

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: CLINTON
 Local Government Number: 23G205

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
CLINTON CITY CENTRAL BUSINESS DISTRICT URBAN RENEWAL	23006	2
CLINTON MILLCREEK EXPRESSWAY URBAN RENEWAL	23010	4
CLINTON CITY TOWNE & COUNTRY URBAN RENEWAL	23018	14
CLINTON URBAN RENEWAL HOME DEPOT	23020	1
CLINTON URBAN RENEWAL BUSINESS PARK	23021	2
CLINTON LINCOLNWAY RAIL PARK URBAN RENEWAL	23022	1
CLINTON WASHINGTON MIDDLE SCHOOL URBAN RENEWAL AREA	23025	1
CLINTON JORDAN HILLS URBAN RENEWAL AREA	23026	1
CLINTON CITY DOWNTOWN RIVER LYONS DISTRICT URBAN RENEWAL AREA	23028	1

TIF Debt Outstanding: **7,788,417**

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	124,105	0	Amount of 07-01-2024 Cash Balance Restricted for LMI
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TIF Revenue:	287,178
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	287,178

Rebate Expenditures:	194,067
Non-Rebate Expenditures:	80,067
Returned to County Treasurer:	14,015
Total Expenditures:	288,149

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	123,134	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: **7,391,149**

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Urban Renewal Area Data Collection

Local Government Name: CLINTON (23G205)
 Urban Renewal Area: CLINTON CITY CENTRAL BUSINESS DISTRICT URBAN RENEWAL
 UR Area Number: 23006

UR Area Creation Date: 09/1981

UR Area Purpose: To acquire and/or demolish and clear property; to improve economic development and reduce and eliminate blight and deterioration.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
CLINTON CITY/CLINTON SCH/ CENTRAL BUSINESS DISTRICT U.R. TIF INCREMENT	230121	230122	1,288,840
CLINTON CITY/CLINTON SCH/CENTRAL BUSINESS DISTRICT SSMID TIF INCREM	230125	230126	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	2,781,100	0	0	0	0	2,781,100	0	2,781,100
Taxable	0	1,288,840	0	0	0	0	1,288,840	0	1,288,840
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: **99,054** **0** **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	41,861
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	41,861

Rebate Expenditures:	41,861
Non-Rebate Expenditures:	0
Returned to County Treasurer:	14,015
Total Expenditures:	55,876

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: **85,039** **0** **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For CLINTON CITY CENTRAL BUSINESS DISTRICT URBAN RENEWAL

CHI - Roosevelt Admin Bldg Apartments

Description:	CHI - Roosevelt Admin Bldg Apartments
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	Yes
Payments Complete:	No

MVAH Partners - 4th Avenue Lofts

Description:	MVAH Partners - 4th Avenue Lofts
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For CLINTON CITY CENTRAL BUSINESS DISTRICT URBAN RENEWAL

CHI - Roosevelt Admin Bldg Apartments

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	11/01/2017
FY of Last Payment:	2028

MVAH Partners - 4th Avenue Lofts

Debt/Obligation Type:	Rebates
Principal:	589,296
Interest:	0
Total:	589,296
Annual Appropriation?:	Yes
Date Incurred:	10/25/2016
FY of Last Payment:	2040

Rebates For CLINTON CITY CENTRAL BUSINESS DISTRICT URBAN RENEWAL

CHI - Roosevelt Admin Bldg Apartments

TIF Expenditure Amount:	0
Rebate Paid To:	Community Housing Initiative
Tied To Debt:	CHI - Roosevelt Admin Bldg Apartments
Tied To Project:	CHI - Roosevelt Admin Bldg Apartments
Projected Final FY of Rebate:	2028

MVAH Partners - 4th Ave Lofts

TIF Expenditure Amount:	41,861
Rebate Paid To:	MVAH Partners
Tied To Debt:	MVAH Partners - 4th Avenue Lofts
Tied To Project:	MVAH Partners - 4th Avenue Lofts
Projected Final FY of Rebate:	2040

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TIF Taxing District Data Collection

Local Government Name: CLINTON (23G205)
 Urban Renewal Area: CLINTON CITY CENTRAL BUSINESS DISTRICT URBAN RENEWAL (23006)
 TIF Taxing District Name: CLINTON CITY/CLINTON SCH/ CENTRAL BUSINESS DISTRICT U.R. TIF INCREMENT
 TIF Taxing District Inc. Number: 230122
 TIF Taxing District Base Year: 1995
 FY TIF Revenue First Received: 1997
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2018

UR Designation	
Slum	08/1995
Blighted	08/1995
Economic Development	08/1995

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	2,781,100	0	0	0	0	2,781,100	0	2,781,100
Taxable	0	1,288,840	0	0	0	0	1,288,840	0	1,288,840
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	458,370	1,288,840	1,288,840	0	0

FY 2025 TIF Revenue Received: 41,861

TIF Taxing District Data Collection

Local Government Name: CLINTON (23G205)
 Urban Renewal Area: CLINTON CITY CENTRAL BUSINESS DISTRICT URBAN RENEWAL (23006)
 TIF Taxing District Name: CLINTON CITY/CLINTON SCH/CENTRAL BUSINESS DISTRICT SSMID TIF INCREM
 TIF Taxing District Inc. Number: 230126
 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: 2018

UR Designation	
Slum	08/1995
Blighted	08/1995
Economic Development	08/1995

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	18,332,081	0	0	0	0

FY 2025 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: CLINTON (23G205)
 Urban Renewal Area: CLINTON MILLCREEK EXPRESSWAY URBAN RENEWAL
 UR Area Number: 23010

UR Area Creation Date: 06/1994

UR Area Purpose: To stimulate economic development and private investment in the designated area.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
CLINTON CITY/CLINTON SCH/MILLCREEK EXPRESSWAY U.R. TIF INCREM	230129	230130	0
CLINTON CITY/CAM SCH/MILLCREEK EXPRESSWAY U.R. TIF INCREM	230131	230132	0
CLINTON CITY AG/CLINTON SCH/MILLCREEK EXPRESSWAY U.R. TIF INCREM	230133	230134	0
CLINTON CITY AG/CAM SCH/MILLCREEK EXPRESSWAY U.R. TIF INCREM	230135	230136	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	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:	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	0	Amount of 06-30-2025 Cash Balance Restricted for LMI
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Projects For CLINTON MILLCREEK EXPRESSWAY URBAN RENEWAL

Valley Bluff Development

Description:	TIF Rebate Agreement Valley Bluff
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For CLINTON MILLCREEK EXPRESSWAY URBAN RENEWAL

Valley Bluff Rebate Agreement

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	02/07/2007
FY of Last Payment:	2022

Rebates For CLINTON MILLCREEK EXPRESSWAY URBAN RENEWAL

Valley Bluff Development

TIF Expenditure Amount:	0
Rebate Paid To:	Citizen's First Bank c/o Valley Bluff
Tied To Debt:	Valley Bluff Rebate Agreement
Tied To Project:	Valley Bluff Development
Projected Final FY of Rebate:	2024

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TIF Taxing District Data Collection

Local Government Name: CLINTON (23G205)
 Urban Renewal Area: CLINTON MILLCREEK EXPRESSWAY URBAN RENEWAL (23010)
 TIF Taxing District Name: CLINTON CITY/CLINTON SCH/MILLCREEK EXPRESSWAY U.R. TIF INCREM
 TIF Taxing District Inc. Number: 230130
 TIF Taxing District Base Year: 2000
 FY TIF Revenue First Received: 2010
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2029

UR Designation	
Slum	No
Blighted	No
Economic Development	02/2007

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	477,164	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: CLINTON (23G205)
 Urban Renewal Area: CLINTON MILLCREEK EXPRESSWAY URBAN RENEWAL (23010)
 TIF Taxing District Name: CLINTON CITY/CAM SCH/MILLCREEK EXPRESSWAY U.R. TIF INCREM
 TIF Taxing District Inc. Number: 230132
 TIF Taxing District Base Year: 2000
 FY TIF Revenue First Received: 2010
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2029

UR Designation	
Slum	No
Blighted	No
Economic Development	02/2007

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	277,200	0	0	0	0

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: CLINTON (23G205)
 Urban Renewal Area: CLINTON MILLCREEK EXPRESSWAY URBAN RENEWAL (23010)
 TIF Taxing District Name: CLINTON CITY AG/CLINTON SCH/MILLCREEK EXPRESSWAY U.R. TIF INCREM
 TIF Taxing District Inc. Number: 230134
 TIF Taxing District Base Year: 2000
 FY TIF Revenue First Received: 2013
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2029

UR Designation	
Slum	No
Blighted	No
Economic Development	02/2007

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	172,765	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: CLINTON (23G205)
 Urban Renewal Area: CLINTON MILLCREEK EXPRESSWAY URBAN RENEWAL (23010)
 TIF Taxing District Name: CLINTON CITY AG/CAM SCH/MILLCREEK EXPRESSWAY U.R. TIF INCREM
 TIF Taxing District Inc. Number: 230136
 TIF Taxing District Base Year: 2000
 FY TIF Revenue First Received: 2013
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2029

UR Designation	
Slum	No
Blighted	No
Economic Development	02/2007

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	296,108	0	0	0	0

FY 2025 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: CLINTON (23G205)
 Urban Renewal Area: CLINTON CITY TOWNE & COUNTRY URBAN RENEWAL
 UR Area Number: 23018

UR Area Creation Date: 06/2007

UR Area Purpose: Stimulate through public actions and commitments, private investment in the development and redevelopment onf housing throughout the City of Clinton.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
CLINTON CITY/CLINTON SCH/TOWNE & COUNTRY URBAN RENEWAL TIF INCREM	230173	230174	0
CLINTON CITY/CLINTON SCH/TOWNE & COUNTRY PHASE 2 URBAN RENEWAL INCREMENT	230179	230180	0
CLINTON/CLINTON SCH/TOWNE & COUNTRY PHASE 3 URBAN RENEWAL INCREMENT	230181	230182	0
CLINTON/CLINTON SCH/TOWNE & COUNTRY PHASE 4 URBAN RENEWAL INCREMENT	230183	230184	0
CLINTON CITY/CLINTON SCH/TOWNE & COUNTRY PHASE 5 URBAN RENEWAL INCREMENT	230187	230188	170,762
CLINTON/CLINTON SCHOOL/TOWNE & COUNTRY PHASE 6 URBAN RENEWAL INCREMENT	230197	230198	265,782
CLINTON/CLINTON SCHOOL/TOWNE & COUNTRY PHASE 7 URBAN RENEWAL INCREMENT	230199	230200	441,834
CLINTON/CLINTON SCH/TOWNE & COUNTRY PHASE 8 INCREMENT	230208	230209	275,703
CLINTON/CLINTON SCH/TOWNE & COUNTRY PHASE 10 INCREMENT	230212	230213	593,779
CLINTON CITY/CLINTON SCHOOL/TOWNE & COUNTRY PHASE 11 TIF INCREMENT	230220	230221	467,068
CLINTON CITY/CLINTON SCHOOL/TOWNE & COUNTRY PHASE 12 INCREMENT	230224	230225	589,278
CLINTON CITY/CLINTON SCHOOL/TOWNE & COUNTRY PHASE 13 INCREMENT	230226	230227	125,686
CLINTON CITY/CLINTON SCHOOL/TOWNE & COUNTRY PHASE 14 INCREMENT	230230	230231	510,927
CLINTON CITY/CLINTON SCHOOL/TOWNE & COUNTRY PHASE 15 INCREMENT	230232	230233	93,733

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	7,738,650	0	0	0	-16,000	7,686,900	0	7,686,900
Taxable	0	3,586,302	0	0	0	-16,000	3,534,552	0	3,534,552
Homestead Credits									22

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	6,142	0	Amount of 07-01-2024 Cash Balance Restricted for LMI
TIF Revenue:	114,805		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	114,805		
Rebate Expenditures:	62,808		
Non-Rebate Expenditures:	58,139		
Returned to County Treasurer:	0		
Total Expenditures:	120,947		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	0	0	Amount of 06-30-2025 Cash Balance Restricted for LMI
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Projects For CLINTON CITY TOWNE & COUNTRY URBAN RENEWAL

Towne & Country TIF

Description:	Residential TIF Rebate Agreement
Classification:	Residential property (classified residential)
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For CLINTON CITY TOWNE & COUNTRY URBAN RENEWAL

Actual Construction or \$9.25 mil, whichever less

Debt/Obligation Type:	Rebates
Principal:	4,421,086
Interest:	0
Total:	4,421,086
Annual Appropriation?:	Yes
Date Incurred:	12/13/2007
FY of Last Payment:	2022

Non-Rebates For CLINTON CITY TOWNE & COUNTRY URBAN RENEWAL

TIF Expenditure Amount:	58,139
Tied To Debt:	Actual Construction or \$9.25 mil, whichever less
Tied To Project:	Towne & Country TIF

Rebates For CLINTON CITY TOWNE & COUNTRY URBAN RENEWAL

Towne & Country Manor

TIF Expenditure Amount:	62,808
Rebate Paid To:	Dan Dolan Homes, Inc.
Tied To Debt:	Actual Construction or \$9.25 mil, whichever less
Tied To Project:	Towne & Country TIF
Projected Final FY of Rebate:	2020

Income Housing For CLINTON CITY TOWNE & COUNTRY URBAN RENEWAL

Amount of FY 2025 expenditures that provide or aid in the provision of public improvements related to housing and residential development: 62,022

Lots for low and moderate income housing:	0
Construction of low and moderate income housing:	0
Grants, credits or other direct assistance to low and moderate income families:	0
Payments to a low and moderate income housing fund established by the municipality, including matching funds for any state or federal moneys used for such purposes:	0
Other low and moderate income housing assistance:	0

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TIF Taxing District Data Collection

Local Government Name:	CLINTON (23G205)	
Urban Renewal Area:	CLINTON CITY TOWNE & COUNTRY URBAN RENEWAL (23018)	
TIF Taxing District Name:	CLINTON CITY/CLINTON SCH/TOWNE & COUNTRY URBAN RENEWAL TIF INCREM	
TIF Taxing District Inc. Number:	230174	
TIF Taxing District Base Year:	2008	
FY TIF Revenue First Received:	2011	
Subject to a Statutory end date?	Yes	
Fiscal year this TIF Taxing District statutorily ends:	2020	

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2007

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	640	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	CLINTON (23G205)	
Urban Renewal Area:	CLINTON CITY TOWNE & COUNTRY URBAN RENEWAL (23018)	
TIF Taxing District Name:	CLINTON CITY/CLINTON SCH/TOWNE & COUNTRY PHASE 2 URBAN RENEWAL INCREMENT	
TIF Taxing District Inc. Number:	230180	
TIF Taxing District Base Year:	2009	
FY TIF Revenue First Received:	2012	
Subject to a Statutory end date?	Yes	
Fiscal year this TIF Taxing District statutorily ends:	2021	

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2007

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	1,120	0	0	0	0

FY 2025 TIF Revenue Received: 114,805

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TIF Taxing District Data Collection

Local Government Name: CLINTON (23G205)
 Urban Renewal Area: CLINTON CITY TOWNE & COUNTRY URBAN RENEWAL (23018)
 TIF Taxing District Name: CLINTON/CLINTON SCH/TOWNE & COUNTRY PHASE 3 URBAN RENEWAL INCREMENT
 TIF Taxing District Inc. Number: 230182
 TIF Taxing District Base Year: 2010
 FY TIF Revenue First Received: 2013
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2022

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2007

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	960	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: CLINTON (23G205)
 Urban Renewal Area: CLINTON CITY TOWNE & COUNTRY URBAN RENEWAL (23018)
 TIF Taxing District Name: CLINTON/CLINTON SCH/TOWNE & COUNTRY PHASE 4 URBAN RENEWAL INCREMENT
 TIF Taxing District Inc. Number: 230184
 TIF Taxing District Base Year: 2011
 FY TIF Revenue First Received: 2014
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2020

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	912	0	0	0	0

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: CLINTON (23G205)
 Urban Renewal Area: CLINTON CITY TOWNE & COUNTRY URBAN RENEWAL (23018)
 TIF Taxing District Name: CLINTON CITY/CLINTON SCH/TOWNE & COUNTRY PHASE 5 URBAN RENEWAL INCREMENT
 TIF Taxing District Inc. Number: 230188
 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	384,120	0	0	0	-4,000	376,870	0	376,870
Taxable	0	178,012	0	0	0	-4,000	170,762	0	170,762
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	160	170,762	170,762	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: CLINTON (23G205)
 Urban Renewal Area: CLINTON CITY TOWNE & COUNTRY URBAN RENEWAL (23018)
 TIF Taxing District Name: CLINTON/CLINTON SCHOOL/TOWNE & COUNTRY PHASE 6 URBAN RENEWAL INCREMENT
 TIF Taxing District Inc. Number: 230198
 TIF Taxing District Base Year: 2010
 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	596,170	0	0	0	-4,000	585,670	0	585,670
Taxable	0	276,282	0	0	0	-4,000	265,782	0	265,782
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	320	265,782	265,782	0	0

FY 2025 TIF Revenue Received: 0

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name:	CLINTON (23G205)	
Urban Renewal Area:	CLINTON CITY TOWNE & COUNTRY URBAN RENEWAL (23018)	
TIF Taxing District Name:	CLINTON/CLINTON SCHOOL/TOWNE & COUNTRY PHASE 7 URBAN RENEWAL INCREMENT	
TIF Taxing District Inc. Number:	230200	
TIF Taxing District Base Year:	2010	
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	960,420	0	0	0	0	957,170	0	957,170
Taxable	0	445,084	0	0	0	0	441,834	0	441,834
Homestead Credits									3

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	480	441,834	441,834	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	CLINTON (23G205)	
Urban Renewal Area:	CLINTON CITY TOWNE & COUNTRY URBAN RENEWAL (23018)	
TIF Taxing District Name:	CLINTON/CLINTON SCH/TOWNE & COUNTRY PHASE 8 INCREMENT	
TIF Taxing District Inc. Number:	230209	
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	617,580	0	0	0	-4,000	607,080	0	607,080
Taxable	0	286,203	0	0	0	-4,000	275,703	0	275,703
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	12,180	275,703	275,703	0	0

FY 2025 TIF Revenue Received: 0

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: CLINTON (23G205)
 Urban Renewal Area: CLINTON CITY TOWNE & COUNTRY URBAN RENEWAL (23018)
 TIF Taxing District Name: CLINTON/CLINTON SCH/TOWNE & COUNTRY PHASE 10 INCREMENT
 TIF Taxing District Inc. Number: 230213
 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	1,288,290	0	0	0	0	1,285,040	0	1,285,040
Taxable	0	597,029	0	0	0	0	593,779	0	593,779
Homestead Credits									4

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	24,360	593,779	593,779	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: CLINTON (23G205)
 Urban Renewal Area: CLINTON CITY TOWNE & COUNTRY URBAN RENEWAL (23018)
 TIF Taxing District Name: CLINTON CITY/CLINTON SCHOOL/TOWNE & COUNTRY PHASE 11 TIF INCREMENT
 TIF Taxing District Inc. Number: 230221
 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	1,014,870	0	0	0	0	1,011,620	0	1,011,620
Taxable	0	470,318	0	0	0	0	467,068	0	467,068
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	42,340	467,068	467,068	0	0

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: CLINTON (23G205)
 Urban Renewal Area: CLINTON CITY TOWNE & COUNTRY URBAN RENEWAL (23018)
 TIF Taxing District Name: CLINTON CITY/CLINTON SCHOOL/TOWNE & COUNTRY PHASE 12
 INCREMENT
 TIF Taxing District Inc. Number: 230225
 TIF Taxing District Base Year: 2019
 FY TIF Revenue First Received: 2021
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2031

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2007

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	1,285,590	0	0	0	0	1,279,090	0	1,279,090
Taxable	0	595,778	0	0	0	0	589,278	0	589,278
Homestead Credits									4

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	42,340	589,278	589,278	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: CLINTON (23G205)
 Urban Renewal Area: CLINTON CITY TOWNE & COUNTRY URBAN RENEWAL (23018)
 TIF Taxing District Name: CLINTON CITY/CLINTON SCHOOL/TOWNE & COUNTRY PHASE 13
 INCREMENT
 TIF Taxing District Inc. Number: 230227
 TIF Taxing District Base Year: 2020
 FY TIF Revenue First Received: 2023
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2031

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2007

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	271,210	0	0	0	0	271,210	0	271,210
Taxable	0	125,686	0	0	0	0	125,686	0	125,686
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	42,340	125,686	125,686	0	0

FY 2025 TIF Revenue Received: 0

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: CLINTON (23G205)
 Urban Renewal Area: CLINTON CITY TOWNE & COUNTRY URBAN RENEWAL (23018)
 TIF Taxing District Name: CLINTON CITY/CLINTON SCHOOL/TOWNE & COUNTRY PHASE 14
 INCREMENT
 TIF Taxing District Inc. Number: 230231
 TIF Taxing District Base Year: 2021
 FY TIF Revenue First Received: 2023
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2033

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2007

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	1,118,140	0	0	0	-4,000	1,110,890	0	1,110,890
Taxable	0	518,177	0	0	0	-4,000	510,927	0	510,927
Homestead Credits									3

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	42,340	510,927	510,927	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: CLINTON (23G205)
 Urban Renewal Area: CLINTON CITY TOWNE & COUNTRY URBAN RENEWAL (23018)
 TIF Taxing District Name: CLINTON CITY/CLINTON SCHOOL/TOWNE & COUNTRY PHASE 15
 INCREMENT
 TIF Taxing District Inc. Number: 230233
 TIF Taxing District Base Year: 0
 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	202,260	0	0	0	0	202,260	0	202,260
Taxable	0	93,733	0	0	0	0	93,733	0	93,733
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	6,090	93,733	93,733	0	0

FY 2025 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: CLINTON (23G205)
 Urban Renewal Area: CLINTON URBAN RENEWAL HOME DEPOT
 UR Area Number: 23020

UR Area Creation Date: 02/2004

UR Area Purpose: To stimulate economic development and private investment in the designated area.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
CLINTON CITY/CLINTON SCH/HOME DEPOT U. R. INCREMENT	230189	230190	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**

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**

Projects For CLINTON URBAN RENEWAL HOME DEPOT

Home Depot Rebate Agreement

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

Debts/Obligations For CLINTON URBAN RENEWAL HOME DEPOT

Home Depot Rebate

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	01/01/2003
FY of Last Payment:	2015

Rebates For CLINTON URBAN RENEWAL HOME DEPOT

1850 Lincoln Way

TIF Expenditure Amount:	0
Rebate Paid To:	Home Depot
Tied To Debt:	Home Depot Rebate
Tied To Project:	Home Depot Rebate Agreement
Projected Final FY of Rebate:	2015

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

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

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: CLINTON (23G205)
 Urban Renewal Area: CLINTON URBAN RENEWAL HOME DEPOT (23020)
 TIF Taxing District Name: CLINTON CITY/CLINTON SCH/HOME DEPOT U. R. INCREMENT
 TIF Taxing District Inc. Number: 230190
 TIF Taxing District Base Year: 2003
 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	1,060,000	0	0	0	0

FY 2025 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: CLINTON (23G205)
 Urban Renewal Area: CLINTON URBAN RENEWAL BUSINESS PARK
 UR Area Number: 23021

UR Area Creation Date: 10/2002

UR Area Purpose: To stimulate economic development and private investment in the designated area.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
CLINTON CITY/CLINTON SCH/BUSINESS PARK U. R. TIF INCREMENT	230191	230192	0
CLINTON CITY AG/CLINTON SCH/BUSINESS PARK U. R. INCREMENT	230193	230194	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: 19,276 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:	0
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	0

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: 19,276 0 **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For CLINTON URBAN RENEWAL BUSINESS PARK

19th Avenue NW

Description:	Completion of road through Business Park
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For CLINTON URBAN RENEWAL BUSINESS PARK

19th Ave NW

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	08/26/2014
FY of Last Payment:	2016

Non-Rebates For CLINTON URBAN RENEWAL BUSINESS PARK

TIF Expenditure Amount:	0
Tied To Debt:	19th Ave NW
Tied To Project:	19th Avenue NW

Rebates For CLINTON URBAN RENEWAL BUSINESS PARK

Lyons Tech Park

TIF Expenditure Amount:	0
Rebate Paid To:	Clinton Business Park
Tied To Debt:	19th Ave NW
Tied To Project:	19th Avenue NW
Projected Final FY of Rebate:	2019

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Payment was for a dry detention basin in the business park

256 Characters Left

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

0

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: CLINTON (23G205)
 Urban Renewal Area: CLINTON URBAN RENEWAL BUSINESS PARK (23021)
 TIF Taxing District Name: CLINTON CITY/CLINTON SCH/BUSINESS PARK U. R. TIF INCREMENT
 TIF Taxing District Inc. Number: 230192
 TIF Taxing District Base Year: 2001
 FY TIF Revenue First Received: 0
 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	5,545,210	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: CLINTON (23G205)
 Urban Renewal Area: CLINTON URBAN RENEWAL BUSINESS PARK (23021)
 TIF Taxing District Name: CLINTON CITY AG/CLINTON SCH/BUSINESS PARK U. R. INCREMENT
 TIF Taxing District Inc. Number: 230194
 TIF Taxing District Base Year: 2001
 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	337,284	0	0	0	0

FY 2025 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: CLINTON (23G205)
 Urban Renewal Area: CLINTON LINCOLNWAY RAIL PARK URBAN RENEWAL
 UR Area Number: 23022

UR Area Creation Date: 03/2014

UR Area Purpose: To stimulate economic development and private investment in the designated area.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
CLINTON/CAM SCH LINCOLNWAY RAIL PARK TIF INCREMENT	230195	230196	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** **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:	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** **0** **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For CLINTON LINCOLNWAY RAIL PARK URBAN RENEWAL

Rail.One

Description:	Rail.One Urban Development
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For CLINTON LINCOLNWAY RAIL PARK URBAN RENEWAL

Rail.One Annual Appropriation

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	01/01/2016
FY of Last Payment:	2026

Non-Rebates For CLINTON LINCOLNWAY RAIL PARK URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	Rail.One Annual Appropriation
Tied To Project:	Rail.One

Rebates For CLINTON LINCOLNWAY RAIL PARK URBAN RENEWAL

Rail.One

TIF Expenditure Amount:	0
Rebate Paid To:	Rail.One
Tied To Debt:	Rail.One Annual Appropriation
Tied To Project:	Rail.One
Projected Final FY of Rebate:	2026

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: CLINTON (23G205)
 Urban Renewal Area: CLINTON LINCOLNWAY RAIL PARK URBAN RENEWAL (23022)
 TIF Taxing District Name: CLINTON/CAM SCH LINCOLNWAY RAIL PARK TIF INCREMENT
 TIF Taxing District Inc. Number: 230196
 TIF Taxing District Base Year: 2013
 FY TIF Revenue First Received: 0
 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	113,185	0	0	0	0

FY 2025 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: CLINTON (23G205)
 Urban Renewal Area: CLINTON WASHINGTON MIDDLE SCHOOL URBAN RENEWAL AREA
 UR Area Number: 23025

UR Area Creation Date: 11/2016

UR Area Purpose: To stimulate economic development and private investment in the designated area.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
CLINTON CITY/CLINTON SCHOOL/WASHINGTON MIDDLE SCHOOL TIF INCREMENT	230216	230217	653,974

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	799,400	0	0	0	799,400	0	799,400
Taxable	0	0	653,974	0	0	0	653,974	0	653,974
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:	21,242
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	21,242

Rebate Expenditures:	2,055
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	2,055

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: 19,187 0 **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For CLINTON WASHINGTON MIDDLE SCHOOL URBAN RENEWAL AREA

The Washington

Description:	The Washington
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For CLINTON WASHINGTON MIDDLE SCHOOL URBAN RENEWAL AREA

The Washington

Debt/Obligation Type:	Rebates
Principal:	376,067
Interest:	0
Total:	376,067
Annual Appropriation?:	Yes
Date Incurred:	04/20/2017
FY of Last Payment:	2033

Rebates For CLINTON WASHINGTON MIDDLE SCHOOL URBAN RENEWAL AREA

The Washington

TIF Expenditure Amount:	2,055
Rebate Paid To:	The Washington LLC
Tied To Debt:	The Washington
Tied To Project:	The Washington
Projected Final FY of Rebate:	2033

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name:	CLINTON (23G205)
Urban Renewal Area:	CLINTON WASHINGTON MIDDLE SCHOOL URBAN RENEWAL AREA (23025)
TIF Taxing District Name:	CLINTON CITY/CLINTON SCHOOL/WASHINGTON MIDDLE SCHOOL TIF INCREMENT
TIF Taxing District Inc. Number:	230217
TIF Taxing District Base Year:	2018
FY TIF Revenue First Received:	2021
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	799,400	0	0	0	799,400	0	799,400
Taxable	0	0	653,974	0	0	0	653,974	0	653,974
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	50,000	653,974	653,974	0	0

FY 2025 TIF Revenue Received: 21,242

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Urban Renewal Area Data Collection

Local Government Name: CLINTON (23G205)
 Urban Renewal Area: CLINTON JORDAN HILLS URBAN RENEWAL AREA
 UR Area Number: 23026

UR Area Creation Date: 11/2019

UR Area Purpose: Stimulate through public actions and commitment, private investment in the development and redevelopment of housing throughout the City of Clinton.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
CLINTON CITY/CLINTON SCHOOL/JORDAN HILLS TIF INCREMENT	230218	230219	1,795,776

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	3,890,620	0	0	0	-4,000	3,883,370	0	3,883,370
Taxable	0	1,803,026	0	0	0	-4,000	1,795,776	0	1,795,776
Homestead Credits									8

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: -367 **0** **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	58,334
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	58,334

Rebate Expenditures:	36,407
Non-Rebate Expenditures:	21,928
Returned to County Treasurer:	0
Total Expenditures:	58,335

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: -368 **0** **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For CLINTON JORDAN HILLS URBAN RENEWAL AREA

Lawrence Homes LC Project #1

Description:	Lawrence Homes LC Project #1
Classification:	Residential property (classified residential)
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For CLINTON JORDAN HILLS URBAN RENEWAL AREA

Lawrence Homes LC Project #1

Debt/Obligation Type:	Rebates
Principal:	801,968
Interest:	0
Total:	801,968
Annual Appropriation?:	Yes
Date Incurred:	11/10/2015
FY of Last Payment:	2026

Non-Rebates For CLINTON JORDAN HILLS URBAN RENEWAL AREA

TIF Expenditure Amount:	21,928
Tied To Debt:	Lawrence Homes LC Project #1
Tied To Project:	Lawrence Homes LC Project #1

Rebates For CLINTON JORDAN HILLS URBAN RENEWAL AREA

Lawrence Homes LC Project #1

TIF Expenditure Amount:	36,407
Rebate Paid To:	Sean Lawrence
Tied To Debt:	Lawrence Homes LC Project #1
Tied To Project:	Lawrence Homes LC Project #1
Projected Final FY of Rebate:	2026

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Non-Rebate expenditure is the LMI setback

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

0

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: CLINTON (23G205)
 Urban Renewal Area: CLINTON JORDAN HILLS URBAN RENEWAL AREA (23026)
 TIF Taxing District Name: CLINTON CITY/CLINTON SCHOOL/JORDAN HILLS TIF INCREMENT
 TIF Taxing District Inc. Number: 230219
 TIF Taxing District Base Year: 2018
 FY TIF Revenue First Received: 0
 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	3,890,620	0	0	0	-4,000	3,883,370	0	3,883,370
Taxable	0	1,803,026	0	0	0	-4,000	1,795,776	0	1,795,776
Homestead Credits									8

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	890,661	1,795,776	1,795,776	0	0

FY 2025 TIF Revenue Received: 58,334

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

Local Government Name: CLINTON (23G205)
 Urban Renewal Area: CLINTON CITY DOWNTOWN RIVER LYONS DISTRICT URBAN RENEWAL AREA
 UR Area Number: 23028
 UR Area Creation Date: 05/2020
 UR Area Purpose: To stimulate economic development and private investment in the designated area.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
CLINTON CITY/CLINTON SCHOOL/DOWNTOWN RIVER LYONS UR INCREMENT	230228	230229	1,568,184

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	3,553,860	0	0	0	3,553,860	0	3,553,860
Taxable	0	0	3,132,988	0	0	0	3,132,988	0	3,132,988
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:	50,936		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	50,936		
Rebate Expenditures:	50,936		
Non-Rebate Expenditures:	0		
Returned to County Treasurer:	0		
Total Expenditures:	50,936		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	0	0	Amount of 06-30-2025 Cash Balance Restricted for LMI
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Projects For CLINTON CITY DOWNTOWN RIVER LYONS DISTRICT URBAN RENEWAL AREA

Wilson Lofts

Description:	Downtown Apartments
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For CLINTON CITY DOWNTOWN RIVER LYONS DISTRICT URBAN RENEWAL AREA

Wilson Lofts

Debt/Obligation Type:	Rebates
Principal:	1,600,000
Interest:	0
Total:	1,600,000
Annual Appropriation?:	Yes
Date Incurred:	12/31/2024
FY of Last Payment:	2045

Rebates For CLINTON CITY DOWNTOWN RIVER LYONS DISTRICT URBAN RENEWAL AREA

Wilson Lofts

TIF Expenditure Amount:	50,936
Rebate Paid To:	Economic Growth Corp
Tied To Debt:	Wilson Lofts
Tied To Project:	Wilson Lofts
Projected Final FY of Rebate:	2045

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: CLINTON (23G205)
 Urban Renewal Area: CLINTON CITY DOWNTOWN RIVER LYONS DISTRICT URBAN RENEWAL AREA (23028)
 TIF Taxing District Name: CLINTON CITY/CLINTON SCHOOL/DOWNTOWN RIVER LYONS UR INCREMENT
 TIF Taxing District Inc. Number: 230229
 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	3,553,860	0	0	0	3,553,860	0	3,553,860
Taxable	0	0	3,132,988	0	0	0	3,132,988	0	3,132,988
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	113,185	3,132,988	1,568,184	1,564,804	50,826

FY 2025 TIF Revenue Received: 50,936