

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: COON RAPIDS
 Local Government Number: 14G117

Active Urban Renewal Areas

COON RAPIDS URBAN RENEWAL

**U.R. # of Tif Taxing
 # Districts**
 14008 1

TIF Debt Outstanding: 373,400

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	42,106	0	Amount of 07-01-2024 Cash Balance Restricted for LMI
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TIF Revenue:	98,564		
TIF Sp. Revenue Fund Interest:	1,847		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	100,411		

Rebate Expenditures:	0		
Non-Rebate Expenditures:	87,000		
Returned to County Treasurer:	0		
Total Expenditures:	87,000		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	55,517	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: 230,883

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Urban Renewal Area Data Collection

Local Government Name: COON RAPIDS (14G117)
 Urban Renewal Area: COON RAPIDS URBAN RENEWAL
 UR Area Number: 14008
 UR Area Creation Date: 03/1991
 UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
COON RAPIDS CITY/COON RAPIDS-BAYARD SCH/CRTF2 UR TIF INCREM	140123	140124	3,657,802

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	5,661,880	7,729,320	1,164,560	0	-20,000	14,513,010	0	14,513,010
Taxable	0	2,623,875	5,020,912	965,780	0	-20,000	8,567,817	0	8,567,817
Homestead Credits									25

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Returned to County Treasurer:	0
Total Expenditures:	87,000

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: **55,517** **0** **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For COON RAPIDS URBAN RENEWAL

Main Street Project

Description:	Revitalizing downtown
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	No
Payments Complete:	No

Fire/Ambulance Building

Description:	Building New Fire/Ambulance BUilding
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	No

Main Street Director

Description:	Main Street Director Main Street Iowa Program-Iowa Economic Development
Classification:	Authority
Physically Complete:	No
Payments Complete:	No

Northside Upperstory Housing

Description:	Northside Upperstory Housing Grant Main Street Iowa Program-Iowa Economic Development
Classification:	Authority
Physically Complete:	Yes
Payments Complete:	Yes

422 Main Street Derlict Bldg

Description:	422 Main Street DNR Derelict Building
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For COON RAPIDS URBAN RENEWAL

Fire/Ambulance Building

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	265,000
Interest:	21,400
Total:	286,400
Annual Appropriation?:	No
Date Incurred:	10/25/2013
FY of Last Payment:	2027

Main Street Projects

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	02/05/2024
FY of Last Payment:	2024

422 Main Street/ DNR Grant

Debt/Obligation Type:	Other Debt
Principal:	87,000
Interest:	0
Total:	87,000
Annual Appropriation?:	No
Date Incurred:	12/01/2024
FY of Last Payment:	2025

Non-Rebates For COON RAPIDS URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	Fire/Ambulance Building
Tied To Project:	Fire/Ambulance Building
TIF Expenditure Amount:	0
Tied To Debt:	Main Street Projects
Tied To Project:	Main Street Project
TIF Expenditure Amount:	0
Tied To Project:	Main Street Project
TIF Expenditure Amount:	87,000
Tied To Debt:	422 Main Street/ DNR Grant
Tied To Project:	422 Main Street Derlict Bldg

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TIF Taxing District Data Collection

Local Government Name: COON RAPIDS (14G117)
 Urban Renewal Area: COON RAPIDS URBAN RENEWAL (14008)
 TIF Taxing District Name: COON RAPIDS CITY/COON RAPIDS-BAYARD SCH/CRTF2 UR TIF INCREM
 TIF Taxing District Inc. Number: 140124
 TIF Taxing District Base Year: 1990
 FY TIF Revenue First Received: 1992
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	03/1991

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	5,661,880	7,729,320	1,164,560	0	-20,000	14,513,010	0	14,513,010
Taxable	0	2,623,875	5,020,912	965,780	0	-20,000	8,567,817	0	8,567,817
Homestead Credits									25

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	4,777,627	8,567,817	3,657,802	4,910,015	132,969

FY 2025 TIF Revenue Received: 98,564