

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

**Levy Authority Summary**

Local Government Name: INDEPENDENCE  
 Local Government Number: 10G076

**Active Urban Renewal Areas**

INDEPENDENCE URBAN RENEWAL

**U.R. # of Tif Taxing  
# Districts**  
 10004 19

**TIF Debt Outstanding: 7,116,158**

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:</b>	<b>221,961</b>	<b>285,860</b>	<b>Amount of 07-01-2024 Cash Balance Restricted for LMI</b>
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TIF Revenue:	1,169,832		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
<b>Total Revenue:</b>	<b>1,169,832</b>		

Rebate Expenditures:	438,045		
Non-Rebate Expenditures:	571,843		
Returned to County Treasurer:	0		
<b>Total Expenditures:</b>	<b>1,009,888</b>		

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:</b>	<b>381,905</b>	<b>285,860</b>	<b>Amount of 06-30-2025 Cash Balance Restricted for LMI</b>
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**Year-End Outstanding TIF  
Obligations, Net of TIF Special  
Revenue Fund Balance: 5,724,365**

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**Urban Renewal Area Data Collection**

Local Government Name: INDEPENDENCE (10G076)  
 Urban Renewal Area: INDEPENDENCE URBAN RENEWAL  
 UR Area Number: 10004

UR Area Creation Date: 11/1990

To promote economic development by stimulating, through public involvement and commitment, private investments in commercial and industrial development and to create a sound economic base that will serve as the foundation for future growth and development.

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
INDEPENDENCE CITY AG/INDEPENDENCE SCH/INDEPENDENCE UR TIF INCREM	100095	100096	0
INDEPENDENCE CITY/INDEPENDENCE SCH/INDEPENDENCE UR TIF INCREM	100097	100098	35,340,721
INDEPENDENCE CITY/INDEPENDENCE SCH/INDEPENDENCE 2 UR TIF INCREM	100099	100100	0
INDEPENDENCE CITY/INDEPENDENCE SCH/INDEPENDENCE 3 UR TIF INCREM	100101	100102	0
INDEPENDENCE CITY AG/INDEPENDENCE SCH/INDEPENDENCE 3 UR TIF INCREM	100133	100134	0
INDEPENDENCE CITY/INDEPENDENCE SCH/INDEPENDENCE 4 UR TIF INCREM	100135	100136	0
INDEPENDENCE CITY/INDEPENDENCE SCH/INDEPENDENCE 5 UR TIF INCREM	100137	100138	0
INDEPENDENCE CITY/INDEPENDENCE SCH/INDEPENDENCE 6 UR TIF INCREM	100139	100140	0
INDEPENDENCE CITY AG/INDEPENDENCE SCH/INDEPENDENCE 4 UR TIF INCREM	100141	100142	0
INDEPENDENCE CITY AG/INDEPENDENCE SCH/INDEPENDENCE 5 UR TIF INCREM	100143	100144	0
INDEPENDENCE CITY AG/INDEPENDENCE SCH/INDEPENDENCE 6 UR TIF INCREM	100159	100160	0
INDEPENDENCE CITY/INDEPENDENCE SCH/INDEPENDENCE 7 UR TIF INCREM	100161	100162	0
INDEPENDENCE CITY/INDEPENDENCE SCH/INDEPENDENCE UR 7 INCREM	100165	100166	0
INDEPENDENCE CITY/INDEPENDENCE SCH/INDEPENDENCE UR 8 INCREM	100167	100168	0
INDEPENDENCE CITY/INDEPENDENCE SCH/INDEPENDENCE UR 9 INCREM	100169	100170	0
INDEPENDENCE CITY/INDEPENDENCE SCH/INDEPENDENCE UR 10 INCREM	100171	100172	0
INDEPENDENCE CITY/INDEPENDENCE SCH/HUMMINGBIRD TIF INCREM	100176	100177	0
INDEPENDENCE CITY/INDEPENDENCE SCH/5TH WARD TIF INCREM	100178	100179	0
INDEPENDENCE/HUMMINGBIRD II	100182	100183	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	7,510	72,338,700	50,459,390	13,266,900	0	-168,000	135,553,500	0	135,553,500
Taxable	5,391	33,523,751	35,375,227	11,025,864	0	-168,000	79,411,233	0	79,411,233
Homestead Credits									297

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	221,961	285,860	Amount of 07-01-2024 Cash Balance Restricted for LMI
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Property Tax Replacement Claims	0		
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<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:</b>	<b>381,905</b>	<b>285,860</b>	<b>Amount of 06-30-2025 Cash Balance Restricted for LMI</b>
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## Projects For INDEPENDENCE URBAN RENEWAL

### Commercial Corridor Improvement

Description:	Commercial Corridor Improvement Contract Awards
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

### Indep Construct Dev 2016

Description:	Single Family Housing Project TIF LMI
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	Yes

### Wapsie Valley Cream 2016

Description:	Chiller Building Rebate Payment for expansion TIF
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

### Steve Gee Construct 2016

Description:	Single Family Housing Project TIF LMI
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	Yes

### 2016 GO St. Imprv. Bond 1810000

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

### Geater 2017

Description:	Rebate payment for expansion project JOBS
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	Yes

### Indep. Construction 2017

Description:	Duplex & Single Family Housing TIF LMI
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	No

### Indep. Investments Rydell

Description:	Construction of New Auto Dealership
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

### Steve Gee Construct 2017

Description:	Residential Housing Project TIF LMI
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Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	No

### **Wapsie Valley Cream 2018**

Description:	Rebate payment for storage expansion
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

### **Skogman Construction 2018**

Description:	Residential Housing Project TIF LMI
Classification:	Low and Moderate Income Housing
Physically Complete:	No
Payments Complete:	No

### **Casey's South**

Description:	Rebate payment for expansion project
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

### **LMI Misc. Projects**

Description:	Down Payment Assistance/Home Rehab Grants
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	Yes

### **Geater 2020**

Description:	Rebate payment for expansion
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

### **Gee Hummingbird Court**

Description:	Residential Housing Project TIF LMI
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	No

### **840,000 GO Corp Bonds**

Description:	Street, Bridge, Sanitary/Storm Sewer, Sidewalk Improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### **1,650,000 GO Corp Bonds**

Description:	Street Improvement Project
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### **B3 Brew-Scooters**

Description:	Rebate Payment New Construction
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Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

### **Pries Enterprises**

Description:	Rebate payment Expansion Project
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

### **CESI Holdings/Gee Office**

Description:	Commercial Office Bldg
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

### **Indep Const 2017 Forg Loan**

Description:	Forgivable Loan Housing Development
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	No

### **S Gee Con 2017 Forg Loan**

Description:	Forgivable Loan Housing Development
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	No

### **Gee Humming Forg Loan**

Description:	Forgivable Loan Housing Development
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	No

### **Multi-Use Bldg Rehab Spar**

Description:	Mutli-Use Building Rehab
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

### **Gee Humming II**

Description:	Residential Housing Project TIF LMI
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	No

### **Gee Hum II Forg Loan**

Description:	Forgivable Loan Housing Development
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	No

### **320,000 GO Corp Bonds**

Description:	Street Improve Projects
Classification:	Roads, Bridges & Utilities

Physically Complete:	Yes
Payments Complete:	Yes

### **Noa Marting Gymnastics**

Description:	Gymnastics Studio rebate payment Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	Yes
Payments Complete:	No

### **Our Storage Units (T. Rasmussen)**

Description:	Commercial Storage rebate payment
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

### **700,000 GO Bonds Facade Project**

Description:	Downtown Facade Project
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

### **Admin Fees**

Description:	Repay admin fees to General Fund
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

### **S Gee Pines 3rd Ed. 2025**

Description:	Residential Housing Project TIF LMI
Classification:	Low and Moderate Income Housing
Physically Complete:	No
Payments Complete:	No

### **S Gee Pines 3rd Ed. Forg Loan**

Description:	Forgivable Loan Housing Development
Classification:	Low and Moderate Income Housing
Physically Complete:	No
Payments Complete:	No

### **Grant Repayment**

Description:	Repay City grant matches to appropriate funds
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

## Debts/Obligations For INDEPENDENCE URBAN RENEWAL

### Independence Construct 2016

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	05/26/2015
FY of Last Payment:	2028

### Steve Gee Construction 2016

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	05/09/2016
FY of Last Payment:	2028

### Wapsie Valley Creamery 2016

Debt/Obligation Type:	Rebates
Principal:	96,167
Interest:	0
Total:	96,167
Annual Appropriation?:	Yes
Date Incurred:	07/11/2016
FY of Last Payment:	2028

### 2016 GO St. Imprv. Bond 1810000

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	230,000
Interest:	9,300
Total:	239,300
Annual Appropriation?:	No
Date Incurred:	09/22/2016
FY of Last Payment:	2027

### Geater 2017

Debt/Obligation Type:	Rebates
Principal:	66,732
Interest:	0
Total:	66,732
Annual Appropriation?:	Yes
Date Incurred:	08/28/2017
FY of Last Payment:	2025

### Indep. Construction 2017

Debt/Obligation Type:	Rebates
Principal:	45,447
Interest:	0
Total:	45,447
Annual Appropriation?:	Yes
Date Incurred:	08/14/2017
FY of Last Payment:	2030

## **Indep. Investments Rydell**

Debt/Obligation Type:	Rebates
Principal:	403,367
Interest:	0
Total:	403,367
Annual Appropriation?:	Yes
Date Incurred:	12/19/2017
FY of Last Payment:	2030

## **Steve Gee Construction 2017**

Debt/Obligation Type:	Rebates
Principal:	14,681
Interest:	0
Total:	14,681
Annual Appropriation?:	Yes
Date Incurred:	08/14/2017
FY of Last Payment:	2030

## **Buchanan Co Historical Society**

Debt/Obligation Type:	Rebates
Principal:	5,000
Interest:	0
Total:	5,000
Annual Appropriation?:	Yes
Date Incurred:	01/17/2023
FY of Last Payment:	2025

## **Wapsie Valley Creamery 2018**

Debt/Obligation Type:	Rebates
Principal:	291,567
Interest:	0
Total:	291,567
Annual Appropriation?:	Yes
Date Incurred:	09/10/2018
FY of Last Payment:	2031

## **Skogman Construction 2018**

Debt/Obligation Type:	Rebates
Principal:	324,612
Interest:	0
Total:	324,612
Annual Appropriation?:	Yes
Date Incurred:	01/14/2019
FY of Last Payment:	2031

## **Casey's South**

Debt/Obligation Type:	Rebates
Principal:	252,858
Interest:	0
Total:	252,858
Annual Appropriation?:	Yes
Date Incurred:	05/13/2019
FY of Last Payment:	2030

## **LMI Misc Projects**

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	285,860

Interest:	0
Total:	285,860
Annual Appropriation?:	No
Date Incurred:	04/24/2018
FY of Last Payment:	2026

### **Geater 2020**

Debt/Obligation Type:	Rebates
Principal:	298,635
Interest:	0
Total:	298,635
Annual Appropriation?:	Yes
Date Incurred:	02/24/2020
FY of Last Payment:	2027

### **Gee Hummingbird Court 2020**

Debt/Obligation Type:	Rebates
Principal:	117,921
Interest:	0
Total:	117,921
Annual Appropriation?:	Yes
Date Incurred:	02/24/2020
FY of Last Payment:	2032

### **840,000 GO Corp Bond**

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	535,000
Interest:	82,650
Total:	617,650
Annual Appropriation?:	No
Date Incurred:	05/18/2018
FY of Last Payment:	2030

### **Pries**

Debt/Obligation Type:	Rebates
Principal:	422,961
Interest:	0
Total:	422,961
Annual Appropriation?:	Yes
Date Incurred:	05/24/2021
FY of Last Payment:	2033

### **CESI Holding/Gee Office**

Debt/Obligation Type:	Rebates
Principal:	42,594
Interest:	0
Total:	42,594
Annual Appropriation?:	Yes
Date Incurred:	11/09/2020
FY of Last Payment:	2033

### **Indep Const 2017 For Loan**

Debt/Obligation Type:	Other Debt
Principal:	185,787
Interest:	0
Total:	185,787
Annual Appropriation?:	Yes
Date Incurred:	08/14/2017
FY of Last Payment:	2030

### **S Gee 2017 Forg Loan**

Debt/Obligation Type:	Other Debt
Principal:	29,725
Interest:	0
Total:	29,725
Annual Appropriation?:	Yes
Date Incurred:	08/14/2017
FY of Last Payment:	2030

### **G Humming Forg Loan**

Debt/Obligation Type:	Other Debt
Principal:	209,686
Interest:	0
Total:	209,686
Annual Appropriation?:	Yes
Date Incurred:	02/24/2020
FY of Last Payment:	2032

### **Multi-Use Bldg Rehab Spargrove**

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	07/15/2020
FY of Last Payment:	2021

### **B3 Brew-Scooters**

Debt/Obligation Type:	Rebates
Principal:	70,367
Interest:	0
Total:	70,367
Annual Appropriation?:	Yes
Date Incurred:	03/08/2021
FY of Last Payment:	2033

### **Gee Humming II**

Debt/Obligation Type:	Rebates
Principal:	260,000
Interest:	0
Total:	260,000
Annual Appropriation?:	Yes
Date Incurred:	03/14/2022
FY of Last Payment:	2035

### **Gee Hum II Forg Loan**

Debt/Obligation Type:	Other Debt
Principal:	140,000
Interest:	0
Total:	140,000
Annual Appropriation?:	Yes
Date Incurred:	03/14/2022
FY of Last Payment:	2035

### **320,000 GO Corp Bond**

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	250,000
Interest:	10,675

Total:	260,675
Annual Appropriation?:	No
Date Incurred:	08/10/2021
FY of Last Payment:	2031

### **Noa Marting Gymnastics**

Debt/Obligation Type:	Rebates
Principal:	80,000
Interest:	0
Total:	80,000
Annual Appropriation?:	Yes
Date Incurred:	11/28/2022
FY of Last Payment:	2034

### **Our Storage Units (T. Rasmussen)**

Debt/Obligation Type:	Rebates
Principal:	210,000
Interest:	0
Total:	210,000
Annual Appropriation?:	Yes
Date Incurred:	11/14/2022
FY of Last Payment:	2034

### **700,000 GO Bonds-Facade Project**

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	570,000
Interest:	44,370
Total:	614,370
Annual Appropriation?:	No
Date Incurred:	04/12/2022
FY of Last Payment:	2028

### **Admin Fees-Skogman**

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	01/14/2019
FY of Last Payment:	2031

### **Admin Fees-B3/Scooters**

Debt/Obligation Type:	Internal Loans
Principal:	4,390
Interest:	0
Total:	4,390
Annual Appropriation?:	Yes
Date Incurred:	11/29/2021
FY of Last Payment:	2033

### **Admin Fees-CESI**

Debt/Obligation Type:	Internal Loans
Principal:	1,418
Interest:	0
Total:	1,418
Annual Appropriation?:	Yes
Date Incurred:	11/29/2021
FY of Last Payment:	2033

### **Admin Fees-Pries**

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	11/29/2021
FY of Last Payment:	2033

### **Admin Fees-Our Storage**

Debt/Obligation Type:	Internal Loans
Principal:	7,491
Interest:	0
Total:	7,491
Annual Appropriation?:	Yes
Date Incurred:	05/30/2023
FY of Last Payment:	2034

### **Admin Fees-Noa Marting**

Debt/Obligation Type:	Internal Loans
Principal:	5,545
Interest:	0
Total:	5,545
Annual Appropriation?:	Yes
Date Incurred:	05/30/2023
FY of Last Payment:	2034

### **Hartig Drug**

Debt/Obligation Type:	Rebates
Principal:	11,472
Interest:	0
Total:	11,472
Annual Appropriation?:	Yes
Date Incurred:	04/24/2023
FY of Last Payment:	2025

### **Dom Sparrgrove**

Debt/Obligation Type:	Rebates
Principal:	10,000
Interest:	0
Total:	10,000
Annual Appropriation?:	Yes
Date Incurred:	05/08/2023
FY of Last Payment:	2025

### **The Spot Smoke Shop**

Debt/Obligation Type:	Rebates
Principal:	15,318
Interest:	0
Total:	15,318
Annual Appropriation?:	Yes
Date Incurred:	06/26/2023
FY of Last Payment:	2025

### **Sanity Room**

Debt/Obligation Type:	Rebates
Principal:	3,149
Interest:	0

Total:	3,149
Annual Appropriation?:	Yes
Date Incurred:	09/11/2023
FY of Last Payment:	2025

### **Boubin Tire**

Debt/Obligation Type:	Rebates
Principal:	18,770
Interest:	0
Total:	18,770
Annual Appropriation?:	Yes
Date Incurred:	04/08/2024
FY of Last Payment:	2025

### **NAPA Auto**

Debt/Obligation Type:	Rebates
Principal:	6,825
Interest:	0
Total:	6,825
Annual Appropriation?:	Yes
Date Incurred:	09/09/2024
FY of Last Payment:	2026

### **S.T.A.N. Development**

Debt/Obligation Type:	Rebates
Principal:	10,658
Interest:	0
Total:	10,658
Annual Appropriation?:	Yes
Date Incurred:	09/30/2024
FY of Last Payment:	2026

### **B & D Services**

Debt/Obligation Type:	Rebates
Principal:	3,994
Interest:	0
Total:	3,994
Annual Appropriation?:	Yes
Date Incurred:	10/28/2024
FY of Last Payment:	2026

### **River Palace Holdings**

Debt/Obligation Type:	Rebates
Principal:	9,166
Interest:	0
Total:	9,166
Annual Appropriation?:	Yes
Date Incurred:	10/14/2024
FY of Last Payment:	2026

### **S Gee Pines 3rd Ed. 2025**

Debt/Obligation Type:	Rebates
Principal:	760,000
Interest:	0
Total:	760,000
Annual Appropriation?:	Yes
Date Incurred:	05/28/2025
FY of Last Payment:	2038

### **S Gee Pines 3rd Ed. Forg Loan**

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	530,000
Interest:	0
Total:	530,000
Annual Appropriation?:	Yes
Date Incurred:	05/28/2025
FY of Last Payment:	2038

### **Catalyst Grant Repay-Hank**

Debt/Obligation Type:	Internal Loans
Principal:	50,000
Interest:	0
Total:	50,000
Annual Appropriation?:	Yes
Date Incurred:	06/27/2022
FY of Last Payment:	2025

### **Housing Study Repay**

Debt/Obligation Type:	Internal Loans
Principal:	2,000
Interest:	0
Total:	2,000
Annual Appropriation?:	Yes
Date Incurred:	08/23/2022
FY of Last Payment:	2025

### **Catalyst Grant Repay-Kings Hall**

Debt/Obligation Type:	Internal Loans
Principal:	70,000
Interest:	0
Total:	70,000
Annual Appropriation?:	Yes
Date Incurred:	07/12/2021
FY of Last Payment:	2025

### **Admin Fees-SG Pines 3rd Ed**

Debt/Obligation Type:	Internal Loans
Principal:	10,000
Interest:	0
Total:	10,000
Annual Appropriation?:	Yes
Date Incurred:	05/28/2025
FY of Last Payment:	2038

## Non-Rebates For INDEPENDENCE URBAN RENEWAL

TIF Expenditure Amount:	46,353
Tied To Debt:	2016 GO St. Imprv. Bond 1810000
Tied To Project:	2016 GO St. Imprv. Bond 1810000
TIF Expenditure Amount:	44,310
Tied To Debt:	LMI Misc Projects
Tied To Project:	LMI Misc. Projects
TIF Expenditure Amount:	82,653
Tied To Debt:	840,000 GO Corp Bond
Tied To Project:	840,000 GO Corp Bonds
TIF Expenditure Amount:	25,028
Tied To Debt:	Indep Const 2017 For Loan
Tied To Project:	Indep Const 2017 Forg Loan
TIF Expenditure Amount:	29,725
Tied To Debt:	S Gee 2017 Forg Loan
Tied To Project:	S Gee Con 2017 Forg Loan
TIF Expenditure Amount:	0
Tied To Debt:	Multi-Use Bldg Rehab Spargrove
Tied To Project:	Multi-Use Bldg Rehab Spar
TIF Expenditure Amount:	4,431
Tied To Debt:	320,000 GO Corp Bond
Tied To Project:	320,000 GO Corp Bonds
TIF Expenditure Amount:	48,047
Tied To Debt:	G Humming Forg Loan
Tied To Project:	Gee Humming Forg Loan
TIF Expenditure Amount:	0
Tied To Debt:	Gee Hum II Forg Loan
Tied To Project:	Gee Hum II Forg Loan
TIF Expenditure Amount:	152,442
Tied To Debt:	700,000 GO Bonds-Facade Project
Tied To Project:	700,000 GO Bonds Facade Project
TIF Expenditure Amount:	2,400
Tied To Debt:	Admin Fees-B3/Scooters
Tied To Project:	Admin Fees
TIF Expenditure Amount:	1,418
Tied To Debt:	Admin Fees-CESI
Tied To Project:	Admin Fees
TIF Expenditure Amount:	7,491
Tied To Debt:	Admin Fees-Our Storage
Tied To Project:	Admin Fees
TIF Expenditure Amount:	5,545
Tied To Debt:	Admin Fees-Noa Marting
Tied To Project:	Admin Fees
TIF Expenditure Amount:	0
Tied To Debt:	S Gee Pines 3rd Ed. Forg Loan
Tied To Project:	S Gee Pines 3rd Ed. Forg Loan
TIF Expenditure Amount:	0

Tied To Debt:	Admin Fees-SG Pines 3rd Ed
Tied To Project:	Admin Fees
TIF Expenditure Amount:	50,000
Tied To Debt:	Catalyst Grant Repay-Hank
Tied To Project:	Grant Repayment
TIF Expenditure Amount:	2,000
Tied To Debt:	Housing Study Repay
Tied To Project:	Grant Repayment
TIF Expenditure Amount:	70,000
Tied To Debt:	Catalyst Grant Repay-Kings Hall
Tied To Project:	Grant Repayment

## Rebates For INDEPENDENCE URBAN RENEWAL

### Numerous Parcel #'s

TIF Expenditure Amount:	0
Rebate Paid To:	Indep Construction Co 2016
Tied To Debt:	Independence Construct 2016
Tied To Project:	Indep Construct Dev 2016
Projected Final FY of Rebate:	2028

### Numerous Parcels

TIF Expenditure Amount:	0
Rebate Paid To:	Steve Gee Construction 2016
Tied To Debt:	Steve Gee Construction 2016
Tied To Project:	Steve Gee Construct 2016
Projected Final FY of Rebate:	2028

### Parcel #'s 06.34.261.008 & 06.34.261.009

TIF Expenditure Amount:	22,083
Rebate Paid To:	Wapsie Valley Creamery 2016
Tied To Debt:	Wapsie Valley Creamery 2016
Tied To Project:	Wapsie Valley Cream 2016
Projected Final FY of Rebate:	2028

### Parcel #'s 06.35.151.004 & 06.35.151.005

TIF Expenditure Amount:	5,036
Rebate Paid To:	Geater Mfg. 2017
Tied To Debt:	Geater 2017
Tied To Project:	Geater 2017
Projected Final FY of Rebate:	2025

### Numerous Parcel #'s

TIF Expenditure Amount:	6,257
Rebate Paid To:	Indep Construction 2017
Tied To Debt:	Indep. Construction 2017
Tied To Project:	Indep. Construction 2017
Projected Final FY of Rebate:	2030

### Parcel # 10.10.300.014

TIF Expenditure Amount:	71,993
Rebate Paid To:	Independence Investments Rydell
Tied To Debt:	Indep. Investments Rydell
Tied To Project:	Indep. Investments Rydell
Projected Final FY of Rebate:	2030

### Numerous Parcel #'s

TIF Expenditure Amount:	9,804
Rebate Paid To:	Steve Gee Construction 2017
Tied To Debt:	Steve Gee Construction 2017
Tied To Project:	Steve Gee Construct 2017
Projected Final FY of Rebate:	2030

### Lee Mansion

TIF Expenditure Amount:	5,000
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Rebate Paid To: Buchanan Co Historical  
Tied To Debt: Buchanan Co Historical Society  
Tied To Project: Commercial Corridor Improvement  
Projected Final FY of Rebate: 2022

**Parcel # 06.34.228.016**

TIF Expenditure Amount: 69,070  
Rebate Paid To: Wapsie Valley Creamer 2018  
Tied To Debt: Wapsie Valley Creamery 2018  
Tied To Project: Wapsie Valley Cream 2018  
Projected Final FY of Rebate: 2031

**Numerous Parcel #'s**

TIF Expenditure Amount: 18,682  
Rebate Paid To: Skogman Construction 2018  
Tied To Debt: Skogman Construction 2018  
Tied To Project: Skogman Construction 2018  
Projected Final FY of Rebate: 2031

**Parcel #'s 10.10.151.028 & 10.10.151.029**

TIF Expenditure Amount: 17,059  
Rebate Paid To: Casey's South  
Tied To Debt: Casey's South  
Tied To Project: Casey's South  
Projected Final FY of Rebate: 2030

**06.35.151.004 & 06.35.151.005**

TIF Expenditure Amount: 9,337  
Rebate Paid To: Geater 2020  
Tied To Debt: Geater 2020  
Tied To Project: Geater 2020  
Projected Final FY of Rebate: 2027

**Numerous Parcel #'s**

TIF Expenditure Amount: 12,012  
Rebate Paid To: Steve Gee  
Tied To Debt: Gee Hummingbird Court 2020  
Tied To Project: Gee Hummingbird Court  
Projected Final FY of Rebate: 2032

**10.10.176.009**

TIF Expenditure Amount: 99,489  
Rebate Paid To: Pries Enterprises  
Tied To Debt: Pries  
Tied To Project: Pries Enterprises  
Projected Final FY of Rebate: 2033

**06.34.463.003**

TIF Expenditure Amount: 4,476  
Rebate Paid To: CESI Holdings  
Tied To Debt: CESI Holding/Gee Office  
Tied To Project: CESI Holdings/Gee Office  
Projected Final FY of Rebate: 2033

**06.34.464.006**

TIF Expenditure Amount: 47

Rebate Paid To:	B3 Brew - Randy Mumm
Tied To Debt:	B3 Brew-Scooters
Tied To Project:	B3 Brew-Scooters
Projected Final FY of Rebate:	2033

### **Numerous Parcel #'s**

TIF Expenditure Amount:	0
Rebate Paid To:	Steve Gee
Tied To Debt:	Gee Humming II
Tied To Project:	Gee Humming II
Projected Final FY of Rebate:	2035

### **10.05.300.019**

TIF Expenditure Amount:	2,723
Rebate Paid To:	Noa Marting Gymnastics
Tied To Debt:	Noa Marting Gymnastics
Tied To Project:	Noa Marting Gymnastics
Projected Final FY of Rebate:	2034

### **10.05.451.001**

TIF Expenditure Amount:	26,597
Rebate Paid To:	Our Storage Units Tyler Rasmussen
Tied To Debt:	Our Storage Units (T. Rasmussen)
Tied To Project:	Our Storage Units (T. Rasmussen)
Projected Final FY of Rebate:	2034

### **10.04.254.010**

TIF Expenditure Amount:	11,142
Rebate Paid To:	Hartig Drug
Tied To Debt:	Hartig Drug
Tied To Project:	Commercial Corridor Improvement
Projected Final FY of Rebate:	2025

### **06.34.462.009**

TIF Expenditure Amount:	10,000
Rebate Paid To:	Dom Sparrgrove
Tied To Debt:	Dom Sparrgrove
Tied To Project:	Commercial Corridor Improvement
Projected Final FY of Rebate:	2025

### **10.04.276.004**

TIF Expenditure Amount:	15,318
Rebate Paid To:	The Spot Smoke Shop
Tied To Debt:	The Spot Smoke Shop
Tied To Project:	Commercial Corridor Improvement
Projected Final FY of Rebate:	2025

### **06.34.269.00**

TIF Expenditure Amount:	18,770
Rebate Paid To:	Boubin Tire
Tied To Debt:	Boubin Tire
Tied To Project:	Commercial Corridor Improvement
Projected Final FY of Rebate:	2025

### **Numerous Parcel #'s**

TIF Expenditure Amount:	0
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Rebate Paid To:	Steve Gee
Tied To Debt:	S Gee Pines 3rd Ed. 2025
Tied To Project:	S Gee Pines 3rd Ed. 2025
Projected Final FY of Rebate:	2038

**10.04.277.008**

TIF Expenditure Amount:	3,150
Rebate Paid To:	Sanity Room
Tied To Debt:	Sanity Room
Tied To Project:	Commercial Corridor Improvement
Projected Final FY of Rebate:	2025

## Jobs For INDEPENDENCE URBAN RENEWAL

Project:	Geater 2017
Company Name:	GEATER MACHINING & MFG.
Date Agreement Began:	08/28/2017
Date Agreement Ends:	06/01/2025
Number of Jobs Created or Retained:	6
Total Annual Wages of Required Jobs:	248,227
Total Estimated Private Capital Investment:	7,800,000
Total Estimated Cost of Public Infrastructure:	0

## Income Housing For INDEPENDENCE URBAN RENEWAL

Amount of FY 2025 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	104,180
<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:	41,510
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

## ♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Amendments will need to be added by the County Auditor to reflect the areas on the updated map that has been submitted. I'm not able to get information from County Auditor regarding districts and ordinances tied to districts.

256 Characters Left

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: INDEPENDENCE (10G076)  
 Urban Renewal Area: INDEPENDENCE URBAN RENEWAL (10004)  
 TIF Taxing District Name: INDEPENDENCE CITY AG/INDEPENDENCE SCH/INDEPENDENCE UR TIF INCREM  
 TIF Taxing District Inc. Number: 100096  
 TIF Taxing District Base Year: 1989  
 FY TIF Revenue First Received: 1992  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	12/1990

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	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	176,963	0	0	0	0

FY 2025 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: INDEPENDENCE (10G076)  
 Urban Renewal Area: INDEPENDENCE URBAN RENEWAL (10004)  
 TIF Taxing District Name: INDEPENDENCE CITY/INDEPENDENCE SCH/INDEPENDENCE UR TIF INCREM  
 TIF Taxing District Inc. Number: 100098  
 TIF Taxing District Base Year: 1989  
 FY TIF Revenue First Received: 1992  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	12/1990

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	72,338,700	50,459,390	13,266,900	0	-168,000	135,545,990	0	135,545,990
Taxable	0	33,523,751	35,375,227	11,025,864	0	-168,000	79,405,842	0	79,405,842
Homestead Credits									297

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	34,601,179	79,405,842	35,340,721	44,065,121	1,458,732

FY 2025 TIF Revenue Received: 1,169,832

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**TIF Taxing District Data Collection**

Local Government Name: INDEPENDENCE (10G076)  
 Urban Renewal Area: INDEPENDENCE URBAN RENEWAL (10004)  
 TIF Taxing District Name: INDEPENDENCE CITY/INDEPENDENCE SCH/INDEPENDENCE 2 UR TIF INCREM  
 TIF Taxing District Inc. Number: 100100  
 TIF Taxing District Base Year: 1993  
 FY TIF Revenue First Received: 1996  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	01/1993

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	3,334,891	0	0	0	0

FY 2025 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: INDEPENDENCE (10G076)  
 Urban Renewal Area: INDEPENDENCE URBAN RENEWAL (10004)  
 TIF Taxing District Name: INDEPENDENCE CITY/INDEPENDENCE SCH/INDEPENDENCE 3 UR TIF INCREM  
 TIF Taxing District Inc. Number: 100102  
 TIF Taxing District Base Year: 1994  
 FY TIF Revenue First Received: 1997  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2017

UR Designation	
Slum	No
Blighted	No
Economic Development	03/1995

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	1,505	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: INDEPENDENCE (10G076)  
 Urban Renewal Area: INDEPENDENCE URBAN RENEWAL (10004)  
 TIF Taxing District Name: INDEPENDENCE CITY AG/INDEPENDENCE SCH/INDEPENDENCE 3 UR TIF INCREM  
 TIF Taxing District Inc. Number: 100134  
 TIF Taxing District Base Year: 2001  
 FY TIF Revenue First Received: 2004  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2024

UR Designation	
Slum	No
Blighted	No
Economic Development	09/2002

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	8,910	0	0	0	0

FY 2025 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: INDEPENDENCE (10G076)  
 Urban Renewal Area: INDEPENDENCE URBAN RENEWAL (10004)  
 TIF Taxing District Name: INDEPENDENCE CITY/INDEPENDENCE SCH/INDEPENDENCE 4 UR TIF INCREM  
 TIF Taxing District Inc. Number: 100136  
 TIF Taxing District Base Year: 1995  
 FY TIF Revenue First Received: 1998  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2018

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1996

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	14,605,793	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: INDEPENDENCE (10G076)  
 Urban Renewal Area: INDEPENDENCE URBAN RENEWAL (10004)  
 TIF Taxing District Name: INDEPENDENCE CITY/INDEPENDENCE SCH/INDEPENDENCE 5 UR TIF INCREM  
 TIF Taxing District Inc. Number: 100138  
 TIF Taxing District Base Year: 2001  
 FY TIF Revenue First Received: 2004  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2024

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2002

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	2,711,643	0	0	0	0

FY 2025 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: INDEPENDENCE (10G076)  
 Urban Renewal Area: INDEPENDENCE URBAN RENEWAL (10004)  
 TIF Taxing District Name: INDEPENDENCE CITY/INDEPENDENCE SCH/INDEPENDENCE 6 UR TIF INCREM  
 TIF Taxing District Inc. Number: 100140  
 TIF Taxing District Base Year: 2001  
 FY TIF Revenue First Received: 2004  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2024

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2002

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	1,234,903	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: INDEPENDENCE (10G076)  
 Urban Renewal Area: INDEPENDENCE URBAN RENEWAL (10004)  
 TIF Taxing District Name: INDEPENDENCE CITY AG/INDEPENDENCE SCH/INDEPENDENCE 4 UR TIF INCREM  
 TIF Taxing District Inc. Number: 100142  
 TIF Taxing District Base Year: 2001  
 FY TIF Revenue First Received: 2005  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2025

UR Designation	
Slum	No
Blighted	No
Economic Development	05/2003

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	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	12,399	0	0	0	0

FY 2025 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: INDEPENDENCE (10G076)  
 Urban Renewal Area: INDEPENDENCE URBAN RENEWAL (10004)  
 TIF Taxing District Name: INDEPENDENCE CITY AG/INDEPENDENCE SCH/INDEPENDENCE 5 UR TIF INCREM  
 TIF Taxing District Inc. Number: 100144  
 TIF Taxing District Base Year: 2001  
 FY TIF Revenue First Received: 2005  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2025

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2003

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	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	615,511	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: INDEPENDENCE (10G076)  
 Urban Renewal Area: INDEPENDENCE URBAN RENEWAL (10004)  
 TIF Taxing District Name: INDEPENDENCE CITY AG/INDEPENDENCE SCH/INDEPENDENCE 6 UR TIF INCREM  
 TIF Taxing District Inc. Number: 100160  
 TIF Taxing District Base Year: 2008  
 FY TIF Revenue First Received: 2011  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2031

UR Designation	
Slum	No
Blighted	No
Economic Development	08/2009

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	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	134,773	0	0	0	0

FY 2025 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: INDEPENDENCE (10G076)  
 Urban Renewal Area: INDEPENDENCE URBAN RENEWAL (10004)  
 TIF Taxing District Name: INDEPENDENCE CITY/INDEPENDENCE SCH/INDEPENDENCE 7 UR TIF INCREM  
 TIF Taxing District Inc. Number: 100162  
 TIF Taxing District Base Year: 2008  
 FY TIF Revenue First Received: 2011  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2031

UR Designation	
Slum	No
Blighted	No
Economic Development	08/2009

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	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	45,451	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: INDEPENDENCE (10G076)  
 Urban Renewal Area: INDEPENDENCE URBAN RENEWAL (10004)  
 TIF Taxing District Name: INDEPENDENCE CITY/INDEPENDENCE SCH/INDEPENDENCE UR 7 INCREM  
 TIF Taxing District Inc. Number: 100166  
 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	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	871	0	0	0	0

FY 2025 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: INDEPENDENCE (10G076)  
 Urban Renewal Area: INDEPENDENCE URBAN RENEWAL (10004)  
 TIF Taxing District Name: INDEPENDENCE CITY/INDEPENDENCE SCH/INDEPENDENCE UR 8 INCREM  
 TIF Taxing District Inc. Number: 100168  
 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	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	55,640	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: INDEPENDENCE (10G076)  
 Urban Renewal Area: INDEPENDENCE URBAN RENEWAL (10004)  
 TIF Taxing District Name: INDEPENDENCE CITY/INDEPENDENCE SCH/INDEPENDENCE UR 9 INCREM  
 TIF Taxing District Inc. Number: 100170  
 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	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	828,908	0	0	0	0

FY 2025 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: INDEPENDENCE (10G076)  
 Urban Renewal Area: INDEPENDENCE URBAN RENEWAL (10004)  
 TIF Taxing District Name: INDEPENDENCE CITY/INDEPENDENCE SCH/INDEPENDENCE UR 10 INCREM  
 TIF Taxing District Inc. Number: 100172  
 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	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	27,000	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: INDEPENDENCE (10G076)  
 Urban Renewal Area: INDEPENDENCE URBAN RENEWAL (10004)  
 TIF Taxing District Name: INDEPENDENCE CITY/INDEPENDENCE SCH/HUMMINGBIRD TIF INCREM  
 TIF Taxing District Inc. Number: 100177  
 TIF Taxing District Base Year: 2019  
 FY TIF Revenue First Received: 2022  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2042

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	7,560	0	0	0	0

FY 2025 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: INDEPENDENCE (10G076)  
 Urban Renewal Area: INDEPENDENCE URBAN RENEWAL (10004)  
 TIF Taxing District Name: INDEPENDENCE CITY/INDEPENDENCE SCH/5TH WARD TIF INCREM  
 TIF Taxing District Inc. Number: 100179  
 TIF Taxing District Base Year: 2018  
 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	12,920	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: INDEPENDENCE (10G076)  
 Urban Renewal Area: INDEPENDENCE URBAN RENEWAL (10004)  
 TIF Taxing District Name: INDEPENDENCE/HUMMINGBIRD II  
 TIF Taxing District Inc. Number: 100183  
 TIF Taxing District Base Year: 0  
 FY TIF Revenue First Received:  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	7,510	0	0	0	0	0	7,510	0	7,510
Taxable	5,391	0	0	0	0	0	5,391	0	5,391
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	9,057	0	0	0	0

FY 2025 TIF Revenue Received: 0