

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: SPENCER
 Local Government Number: 21G180

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
SPENCER CONS URBAN RENEWAL	21003	29
SPENCER E 4TH ST #9 URBAN RENEWAL	21011	1

TIF Debt Outstanding: 13,799,795

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: 2,076,731 0 Amount of 07-01-2024 Cash Balance Restricted for LMI

TIF Revenue:	1,353,132	
TIF Sp. Revenue Fund Interest:	78,173	
Property Tax Replacement Claims	0	
Asset Sales & Loan Repayments:	0	
Total Revenue:	1,431,305	

Rebate Expenditures:	620,911	
Non-Rebate Expenditures:	5,590	
Returned to County Treasurer:	0	
Total Expenditures:	626,501	

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: 2,881,535 0 Amount of 06-30-2025 Cash Balance Restricted for LMI

Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 10,291,759

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

Local Government Name: SPENCER (21G180)
 Urban Renewal Area: SPENCER CONS URBAN RENEWAL
 UR Area Number: 21003

UR Area Creation Date: 12/1989

UR Area Purpose: The purpose of the district is for economic development. For more details, please refer to the attached plan document above.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
SPENCER CITY/SPENCER SCH/UR #1 CONS TIF INCR	210073	210080	41,708,156
SPENCER CITY/SPENCER SCH/SSMID1/UR #1 CONS TIF INCR	210074	210081	0
SPENCER CITY/SPENCER SCH/SSMID2/UR #1 CONS TIF INCR	210075	210082	0
SPENCER CITY AG/SPENCER SCH/UR#1 CONS TIF INCR	210076	210083	0
SPENCER CITY/SPENCER SCH/S UR #1 CONS TIF INCR	210089	210090	4,791,857
SPENCER CITY AG/SPENCER SCH/S UR #1 CONS TIF INCR	210091	210092	0
SPENCER CITY/SPENCER SCH/S UR #1 CONS TIF INCR/AMENDMENT	210128	210129	0
SPENCER INC/SPENCER COMM/CONS UR #7 TIF INCREM	210132	210133	0
SPENCER INC/SPENCER COMM/SPENCER CONS UR-SHINE INCREM	210136	210137	0
SPENCER CITY/SPENCER SCH/SPENCER CONS UR-GR-Y INCR	210138	210139	0
SPENCER CITY/SPENCER SCH/SPENCER CONS UR-LODGING INCR	210140	210141	0
SPENCER CITY/SPENCER SCH/SPENCER CONS UR-\$TREE INCR	210142	210143	0
SPENCER CITY/SPENCER SCH/SPENCER CONS UR-D&T INCR	210144	210145	0
SPENCER CITY/SPENCER SCH/SPENCER CONS UR-SP NF INCR	210146	210147	0
SPENCER CITY/SPENCER SCH/SPENCER CONS UR-QRS INCR	210148	210149	0
SPENCER CITY/SPENCER SCH/SPENCER CONS UR-PIIONEER INCR	210150	210151	0
SPENCER CITY/SPENCER SCH/SPENCER CONS UR-MERRILL INCR	210152	210153	0
SPENCER CITY/SPENCER SCH/SPENCER CONS UR-2015SHINE INCR	210154	210155	0
SPENCER INC/SPENCER SCH/SPENCER CONS UR-MULLER PRJ INCR	210156	210158	0
SPENCER CITY/SPENCER SCH/SPENCER CONS UR-REDEV PRJ INCR	210160	210161	0
SPENCER CITY/SPENCER SCH/SPENCER CONS UR-SP AG INCR	210162	210163	0
SPENCER CITY/SPENCER SCH/SPENCER CONS UR EXP-TRLS INCR	210164	210165	0
SPENCER CITY/SPENCER SCH/SSMID2/SPENCER CONS UR EXP INCR	210166	210167	0
SPENCER CITY/SPENCER SCH/SPENCER CONS UR-ESC INCR	210168	210169	0
SPENCER CONS UR/SPENCER CITY AG/SPENCER SCH - LDG INCR	210170	210171	0
SPENCER INC/SPENCER COMM/TIF3 - MWI INCREM	210172	210173	0
SPENCER INC SPENCER COMM UR TIF3-SCHNMN - INCR	210180	210181	0
SPENCER INC SPENCER COMM TIF3 - NEW TEC - INCR	210182	210183	0
SPENCER AG SPENCER COMM TIF3 - NEW TEC - INCR	210184	210185	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	2,224,940	91,462,935	222,081,975	34,660,700	0	-252,000	349,739,800	0	349,739,800
Taxable	1,598,335	42,386,469	173,009,044	29,460,439	0	-252,000	245,763,537	0	245,763,537
Homestead Credits									332

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: **2,076,731** **0** **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	1,353,132
TIF Sp. Revenue Fund Interest:	78,173
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	1,431,305

Rebate Expenditures:	620,911
Non-Rebate Expenditures:	5,590
Returned to County Treasurer:	0
Total Expenditures:	626,501

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	2,881,535	0	Amount of 06-30-2025 Cash Balance Restricted for LMI
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Projects For SPENCER CONS URBAN RENEWAL

Shine Brothers - R&D Complex

Description:	Payments to Shine Brothers for business expansion
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Spencer NF

Description:	Payments to Spencer NF for business location
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

D&T Office, LLC

Description:	Payments to D&T Office for business expansion
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	Yes

Urban Renewal Amendments

Description:	Urban Renewal Updates, Development Agreement assistance
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

Shine Brothers-Metal Recycling

Description:	Payments to Shine Brothers for business expansion
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Merrill Company

Description:	Payments to Merrill Comany for business expansion
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

QRS

Description:	Payments to QRS for business expansion
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

Spencer Ag

Description:	Payments to Spencer Ag for business expansion
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

Muller Revocable Trust - White Drug

Description:	Payments to Muller Trust for business expansion
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	Yes

GIC Infrastructure

Description:	Improvements in the Green Industrial Center
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Clay County Lodging

Description:	Rebate Payment for Improvements
Classification:	Commercial - hotels and conference centers
Physically Complete:	Yes
Payments Complete:	No

Dollar Tree

Description:	Rebate Payments for Improvements
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

MWI Expansion

Description:	Rebates for business expansion
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Spencer LMI Housing Rehab

Description:	Grants to LMI for housing rehabilitation
Classification:	Low and Moderate Income Housing
Physically Complete:	No
Payments Complete:	No

ESC

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

IA Great Lakes Trail

Description:	Construct multi-purpose recreational trail Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	Yes
Payments Complete:	No

Schoeneman Brothers

Description:	Construct new building supply store
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Rent All / New Tec

Description:	Construct new equipment rental location and equipment sales
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

North Y Project

Description:	land acquisition and road and utility construction for commercial/industrial development
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For SPENCER CONS URBAN RENEWAL

D&T Office, LLC

Debt/Obligation Type:	Rebates
Principal:	22,994
Interest:	0
Total:	22,994
Annual Appropriation?:	Yes
Date Incurred:	12/16/2013
FY of Last Payment:	2026

Shine Brothers - R&D Complex

Debt/Obligation Type:	Rebates
Principal:	77,500
Interest:	0
Total:	77,500
Annual Appropriation?:	Yes
Date Incurred:	12/16/2013
FY of Last Payment:	2026

Spencer NF

Debt/Obligation Type:	Rebates
Principal:	211,990
Interest:	0
Total:	211,990
Annual Appropriation?:	Yes
Date Incurred:	12/16/2013
FY of Last Payment:	2026

Dorsey & Whitney Law

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	06/30/2025
FY of Last Payment:	2025

Capital Imp. Reserve

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	06/30/2025
FY of Last Payment:	2025

Clay County Lodging

Debt/Obligation Type:	Rebates
Principal:	675,000
Interest:	0
Total:	675,000
Annual Appropriation?:	Yes
Date Incurred:	09/15/2014
FY of Last Payment:	2027

Dollar Tree

Debt/Obligation Type:	Rebates
Principal:	86,000
Interest:	0
Total:	86,000
Annual Appropriation?:	Yes
Date Incurred:	05/04/2015
FY of Last Payment:	2026

QRS

Debt/Obligation Type:	Rebates
Principal:	1,242,398
Interest:	0
Total:	1,242,398
Annual Appropriation?:	Yes
Date Incurred:	11/02/2015
FY of Last Payment:	2030

Merrill Company

Debt/Obligation Type:	Rebates
Principal:	680,942
Interest:	0
Total:	680,942
Annual Appropriation?:	Yes
Date Incurred:	11/02/2015
FY of Last Payment:	2028

Muller Trust (White Drug)

Debt/Obligation Type:	Rebates
Principal:	12,000
Interest:	0
Total:	12,000
Annual Appropriation?:	Yes
Date Incurred:	03/14/2016
FY of Last Payment:	2025

ESC, LLC

Debt/Obligation Type:	Rebates
Principal:	300,000
Interest:	0
Total:	300,000
Annual Appropriation?:	Yes
Date Incurred:	04/02/2018
FY of Last Payment:	2030

Shine Brothers - 2015 Expan

Debt/Obligation Type:	Rebates
Principal:	199,124
Interest:	0
Total:	199,124
Annual Appropriation?:	Yes
Date Incurred:	10/19/2015
FY of Last Payment:	2027

Spencer Ag Center, LLC

Debt/Obligation Type:	Rebates
Principal:	223,769
Interest:	0

Total:	223,769
Annual Appropriation?:	Yes
Date Incurred:	03/14/2016
FY of Last Payment:	2028

MWI Components

Debt/Obligation Type:	Rebates
Principal:	315,228
Interest:	0
Total:	315,228
Annual Appropriation?:	Yes
Date Incurred:	06/03/2019
FY of Last Payment:	2033

Capital Imp Reserve

Debt/Obligation Type:	Internal Loans
Principal:	204,800
Interest:	0
Total:	204,800
Annual Appropriation?:	Yes
Date Incurred:	06/03/2019
FY of Last Payment:	2025

Schoeneman Brothers

Debt/Obligation Type:	Rebates
Principal:	126,400
Interest:	0
Total:	126,400
Annual Appropriation?:	Yes
Date Incurred:	09/07/2021
FY of Last Payment:	2033

Rent All / New TEc

Debt/Obligation Type:	Rebates
Principal:	126,400
Interest:	0
Total:	126,400
Annual Appropriation?:	Yes
Date Incurred:	09/07/2021
FY of Last Payment:	2033

Urban Renewal Bonds, Series 2023A

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	5,520,000
Interest:	1,958,400
Total:	7,478,400
Annual Appropriation?:	No
Date Incurred:	07/13/2023
FY of Last Payment:	2037

Urban Renewal Bonds, Series 2023B

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,740,000
Interest:	76,850
Total:	1,816,850
Annual Appropriation?:	No
Date Incurred:	07/13/2023
FY of Last Payment:	2028

Non-Rebates For SPENCER CONS URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	Capital Imp Reserve
Tied To Project:	Spencer LMI Housing Rehab
TIF Expenditure Amount:	0
Tied To Debt:	Dorsey & Whitney Law
Tied To Project:	Urban Renewal Amendments
TIF Expenditure Amount:	0
Tied To Debt:	Urban Renewal Bonds, Series 2023A
Tied To Project:	North Y Project
TIF Expenditure Amount:	0
Tied To Debt:	Urban Renewal Bonds, Series 2023B
Tied To Project:	North Y Project
TIF Expenditure Amount:	5,590
Tied To Debt:	Capital Imp Reserve
Tied To Project:	Muller Revocable Trust - White Drug

Rebates For SPENCER CONS URBAN RENEWAL

220 10th Ave SE

TIF Expenditure Amount:	12,000
Rebate Paid To:	Shine Brothers
Tied To Debt:	Shine Brothers - R&D Complex
Tied To Project:	Shine Brothers - R&D Complex
Projected Final FY of Rebate:	2025

Spencer NF

TIF Expenditure Amount:	100,929
Rebate Paid To:	Spencer NF
Tied To Debt:	Spencer NF
Tied To Project:	Spencer NF
Projected Final FY of Rebate:	2027

1103 SW 13th St

TIF Expenditure Amount:	17,390
Rebate Paid To:	Spencer Development Group
Tied To Debt:	Dollar Tree
Tied To Project:	Dollar Tree
Projected Final FY of Rebate:	2026

225 10th Ave SE

TIF Expenditure Amount:	20,909
Rebate Paid To:	Shine Brothers
Tied To Debt:	Shine Brothers - 2015 Expan
Tied To Project:	Shine Brothers-Metal Recycling
Projected Final FY of Rebate:	2027

916 13th St SW

TIF Expenditure Amount:	113,289
Rebate Paid To:	Clay County Lodging
Tied To Debt:	Clay County Lodging
Tied To Project:	Clay County Lodging
Projected Final FY of Rebate:	2027

3905 4th Ave W

TIF Expenditure Amount:	23,819
Rebate Paid To:	D & T Office, LLC
Tied To Debt:	D&T Office, LLC
Tied To Project:	D&T Office, LLC
Projected Final FY of Rebate:	2026

601 1st Ave SW

TIF Expenditure Amount:	62,144
Rebate Paid To:	The Merrill Co
Tied To Debt:	Merrill Company
Tied To Project:	Merrill Company
Projected Final FY of Rebate:	2028

225 W 21st St

TIF Expenditure Amount:	103,606
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Rebate Paid To:	QRS
Tied To Debt:	QRS
Tied To Project:	QRS
Projected Final FY of Rebate:	2031

1901 E 8th Street

TIF Expenditure Amount:	56,645
Rebate Paid To:	Spencer Ag Center, LLC
Tied To Debt:	Spencer Ag Center, LLC
Tied To Project:	Spencer Ag
Projected Final FY of Rebate:	2028

1601 E 4th Street

TIF Expenditure Amount:	28,835
Rebate Paid To:	MWI Holdings LLC
Tied To Debt:	MWI Components
Tied To Project:	MWI Expansion
Projected Final FY of Rebate:	2033

2223 Hwy blvd

TIF Expenditure Amount:	39,650
Rebate Paid To:	Schoeneman Brothers
Tied To Debt:	Schoeneman Brothers
Tied To Project:	Schoeneman Brothers
Projected Final FY of Rebate:	2033

4321 Hwy Blvd

TIF Expenditure Amount:	41,695
Rebate Paid To:	Rent All / New Tec
Tied To Debt:	Rent All / New TEc
Tied To Project:	Rent All / New Tec
Projected Final FY of Rebate:	2033

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TIF Taxing District Data Collection

Local Government Name: SPENCER (21G180)
 Urban Renewal Area: SPENCER CONS URBAN RENEWAL (21003)
 TIF Taxing District Name: SPENCER CITY/SPENCER SCH/UR #1 CONS TIF INCR
 TIF Taxing District Inc. Number: 210080
 TIF Taxing District Base Year: 1994
 FY TIF Revenue First Received: 1992
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	12/1989

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	47,747,072	90,419,488	17,765,760	0	-88,000	155,724,070	0	155,724,070
Taxable	0	22,127,311	68,241,269	14,724,969	0	-88,000	104,885,299	0	104,885,299
Homestead Credits									168

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	33,891,822	104,885,299	41,708,156	63,177,143	1,889,576

FY 2025 TIF Revenue Received: 1,213,126

TIF Taxing District Data Collection

Local Government Name: SPENCER (21G180)
 Urban Renewal Area: SPENCER CONS URBAN RENEWAL (21003)
 TIF Taxing District Name: SPENCER CITY/SPENCER SCH/SSMID1/UR #1 CONS TIF INCR
 TIF Taxing District Inc. Number: 210081
 TIF Taxing District Base Year: 1994
 FY TIF Revenue First Received: 1992
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	12/1989

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	2,309,898	21,798,262	895,050	0	0	25,003,210	0	25,003,210
Taxable	0	1,070,469	13,849,936	593,597	0	0	15,514,002	0	15,514,002
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	11,011,194	13,992,016	0	13,992,016	474,458

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: SPENCER (21G180)
 Urban Renewal Area: SPENCER CONS URBAN RENEWAL (21003)
 TIF Taxing District Name: SPENCER CITY/SPENCER SCH/SSMID2/UR #1 CONS TIF INCR
 TIF Taxing District Inc. Number: 210082
 TIF Taxing District Base Year: 1994
 FY TIF Revenue First Received: 1992
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	12/1989

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	57,769	5,186,871	0	0	0	5,244,640	0	5,244,640
Taxable	0	26,772	3,809,143	0	0	0	3,835,915	0	3,835,915
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	1,600,253	3,644,387	0	3,644,387	116,290

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: SPENCER (21G180)
 Urban Renewal Area: SPENCER CONS URBAN RENEWAL (21003)
 TIF Taxing District Name: SPENCER CITY AG/SPENCER SCH/UR#1 CONS TIF INCR
 TIF Taxing District Inc. Number: 210083
 TIF Taxing District Base Year: 1994
 FY TIF Revenue First Received: 1992
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	12/1989

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	1,717,410	0	0	0	0	0	1,717,410	0	1,717,410
Taxable	1,233,740	0	0	0	0	0	1,233,740	0	1,233,740
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	886,378	831,032	0	831,032	16,854

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: SPENCER (21G180)
 Urban Renewal Area: SPENCER CONS URBAN RENEWAL (21003)
 TIF Taxing District Name: SPENCER CITY/SPENCER SCH/S UR #1 CONS TIF INCR
 TIF Taxing District Inc. Number: 210090
 TIF Taxing District Base Year: 1999
 FY TIF Revenue First Received: 2001
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2028

UR Designation	
Slum	No
Blighted	No
Economic Development	03/1999

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	39,448,418	57,306,932	0	0	-156,000	96,284,100	0	96,284,100
Taxable	0	18,281,507	48,357,684	0	0	-156,000	66,167,941	0	66,167,941
Homestead Credits									161

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	19,312,584	66,167,941	4,791,857	61,376,084	1,835,708

FY 2025 TIF Revenue Received: 140,006

TIF Taxing District Data Collection

Local Government Name: SPENCER (21G180)
 Urban Renewal Area: SPENCER CONS URBAN RENEWAL (21003)
 TIF Taxing District Name: SPENCER CITY AG/SPENCER SCH/S UR #1 CONS TIF INCR
 TIF Taxing District Inc. Number: 210092
 TIF Taxing District Base Year: 1999
 FY TIF Revenue First Received: 2001
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2028

UR Designation	
Slum	No
Blighted	No
Economic Development	03/1999

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	469,360	0	0	0	0	0	469,360	0	469,360
Taxable	337,175	0	0	0	0	0	337,175	0	337,175
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	216,198	253,162	0	253,162	5,134

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: SPENCER (21G180)
 Urban Renewal Area: SPENCER CONS URBAN RENEWAL (21003)
 TIF Taxing District Name: SPENCER CITY/SPENCER SCH/S UR #1 CONS TIF INCR/AMENDMENT
 TIF Taxing District Inc. Number: 210129
 TIF Taxing District Base Year: 2011
 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	1,091,681	10,365,519	0	0	0	11,457,200	0	11,457,200
Taxable	0	505,916	7,216,330	0	0	0	7,722,246	0	7,722,246
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	7,407,320	4,049,880	0	4,049,880	121,129

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: SPENCER (21G180)
 Urban Renewal Area: SPENCER CONS URBAN RENEWAL (21003)
 TIF Taxing District Name: SPENCER INC/SPENCER COMM/CONS UR #7 TIF INCREM
 TIF Taxing District Inc. Number: 210133
 TIF Taxing District Base Year: 2012
 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	254,440	0	0	0	-4,000	247,190	0	247,190
Taxable	0	117,915	0	0	0	-4,000	110,665	0	110,665
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	138,410	110,665	0	110,665	3,310

FY 2025 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: SPENCER (21G180)
 Urban Renewal Area: SPENCER CONS URBAN RENEWAL (21003)
 TIF Taxing District Name: SPENCER INC/SPENCER COMM/SPENCER CONS UR-SHINE INCREM
 TIF Taxing District Inc. Number: 210137
 TIF Taxing District Base Year: 2014
 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	1,178,140	0	0	0	1,178,140	0	1,178,140
Taxable	0	0	929,354	0	0	0	929,354	0	929,354
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	591,010	587,130	0	587,130	17,561

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: SPENCER (21G180)
 Urban Renewal Area: SPENCER CONS URBAN RENEWAL (21003)
 TIF Taxing District Name: SPENCER CITY/SPENCER SCH/SPENCER CONS UR-GR-Y INCR
 TIF Taxing District Inc. Number: 210139
 TIF Taxing District Base Year: 2014
 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	319,740	0	0	0	319,740	0	319,740
Taxable	0	0	222,280	0	0	0	222,280	0	222,280
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	59,210	222,280	0	222,280	6,648

FY 2025 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: SPENCER (21G180)
 Urban Renewal Area: SPENCER CONS URBAN RENEWAL (21003)
 TIF Taxing District Name: SPENCER CITY/SPENCER SCH/SPENCER CONS UR-LODGING INCR
 TIF Taxing District Inc. Number: 210141
 TIF Taxing District Base Year: 2013
 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	4,256,220	0	0	0	4,256,220	0	4,256,220
Taxable	0	0	3,765,112	0	0	0	3,765,112	0	3,765,112
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	4,403	3,765,112	0	3,765,112	112,611

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: SPENCER (21G180)
 Urban Renewal Area: SPENCER CONS URBAN RENEWAL (21003)
 TIF Taxing District Name: SPENCER CITY/SPENCER SCH/SPENCER CONS UR-\$TREE INCR
 TIF Taxing District Inc. Number: 210143
 TIF Taxing District Base Year: 2014
 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	922,670	0	0	0	922,670	0	922,670
Taxable	0	0	764,917	0	0	0	764,917	0	764,917
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	187,540	735,130	0	735,130	21,987

FY 2025 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: SPENCER (21G180)
 Urban Renewal Area: SPENCER CONS URBAN RENEWAL (21003)
 TIF Taxing District Name: SPENCER CITY/SPENCER SCH/SPENCER CONS UR-D&T INCR
 TIF Taxing District Inc. Number: 210145
 TIF Taxing District Base Year: 2013
 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	974,990	0	0	0	974,990	0	974,990
Taxable	0	0	812,005	0	0	0	812,005	0	812,005
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	23,520	812,005	0	812,005	24,286

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: SPENCER (21G180)
 Urban Renewal Area: SPENCER CONS URBAN RENEWAL (21003)
 TIF Taxing District Name: SPENCER CITY/SPENCER SCH/SPENCER CONS UR-SP NF INCR
 TIF Taxing District Inc. Number: 210147
 TIF Taxing District Base Year: 2013
 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	3,618,710	0	0	3,618,710	0	3,618,710
Taxable	0	0	0	3,191,353	0	0	3,191,353	0	3,191,353
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	55,290	3,191,353	0	3,191,353	95,451

FY 2025 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: SPENCER (21G180)
 Urban Renewal Area: SPENCER CONS URBAN RENEWAL (21003)
 TIF Taxing District Name: SPENCER CITY/SPENCER SCH/SPENCER CONS UR-QRS INCR
 TIF Taxing District Inc. Number: 210149
 TIF Taxing District Base Year: 2014
 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	4,437,330	0	0	4,437,330	0	4,437,330
Taxable	0	0	0	3,928,111	0	0	3,928,111	0	3,928,111
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	1,303,220	3,134,110	0	3,134,110	93,739

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: SPENCER (21G180)
 Urban Renewal Area: SPENCER CONS URBAN RENEWAL (21003)
 TIF Taxing District Name: SPENCER CITY/SPENCER SCH/SPENCER CONS UR-PIONEER INCR
 TIF Taxing District Inc. Number: 210151
 TIF Taxing District Base Year: 2011
 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	7,623,330	0	0	0	7,623,330	0	7,623,330
Taxable	0	0	6,795,511	0	0	0	6,795,511	0	6,795,511
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	34,527	6,795,511	0	6,795,511	203,248

FY 2025 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: SPENCER (21G180)
 Urban Renewal Area: SPENCER CONS URBAN RENEWAL (21003)
 TIF Taxing District Name: SPENCER CITY/SPENCER SCH/SPENCER CONS UR-MERRILL INCR
 TIF Taxing District Inc. Number: 210153
 TIF Taxing District Base Year: 2014
 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	4,586,640	0	0	0	4,586,640	0	4,586,640
Taxable	0	0	4,062,491	0	0	0	4,062,491	0	4,062,491
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	1,969,550	2,617,090	0	2,617,090	78,275

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: SPENCER (21G180)
 Urban Renewal Area: SPENCER CONS URBAN RENEWAL (21003)
 TIF Taxing District Name: SPENCER CITY/SPENCER SCH/SPENCER CONS UR-2015SHINE INCR
 TIF Taxing District Inc. Number: 210155
 TIF Taxing District Base Year: 2014
 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	6,348,580	0	0	6,348,580	0	6,348,580
Taxable	0	0	0	5,652,151	0	0	5,652,151	0	5,652,151
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	4,278,700	2,069,880	0	2,069,880	61,908

FY 2025 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: SPENCER (21G180)
 Urban Renewal Area: SPENCER CONS URBAN RENEWAL (21003)
 TIF Taxing District Name: SPENCER INC/SPENCER SCH/SPENCER CONS UR-MULLER PRJ INCR
 TIF Taxing District Inc. Number: 210158
 TIF Taxing District Base Year: 2015
 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	1,240,830	0	0	0	1,240,830	0	1,240,830
Taxable	0	0	985,775	0	0	0	985,775	0	985,775
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	454,130	786,700	0	786,700	23,530

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: SPENCER (21G180)
 Urban Renewal Area: SPENCER CONS URBAN RENEWAL (21003)
 TIF Taxing District Name: SPENCER CITY/SPENCER SCH/SPENCER CONS UR-REDEV PRJ INCR
 TIF Taxing District Inc. Number: 210161
 TIF Taxing District Base Year: 2017
 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	2,550,540	0	0	0	2,550,540	0	2,550,540
Taxable	0	0	2,230,000	0	0	0	2,230,000	0	2,230,000
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	1,674,600	875,940	0	875,940	26,199

FY 2025 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: SPENCER (21G180)
 Urban Renewal Area: SPENCER CONS URBAN RENEWAL (21003)
 TIF Taxing District Name: SPENCER CITY/SPENCER SCH/SPENCER CONS UR-SP AG INCR
 TIF Taxing District Inc. Number: 210163
 TIF Taxing District Base Year: 2015
 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	2,400,260	0	0	0	2,400,260	0	2,400,260
Taxable	0	0	2,029,262	0	0	0	2,029,262	0	2,029,262
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	20,590	2,029,262	0	2,029,262	60,694

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: SPENCER (21G180)
 Urban Renewal Area: SPENCER CONS URBAN RENEWAL (21003)
 TIF Taxing District Name: SPENCER CITY/SPENCER SCH/SPENCER CONS UR EXP-TRLS INCR
 TIF Taxing District Inc. Number: 210165
 TIF Taxing District Base Year: 2016
 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	250,080	1,589,720	0	0	0	1,839,800	0	1,839,800
Taxable	0	115,894	1,153,085	0	0	0	1,268,979	0	1,268,979
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	898,980	940,820	0	940,820	28,139

FY 2025 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: SPENCER (21G180)
 Urban Renewal Area: SPENCER CONS URBAN RENEWAL (21003)
 TIF Taxing District Name: SPENCER CITY/SPENCER SCH/SSMID2/SPENCER CONS UR EXP INCR
 TIF Taxing District Inc. Number: 210167
 TIF Taxing District Base Year: 2016
 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	303,577	4,580,283	0	0	-4,000	4,879,860	0	4,879,860
Taxable	0	140,685	3,677,558	0	0	-4,000	3,814,243	0	3,814,243
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	2,309,270	2,574,590	0	2,574,590	82,153

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: SPENCER (21G180)
 Urban Renewal Area: SPENCER CONS URBAN RENEWAL (21003)
 TIF Taxing District Name: SPENCER CITY/SPENCER SCH/SPENCER CONS UR-ESC INCR
 TIF Taxing District Inc. Number: 210169
 TIF Taxing District Base Year: 2016
 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	1,214,330	0	0	0	1,214,330	0	1,214,330
Taxable	0	0	1,027,411	0	0	0	1,027,411	0	1,027,411
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	461,950	752,380	0	752,380	22,503

FY 2025 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: SPENCER (21G180)
 Urban Renewal Area: SPENCER CONS URBAN RENEWAL (21003)
 TIF Taxing District Name: SPENCER CONS UR/SPENCER CITY AG/SPENCER SCH - LDG INCR
 TIF Taxing District Inc. Number: 210171
 TIF Taxing District Base Year: 2013
 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	15,040	0	0	0	0	0	15,040	0	15,040
Taxable	10,804	0	0	0	0	0	10,804	0	10,804
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	27,167	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: SPENCER (21G180)
 Urban Renewal Area: SPENCER CONS URBAN RENEWAL (21003)
 TIF Taxing District Name: SPENCER INC/SPENCER COMM/TIF3 - MWI INCREM
 TIF Taxing District Inc. Number: 210173
 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	1,595,270	0	0	1,595,270	0	1,595,270
Taxable	0	0	0	1,370,258	0	0	1,370,258	0	1,370,258
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	300,000	1,295,270	0	1,295,270	38,740

FY 2025 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: SPENCER (21G180)
 Urban Renewal Area: SPENCER CONS URBAN RENEWAL (21003)
 TIF Taxing District Name: SPENCER INC SPENCER COMM UR TIF3-SCHNMN - INCR
 TIF Taxing District Inc. Number: 210181
 TIF Taxing District Base Year: 2020
 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	1,753,960	0	0	0	1,753,960	0	1,753,960
Taxable	0	0	1,513,079	0	0	0	1,513,079	0	1,513,079
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	343,200	1,410,760	0	1,410,760	42,195

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: SPENCER (21G180)
 Urban Renewal Area: SPENCER CONS URBAN RENEWAL (21003)
 TIF Taxing District Name: SPENCER INC SPENCER COMM TIF3 - NEW TEC - INCR
 TIF Taxing District Inc. Number: 210183
 TIF Taxing District Base Year: 2020
 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	1,813,250	0	0	0	1,813,250	0	1,813,250
Taxable	0	0	1,566,842	0	0	0	1,566,842	0	1,566,842
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	132,030	1,566,842	0	1,566,842	46,863

FY 2025 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: SPENCER (21G180)
 Urban Renewal Area: SPENCER CONS URBAN RENEWAL (21003)
 TIF Taxing District Name: SPENCER AG SPENCER COMM TIF3 - NEW TEC - INCR
 TIF Taxing District Inc. Number: 210185
 TIF Taxing District Base Year: 2020
 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	23,130	0	0	0	0	0	23,130	0	23,130
Taxable	16,616	0	0	0	0	0	16,616	0	16,616
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	20,680	2,450	0	2,450	50

FY 2025 TIF Revenue Received: 0

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

Local Government Name: SPENCER (21G180)
 Urban Renewal Area: SPENCER E 4TH ST #9 URBAN RENEWAL
 UR Area Number: 21011

UR Area Creation Date: 06/2009

UR Area Purpose: The purpose of the district is economic development related to housing. For more details, please refer to the attached plan document above.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
SPENCER CITY/SPENCER SCH/E 4TH ST UR #9 INCR	210126	210127	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	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

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

TIF Revenue:	0
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	0
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: 0 **Amount of 06-30-2025 Cash Balance Restricted for LMI** 0

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: SPENCER (21G180)
 Urban Renewal Area: SPENCER E 4TH ST #9 URBAN RENEWAL (21011)
 TIF Taxing District Name: SPENCER CITY/SPENCER SCH/E 4TH ST UR #9 INCR
 TIF Taxing District Inc. Number: 210127
 TIF Taxing District Base Year: 2009
 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	609,270	0	0	0	0

FY 2025 TIF Revenue Received: 0