

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

**Levy Authority Summary**

Local Government Name: CLAYTON COUNTY  
 Local Government Number: 22

**Active Urban Renewal Areas**

RIVER BLUFFS URBAN RENEWAL

**U.R. # of Tif Taxing  
# Districts**  
 22021 2

**TIF Debt Outstanding: 4,059**

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:</b>	<b>0</b>	<b>0</b>	<b>Amount of 07-01-2024 Cash Balance Restricted for LMI</b>
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TIF Revenue:	2,901		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
<b>Total Revenue:</b>	<b>2,901</b>		

Rebate Expenditures:	2,901		
Non-Rebate Expenditures:	0		
Returned to County Treasurer:	0		
<b>Total Expenditures:</b>	<b>2,901</b>		

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:</b>	<b>0</b>	<b>0</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: 1,158**

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**Urban Renewal Area Data Collection**

Local Government Name: CLAYTON COUNTY (22)  
 Urban Renewal Area: RIVER BLUFFS URBAN RENEWAL  
 UR Area Number: 22021

UR Area Creation Date: 08/2003

UR Area Purpose: Economic development-build  
 Hotel, Waterpark, Assisted Living  
 Center, Golf Course, Residential  
 Lots

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
GIARD TWP/MFL-MARMAC SCH/RIVER BLUFFS TIF INCREM	220142	220143	37,702
MENDON TWP/MFL-MARMAC SCH/RIVER BLUFFS TIF INCREM	220144	220145	94,257

**Urban Renewal Area Value by Class - 1/1/2023 for FY 2025**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	409,470	0	0	0	0	0	409,470	0	409,470
Taxable	294,153	0	0	0	0	0	294,153	0	294,153
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:	2,901
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>2,901</b>

Rebate Expenditures:	2,901
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>2,901</b>

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

## Projects For RIVER BLUFFS URBAN RENEWAL

### Advance loan to pay legal fees

Description:	Payment on county's advance loan
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For RIVER BLUFFS URBAN RENEWAL

### Advance loan for legal fees

Debt/Obligation Type:	Internal Loans
Principal:	4,059
Interest:	0
Total:	4,059
Annual Appropriation?:	No
Date Incurred:	11/09/2005
FY of Last Payment:	2027

## Rebates For RIVER BLUFFS URBAN RENEWAL

### 28600 Hwy 18; McGregor, IA

TIF Expenditure Amount:	2,901
Rebate Paid To:	Clayton County General Fund
Tied To Debt:	Advance loan for legal fees
Tied To Project:	Advance loan to pay legal fees
Projected Final FY of Rebate:	2027

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Only reason to keep it open is to receive payment on advance loan for legal fees incurred by Clayton County.

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

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**TIF Taxing District Data Collection**

Local Government Name: CLAYTON COUNTY (22)  
 Urban Renewal Area: RIVER BLUFFS URBAN RENEWAL (22021)  
 TIF Taxing District Name: GIARD TWP/MFL-MARMAC SCH/RIVER BLUFFS TIF INCREM  
 TIF Taxing District Inc. Number: 220143  
 TIF Taxing District Base Year: 2004  
 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	08/2003

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	77,213	0	0	0	0	0	77,213	0	77,213
Taxable	55,468	0	0	0	0	0	55,468	0	55,468
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	39,511	37,702	37,702	0	0

FY 2025 TIF Revenue Received: 831

**TIF Taxing District Data Collection**

Local Government Name: CLAYTON COUNTY (22)  
 Urban Renewal Area: RIVER BLUFFS URBAN RENEWAL (22021)  
 TIF Taxing District Name: MENDON TWP/MFL-MARMAC SCH/RIVER BLUFFS TIF INCREM  
 TIF Taxing District Inc. Number: 220145  
 TIF Taxing District Base Year: 2004  
 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	08/2003

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	332,257	0	0	0	0	0	332,257	0	332,257
Taxable	238,685	0	0	0	0	0	238,685	0	238,685
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	238,000	94,257	94,257	0	0

FY 2025 TIF Revenue Received: 2,070