

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: WEST OKOBOJI
 Local Government Number: 30G281

Active Urban Renewal Areas

WEST OKOBOJI URBAN RENEWAL

**U.R. # of Tif Taxing
 # Districts**
 30013 4

TIF Debt Outstanding: 215,202

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	5,802	0	Amount of 07-01-2024 Cash Balance Restricted for LMI
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TIF Revenue:	66,936		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	66,936		

Rebate Expenditures:	0		
Non-Rebate Expenditures:	52,400		
Returned to County Treasurer:	0		
Total Expenditures:	52,400		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	20,338	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: 142,464**

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Urban Renewal Area Data Collection

Local Government Name: WEST OKOBOJI (30G281)
 Urban Renewal Area: WEST OKOBOJI URBAN RENEWAL
 UR Area Number: 30013

UR Area Creation Date: 09/2001

The rehabilitation, conservation, development, or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of the City-4' to 8' water mains-buried electrical -trails- upgrade roads

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
WEST OKOBOJI CITY AP/OKOBOJI SCH/URBAN RENEWAL INCREM	300101	300102	1,155,117
WEST OKOBOJI CITY/OKOBOJI SCH/ URBAN RENEWAL INCREM	300103	300104	3,477,973
WEST OKOBOJI CITY AP AG/OKOBOJI SCH/URBAN RENEWAL INCREM	300105	300106	0
WEST OKOBOJI CITY AG/OKOBOJI SCH/URBAN RENEWAL INCREM	300107	300108	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	463,536,300	28,891,400	0	0	-48,000	492,239,950	0	492,239,950
Taxable	0	214,815,700	19,354,958	0	0	-48,000	233,982,908	0	233,982,908
Homestead Credits									92

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: **5,802** **0** **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	66,936
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	66,936

Rebate Expenditures:	0
Non-Rebate Expenditures:	52,400
Returned to County Treasurer:	0
Total Expenditures:	52,400

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: **20,338** **0** **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For WEST OKOBOJI URBAN RENEWAL

DRAINAGE IMPROVEMENTS

Description:	INSTALLED SURFACE DRAIN AND CULVERT TO MAYWOOD RAVINE TO IMPROVE DRAINAGE
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

WATER MAIN IMPROVEMENT

Description:	WATER MAIN IMP OKOBOJI BLVD
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

STREET OVERLAY PATCHING

Description:	OVERLAY FULLER
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

RADIO HEAD UPGRADES

Description:	UPGRADE RADIO HEADS ON METERS
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For WEST OKOBOJI URBAN RENEWAL

CITY OF WEST OKOBOJI

Debt/Obligation Type:	Internal Loans
Principal:	215,202
Interest:	0
Total:	215,202
Annual Appropriation?:	No
Date Incurred:	06/30/2022
FY of Last Payment:	2022

2022 INTERNAL LOAN

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	06/30/2022
FY of Last Payment:	2024

Non-Rebates For WEST OKOBOJI URBAN RENEWAL

TIF Expenditure Amount:	32,000
Tied To Debt:	CITY OF WEST OKOBOJI
Tied To Project:	STREET OVERLAY PATCHING
TIF Expenditure Amount:	0
Tied To Debt:	CITY OF WEST OKOBOJI
Tied To Project:	RADIO HEAD UPGRADES
TIF Expenditure Amount:	20,400
Tied To Debt:	CITY OF WEST OKOBOJI
Tied To Project:	STREET OVERLAY PATCHING
TIF Expenditure Amount:	0
Tied To Debt:	2022 INTERNAL LOAN
Tied To Project:	WATER MAIN IMPROVEMENT

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We finance through the general fund. The city tries to do a project every year below \$300,000 so we can operate without outside financing.

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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: WEST OKOBOJI (30G281)
 Urban Renewal Area: WEST OKOBOJI URBAN RENEWAL (30013)
 TIF Taxing District Name: WEST OKOBOJI CITY AP/OKOBOJI SCH/URBAN RENEWAL INCREM
 TIF Taxing District Inc. Number: 300102
 TIF Taxing District Base Year: 2000
 FY TIF Revenue First Received: 2003
 Subject to a Statutory end date? No

UR Designation	
Slum	09/2001
Blighted	09/2001
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	154,166,800	21,015,200	0	0	-32,000	175,085,000	0	175,085,000
Taxable	0	71,445,210	14,482,019	0	0	-32,000	85,830,229	0	85,830,229
Homestead Credits									45

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	21,686,600	85,830,229	1,155,117	84,675,112	1,224,830

FY 2025 TIF Revenue Received: 66,936

TIF Taxing District Data Collection

Local Government Name: WEST OKOBOJI (30G281)
 Urban Renewal Area: WEST OKOBOJI URBAN RENEWAL (30013)
 TIF Taxing District Name: WEST OKOBOJI CITY/OKOBOJI SCH/ URBAN RENEWAL INCREM
 TIF Taxing District Inc. Number: 300104
 TIF Taxing District Base Year: 2000
 FY TIF Revenue First Received: 2001
 Subject to a Statutory end date? No

UR Designation	
Slum	09/2001
Blighted	09/2001
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	309,369,500	7,876,200	0	0	-16,000	317,154,950	0	317,154,950
Taxable	0	143,370,490	4,872,939	0	0	-16,000	148,152,679	0	148,152,679
Homestead Credits									47

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	48,982,500	148,152,679	3,477,973	144,674,706	2,088,919

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: WEST OKOBOJI (30G281)
 Urban Renewal Area: WEST OKOBOJI URBAN RENEWAL (30013)
 TIF Taxing District Name: WEST OKOBOJI CITY AP AG/OKOBOJI SCH/URBAN RENEWAL INCREM
 TIF Taxing District Inc. Number: 300106
 TIF Taxing District Base Year: 2000
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

	UR Designation
Slum	09/2001
Blighted	09/2001
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	25,500	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: WEST OKOBOJI (30G281)
 Urban Renewal Area: WEST OKOBOJI URBAN RENEWAL (30013)
 TIF Taxing District Name: WEST OKOBOJI CITY AG/OKOBOJI SCH/URBAN RENEWAL INCREM
 TIF Taxing District Inc. Number: 300108
 TIF Taxing District Base Year: 2000
 FY TIF Revenue First Received: 2003
 Subject to a Statutory end date? No

	UR Designation
Slum	09/2001
Blighted	09/2001
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	128,100	0	0	0	0

FY 2025 TIF Revenue Received: 0