

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: LAMONI
 Local Government Number: 27G250

Active Urban Renewal Areas

LAMONI URBAN RENEWAL

**U.R. # of Tif Taxing
 # Districts**
 27001 1

TIF Debt Outstanding: 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: 39,597
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 39,597

Rebate Expenditures: 39,597
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 39,597

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

Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: -39,597

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Urban Renewal Area Data Collection

Local Government Name: LAMONI (27G250)
 Urban Renewal Area: LAMONI URBAN RENEWAL
 UR Area Number: 27001

UR Area Creation Date: 12/1993

UR Area Purpose: To influence growth and stimulate investment.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
LAMONI CITY/LAMONI SCHOOL/LAMONI HOTEL TIF INC	270119	270120	924,902

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	1,325,628	0	0	0	1,325,628	0	1,325,628
Taxable	0	0	1,127,580	0	0	0	1,127,580	0	1,127,580
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:	39,597
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	39,597

Rebate Expenditures:	39,597
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	39,597

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 LAMONI URBAN RENEWAL

Cobblestone Hotel

Description:	Hotel Construction with Tax Rebate
Classification:	Commercial - hotels and conference centers
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For LAMONI URBAN RENEWAL

Lamoni Hotel Group

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	08/25/2016
FY of Last Payment:	2026

Rebates For LAMONI URBAN RENEWAL

226 S. Spruce St.

TIF Expenditure Amount:	39,597
Rebate Paid To:	Lamoni Hotel Group, LLC
Tied To Debt:	Lamoni Hotel Group
Tied To Project:	Cobblestone Hotel
Projected Final FY of Rebate:	2026

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TIF Taxing District Data Collection

Local Government Name: LAMONI (27G250)
 Urban Renewal Area: LAMONI URBAN RENEWAL (27001)
 TIF Taxing District Name: LAMONI CITY/LAMONI SCHOOL/LAMONI HOTEL TIF INC
 TIF Taxing District Inc. Number: 270120
 TIF Taxing District Base Year: 2017
 FY TIF Revenue First Received: 2016
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2026

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	1,325,628	0	0	0	1,325,628	0	1,325,628
Taxable	0	0	1,127,580	0	0	0	1,127,580	0	1,127,580
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	1,654	1,127,580	924,902	202,678	8,609

FY 2025 TIF Revenue Received: 39,597