

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: ELKADER
 Local Government Number: 22G184

Active Urban Renewal Areas

	U.R. #	# of Tif Taxing Districts
ELKADER 2023 COMMERCIAL URBAN RENEWAL	22003	1
ELKADER COMBINED URBAN RENEWAL	22019	4

TIF Debt Outstanding: 1,303,744

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	93,220	0	Amount of 07-01-2024 Cash Balance Restricted for LMI
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TIF Revenue:	26,141
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	26,141

Rebate Expenditures:	45,842
Non-Rebate Expenditures:	14,258
Returned to County Treasurer:	0
Total Expenditures:	60,100

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	59,261	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: 1,184,383

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Urban Renewal Area Data Collection

Local Government Name: ELKADER (22G184)
 Urban Renewal Area: ELKADER 2023 COMMERCIAL URBAN RENEWAL
 UR Area Number: 22003

UR Area Creation Date:

UR Area Purpose: see attached plan

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
ELKADER CITY/CENTRAL SCH/2023 COMMERCIAL UR TIF INCREM	220211	220212	707,754

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	1,167,260	3,693,474	0	0	4,860,734	0	4,860,734
Taxable	0	0	985,048	3,193,155	0	0	4,178,203	0	4,178,203
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:	26,141
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	26,141

Rebate Expenditures:	0
Non-Rebate Expenditures:	14,258
Returned to County Treasurer:	0
Total Expenditures:	14,258

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: 11,883 0 **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For ELKADER 2023 COMMERCIAL URBAN RENEWAL

CJ Moyna new bldg

Description:	New bldg for CJ Moyna & Sons; R&D center;
Classification:	Industrial/manufacturing property
Physically Complete:	No
Payments Complete:	No

Mobile Track Solutions

Description:	matching grant for local commitment to state grant
Classification:	Industrial/manufacturing property
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For ELKADER 2023 COMMERCIAL URBAN RENEWAL

TIF rebate to CJ Moyna

Debt/Obligation Type:	Rebates
Principal:	1,000,000
Interest:	0
Total:	1,000,000
Annual Appropriation?:	Yes
Date Incurred:	12/15/2024
FY of Last Payment:	2035

TIF rebate to Mobile Track Solutions

Debt/Obligation Type:	Rebates
Principal:	50,000
Interest:	0
Total:	50,000
Annual Appropriation?:	Yes
Date Incurred:	06/12/2023
FY of Last Payment:	2029

Non-Rebates For ELKADER 2023 COMMERCIAL URBAN RENEWAL

TIF Expenditure Amount:	14,258
Tied To Debt:	TIF rebate to CJ Moyna
Tied To Project:	CJ Moyna new bldg

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TIF Taxing District Data Collection

Local Government Name: ELKADER (22G184)
 Urban Renewal Area: ELKADER 2023 COMMERCIAL URBAN RENEWAL (22003)
 TIF Taxing District Name: ELKADER CITY/CENTRAL SCH/2023 COMMERCIAL UR TIF INCREM
 TIF Taxing District Inc. Number: 220212
 TIF Taxing District Base Year: 0
 FY TIF Revenue First Received: 2024
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2042

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	1,167,260	3,693,474	0	0	4,860,734	0	4,860,734
Taxable	0	0	985,048	3,193,155	0	0	4,178,203	0	4,178,203
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	3,574,354	1,286,380	707,754	578,626	21,372

FY 2025 TIF Revenue Received: 26,141

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Urban Renewal Area Data Collection

Local Government Name: ELKADER (22G184)
 Urban Renewal Area: ELKADER COMBINED URBAN RENEWAL
 UR Area Number: 22019
 UR Area Creation Date: 08/1994
 UR Area Purpose: see attached plan

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
ELKADER CITY/CENTRAL SCH/INDUSTRIAL PARK TIF INCREM	220103	220091	0
ELKADER CITY AG/CENTRAL SCH/INDUSTRIAL PARK TIF INCREM	220104	220121	0
ELKADER CITY/CENTRAL SCHOOL/ASSISTED LIVING CENTER TIF INCREM	220126	220127	0
ELKADER CITY AG/CENTRAL SCHOOL/ASSISTED LIVING CENTER TIF INCREM	220136	220137	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	42,178	2,476,262	2,298,861	4,774,416	0	0	9,588,467	0	9,588,467
Taxable	30,300	1,147,569	1,745,525	3,899,592	0	0	6,819,736	0	6,819,736
Homestead Credits									1

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: **93,220** **0** **Amount of 07-01-2024 Cash Balance Restricted for LMI**

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

Rebate Expenditures:	45,842
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	45,842

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: **47,378** **0** **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For ELKADER COMBINED URBAN RENEWAL

Camp Clean

Description:	payments to Camp Clean for new building
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Moyna Holdings Ince.

Description:	payments to Moyna Holding Inc for new bldg
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Farm Roots Properties

Description:	payments to Farm Roots Properties for new bldg
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For ELKADER COMBINED URBAN RENEWAL

Camp Clean

Debt/Obligation Type:	Rebates
Principal:	28,741
Interest:	0
Total:	28,741
Annual Appropriation?:	Yes
Date Incurred:	01/12/2017
FY of Last Payment:	2027

Moyna Holdings Inc.

Debt/Obligation Type:	Rebates
Principal:	150,221
Interest:	0
Total:	150,221
Annual Appropriation?:	Yes
Date Incurred:	11/26/2018
FY of Last Payment:	2028

Farm Roots Properities

Debt/Obligation Type:	Rebates
Principal:	74,782
Interest:	0
Total:	74,782
Annual Appropriation?:	Yes
Date Incurred:	09/25/2017
FY of Last Payment:	2027

Rebates For ELKADER COMBINED URBAN RENEWAL

Camp Clean

TIF Expenditure Amount:	2,849
Rebate Paid To:	Camp Clean
Tied To Debt:	Camp Clean
Tied To Project:	Camp Clean
Projected Final FY of Rebate:	2027

Moyna Holdings Inc

TIF Expenditure Amount:	37,450
Rebate Paid To:	Moyna Holdings Inc
Tied To Debt:	Moyna Holdings Inc.
Tied To Project:	Moyna Holdings Ince.
Projected Final FY of Rebate:	2028

Farm Roots Properties

TIF Expenditure Amount:	5,543
Rebate Paid To:	Farm Roots Properties
Tied To Debt:	Farm Roots Properties
Tied To Project:	Farm Roots Properties
Projected Final FY of Rebate:	2027

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TIF Taxing District Data Collection

Local Government Name: ELKADER (22G184)
 Urban Renewal Area: ELKADER COMBINED URBAN RENEWAL (22019)
 TIF Taxing District Name: ELKADER CITY/CENTRAL SCH/INDUSTRIAL PARK TIF INCREM
 TIF Taxing District Inc. Number: 220091
 TIF Taxing District Base Year: 1994
 FY TIF Revenue First Received: 1995
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	06/1994

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	90,537	2,241,109	4,774,416	0	0	7,102,812	0	7,102,812
Taxable	0	41,957	1,718,760	3,899,592	0	0	5,657,059	0	5,657,059
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	748,991	5,657,059	0	5,657,059	208,947

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: ELKADER (22G184)
 Urban Renewal Area: ELKADER COMBINED URBAN RENEWAL (22019)
 TIF Taxing District Name: ELKADER CITY AG/CENTRAL SCH/INDUSTRIAL PARK TIF INCREM
 TIF Taxing District Inc. Number: 220121
 TIF Taxing District Base Year: 1994
 FY TIF Revenue First Received: 1995
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2016

UR Designation	
Slum	No
Blighted	No
Economic Development	06/1994

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	0	0	0	0	0

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name:	ELKADER (22G184)	
Urban Renewal Area:	ELKADER COMBINED URBAN RENEWAL (22019)	
TIF Taxing District Name:	ELKADER CITY/CENTRAL SCHOOL/ASSISTED LIVING CENTER TIF INCREM	
TIF Taxing District Inc. Number:	220127	
TIF Taxing District Base Year:	2001	
FY TIF Revenue First Received:	2003	
Subject to a Statutory end date?	Yes	
Fiscal year this TIF Taxing District statutorily ends:	2020	

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2001

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	2,385,725	57,752	0	0	0	2,443,477	0	2,443,477
Taxable	0	1,105,612	26,765	0	0	0	1,132,377	0	1,132,377
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	790,710	1,132,377	0	1,132,377	41,825

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	ELKADER (22G184)	
Urban Renewal Area:	ELKADER COMBINED URBAN RENEWAL (22019)	
TIF Taxing District Name:	ELKADER CITY AG/CENTRAL SCHOOL/ASSISTED LIVING CENTER TIF INCREM	
TIF Taxing District Inc. Number:	220137	
TIF Taxing District Base Year:	2001	
FY TIF Revenue First Received:	2003	
Subject to a Statutory end date?	Yes	
Fiscal year this TIF Taxing District statutorily ends:	2020	

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2001

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	42,178	0	0	0	0	0	42,178	0	42,178
Taxable	30,300	0	0	0	0	0	30,300	0	30,300
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	29,086	13,092	0	13,092	263

FY 2025 TIF Revenue Received: 0