

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

**Levy Authority Summary**

Local Government Name: ADEL  
 Local Government Number: 25G228

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
ADEL URBAN RENEWAL AREA	25011	3
ADEL SOUTHBRIDGE URBAN RENEWAL AREA	25040	1

**TIF Debt Outstanding: 10,232,420**

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: 23,584      0      Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	488,885	
TIF Sp. Revenue Fund Interest:	0	
Property Tax Replacement Claims	0	
Asset Sales & Loan Repayments:	0	
<b>Total Revenue:</b>	<b>488,885</b>	

Rebate Expenditures:	16,245	
Non-Rebate Expenditures:	454,095	
Returned to County Treasurer:	0	
<b>Total Expenditures:</b>	<b>470,340</b>	

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: 42,129      0      Amount of 06-30-2025 Cash Balance Restricted for LMI**

**Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 9,719,951**

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**Urban Renewal Area Data Collection**

Local Government Name: ADEL (25G228)  
 Urban Renewal Area: ADEL URBAN RENEWAL AREA  
 UR Area Number: 25011

UR Area Creation Date: 06/1991

To provide a comprehensive approach for redevelopment and revitalization of established economic development areas which are located in the City of Adel. This is an amendment and restatement of the Adel Urban Renewal Plan approved on June 11, 1991.

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
ADEL CITY/ADEL-DESOTO-MINBURN SCH/ADEL URA 25011/91 TIF ORD 136 INCREMENT	250108	250109	15,092,426
ADEL CITY AG/ADEL-DESOTO-MINBURN SCH/ADEL URA 25011/91 TIF ORD 136 INCREMENT	250110	250111	0
ADEL CITY/ADEL-DESOTO-MINBURN SCH/ADEL URA 25011/97 TIF ORD 183 INCREMENT	250173	250174	1,725,507

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	152,900	128,824,109	46,869,173	8,688,750	0	-176,000	184,121,619	0	184,121,619
Taxable	109,839	59,700,653	35,202,118	7,492,450	0	-176,000	102,091,747	0	102,091,747
Homestead Credits									310

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:** **23,584**      **0**      **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	470,377
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>470,377</b>

Rebate Expenditures:	0
Non-Rebate Expenditures:	454,095
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>454,095</b>

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:** **39,866**      **0**      **Amount of 06-30-2025 Cash Balance Restricted for LMI**

## Projects For ADEL URBAN RENEWAL AREA

### 2010 Brick Street Project

Description:	Removal, replacement, & construction of streets, sidewalks, & storm sewers as well as the installation of water mains & related sanitary sewer improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Economic Development & Historic Preservation Grants

Description:	Downtown historic building preservation & business start-up
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

### Aquatic Center

Description:	Acquisition, construction, and equipping of aquatic center Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For ADEL URBAN RENEWAL AREA

### 2017 Series A - 2010 Brick Street Project (2011 Series A Refunding)

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,020,000
Interest:	108,080
Total:	1,128,080
Annual Appropriation?:	No
Date Incurred:	06/28/2017
FY of Last Payment:	2031

### 2019 Series (Refunding of 2012A - Aquatic Center)

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,215,000
Interest:	238,540
Total:	2,453,540
Annual Appropriation?:	No
Date Incurred:	12/02/2019
FY of Last Payment:	2032

### Historic Preservation Grant

Debt/Obligation Type:	Internal Loans
Principal:	7,800
Interest:	0
Total:	7,800
Annual Appropriation?:	No
Date Incurred:	11/12/2024
FY of Last Payment:	2026

## Non-Rebates For ADEL URBAN RENEWAL AREA

TIF Expenditure Amount:	176,940
Tied To Debt:	2017 Series A - 2010 Brick Street Project (2011 Series A Refunding)
Tied To Project:	2010 Brick Street Project

TIF Expenditure Amount:	277,155
Tied To Debt:	2019 Series (Refunding of 2012A - Aquatic Center)
Tied To Project:	Aquatic Center

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**TIF Taxing District Data Collection**

Local Government Name:	ADEL (25G228)
Urban Renewal Area:	ADEL URBAN RENEWAL AREA (25011)
TIF Taxing District Name:	ADEL CITY/ADEL-DESOTO-MINBURN SCH/ADEL URA 25011/91 TIF ORD 136 INCREMENT
TIF Taxing District Inc. Number:	250109
TIF Taxing District Base Year:	1990
FY TIF Revenue First Received:	1991
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	06/1991
Economic Development	06/1991

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	115,275,429	41,015,563	8,688,750	0	-148,000	164,633,429	0	164,633,429
Taxable	0	53,421,813	30,950,693	7,492,450	0	-148,000	91,518,643	0	91,518,643
Homestead Credits									270

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	14,817,738	91,518,643	15,092,426	76,426,217	2,159,156

FY 2025 TIF Revenue Received: 422,454

**TIF Taxing District Data Collection**

Local Government Name:	ADEL (25G228)
Urban Renewal Area:	ADEL URBAN RENEWAL AREA (25011)
TIF Taxing District Name:	ADEL CITY AG/ADEL-DESOTO-MINBURN SCH/ADEL URA 25011/91 TIF ORD 136 INCREMENT
TIF Taxing District Inc. Number:	250111
TIF Taxing District Base Year:	1990
FY TIF Revenue First Received:	1991
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	06/1991
Economic Development	06/1991

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	152,900	0	0	0	0	0	152,900	0	152,900
Taxable	109,839	0	0	0	0	0	109,839	0	109,839
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	152,900	0	0	0	0

FY 2025 TIF Revenue Received: 0

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**TIF Taxing District Data Collection**

Local Government Name:	ADEL (25G228)
Urban Renewal Area:	ADEL URBAN RENEWAL AREA (25011)
TIF Taxing District Name:	ADEL CITY/ADEL-DESOTO-MINBURN SCH/ADEL URA 25011/97 TIF ORD 183 INCREMENT
TIF Taxing District Inc. Number:	250174
TIF Taxing District Base Year:	1996
FY TIF Revenue First Received:	1997
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	06/1991
Economic Development	06/1991

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	13,548,680	5,853,610	0	0	-28,000	19,335,290	0	19,335,290
Taxable	0	6,278,840	4,251,425	0	0	-28,000	10,463,265	0	10,463,265
Homestead Credits									40

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	5,455,827	10,463,265	1,725,507	8,737,758	246,855

FY 2025 TIF Revenue Received: 47,923

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**Urban Renewal Area Data Collection**

Local Government Name: ADEL (25G228)  
 Urban Renewal Area: ADEL SOUTHBRIDGE URBAN RENEWAL AREA  
 UR Area Number: 25040

UR Area Creation Date: 12/2018

To help local officials promote economic development in the City of Adel. The primary goal of the Plan is to stimulate, through public involvement and commitment, private investment in new commercial and industrial development.

UR Area Purpose:

**Tax Districts within this Urban Renewal Area**

	Base No.	Increment No.	Increment Value Used
ADEL CITY/ADM SCH/ADEL SOUTHBRIDGE URA 25040/19 TIF ORD 347 INCREMENT	250629	250630	655,173

**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	32,450	784,020	0	0	0	816,470	0	816,470
Taxable	0	15,041	640,132	0	0	0	655,173	0	655,173
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:	18,508
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>18,508</b>

Rebate Expenditures:	16,245
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>16,245</b>

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:** 2,263      0      **Amount of 06-30-2025 Cash Balance Restricted for LMI**

## Projects For ADEL SOUTHBRIDGE URBAN RENEWAL AREA

### Cramer & Associates, Inc. Development Agreement

Description:	Rebates for Commercial Development in Southbridge URA
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

## Debts/Obligations For ADEL SOUTHBRIDGE URBAN RENEWAL AREA

### Cramer & Associates, Inc. Development Agreement

Debt/Obligation Type:	Rebates
Principal:	6,643,000
Interest:	0
Total:	6,643,000
Annual Appropriation?:	Yes
Date Incurred:	04/12/2022
FY of Last Payment:	2039

## Rebates For ADEL SOUTHBRIDGE URBAN RENEWAL AREA

### Cramer & Associates, Inc. Development Agreement

TIF Expenditure Amount:	16,245
Rebate Paid To:	Cramer & Associates, Inc.
Tied To Debt:	Cramer & Associates, Inc. Development Agreement
Tied To Project:	Cramer & Associates, Inc. Development Agreement
Projected Final FY of Rebate:	2039

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**TIF Taxing District Data Collection**

Local Government Name: ADEL (25G228)  
 Urban Renewal Area: ADEL SOUTHBRIDGE URBAN RENEWAL AREA (25040)  
 TIF Taxing District Name: ADEL CITY/ADM SCH/ADEL SOUTHBRIDGE URA 25040/19 TIF ORD 347  
 INCREMENT  
 TIF Taxing District Inc. Number: 250630  
 TIF Taxing District Base Year: 1900  
 FY TIF Revenue First Received: 2025  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2045

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2018

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	32,450	784,020	0	0	0	816,470	0	816,470
Taxable	0	15,041	640,132	0	0	0	655,173	0	655,173
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	35,100	655,173	655,173	0	0

FY 2025 TIF Revenue Received: 18,508