

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

**Levy Authority Summary**

Local Government Name: MCGREGOR  
 Local Government Number: 22G192

**Active Urban Renewal Areas**

MCGREGOR COMBINED URBAN RENEWAL

**U.R. # of Tif Taxing  
 # Districts**  
 22037 6

**TIF Debt Outstanding: 1,066,000**

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:</b>	<b>854,522</b>	<b>0</b>	<b>Amount of 07-01-2024 Cash Balance Restricted for LMI</b>
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TIF Revenue:	205,332		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
<b>Total Revenue:</b>	<b>205,332</b>		

Rebate Expenditures:	0		
Non-Rebate Expenditures:	91,000		
Returned to County Treasurer:	0		
<b>Total Expenditures:</b>	<b>91,000</b>		

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:</b>	<b>968,854</b>	<b>5,000</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: 6,146**

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**Urban Renewal Area Data Collection**

Local Government Name: MCGREGOR (22G192)  
 Urban Renewal Area: MCGREGOR COMBINED URBAN RENEWAL  
 UR Area Number: 22037

UR Area Creation Date: 11/2014

To create a strong economy, jobs and strengthen the tax base. To stimulate investment in residential, industrial and commercial expansion. Develop a sound economic base for future growth and expansion. Promote economic development, combat blight.

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
MCGREGOR CITY/MFL-MARMAC SCH/RIDGEWOOD WEST TIF INCREM	220109	220098	3,191,250
MCGREGOR CITY/MFL-MARMAC SCH/DOWNTOWN TIF INCREM	220124	220125	2,213,930
MCGREGOR CITY/MFL-MARMAC SCH/TURNER PARK TIF INCREM	220150	220151	581,334
MCGREGOR CITY/MFL-MARMAC SCH/OLD MAN RIVER TIF INCREM	220174	220175	230,992
MCGREGOR CITY/MFL-MARMAC SCH/HEALTH CARE OF IA AL REBATE TIF INCREM	220178	220179	0
MCGREGOR CITY/MFL-MARMAC SCH/GEHRMANN REBATE TIF INCREM	220180	220181	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	14,954,362	5,557,449	0	0	-12,000	20,454,311	0	20,454,311
Taxable	0	6,930,271	4,256,491	0	0	-12,000	11,129,262	0	11,129,262
Homestead Credits									37

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: 854,522 0 Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	205,332
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>205,332</b>

Rebate Expenditures:	0
Non-Rebate Expenditures:	91,000
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>91,000</b>

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: 968,854 5,000 Amount of 06-30-2025 Cash Balance Restricted for LMI**

## Projects For MCGREGOR COMBINED URBAN RENEWAL

### Ohmer Ridge Sub-Division

Description:	infrastructure development for residential sub-division
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

### Riverfront Improvements

Description:	Riverfront bank stabilization, park improvement, pier Recreational facilities (lake development, parks, ball fields, trails)
Classification:	trails)
Physically Complete:	Yes
Payments Complete:	Yes

### Old Man River Rebate Agreement

Description:	Old Man River Brewery
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	Yes

### 2018-2022 UR Administration

Description:	Administrative and Professional support for UR
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

### 2018-2022 NEIRHTF support

Description:	LMI housing support program
Classification:	Low and Moderate Income Housing
Physically Complete:	No
Payments Complete:	No

### Masonic Block Dev Agree

Description:	Renovation, redevelopment Masonic Blk Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Classification:	and significant portion is commercial)
Physically Complete:	No
Payments Complete:	No

### Riverfront Improvement Prof

Description:	Recreational, ADA, RR crossing, sewer impr Recreational facilities (lake development, parks, ball fields, trails)
Classification:	trails)
Physically Complete:	No
Payments Complete:	No

### Main St & Utility Improvement

Description:	Infrastructure improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

## **Downtown Parking Expansion**

Description:	Acquire property to construct downtown parking
Classification:	Acquisition of property
Physically Complete:	No
Payments Complete:	No

## **2022-2026 Small Bus program**

Description:	Economic development loans, grants to local businesses
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

## **Main St LMI program**

Description:	LMI assistance for aging laterals - illegal connection
Classification:	Low and Moderate Income Housing
Physically Complete:	No
Payments Complete:	No

## **2023-2027 NEIRHTF**

Description:	LMI housing support program
Classification:	Low and Moderate Income Housing
Physically Complete:	No
Payments Complete:	No

## **2023-2027 UR admin - prof**

Description:	Administrative and Professional support for UR
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

## **Triangle Park Improvement**

Description:	Infrastructure, brick street, amenities, sidewalks
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

## Debts/Obligations For MCGREGOR COMBINED URBAN RENEWAL

### 2022 Admin & Prof Service UR

Debt/Obligation Type:	Internal Loans
Principal:	10,000
Interest:	0
Total:	10,000
Annual Appropriation?:	Yes
Date Incurred:	11/17/2021
FY of Last Payment:	2027

### 2022 NEIRHTF

Debt/Obligation Type:	Internal Loans
Principal:	5,000
Interest:	0
Total:	5,000
Annual Appropriation?:	Yes
Date Incurred:	11/17/2021
FY of Last Payment:	2027

### Riverfront Improvement Project

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/17/2021
FY of Last Payment:	2027

### Business Enhancement Grant

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	11/16/2022
FY of Last Payment:	2027

### GO Bonds 2023

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	50,000
Interest:	0
Total:	50,000
Annual Appropriation?:	Yes
Date Incurred:	12/08/2023
FY of Last Payment:	2043

### Main Street Project Contract

Debt/Obligation Type:	Other Debt
Principal:	26,000
Interest:	0
Total:	26,000
Annual Appropriation?:	No
Date Incurred:	08/18/2023
FY of Last Payment:	2028

## Brick Street/Triangle Park Proj

Debt/Obligation Type:	Internal Loans
Principal:	975,000
Interest:	0
Total:	975,000
Annual Appropriation?:	No
Date Incurred:	08/20/2025
FY of Last Payment:	2026

## Non-Rebates For MCGREGOR COMBINED URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Project:	Ohmer Ridge Sub-Division
TIF Expenditure Amount:	10,000
Tied To Debt:	2022 Admin & Prof Service UR
Tied To Project:	2023-2027 UR admin - prof
TIF Expenditure Amount:	5,000
Tied To Debt:	2022 NEIRHTF
Tied To Project:	2023-2027 NEIRHTF
TIF Expenditure Amount:	0
Tied To Debt:	Riverfront Improvement Project
Tied To Project:	Riverfront Improvement Prof
TIF Expenditure Amount:	0
Tied To Debt:	Business Enhancement Grant
Tied To Project:	2022-2026 Small Bus program
TIF Expenditure Amount:	26,000
Tied To Debt:	Main Street Project Contract
Tied To Project:	Main St & Utility Improvement
TIF Expenditure Amount:	50,000
Tied To Debt:	GO Bonds 2023
Tied To Project:	Triangle Park Improvement
TIF Expenditure Amount:	0
Tied To Debt:	2022 Admin & Prof Service UR
Tied To Project:	Main St LMI program

## Rebates For MCGREGOR COMBINED URBAN RENEWAL

### Old Man River

TIF Expenditure Amount:	0
Rebate Paid To:	Old Man River
Tied To Project:	Old Man River Rebate Agreement
Projected Final FY of Rebate:	2024

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Masonic Block project is in progress and estimated to cost 4.5 million when completed (2023) projected. Two historic buildings have been purchased for philanthropic purposes with planning for their rehab and repurposing ongoing.

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

2000000

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**TIF Taxing District Data Collection**

Local Government Name: MCGREGOR (22G192)  
 Urban Renewal Area: MCGREGOR COMBINED URBAN RENEWAL (22037)  
 TIF Taxing District Name: MCGREGOR CITY/MFL-MARMAC SCH/RIDGEWOOD WEST TIF INCREM  
 TIF Taxing District Inc. Number: 220098  
 TIF Taxing District Base Year: 1988  
 FY TIF Revenue First Received: 1998  
 Subject to a Statutory end date? No

UR Designation	
Slum	04/1989
Blighted	04/1989
Economic Development	04/1989

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	11,095,798	0	0	0	-12,000	11,048,048	0	11,048,048
Taxable	0	5,142,104	0	0	0	-12,000	5,094,354	0	5,094,354
Homestead Credits									33

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	74,259	5,094,354	3,191,250	1,903,104	62,865

FY 2025 TIF Revenue Received: 105,418

**TIF Taxing District Data Collection**

Local Government Name: MCGREGOR (22G192)  
 Urban Renewal Area: MCGREGOR COMBINED URBAN RENEWAL (22037)  
 TIF Taxing District Name: MCGREGOR CITY/MFL-MARMAC SCH/DOWNTOWN TIF INCREM  
 TIF Taxing District Inc. Number: 220125  
 TIF Taxing District Base Year: 2000  
 FY TIF Revenue First Received: 2002  
 Subject to a Statutory end date? No

UR Designation	
Slum	03/2000
Blighted	03/2000
Economic Development	03/2000

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	1,735,409	5,125,294	0	0	0	6,854,203	0	6,854,203
Taxable	0	804,238	3,933,037	0	0	0	4,730,775	0	4,730,775
Homestead Credits									3

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	3,326,525	3,527,678	2,213,930	1,313,748	43,397

FY 2025 TIF Revenue Received: 73,081

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**TIF Taxing District Data Collection**

Local Government Name: MCGREGOR (22G192)  
 Urban Renewal Area: MCGREGOR COMBINED URBAN RENEWAL (22037)  
 TIF Taxing District Name: MCGREGOR CITY/MFL-MARMAC SCH/TURNER PARK TIF INCREM  
 TIF Taxing District Inc. Number: 220151  
 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	03/2006

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	2,010,138	0	0	0	0	2,006,888	0	2,006,888
Taxable	0	931,554	0	0	0	0	928,304	0	928,304
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	975,733	928,304	581,334	346,970	11,461

FY 2025 TIF Revenue Received: 19,203

**TIF Taxing District Data Collection**

Local Government Name: MCGREGOR (22G192)  
 Urban Renewal Area: MCGREGOR COMBINED URBAN RENEWAL (22037)  
 TIF Taxing District Name: MCGREGOR CITY/MFL-MARMAC SCH/OLD MAN RIVER TIF INCREM  
 TIF Taxing District Inc. Number: 220175  
 TIF Taxing District Base Year: 2008  
 FY TIF Revenue First Received: 2009  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2028

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2007

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	113,017	432,155	0	0	0	545,172	0	545,172
Taxable	0	52,375	323,454	0	0	0	375,829	0	375,829
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	78,603	375,829	230,992	144,837	4,784

FY 2025 TIF Revenue Received: 7,630

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**TIF Taxing District Data Collection**

Local Government Name: MCGREGOR (22G192)  
 Urban Renewal Area: MCGREGOR COMBINED URBAN RENEWAL (22037)  
 TIF Taxing District Name: MCGREGOR CITY/MFL-MARMAC SCH/HEALTH CARE OF IA AL REBATE TIF INCREM  
 TIF Taxing District Inc. Number: 220179  
 TIF Taxing District Base Year: 2005  
 FY TIF Revenue First Received: 2008  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2028

UR Designation	
Slum	No
Blighted	No
Economic Development	03/2006

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

**TIF Taxing District Data Collection**

Local Government Name: MCGREGOR (22G192)  
 Urban Renewal Area: MCGREGOR COMBINED URBAN RENEWAL (22037)  
 TIF Taxing District Name: MCGREGOR CITY/MFL-MARMAC SCH/GEHRMANN REBATE TIF INCREM  
 TIF Taxing District Inc. Number: 220181  
 TIF Taxing District Base Year: 2006  
 FY TIF Revenue First Received: 2010  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2030

UR Designation	
Slum	No
Blighted	No
Economic Development	05/2007

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