Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: DENISON
Local Government Number: 24G220

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
DENISON URBAN RENWAL	24001	6
DENISON DUBUQUE BLDG URBAN RENEWAL	24004	1

TIF Debt Outstanding: **428,764**

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	**360,899**	**269,094**	**Amount of 07-01-2024 Cash Balance Restricted for LMI**
TIF Revenue:	93,076		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	**93,076**		
Rebate Expenditures:	0		
Non-Rebate Expenditures:	76,705		
Returned to County Treasurer:	0		
Total Expenditures:	**76,705**		
TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	**377,270**	**252,126**	**Amount of 06-30-2025 Cash Balance Restricted for LMI**

Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: **-25,211**

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Urban Renewal Area Data Collection

Local Government Name: DENISON (24G220)
Urban Renewal Area: DENISON URBAN RENWAL
UR Area Number: 24001

UR Area Creation Date: 11/1990

UR Area Purpose: See attached plan.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
DENISON CITY/DENISON SCH/1ST TIF INCREM	240082	240083	2,705,717
DENISON CITY AG/DENISON SCH/`89 INCREMENT	240084	240085	0
DENISON CITY AG/DENISON SCH/`94 AMENDED PARCELS INCREM	240094	240095	0
DENISON CITY/DENISON SCH/`94 RS DWELLING FROM AG INCREMENT	240096	240097	0
DENISON CITY AG/DENISON SCH/`02 AMENDED TIF INCREM	240102	240103	0
DENISON CITY/DENISON SCH/`02 AMENDED TIF INCREM	240104	240105	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	85,792,956	85,658,010	5,128,104	0	-180,000	176,057,820	0	176,057,820
Taxable	0	39,758,842	64,666,694	4,086,315	0	-180,000	107,990,601	0	107,990,601
Homestead Credits									269

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	**360,899**	**269,094**	**Amount of 07-01-2024 Cash Balance Restricted for LMI**
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Non-Rebate Expenditures:	76,705		
Returned to County Treasurer:	0		
Total Expenditures:	**76,705**		
TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	**377,270**	**252,126**	**Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For DENISON URBAN RENWAL

2020 Denison Housing LLC

Description:	Build six duplexes on N. 16th St.
Classification:	Residential property (classified residential)
Physically Complete:	No
Payments Complete:	No

2022 Debt Refunding

Description:	Refinance to lower interest rate on 2014
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	Yes

Healthy Efficient Homes

Description:	Build seven unit housing development on N 16th St
Classification:	Residential property (classified residential)
Physically Complete:	No
Payments Complete:	No

LMI Housing

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

Debts/Obligations For DENISON URBAN RENWAL

2020B GO (Denison Housing)

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	11/30/2011
FY of Last Payment:	2024

2022 GO

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	58,500
Interest:	1,170
Total:	59,670
Annual Appropriation?:	Yes
Date Incurred:	02/01/2022
FY of Last Payment:	2025

LMI Balance Outstanding

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	269,094
Interest:	0
Total:	269,094
Annual Appropriation?:	No
Date Incurred:	09/30/2013
FY of Last Payment:	2025

Healthy Efficient Homes

Debt/Obligation Type:	Other Debt
Principal:	100,000
Interest:	0
Total:	100,000
Annual Appropriation?:	Yes
Date Incurred:	06/06/2022
FY of Last Payment:	2025

Non-Rebates For DENISON URBAN RENWAL

TIF Expenditure Amount:	0
Tied To Debt:	2020B GO (Denison Housing)
Tied To Project:	2020 Denison Housing LLC
TIF Expenditure Amount:	59,737
Tied To Debt:	2022 GO
Tied To Project:	2022 Debt Refunding
TIF Expenditure Amount:	0
Tied To Debt:	Healthy Efficient Homes
Tied To Project:	Healthy Efficient Homes
TIF Expenditure Amount:	16,968
Tied To Debt:	LMI Balance Outstanding
Tied To Project:	LMI Housing

Income Housing For DENISON URBAN RENWAL

Amount of FY 2025 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	0

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:	16,968
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: DENISON (24G220)
Urban Renewal Area: DENISON URBAN RENWAL (24001)
TIF Taxing District Name: DENISON CITY/DENISON SCH/1ST TIF INCREM
TIF Taxing District Inc. Number: 240083

TIF Taxing District Base Year: 1989
FY TIF Revenue First Received: 1991
Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	11/1989
Economic Development	11/1989

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	85,792,956	85,658,010	5,128,104	0	-180,000	176,057,820	0	176,057,820
Taxable	0	39,758,842	64,666,694	4,086,315	0	-180,000	107,990,601	0	107,990,601
Homestead Credits									269

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	50,420,732	107,990,601	2,705,717	105,284,884	3,459,918

FY 2025 TIF Revenue Received: 93,076

TIF Taxing District Data Collection

Local Government Name: DENISON (24G220)
Urban Renewal Area: DENISON URBAN RENWAL (24001)
TIF Taxing District Name: DENISON CITY AG/DENISON SCH/`89 INCREMENT
TIF Taxing District Inc. Number: 240085

TIF Taxing District Base Year: 1989
FY TIF Revenue First Received: 1991
Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	11/1990
Economic Development	11/1990

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	361,800	0	0	0	0

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: DENISON (24G220)
Urban Renewal Area: DENISON URBAN RENWAL (24001)
TIF Taxing District Name: DENISON CITY AG/DENISON SCH/`94 AMENDED PARCELS INCREM
TIF Taxing District Inc. Number: 240095

TIF Taxing District Base Year: 1993
FY TIF Revenue First Received: 1994
Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	11/1992
Economic Development	11/1992

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	90,180	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: DENISON (24G220)
Urban Renewal Area: DENISON URBAN RENWAL (24001)
TIF Taxing District Name: DENISON CITY/DENISON SCH/`94 RS DWELLING FROM AG INCREMENT
TIF Taxing District Inc. Number: 240097

TIF Taxing District Base Year: 1993
FY TIF Revenue First Received: 1994
Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	11/1992
Economic Development	11/1992

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	21,740	0	0	0	0

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: DENISON (24G220)
Urban Renewal Area: DENISON URBAN RENWAL (24001)
TIF Taxing District Name: DENISON CITY AG/DENISON SCH/`02 AMENDED TIF INCREM
TIF Taxing District Inc. Number: 240103

TIF Taxing District Base Year: 2002
FY TIF Revenue First Received: 2003
Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	09/2000
Economic Development	09/2000

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	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	48,575	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: DENISON (24G220)
Urban Renewal Area: DENISON URBAN RENWAL (24001)
TIF Taxing District Name: DENISON CITY/DENISON SCH/`02 AMENDED TIF INCREM
TIF Taxing District Inc. Number: 240105

TIF Taxing District Base Year: 2002
FY TIF Revenue First Received: 2003
Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	09/2000
Economic Development	09/2000

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	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	3,303,550	0	0	0	0

FY 2025 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: DENISON (24G220)
Urban Renewal Area: DENISON DUBUQUE BLDG URBAN RENEWAL
UR Area Number: 24004

UR Area Creation Date:

UR Area Purpose: This is actually an amendment to the "Denison Urban Renewal" plan not a second plan. The City of Denison only has one urban renewal plan. This was an error of how the amendment was given to the county auditor back in 1992, when the amendment was done.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
DENISON CITY/DENISON SCH/`91 DUBQ BLDG INCREMNT	240092	240093	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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THIS DISTRICT WAS AND ECONOMIC DEVELOPMENT GRANT AND IS NOW INACTIVE.

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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: DENISON (24G220)
Urban Renewal Area: DENISON DUBUQUE BLDG URBAN RENEWAL (24004)
TIF Taxing District Name: DENISON CITY/DENISON SCH/`91 DUBQ BLDG INCREMNT
TIF Taxing District Inc. Number: 240093

TIF Taxing District Base Year: 1991
FY TIF Revenue First Received: 1992
Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	11/1990

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	1,233,360	0	0	0	0

FY 2025 TIF Revenue Received: 0