

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

**Levy Authority Summary**

Local Government Name: SPIRIT LAKE  
 Local Government Number: 30G277

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
SPIRIT LAKE BERKLEY PLACE URBAN RENEWAL	30006	2
SPIRIT LAKE CONSOLIDATED URBAN RENEWAL	30018	13
SPIRIT LAKE OUR HOME URBAN RENEWAL	30030	1
SPIRIT LAKE MAPLE MEADOWS URBAN RENEWAL	30035	1
SPIRIT LAKE THE DWELLINGS URBAN RENEWAL	30036	1

**TIF Debt Outstanding: 4,110,982**

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:		1,273,760	102,257	Amount of 07-01-2024 Cash Balance Restricted for LMI
TIF Revenue:	1,656,365			
TIF Sp. Revenue Fund Interest:	50,607			
Property Tax Replacement Claims	259			
Asset Sales & Loan Repayments:	0			
<b>Total Revenue:</b>	<b>1,707,231</b>			
Rebate Expenditures:	280,606			
Non-Rebate Expenditures:	1,298,968			
Returned to County Treasurer:	0			
<b>Total Expenditures:</b>	<b>1,579,574</b>			

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	1,401,417	197,953	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: 1,129,991**

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**Urban Renewal Area Data Collection**

Local Government Name: SPIRIT LAKE (30G277)  
 Urban Renewal Area: SPIRIT LAKE BERKLEY PLACE URBAN RENEWAL  
 UR Area Number: 30006

UR Area Creation Date: 07/2015

Developed to help local officials respond to and promote economic development in the City of Spirit Lake. The primary goal of the Plan is to stimulate, through public involvement and commitment, private investment in new housing and residential development

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
SPIRIT LAKE CITY/SP LAKE SCH/BERKLEY PLACE/TIF INCREM	300189	300190	6,262,362
SPIRIT LAKE CITY/SPIRIT LAKE SCH/BERKLEY2 INCREM	300193	300194	5,396,510

**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	13,822,500	6,418,000	0	0	-8,000	20,200,000	0	20,200,000
Taxable	0	6,405,714	5,293,658	0	0	-8,000	11,658,872	0	11,658,872
Homestead Credits									25

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:</b>	<b>102,257</b>	<b>102,257</b>	<b>Amount of 07-01-2024 Cash Balance Restricted for LMI</b>		
TIF Revenue:	264,813				
TIF Sp. Revenue Fund Interest:	0				
Property Tax Replacement Claims	259				
Asset Sales & Loan Repayments:	0				
<b>Total Revenue:</b>	<b>265,072</b>				
Rebate Expenditures:	208,184				
Non-Rebate Expenditures:	0				
Returned to County Treasurer:	0				
<b>Total Expenditures:</b>	<b>208,184</b>				

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:</b>	<b>159,145</b>	<b>158,552</b>	<b>Amount of 06-30-2025 Cash Balance Restricted for LMI</b>		
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## Projects For SPIRIT LAKE BERKLEY PLACE URBAN RENEWAL

### Berkley Place/Seemann Development

Description:	Berkley Place/Seemann Development
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Berkley Place/Seemann Development

Description:	Berkley Place/Seemann Development Phase 2
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For SPIRIT LAKE BERKLEY PLACE URBAN RENEWAL

### Seemann Development

Debt/Obligation Type:	Rebates
Principal:	586,605
Interest:	0
Total:	586,605
Annual Appropriation?:	Yes
Date Incurred:	06/23/2020
FY of Last Payment:	2030

### Seemann Development

Debt/Obligation Type:	Rebates
Principal:	705,496
Interest:	0
Total:	705,496
Annual Appropriation?:	Yes
Date Incurred:	06/28/2023
FY of Last Payment:	2033

### Outstanding LMI

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	158,552
Interest:	0
Total:	158,552
Annual Appropriation?:	No
Date Incurred:	06/23/2020
FY of Last Payment:	2033

## Rebates For SPIRIT LAKE BERKLEY PLACE URBAN RENEWAL

### Berkley Place Urban Renewal

TIF Expenditure Amount:	131,935
Rebate Paid To:	Seemann Properties
Tied To Debt:	Seemann Development
Tied To Project:	Berkley Place/Seemann Development
Projected Final FY of Rebate:	2030

### Berkley Place Urban Renewal

TIF Expenditure Amount:	76,249
Rebate Paid To:	Seemann Properties
Tied To Debt:	Seemann Development
Tied To Project:	Berkley Place/Seemann Development
Projected Final FY of Rebate:	2033

## Income Housing For SPIRIT LAKE BERKLEY PLACE URBAN RENEWAL

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

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**TIF Taxing District Data Collection**

Local Government Name: SPIRIT LAKE (30G277)  
 Urban Renewal Area: SPIRIT LAKE BERKLEY PLACE URBAN RENEWAL (30006)  
 TIF Taxing District Name: SPIRIT LAKE CITY/SP LAKE SCH/BERKLEY PLACE/TIF INCREM  
 TIF Taxing District Inc. Number: 300190  
 TIF Taxing District Base Year: 2017  
 FY TIF Revenue First Received: 2019  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2029

UR Designation	
Slum	No
Blighted	No
Economic Development	07/2015

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	2,090,300	6,418,000	0	0	0	8,508,300	0	8,508,300
Taxable	0	968,704	5,293,658	0	0	0	6,262,362	0	6,262,362
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	805,500	6,262,362	6,262,362	0	0

FY 2025 TIF Revenue Received: 142,247

**TIF Taxing District Data Collection**

Local Government Name: SPIRIT LAKE (30G277)  
 Urban Renewal Area: SPIRIT LAKE BERKLEY PLACE URBAN RENEWAL (30006)  
 TIF Taxing District Name: SPIRIT LAKE CITY/SPIRIT LAKE SCH/BERKLEY2 INCREM  
 TIF Taxing District Inc. Number: 300194  
 TIF Taxing District Base Year: 2017  
 FY TIF Revenue First Received: 2022  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2032

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2018

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	11,732,200	0	0	0	-8,000	11,691,700	0	11,691,700
Taxable	0	5,437,010	0	0	0	-8,000	5,396,510	0	5,396,510
Homestead Credits									24

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	339,600	5,396,510	5,396,510	0	0

FY 2025 TIF Revenue Received: 122,566

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**Urban Renewal Area Data Collection**

Local Government Name: SPIRIT LAKE (30G277)  
 Urban Renewal Area: SPIRIT LAKE CONSOLIDATED URBAN RENEWAL  
 UR Area Number: 30018

UR Area Creation Date: 12/1989

UR Area Purpose: Industrial and commercial development, housing, economic development

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
SPIRIT LAKE CITY AG/SPIRIT LAKE SCH/URBAN RENEWAL INCREM	300075	300076	0
SPIRIT LAKE CITY/SPIRIT LAKE SCH/URBAN RENEWAL INCREM	300087	300088	56,120,533
SPIRIT LAKE CITY/SPIRIT LAKE SCH/URBAN RENEWAL#2 INCREM	300109	300110	0
SPIRIT LAKE CITY/SPIRIT LAKE SCH/UR REW AREA#3 INCREM	300113	300114	0
SPIRIT LAKE CITY AG/SPIRIT LAKE SCH/URBAN RENEWAL #3 INCREM	300115	300116	0
SPIRIT LAKE CITY/SPIRIT LAKE SCH/UR REW AREA#4 INCREM	300117	300118	0
SPIRIT LAKE CITY/SPIRIT LAKE SCH/UR REW AREA #5 INCREM	300119	300120	0
SPIRIT LAKE CITY/SPIRIT LAKE SCH/UR REW AREA #7 INCRE	300156	300157	0
SPIRIT LAKE CITY AG/SPIRIT LAKE SCH/UR E LAKE IND PRK SUBDIV	300176	300177	0
SPIRIT LAKE CITY/SPIRIT LAKE SCH/UR E LAKE IND PRK SUBDIV	300178	300179	0
SPIRIT LAKE CITY/SPIRIT LAKE SCH/UR POINTE PINES 2	300180	300181	0
SPIRIT LAKE CITY AG/SPIRIT LAKE SCH/UR POINTE PINES 2	300182	300183	0
SPIRIT LAKE CITY AG/SPIRIT LAKE SCH/UR GRUHN	300184	300185	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	62,941,220	152,348,130	40,914,100	0	-107,244	255,923,956	0	255,923,956
Taxable	0	29,168,727	119,075,660	35,716,481	0	-107,244	183,681,374	0	183,681,374
Homestead Credits									149

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:</b>	<b>1,171,503</b>	<b>0</b>	<b>Amount of 07-01-2024 Cash Balance Restricted for LMI</b>
TIF Revenue:	1,278,841		
TIF Sp. Revenue Fund Interest:	50,607		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
<b>Total Revenue:</b>	<b>1,329,448</b>		
Rebate Expenditures:	5,796		
Non-Rebate Expenditures:	1,298,968		
Returned to County Treasurer:	0		
<b>Total Expenditures:</b>	<b>1,304,764</b>		

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:</b>	<b>1,196,187</b>	<b>0</b>	<b>Amount of 06-30-2025 Cash Balance Restricted for LMI</b>
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## Projects For SPIRIT LAKE CONSOLIDATED URBAN RENEWAL

### Country Acres

Description:	Infrastructure for development
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Southern Glen

Description:	Infrastructure for development
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Hwy 9/71 IDOT

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

### Ferguson Mfg/Dickinson Co.

Description:	Industrial development
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

### Lake Street Reconstruction

Description:	Street reconstruction
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### East Lake Indust Park

Description:	Street, sewer, water-Phase I
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### 15th Street Reconstruction

Description:	Street Reconstruction
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Pointe of Pines, 2nd Add Ph1

Description:	Infrastructure for development
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For SPIRIT LAKE CONSOLIDATED URBAN RENEWAL

### 2010 Ferguson Mfg

Debt/Obligation Type:	Other Debt
Principal:	35,794
Interest:	0
Total:	35,794
Annual Appropriation?:	No
Date Incurred:	01/26/2010
FY of Last Payment:	2025

### 2017 \$8,735,000 GO Refund

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	730,000
Interest:	23,300
Total:	753,300
Annual Appropriation?:	No
Date Incurred:	06/14/2017
FY of Last Payment:	2026

### 2020 \$7,605,000 GO Refund

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	710,156
Interest:	8,848
Total:	719,004
Annual Appropriation?:	No
Date Incurred:	09/22/2020
FY of Last Payment:	2026

## Non-Rebates For SPIRIT LAKE CONSOLIDATED URBAN RENEWAL

TIF Expenditure Amount:	184,502
Tied To Debt:	2020 \$7,605,000 GO Refund
Tied To Project:	Lake Street Reconstruction
TIF Expenditure Amount:	34,594
Tied To Debt:	2020 \$7,605,000 GO Refund
Tied To Project:	East Lake Indust Park
TIF Expenditure Amount:	213,330
Tied To Debt:	2020 \$7,605,000 GO Refund
Tied To Project:	Hwy 9/71 IDOT
TIF Expenditure Amount:	144,142
Tied To Debt:	2020 \$7,605,000 GO Refund
Tied To Project:	15th Street Reconstruction
TIF Expenditure Amount:	197,215
Tied To Debt:	2017 \$8,735,000 GO Refund
Tied To Project:	Country Acres
TIF Expenditure Amount:	175,062
Tied To Debt:	2017 \$8,735,000 GO Refund
Tied To Project:	Southern Glen
TIF Expenditure Amount:	175,062
Tied To Debt:	2017 \$8,735,000 GO Refund
Tied To Project:	Hwy 9/71 IDOT
TIF Expenditure Amount:	175,061
Tied To Debt:	2017 \$8,735,000 GO Refund
Tied To Project:	Pointe of Pines, 2nd Add Ph1

## Rebates For SPIRIT LAKE CONSOLIDATED URBAN RENEWAL

### Ferguson Mfg/BV Builders

TIF Expenditure Amount:	5,796
Rebate Paid To:	Dickinson County
Tied To Debt:	2010 Ferguson Mfg
Tied To Project:	Ferguson Mfg/Dickinson Co.
Projected Final FY of Rebate:	2025

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**TIF Taxing District Data Collection**

Local Government Name: SPIRIT LAKE (30G277)  
 Urban Renewal Area: SPIRIT LAKE CONSOLIDATED URBAN RENEWAL (30018)  
 TIF Taxing District Name: SPIRIT LAKE CITY AG/SPIRIT LAKE SCH/URBAN RENEWAL INCREM  
 TIF Taxing District Inc. Number: 300076  
 TIF Taxing District Base Year: 1988  
 FY TIF Revenue First Received: 2010  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	12/1989

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	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	73,376	0	0	0	0

FY 2025 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: SPIRIT LAKE (30G277)  
 Urban Renewal Area: SPIRIT LAKE CONSOLIDATED URBAN RENEWAL (30018)  
 TIF Taxing District Name: SPIRIT LAKE CITY/SPIRIT LAKE SCH/URBAN RENEWAL INCREM  
 TIF Taxing District Inc. Number: 300088  
 TIF Taxing District Base Year: 1988  
 FY TIF Revenue First Received: 1991  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	12/1989

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	62,941,220	152,348,130	40,914,100	0	-107,244	255,923,956	0	255,923,956
Taxable	0	29,168,727	119,075,660	35,716,481	0	-107,244	183,681,374	0	183,681,374
Homestead Credits									149

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	30,739,534	183,681,374	56,120,533	127,560,841	2,932,156

FY 2025 TIF Revenue Received: 1,276,421

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**TIF Taxing District Data Collection**

Local Government Name: SPIRIT LAKE (30G277)  
 Urban Renewal Area: SPIRIT LAKE CONSOLIDATED URBAN RENEWAL (30018)  
 TIF Taxing District Name: SPIRIT LAKE CITY/SPIRIT LAKE SCH/URBAN RENEWAL#2 INCREM  
 TIF Taxing District Inc. Number: 300110  
 TIF Taxing District Base Year: 2000  
 FY TIF Revenue First Received: 2003  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2015

UR Designation	
Slum	No
Blighted	No
Economic Development	08/2001

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	44,151	0	0	0	0

FY 2025 TIF Revenue Received: 2,420

**TIF Taxing District Data Collection**

Local Government Name: SPIRIT LAKE (30G277)  
 Urban Renewal Area: SPIRIT LAKE CONSOLIDATED URBAN RENEWAL (30018)  
 TIF Taxing District Name: SPIRIT LAKE CITY/SPIRIT LAKE SCH/UR REW AREA#3 INCREM  
 TIF Taxing District Inc. Number: 300114  
 TIF Taxing District Base Year: 2001  
 FY TIF Revenue First Received: 2004  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2024

UR Designation	
Slum	No
Blighted	No
Economic Development	02/2002

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	303,900	0	0	0	0

FY 2025 TIF Revenue Received: 0

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**TIF Taxing District Data Collection**

Local Government Name: SPIRIT LAKE (30G277)  
 Urban Renewal Area: SPIRIT LAKE CONSOLIDATED URBAN RENEWAL (30018)  
 TIF Taxing District Name: SPIRIT LAKE CITY AG/SPIRIT LAKE SCH/URBAN RENEWAL #3 INCREM  
 TIF Taxing District Inc. Number: 300116  
 TIF Taxing District Base Year: 2001  
 FY TIF Revenue First Received: 2004  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2024

UR Designation	
Slum	No
Blighted	No
Economic Development	02/2002

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	210,600	0	0	0	0

FY 2025 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: SPIRIT LAKE (30G277)  
 Urban Renewal Area: SPIRIT LAKE CONSOLIDATED URBAN RENEWAL (30018)  
 TIF Taxing District Name: SPIRIT LAKE CITY/SPIRIT LAKE SCH/UR REW AREA#4 INCREM  
 TIF Taxing District Inc. Number: 300118  
 TIF Taxing District Base Year: 2001  
 FY TIF Revenue First Received: 2005  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2026

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2002

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	31,200	0	0	0	0

FY 2025 TIF Revenue Received: 0

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**TIF Taxing District Data Collection**

Local Government Name: SPIRIT LAKE (30G277)  
 Urban Renewal Area: SPIRIT LAKE CONSOLIDATED URBAN RENEWAL (30018)  
 TIF Taxing District Name: SPIRIT LAKE CITY/SPIRIT LAKE SCH/UR REW AREA #5 INCREM  
 TIF Taxing District Inc. Number: 300120  
 TIF Taxing District Base Year: 2004  
 FY TIF Revenue First Received: 2006  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2027

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2002

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: SPIRIT LAKE (30G277)  
 Urban Renewal Area: SPIRIT LAKE CONSOLIDATED URBAN RENEWAL (30018)  
 TIF Taxing District Name: SPIRIT LAKE CITY/SPIRIT LAKE SCH/UR REW AREA #7 INCRE  
 TIF Taxing District Inc. Number: 300157  
 TIF Taxing District Base Year: 2006  
 FY TIF Revenue First Received: 2008  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2018

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	310,900	0	0	0	0

FY 2025 TIF Revenue Received: 0

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**TIF Taxing District Data Collection**

Local Government Name: SPIRIT LAKE (30G277)  
 Urban Renewal Area: SPIRIT LAKE CONSOLIDATED URBAN RENEWAL (30018)  
 TIF Taxing District Name: SPIRIT LAKE CITY AG/SPIRIT LAKE SCH/UR E LAKE IND PRK SUBDIV  
 TIF Taxing District Inc. Number: 300177  
 TIF Taxing District Base Year: 2012  
 FY TIF Revenue First Received: 2015  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2034

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2011

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	171,800	0	0	0	0

FY 2025 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: SPIRIT LAKE (30G277)  
 Urban Renewal Area: SPIRIT LAKE CONSOLIDATED URBAN RENEWAL (30018)  
 TIF Taxing District Name: SPIRIT LAKE CITY/SPIRIT LAKE SCH/UR E LAKE IND PRK SUBDIV  
 TIF Taxing District Inc. Number: 300179  
 TIF Taxing District Base Year: 2012  
 FY TIF Revenue First Received: 2017  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2034

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2011

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	5,800	0	0	0	0

FY 2025 TIF Revenue Received: 0

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**TIF Taxing District Data Collection**

Local Government Name: SPIRIT LAKE (30G277)  
 Urban Renewal Area: SPIRIT LAKE CONSOLIDATED URBAN RENEWAL (30018)  
 TIF Taxing District Name: SPIRIT LAKE CITY/SPIRIT LAKE SCH/UR POINTE PINES 2  
 TIF Taxing District Inc. Number: 300181  
 TIF Taxing District Base Year: 2012  
 FY TIF Revenue First Received: 2016  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2034

UR Designation	
Slum	No
Blighted	No
Economic Development	04/2011

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	17,500	0	0	0	0

FY 2025 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: SPIRIT LAKE (30G277)  
 Urban Renewal Area: SPIRIT LAKE CONSOLIDATED URBAN RENEWAL (30018)  
 TIF Taxing District Name: SPIRIT LAKE CITY AG/SPIRIT LAKE SCH/UR POINTE PINES 2  
 TIF Taxing District Inc. Number: 300183  
 TIF Taxing District Base Year: 2012  
 FY TIF Revenue First Received: 2016  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2034

UR Designation	
Slum	No
Blighted	No
Economic Development	04/2011

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	36,700	0	0	0	0

FY 2025 TIF Revenue Received: 0

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**TIF Taxing District Data Collection**

Local Government Name: SPIRIT LAKE (30G277)  
 Urban Renewal Area: SPIRIT LAKE CONSOLIDATED URBAN RENEWAL (30018)  
 TIF Taxing District Name: SPIRIT LAKE CITY AG/SPIRIT LAKE SCH/UR GRUHN  
 TIF Taxing District Inc. Number: 300185  
 TIF Taxing District Base Year: 2012  
 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	527,600	0	0	0	0

FY 2025 TIF Revenue Received: 0

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**Urban Renewal Area Data Collection**

Local Government Name: SPIRIT LAKE (30G277)  
 Urban Renewal Area: SPIRIT LAKE OUR HOME URBAN RENEWAL  
 UR Area Number: 30030

UR Area Creation Date: 01/2007

UR Area Purpose: Assist in the financing of assisted living health care facility

**Tax Districts within this Urban Renewal Area**

	Base No.	Increment No.	Increment Value Used
SPIRIT LAKE CITY/SPIRIT LAKE SCH/UR TIF OUR HOME INCRE	300143	300144	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
<b>Total Revenue:</b>	<b>0</b>

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

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

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

**TIF Taxing District Data Collection**

Local Government Name: SPIRIT LAKE (30G277)  
 Urban Renewal Area: SPIRIT LAKE OUR HOME URBAN RENEWAL (30030)  
 TIF Taxing District Name: SPIRIT LAKE CITY/SPIRIT LAKE SCH/UR TIF OUR HOME INCRE  
 TIF Taxing District Inc. Number: 300144  
 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: 2018

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2006

**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	235,300	0	0	0	0

FY 2025 TIF Revenue Received: 0



♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**TIF Taxing District Data Collection**

Local Government Name: SPIRIT LAKE (30G277)  
 Urban Renewal Area: SPIRIT LAKE MAPLE MEADOWS URBAN RENEWAL (30035)  
 TIF Taxing District Name: SPIRIT LAKE CITY/SPIRITLAKE SCH/MAPLE MEADOWS TIF INCREM  
 TIF Taxing District Inc. Number: 300198  
 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	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	7,200	0	0	0	0

FY 2025 TIF Revenue Received: 0

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**Urban Renewal Area Data Collection**

Local Government Name: SPIRIT LAKE (30G277)  
 Urban Renewal Area: SPIRIT LAKE THE DWELLINGS URBAN RENEWAL  
 UR Area Number: 30036

UR Area Creation Date: 12/2021

Developed to help local officials respond to and promote economic development in the City of Spirit Lake. The primary goal of the Plan is to stimulate, through public involvement and commitment, private investment in new housing and residential development

UR Area Purpose:

**Tax Districts within this Urban Renewal Area**

	Base No.	Increment No.	Increment Value Used
SPIRIT LAKE CITY/SPIRITLAKE SCH/THE DWELLINGS TIF INCREM	300199	300200	4,903,445

**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	10,615,900	0	0	0	0	10,599,650	0	10,599,650
Taxable	0	4,919,695	0	0	0	0	4,903,445	0	4,903,445
Homestead Credits									13

**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:	112,711
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>112,711</b>

Rebate Expenditures:	66,626
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>66,626</b>

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:** 46,085      39,401      **Amount of 06-30-2025 Cash Balance Restricted for LMI**

## Projects For SPIRIT LAKE THE DWELLINGS URBAN RENEWAL

### The Dwellings

Description:	The Dwellings
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For SPIRIT LAKE THE DWELLINGS URBAN RENEWAL

### The Dwellings at Indian Hills

Debt/Obligation Type:	Rebates
Principal:	1,112,830
Interest:	0
Total:	1,112,830
Annual Appropriation?:	Yes
Date Incurred:	06/25/2025
FY of Last Payment:	2034

### Outstanding LMI

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	39,401
Interest:	0
Total:	39,401
Annual Appropriation?:	No
Date Incurred:	06/25/2025
FY of Last Payment:	2034

## Rebates For SPIRIT LAKE THE DWELLINGS URBAN RENEWAL

### The Dwellings at Indian Hills

TIF Expenditure Amount:	66,626
Rebate Paid To:	The Dwellings at Indian Hills
Tied To Debt:	The Dwellings at Indian Hills
Tied To Project:	The Dwellings
Projected Final FY of Rebate:	2034

## Income Housing For SPIRIT LAKE THE DWELLINGS URBAN RENEWAL

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

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**TIF Taxing District Data Collection**

Local Government Name: SPIRIT LAKE (30G277)  
 Urban Renewal Area: SPIRIT LAKE THE DWELLINGS URBAN RENEWAL (30036)  
 TIF Taxing District Name: SPIRIT LAKE CITY/SPIRITLAKE SCH/THE DWELLINGS TIF INCREM  
 TIF Taxing District Inc. Number: 300200  
 TIF Taxing District Base Year: 0  
 FY TIF Revenue First Received: 2024  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2034

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2021

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	10,615,900	0	0	0	0	10,599,650	0	10,599,650
Taxable	0	4,919,695	0	0	0	0	4,903,445	0	4,903,445
Homestead Credits									13

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	14,100	4,903,445	4,903,445	0	0

FY 2025 TIF Revenue Received: 112,711