

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: ROCKWELL CITY
 Local Government Number: 13G111

Active Urban Renewal Areas

ROCKWELL CITY URBAN RENEWAL

**U.R. # of Tif Taxing
Districts**
13001 2

TIF Debt Outstanding: 719,575

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 Revenue:	43,638		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	43,638		

Rebate Expenditures:	37,093		
Non-Rebate Expenditures:	0		
Returned to County Treasurer:	0		
Total Expenditures:	37,093		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	6,545	0	Amount of 06-30-2025 Cash Balance Restricted for LMI
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**Year-End Outstanding TIF
Obligations, Net of TIF Special
Revenue Fund Balance: 675,937**

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Urban Renewal Area Data Collection

Local Government Name: ROCKWELL CITY (13G111)
 Urban Renewal Area: ROCKWELL CITY URBAN RENEWAL
 UR Area Number: 13001

UR Area Creation Date: 02/2005

The purpose of this ordinance is to provide for the division of taxes levied on the taxable property in the expanded Hwy 20 East Urban Renewal District, each year and by and for the benefit of the state, city, county, or other taxing districts

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
ROCKWELL CITY CITY/SOUTH CENTRAL CALHOUN SCH/UR TIF INCREM	130065	130066	0
ROCKWELL CITY/SCC/2021 ADDITION TO HIGHWAY 20 EAST URBAN RENEWAL DISTRICT TIF INCREMENT	130072	130073	1,270,303

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	22,060	1,524,930	0	0	0	1,546,990	0	1,546,990
Taxable	0	10,223	1,306,951	0	0	0	1,317,174	0	1,317,174
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	
TIF Revenue:	43,638			
TIF Sp. Revenue Fund Interest:	0			
Property Tax Replacement Claims	0			
Asset Sales & Loan Repayments:	0			
Total Revenue:	43,638			
Rebate Expenditures:	37,093			
Non-Rebate Expenditures:	0			
Returned to County Treasurer:	0			
Total Expenditures:	37,093			
TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	6,545	0	Amount of 06-30-2025 Cash Balance Restricted for LMI	

Projects For ROCKWELL CITY URBAN RENEWAL

Fareway

Description:	Development of Grocery Store
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For ROCKWELL CITY URBAN RENEWAL

Fareway Agreement

Debt/Obligation Type:	Rebates
Principal:	719,575
Interest:	0
Total:	719,575
Annual Appropriation?:	No
Date Incurred:	01/01/2021
FY of Last Payment:	2043

Rebates For ROCKWELL CITY URBAN RENEWAL

339 E. Main Street

TIF Expenditure Amount:	37,093
Rebate Paid To:	Fareway
Tied To Debt:	Fareway Agreement
Tied To Project:	Fareway
Projected Final FY of Rebate:	2043

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TIF Taxing District Data Collection

Local Government Name: ROCKWELL CITY (13G111)
 Urban Renewal Area: ROCKWELL CITY URBAN RENEWAL (13001)
 TIF Taxing District Name: ROCKWELL CITY CITY/SOUTH CENTRAL CALHOUN SCH/UR TIF INCREM
 TIF Taxing District Inc. Number: 130066
 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	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	299,370	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: ROCKWELL CITY (13G111)
 Urban Renewal Area: ROCKWELL CITY URBAN RENEWAL (13001)
 TIF Taxing District Name: ROCKWELL CITY/SCC/2021 ADDITION TO HIGHWAY 20 EAST URBAN RENEWAL DISTRICT TIF INCREMENT
 TIF Taxing District Inc. Number: 130073
 TIF Taxing District Base Year: 2020
 FY TIF Revenue First Received: 2024
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2021

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	22,060	1,524,930	0	0	0	1,546,990	0	1,546,990
Taxable	0	10,223	1,306,951	0	0	0	1,317,174	0	1,317,174
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	32,730	1,317,174	1,270,303	46,871	1,610

FY 2025 TIF Revenue Received: 43,638