.O. (4th St Corridor)
Tied To Project:	TIF Amendment
TIF Expenditure Amount:	0
Tied To Debt:	GMT Rebates
Tied To Project:	Economic Development
TIF Expenditure Amount:	844,395
Tied To Debt:	2014 A Bonds
Tied To Project:	Cedar River Parkway
TIF Expenditure Amount:	98,113
Tied To Debt:	2015 B Bonds
Tied To Project:	Airport Land Acquisition#331
TIF Expenditure Amount:	413,190
Tied To Debt:	2018A G.O. Bonds CR Pkwy
Tied To Project:	Economic Development
TIF Expenditure Amount:	366,076
Tied To Debt:	2017 A Bonds CR Pkwy
Tied To Project:	Cedar River Parkway

Rebates For WAVERLY UNIFIED URBAN RENEWAL

Carmi Flavors

TIF Expenditure Amount:	0
Rebate Paid To:	Carmi Flavors
Tied To Debt:	Carmi Flavors Rebate
Tied To Project:	Carmi Tax Rebate
Projected Final FY of Rebate:	2022

GMT

TIF Expenditure Amount:	0
Rebate Paid To:	GMT Corp
Tied To Debt:	GMT Rebates
Tied To Project:	GMT Tax Rebate
Projected Final FY of Rebate:	2019

Waverly Hotel Group

TIF Expenditure Amount:	0
Rebate Paid To:	Waverly Hotel Group
Tied To Debt:	Waverly Hotel Group
Tied To Project:	Waverly Hotel Group Rebate
Projected Final FY of Rebate:	2021

Facade Incentive Program

TIF Expenditure Amount:	0
Rebate Paid To:	Multiple Retail
Tied To Debt:	Facade Incentive Program
Tied To Project:	Economic Development
Projected Final FY of Rebate:	2023

Public Improvements

TIF Expenditure Amount:	0
Rebate Paid To:	Bob Denny
Tied To Debt:	Public Improvements
Tied To Project:	Public Improvements- Bob Denny
Projected Final FY of Rebate:	2020

Jobs For WAVERLY UNIFIED URBAN RENEWAL

Project:	Airport Runway Recon #332
Company Name:	GMT
Date Agreement Began:	06/20/2011
Date Agreement Ends:	05/01/2019
Number of Jobs Created or Retained:	22
Total Annual Wages of Required Jobs:	823,680
Total Estimated Private Capital Investment:	3,952,000
Total Estimated Cost of Public Infrastructure:	0

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TIF Taxing District Data Collection

Local Government Name: WAVERLY (09G071)
 Urban Renewal Area: WAVERLY UNIFIED URBAN RENEWAL (09001)
 TIF Taxing District Name: WAVERLY CITY/W-SR SCH/UR INCREM
 TIF Taxing District Inc. Number: 090056
 TIF Taxing District Base Year: 1988
 FY TIF Revenue First Received: 1989
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	08/1986

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	3,673,300	6,560,550	0	0	10,233,850	0	10,233,850
Taxable	0	0	2,725,282	5,514,421	0	0	8,239,703	0	8,239,703
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	915,993	8,239,703	6,908,243	1,331,460	38,360

FY 2025 TIF Revenue Received: 198,573

TIF Taxing District Data Collection

Local Government Name: WAVERLY (09G071)
 Urban Renewal Area: WAVERLY UNIFIED URBAN RENEWAL (09001)
 TIF Taxing District Name: WAVERLY CITY AG/W-SR SCH/UR INCREM
 TIF Taxing District Inc. Number: 090071
 TIF Taxing District Base Year: 1988
 FY TIF Revenue First Received: 1990
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	06/1988

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	25,140	0	0	0	0	0	25,140	0	25,140
Taxable	18,060	0	0	0	0	0	18,060	0	18,060
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	6,099	18,060	15,159	2,901	56

FY 2025 TIF Revenue Received: 294

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TIF Taxing District Data Collection

Local Government Name: WAVERLY (09G071)
 Urban Renewal Area: WAVERLY UNIFIED URBAN RENEWAL (09001)
 TIF Taxing District Name: WAVERLY CITY/W-SR SCH/AMEND #7 UR INCREM
 TIF Taxing District Inc. Number: 090130
 TIF Taxing District Base Year: 2005
 FY TIF Revenue First Received: 2007
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2027

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2005

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	928,200	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: WAVERLY (09G071)
 Urban Renewal Area: WAVERLY UNIFIED URBAN RENEWAL (09001)
 TIF Taxing District Name: WAVERLY CITY/W-SR SCH/AMEND #8 UR INCREM
 TIF Taxing District Inc. Number: 090132
 TIF Taxing District Base Year: 2007
 FY TIF Revenue First Received: 2009
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2029

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2006

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	9,442,890	0	0	0	9,442,890	0	9,442,890
Taxable	0	0	8,105,687	0	0	0	8,105,687	0	8,105,687
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	4,144,830	5,298,060	4,441,927	856,133	24,665

FY 2025 TIF Revenue Received: 127,973

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TIF Taxing District Data Collection

Local Government Name: WAVERLY (09G071)
 Urban Renewal Area: WAVERLY UNIFIED URBAN RENEWAL (09001)
 TIF Taxing District Name: WAVERLY CITY AG/W-SR SCH/AMEND #8 UR INCREM
 TIF Taxing District Inc. Number: 090134
 TIF Taxing District Base Year: 2007
 FY TIF Revenue First Received: 2009
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2029

UR Designation	
Slum	No
Blighted	No
Economic Development	01/2008

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

TIF Taxing District Data Collection

Local Government Name: WAVERLY (09G071)
 Urban Renewal Area: WAVERLY UNIFIED URBAN RENEWAL (09001)
 TIF Taxing District Name: WAVERLY CITY/W-SR SCH/D/TOWN AMEND #1 TIF INCREM
 TIF Taxing District Inc. Number: 090138
 TIF Taxing District Base Year: 2009
 FY TIF Revenue First Received: 2011
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2030

UR Designation	
Slum	No
Blighted	No
Economic Development	01/2010

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	0	2,538,510	0	0	0	2,538,510	0	2,538,510
Taxable	0	0	2,228,382	0	0	0	2,228,382	0	2,228,382
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	338,570	2,199,940	1,844,434	355,506	10,242

FY 2025 TIF Revenue Received: 53,139

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TIF Taxing District Data Collection

Local Government Name: WAVERLY (09G071)
 Urban Renewal Area: WAVERLY UNIFIED URBAN RENEWAL (09001)
 TIF Taxing District Name: WAVERLY CITY/W-SR SCH/AMEND #9 UR INCREM
 TIF Taxing District Inc. Number: 090140
 TIF Taxing District Base Year: 2009
 FY TIF Revenue First Received: 2011
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2029

UR Designation	
Slum	No
Blighted	No
Economic Development	01/2010

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	172,760	1,905,250	576,760	0	0	2,654,770	0	2,654,770
Taxable	0	80,062	1,469,018	450,262	0	0	1,999,342	0	1,999,342
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	1,288,725	1,366,045	1,145,280	220,765	6,360

FY 2025 TIF Revenue Received: 32,996

TIF Taxing District Data Collection

Local Government Name: WAVERLY (09G071)
 Urban Renewal Area: WAVERLY UNIFIED URBAN RENEWAL (09001)
 TIF Taxing District Name: WAVERLY CITY/W-SR SCH/AMEND #1 UR INCREM
 TIF Taxing District Inc. Number: 090146
 TIF Taxing District Base Year: 1987
 FY TIF Revenue First Received: 2015
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	05/1988

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	11,942,590	1,466,900	5,063,820	0	-80,000	18,282,810	0	18,282,810
Taxable	0	5,534,533	1,157,439	4,411,331	0	-80,000	10,912,803	0	10,912,803
Homestead Credits									66

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	4,075,824	10,912,803	9,149,378	1,763,425	50,805

FY 2025 TIF Revenue Received: 263,922

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TIF Taxing District Data Collection

Local Government Name: WAVERLY (09G071)
 Urban Renewal Area: WAVERLY UNIFIED URBAN RENEWAL (09001)
 TIF Taxing District Name: WAVERLY CITY/W-SR SCH/AMEND #2 UR INCREM
 TIF Taxing District Inc. Number: 090148
 TIF Taxing District Base Year: 1989
 FY TIF Revenue First Received: 2015
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	02/1990

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	5,021,550	6,331,550	0	0	11,353,100	0	11,353,100
Taxable	0	0	3,709,540	5,490,740	0	0	9,200,280	0	9,200,280
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	456,313	9,200,280	7,713,574	1,486,706	42,832

FY 2025 TIF Revenue Received: 230,800

TIF Taxing District Data Collection

Local Government Name: WAVERLY (09G071)
 Urban Renewal Area: WAVERLY UNIFIED URBAN RENEWAL (09001)
 TIF Taxing District Name: WAVERLY CITY/W-SR SCH/AMEND #3 UR INCREM
 TIF Taxing District Inc. Number: 090150
 TIF Taxing District Base Year: 1992
 FY TIF Revenue First Received: 2015
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	12/1991

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	5,693,770	45,110	0	0	5,738,880	0	5,738,880
Taxable	0	0	4,558,729	38,681	0	0	4,597,410	0	4,597,410
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	1,816,720	3,922,160	3,288,358	633,802	18,260

FY 2025 TIF Revenue Received: 94,356

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TIF Taxing District Data Collection

Local Government Name: WAVERLY (09G071)
 Urban Renewal Area: WAVERLY UNIFIED URBAN RENEWAL (09001)
 TIF Taxing District Name: WAVERLY CITY/W-SR SCH/AMEND #4 UR INCREM
 TIF Taxing District Inc. Number: 090152
 TIF Taxing District Base Year: 1993
 FY TIF Revenue First Received: 2015
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	07/1994

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	6,720,400	0	0	6,720,400	0	6,720,400
Taxable	0	0	0	5,920,725	0	0	5,920,725	0	5,920,725
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	2,650,620	4,069,780	3,412,137	657,643	18,947

FY 2025 TIF Revenue Received: 98,304

TIF Taxing District Data Collection

Local Government Name: WAVERLY (09G071)
 Urban Renewal Area: WAVERLY UNIFIED URBAN RENEWAL (09001)
 TIF Taxing District Name: WAVERLY CITY/W-SR SCH/UNIFIED AMEND #1 INCREM
 TIF Taxing District Inc. Number: 090161
 TIF Taxing District Base Year: 2013
 FY TIF Revenue First Received: 2016
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2035

UR Designation	
Slum	No
Blighted	No
Economic Development	04/2014

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	1,114,770	0	0	0	0

FY 2025 TIF Revenue Received: 0

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Local Government Name: WAVERLY (09G071)
 Urban Renewal Area: WAVERLY UNIFIED URBAN RENEWAL (09001)
 TIF Taxing District Name: WAVERLY CITY AG/W-SR SCH/UNIFIED AMEND #1 INCREM
 TIF Taxing District Inc. Number: 090163
 TIF Taxing District Base Year: 2013
 FY TIF Revenue First Received: 2016
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2035

UR Designation	
Slum	No
Blighted	No
Economic Development	04/2014

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	64,770	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: WAVERLY (09G071)
 Urban Renewal Area: WAVERLY UNIFIED URBAN RENEWAL (09001)
 TIF Taxing District Name: WAVERLY CITY AG/W-SR SCH/UNIF AMEND #1 COUNTY INCREM
 TIF Taxing District Inc. Number: 090165
 TIF Taxing District Base Year: 2013
 FY TIF Revenue First Received: 0
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2035

UR Designation	
Slum	No
Blighted	No
Economic Development	04/2014

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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TIF Taxing District Data Collection

Local Government Name: WAVERLY (09G071)
 Urban Renewal Area: WAVERLY UNIFIED URBAN RENEWAL (09001)
 TIF Taxing District Name: WAVERLY CITY/W-SR SCH/ANNEX CITY EXEMPT INCREM
 TIF Taxing District Inc. Number: 090169
 TIF Taxing District Base Year: 2013
 FY TIF Revenue First Received: 0
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2035

UR Designation	
Slum	No
Blighted	No
Economic Development	04/2014

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

TIF Taxing District Data Collection

Local Government Name: WAVERLY (09G071)
 Urban Renewal Area: WAVERLY UNIFIED URBAN RENEWAL (09001)
 TIF Taxing District Name: WAVERLY CITY/W-SR SCH/UNIFIED AMEND #2 INCREM
 TIF Taxing District Inc. Number: 090171
 TIF Taxing District Base Year: 2016
 FY TIF Revenue First Received: 0
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2038

UR Designation	
Slum	No
Blighted	No
Economic Development	08/2017

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	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	3,207,130	0	0	0	0

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: WAVERLY (09G071)
 Urban Renewal Area: WAVERLY UNIFIED URBAN RENEWAL (09001)
 TIF Taxing District Name: WAVERLY CITY/W-SR SCH/UNIFIED AMEND #3 INCREM
 TIF Taxing District Inc. Number: 090179
 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	12/2018

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	618,330	0	0	0	618,330	0	618,330
Taxable	0	0	491,012	0	0	0	491,012	0	491,012
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	470,650	147,680	123,829	23,851	687

FY 2025 TIF Revenue Received: 3,568

TIF Taxing District Data Collection

Local Government Name: WAVERLY (09G071)
 Urban Renewal Area: WAVERLY UNIFIED URBAN RENEWAL (09001)
 TIF Taxing District Name: WAVERLY CITY AG/W-SR SCH/UNIFIED AMEND #3 INCREM
 TIF Taxing District Inc. Number: 090181
 TIF Taxing District Base Year: 2017
 FY TIF Revenue First Received: 0
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2040

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2018

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	22,880	0	0	0	0

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: WAVERLY (09G071)
 Urban Renewal Area: WAVERLY UNIFIED URBAN RENEWAL (09001)
 TIF Taxing District Name: WAVERLY CITY/W-SR SCH/UNIFIED AMEND #4 INCREM
 TIF Taxing District Inc. Number: 090185
 TIF Taxing District Base Year: 2018
 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	03/2019

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	970,970	1,264,800	0	0	0	2,232,520	0	2,232,520
Taxable	0	449,976	796,970	0	0	0	1,243,696	0	1,243,696
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	1,192,330	1,040,190	874,817	165,373	4,764

FY 2025 TIF Revenue Received: 25,105

TIF Taxing District Data Collection

Local Government Name: WAVERLY (09G071)
 Urban Renewal Area: WAVERLY UNIFIED URBAN RENEWAL (09001)
 TIF Taxing District Name: WAVERLY CITY/W-SR SCH/UNIFIED AMEND #5 INCREM
 TIF Taxing District Inc. Number: 090187
 TIF Taxing District Base Year: 2018
 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	09/2019

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	3,172,560	0	0	0	3,172,560	0	3,172,560
Taxable	0	0	2,658,847	0	0	0	2,658,847	0	2,658,847
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	1,029,290	2,143,270	1,796,908	346,362	9,979

FY 2025 TIF Revenue Received: 51,770

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TIF Taxing District Data Collection

Local Government Name: WAVERLY (09G071)
 Urban Renewal Area: WAVERLY UNIFIED URBAN RENEWAL (09001)
 TIF Taxing District Name: WAVERLY CITY AG/W-SR SCH/UNIFIED AMEND #5 INCREM
 TIF Taxing District Inc. Number: 090189
 TIF Taxing District Base Year: 2018
 FY TIF Revenue First Received: 0
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2040

UR Designation	
Slum	No
Blighted	No
Economic Development	09/2019

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

TIF Taxing District Data Collection

Local Government Name: WAVERLY (09G071)
 Urban Renewal Area: WAVERLY UNIFIED URBAN RENEWAL (09001)
 TIF Taxing District Name: WAVERLY CITY AG/W-SR SCH/AMEND #4 UR INCREM
 TIF Taxing District Inc. Number: 090243
 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	07/1994

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	2,174	0	0	0	0

FY 2025 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: WAVERLY (09G071)
 Urban Renewal Area: WEST WAVERLY URBAN RENWAL
 UR Area Number: 09016

UR Area Creation Date: 11/2020

The property in this plan was removed from the Unified plan per Amendment 6 and created this plan to be able to include a blight designation. This designation gives the City more options to provide blight mitigation grants for commercial/housing aspects.

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
WAVERLY CITY/W-SR/WEST WAVERLY UR INCREM	090244	090245	3,703,530

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	2,920,170	2,755,190	0	0	0	5,675,360	0	5,675,360
Taxable	0	1,353,289	2,350,241	0	0	0	3,703,530	0	3,703,530
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: **6,922** **0** **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	139,691
TIF Sp. Revenue Fund Interest:	921
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	140,612

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: **147,534** **0** **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For WEST WAVERLY URBAN RENWAL

1859 Ventures (Red Fox)

Description:	Redevelopment of Red Fox property
Classification:	Commercial - hotels and conference centers
Physically Complete:	No
Payments Complete:	Yes

Debts/Obligations For WEST WAVERLY URBAN RENWAL

1859 Ventures

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/16/2020
FY of Last Payment:	2029

Rebates For WEST WAVERLY URBAN RENWAL

1859 Ventures

TIF Expenditure Amount:	0
Rebate Paid To:	1859 Ventures
Tied To Debt:	1859 Ventures
Tied To Project:	1859 Ventures (Red Fox)
Projected Final FY of Rebate:	2029

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On December 16, 2024, Council approved to terminate the development agreement & minimum assessment agreement with 1859 Ventures by Res24-205. 1859 Ventures did not meet the development agreement's requirements for payments and did not finish the projec

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

0

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: WAVERLY (09G071)
 Urban Renewal Area: WEST WAVERLY URBAN RENWAL (09016)
 TIF Taxing District Name: WAVERLY CITY/W-SR/WEST WAVERLY UR INCREM
 TIF Taxing District Inc. Number: 090245
 TIF Taxing District Base Year: 2021
 FY TIF Revenue First Received: 2024
 Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	11/2020
Economic Development	11/2020

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	2,920,170	2,755,190	0	0	0	5,675,360	0	5,675,360
Taxable	0	1,353,289	2,350,241	0	0	0	3,703,530	0	3,703,530
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	1,056,300	3,703,530	3,703,530	0	0

FY 2025 TIF Revenue Received: 139,691