

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: CALHOUN COUNTY
 Local Government Number: 13

Active Urban Renewal Areas

CALHOUN COUNTY 2013 URBAN RENEWAL AREA

**U.R. # of Tif Taxing
Districts**
13002 1

TIF Debt Outstanding: 0

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

TIF Revenue:	29,846	
TIF Sp. Revenue Fund Interest:	0	
Property Tax Replacement Claims	0	
Asset Sales & Loan Repayments:	0	
Total Revenue:	29,846	

Rebate Expenditures:	29,846	
Non-Rebate Expenditures:	0	
Returned to County Treasurer:	0	
Total Expenditures:	29,846	

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

Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: -29,846

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Urban Renewal Area Data Collection

Local Government Name: CALHOUN COUNTY (13)
 Urban Renewal Area: CALHOUN COUNTY 2013 URBAN RENEWAL AREA
 UR Area Number: 13002
 UR Area Creation Date: 05/2013
 UR Area Purpose: Economic Development

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
TWIN LAKES TWP/SOUTH CENTRAL CALHOUN SCH/CALHOUN COUNTY 2013 URBAN RENEWAL TIF INCREM	130068	130069	2,924,746

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	3,322,480	0	0	0	3,322,480	0	3,322,480
Taxable	0	0	2,924,746	0	0	0	2,924,746	0	2,924,746
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	0	0	Amount of 07-01-2024 Cash Balance Restricted for LMI						
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TIF Sp. Revenue Fund Interest:	0								
Property Tax Replacement Claims	0								
Asset Sales & Loan Repayments:	0								
Total Revenue:	29,846								
Rebate Expenditures:	29,846								
Non-Rebate Expenditures:	0								
Returned to County Treasurer:	0								
Total Expenditures:	29,846								
TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	0	0	Amount of 06-30-2025 Cash Balance Restricted for LMI						

Projects For CALHOUN COUNTY 2013 URBAN RENEWAL AREA

Al's Corner Truck Stop

Description:	Construction of truck stop at Hwy4/Hwy 20 intersection
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For CALHOUN COUNTY 2013 URBAN RENEWAL AREA

Al's Corner Oil Company

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	12/03/2004
FY of Last Payment:	2026

Rebates For CALHOUN COUNTY 2013 URBAN RENEWAL AREA

2325 Marshall Ave., Rockwell City, IA

TIF Expenditure Amount:	29,846
Rebate Paid To:	Al's Corner Oil
Tied To Debt:	Al's Corner Oil Company
Tied To Project:	Al's Corner Truck Stop
Projected Final FY of Rebate:	2026

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The \$19 beginning balance was from a Commercial/Industrial Rollback.

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

0

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TIF Taxing District Data Collection

Local Government Name: CALHOUN COUNTY (13)
 Urban Renewal Area: CALHOUN COUNTY 2013 URBAN RENEWAL AREA (13002)
 TIF Taxing District Name: TWIN LAKES TWP/SOUTH CENTRAL CALHOUN SCH/CALHOUN COUNTY 2013 URBAN RENEWAL TIF INCREM
 TIF Taxing District Inc. Number: 130069
 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: 2026

	UR Designation
Slum	No
Blighted	No
Economic Development	12/2013

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	3,322,480	0	0	0	3,322,480	0	3,322,480
Taxable	0	0	2,924,746	0	0	0	2,924,746	0	2,924,746
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	29,634	2,924,746	2,924,746	0	0

FY 2025 TIF Revenue Received: 29,846