

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: FARLEY
 Local Government Number: 31G292

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
FARLEY UR 1 & 2 URBAN RENEWAL	31034	13
FARLEY UR 5 URBAN RENEWAL	31049	1
FARLEY UR6 WILDCAT HOUSING URBAN RENEWAL	31052	2

TIF Debt Outstanding: **3,279,304**

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	912,894	139,370	Amount of 07-01-2024 Cash Balance Restricted for LMI
TIF Revenue:	502,578		
TIF Sp. Revenue Fund Interest:	11,549		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	514,127		
Rebate Expenditures:	237,954		
Non-Rebate Expenditures:	204,829		
Returned to County Treasurer:	0		
Total Expenditures:	442,783		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	984,238	164,580	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: **1,852,283**

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Urban Renewal Area Data Collection

Local Government Name: FARLEY (31G292)
 Urban Renewal Area: FARLEY UR 1 & 2 URBAN RENEWAL
 UR Area Number: 31034
 UR Area Creation Date: 07/1999
 UR Area Purpose: Economic Development

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
FARLEY CITY/WESTERN DBQ SCH/UR 15 INCREM	310102	310101	6,936,466
FARLEY CITY/WESTERN DBQ SCH/UR 16 INCREM	310105	310104	4,169,323
FARLEY CITY/WESTERN DBQ SCH/UR 28 INCREM	310129	310127	0
FARLEY CITY/WESTERN DBQ SCH/UR 31 INCREM	310162	310163	0
FARLEY CITY/WESTERN DBQ SCH/UR 40 INCREMENT	310251	310252	3,964,075
FARLEY CITY AG/WESTERN DBQ SCH/UR 40 INCREMENT	310253	310254	0
FARLEY CITY/WESTERN DBQ SCH/UR 60 INCREMENT	310343	310344	4,796,843
FARLEY CITY AG/WESTERN DBQ SCH/UR 60 INCREMENT	310345	310346	0
FARLEY CITY/WESTERN DBQ SCH/UR65 INCREMENT	310361	310362	0
FARLEY CITY/WESTERN DBQ SCH/UR 122 INCREMENT	310569	310570	0
FARLEY CITY/WESTERN DBQ SCH/UR 123 INCREMENT	310571	310572	0
FARLEY CITY AG/WESTERN DBQ SCH/UR 123 INCREMENT	310573	310574	0
FARLEY CITY/WESTERN DBQ SCH/UR 129 INCREMENT	310595	310596	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	24,148,595	11,380,137	13,715,786	0	-24,000	49,175,018	0	49,175,018
Taxable	0	11,191,134	8,619,635	12,047,431	0	-24,000	31,788,700	0	31,788,700
Homestead Credits									74

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	774,508	0	Amount of 07-01-2024 Cash Balance Restricted for LMI
TIF Revenue:	456,205		
TIF Sp. Revenue Fund Interest:	2,881		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	459,086		
Rebate Expenditures:	210,808		
Non-Rebate Expenditures:	204,829		
Returned to County Treasurer:	0		
Total Expenditures:	415,637		
TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	817,957	0	Amount of 06-30-2025 Cash Balance Restricted for LMI

Projects For FARLEY UR 1 & 2 URBAN RENEWAL

WWTP-TIF

Description:	Wasterwater Treatment Facility Construction
Classification:	Water treatment plants, waste treatment plants & lagoons
Physically Complete:	Yes
Payments Complete:	No

BEHNKE FAMILY LLC #1 (2012)

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

9TH AVE NW & JAMESMEIER ROAD CURB & DRAINAGE IMPROVEMENTS

Description:	9th Ave NW & Jamesmeier Road Curb & Drainage Improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

KV PROPERTIES, LLC

Description:	Economic Development
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

KAUFFMANN STORAGE, LLC

Description:	Economic Development
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

BEHNKE FAMILY LLC #2

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

SEWER INFRASTRUCTURE

Description:	2012 GO Refunding Bonds
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

FIDC

Description:	11th Ave NW Project
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Kress Transport

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

Cory Heims Rebate #1-2018

Description:	Economic Development
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

Big River Cast Stone

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

JABC-Delaney

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

Lansing Express

Description:	Economic Development
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

KV Properties #2 (2020)

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

BEHNKE FAMILY LLC #3 (2020)

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

FIDC

Description:	Downtown Development Main Street Iowa Program-Iowa Economic Development
Classification:	Authority
Physically Complete:	No
Payments Complete:	No

Cory Heims Rebate #2

Description:	Economic Development
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

Bill Brown Loomis

Description:	Economic Development
	Main Street Iowa Program-Iowa Economic Development
Classification:	Authority
Physically Complete:	No
Payments Complete:	No

Behnke Family LLC #4 (2022)

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

Debts/Obligations For FARLEY UR 1 & 2 URBAN RENEWAL

WWTP-TIF

Debt/Obligation Type:	Other Debt
Principal:	37,311
Interest:	0
Total:	37,311
Annual Appropriation?:	No
Date Incurred:	10/21/2004
FY of Last Payment:	2025

BEHNKE FAMILY LLC #1 (2012)

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	06/04/2012
FY of Last Payment:	2024

BEHNKE, LLC #2 (2013)

Debt/Obligation Type:	Rebates
Principal:	93,950
Interest:	0
Total:	93,950
Annual Appropriation?:	Yes
Date Incurred:	11/04/2013
FY of Last Payment:	2027

KAUFFMANN STORAGE, LLC

Debt/Obligation Type:	Rebates
Principal:	35,700
Interest:	0
Total:	35,700
Annual Appropriation?:	Yes
Date Incurred:	09/01/2015
FY of Last Payment:	2027

9TH AVE NW & JAMESMEIER ROAD CURB & DRAINAGE IMPROVEMENTS

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	17,518
Interest:	0
Total:	17,518
Annual Appropriation?:	No
Date Incurred:	06/29/2015
FY of Last Payment:	2025

Kress Transport

Debt/Obligation Type:	Rebates
Principal:	25,119
Interest:	0
Total:	25,119
Annual Appropriation?:	Yes
Date Incurred:	08/07/2017
FY of Last Payment:	2029

FIDC 2017 11th Ave Agreement

Debt/Obligation Type:	Other Debt
Principal:	485,000
Interest:	0
Total:	485,000
Annual Appropriation?:	Yes
Date Incurred:	11/05/2018
FY of Last Payment:	2034

Big River Cast Stone

Debt/Obligation Type:	Rebates
Principal:	241,788
Interest:	0
Total:	241,788
Annual Appropriation?:	Yes
Date Incurred:	11/05/2018
FY of Last Payment:	2030

JABC Properties

Debt/Obligation Type:	Rebates
Principal:	112,750
Interest:	0
Total:	112,750
Annual Appropriation?:	Yes
Date Incurred:	06/03/2019
FY of Last Payment:	2030

Cory Heims Rebate #1 2018

Debt/Obligation Type:	Rebates
Principal:	7,107
Interest:	0
Total:	7,107
Annual Appropriation?:	Yes
Date Incurred:	05/07/2018
FY of Last Payment:	2031

Lansing Express

Debt/Obligation Type:	Rebates
Principal:	39,868
Interest:	0
Total:	39,868
Annual Appropriation?:	Yes
Date Incurred:	06/01/2021
FY of Last Payment:	2031

KV Properties #2 (2020)

Debt/Obligation Type:	Rebates
Principal:	206,491
Interest:	0
Total:	206,491
Annual Appropriation?:	Yes
Date Incurred:	12/01/2022
FY of Last Payment:	2032

Cory Heims Rebate #2 2020

Debt/Obligation Type:	Rebates
Principal:	87,743
Interest:	0

Total:	87,743
Annual Appropriation?:	Yes
Date Incurred:	12/01/2022
FY of Last Payment:	2032

BEHNKE FAMILY LLC #3 (2020)

Debt/Obligation Type:	Rebates
Principal:	1,041,955
Interest:	0
Total:	1,041,955
Annual Appropriation?:	Yes
Date Incurred:	12/01/2023
FY of Last Payment:	2033

FIDC 2018 Downtown Agreement

Debt/Obligation Type:	Other Debt
Principal:	432,000
Interest:	0
Total:	432,000
Annual Appropriation?:	Yes
Date Incurred:	12/01/2018
FY of Last Payment:	2029

Behnke Family LLC #4 (2022)

Debt/Obligation Type:	Rebates
Principal:	212,383
Interest:	0
Total:	212,383
Annual Appropriation?:	Yes
Date Incurred:	08/17/2022
FY of Last Payment:	2033

Non-Rebates For FARLEY UR 1 & 2 URBAN RENEWAL

TIF Expenditure Amount:	37,311
Tied To Debt:	WWTP-TIF
Tied To Project:	WWTP-TIF
TIF Expenditure Amount:	17,518
Tied To Debt:	9TH AVE NW & JAMESMEIER ROAD CURB & DRAINAGE IMPROVEMENTS
Tied To Project:	9TH AVE NW & JAMESMEIER ROAD CURB & DRAINAGE IMPROVEMENTS
TIF Expenditure Amount:	50,000
Tied To Debt:	FIDC 2018 Downtown Agreement
Tied To Project:	FIDC
TIF Expenditure Amount:	100,000
Tied To Debt:	FIDC 2017 11th Ave Agreement
Tied To Project:	FIDC

Rebates For FARLEY UR 1 & 2 URBAN RENEWAL

LSI, LLP (EIMCo)

TIF Expenditure Amount: 0
Rebate Paid To: LSI, LLP
Projected Final FY of Rebate: 2023

BEHNKE

TIF Expenditure Amount: 0
Rebate Paid To: BEHNKE FAMILY, LLC
Tied To Debt: BEHNKE FAMILY LLC #1 (2012)
Tied To Project: BEHNKE FAMILY LLC #1 (2012)
Projected Final FY of Rebate: 2024

LSI, LLP (EIMCO) #2

TIF Expenditure Amount: 0
Rebate Paid To: LSI, LLP
Projected Final FY of Rebate: 2024

KV Properties

TIF Expenditure Amount: 0
Rebate Paid To: KV Properties
Tied To Project: KV PROPERTIES, LLC
Projected Final FY of Rebate: 2026

Behnke, LLC #2 (2013)

TIF Expenditure Amount: 55,652
Rebate Paid To: Behnke Family, LLC
Tied To Debt: BEHNKE, LLC #2 (2013)
Tied To Project: BEHNKE FAMILY LLC #2
Projected Final FY of Rebate: 2027

Kauffmann Storage, LLC

TIF Expenditure Amount: 0
Rebate Paid To: Kauffmann Storage, LLC
Tied To Debt: KAUFFMANN STORAGE, LLC
Tied To Project: KAUFFMANN STORAGE, LLC
Projected Final FY of Rebate: 2027

Top Grade Leasing #2

TIF Expenditure Amount: 0
Rebate Paid To: Top Grade Leasing
Projected Final FY of Rebate: 2027

Kress Transport

TIF Expenditure Amount: 13,621
Rebate Paid To: Kress Transport
Tied To Debt: Kress Transport
Tied To Project: Kress Transport
Projected Final FY of Rebate: 2029

Cory Heims #1

TIF Expenditure Amount:	1,673
Rebate Paid To:	Cory & Kristy Heims
Tied To Debt:	Cory Heims Rebate #1 2018
Tied To Project:	Cory Heims Rebate #1-2018
Projected Final FY of Rebate:	2031

Big River Cast Stone

TIF Expenditure Amount:	14,012
Rebate Paid To:	Big River Cast Stone
Tied To Debt:	Big River Cast Stone
Tied To Project:	Big River Cast Stone
Projected Final FY of Rebate:	2030

JABC-Delaney's

TIF Expenditure Amount:	0
Rebate Paid To:	JABC Delaney
Tied To Debt:	JABC Properties
Tied To Project:	JABC-Delaney
Projected Final FY of Rebate:	2030

Lansing Express

TIF Expenditure Amount:	10,268
Rebate Paid To:	Loras Lansing
Tied To Debt:	Lansing Express
Tied To Project:	Lansing Express
Projected Final FY of Rebate:	2031

KV Properties #2

TIF Expenditure Amount:	6,118
Rebate Paid To:	KV Properties
Tied To Debt:	KV Properties #2 (2020)
Tied To Project:	KV Properties #2 (2020)
Projected Final FY of Rebate:	2032

Cory Heims #2

TIF Expenditure Amount:	12,745
Rebate Paid To:	Cory & Kristy Heims
Tied To Debt:	Cory Heims Rebate #2 2020
Tied To Project:	Cory Heims Rebate #2
Projected Final FY of Rebate:	2032

Behnke Family LLC #3 (2020)

TIF Expenditure Amount:	68,881
Rebate Paid To:	Behnke Family, LLC
Tied To Debt:	BEHNKE FAMILY LLC #3 (2020)
Tied To Project:	BEHNKE FAMILY LLC #3 (2020)
Projected Final FY of Rebate:	2033

Behnke Family LLC #4 (2022)

TIF Expenditure Amount:	27,838
Rebate Paid To:	Behnke Family, LLC
Tied To Debt:	Behnke Family LLC #4 (2022)
Tied To Project:	Behnke Family LLC #4 (2022)
Projected Final FY of Rebate:	2034

Jobs For FARLEY UR 1 & 2 URBAN RENEWAL

Project:	Big River Cast Stone
Company Name:	Big River Cast Stone
Date Agreement Began:	12/01/2020
Date Agreement Ends:	06/01/2030
Number of Jobs Created or Retained:	10
Total Annual Wages of Required Jobs:	31,200
Total Estimated Private Capital Investment:	0
Total Estimated Cost of Public Infrastructure:	0

Project:	JABC-Delaney
Company Name:	Delaney's Auto & Ag
Date Agreement Began:	12/01/2021
Date Agreement Ends:	06/01/2031
Number of Jobs Created or Retained:	14
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	0
Total Estimated Cost of Public Infrastructure:	0

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final TIF payment on WWTP and 9th Avenue project in FY2025.

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2025

0

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TIF Taxing District Data Collection

Local Government Name: FARLEY (31G292)
 Urban Renewal Area: FARLEY UR 1 & 2 URBAN RENEWAL (31034)
 TIF Taxing District Name: FARLEY CITY/WESTERN DBQ SCH/UR 15 INCREM
 TIF Taxing District Inc. Number: 310101
 TIF Taxing District Base Year: 1990
 FY TIF Revenue First Received: 1998
 Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	06/1999

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	7,970,920	0	0	7,970,920	0	7,970,920
Taxable	0	0	0	6,936,466	0	0	6,936,466	0	6,936,466
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	241,357	6,936,466	6,936,466	0	0

FY 2025 TIF Revenue Received: 158,421

TIF Taxing District Data Collection

Local Government Name: FARLEY (31G292)
 Urban Renewal Area: FARLEY UR 1 & 2 URBAN RENEWAL (31034)
 TIF Taxing District Name: FARLEY CITY/WESTERN DBQ SCH/UR 16 INCREM
 TIF Taxing District Inc. Number: 310104
 TIF Taxing District Base Year: 1990
 FY TIF Revenue First Received: 2000
 Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	04/1991

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	0	2,711,760	2,056,266	0	0	4,768,026	0	4,768,026
Taxable	0	0	2,353,517	1,815,806	0	0	4,169,323	0	4,169,323
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	14,604	4,169,323	4,169,323	0	0

FY 2025 TIF Revenue Received: 95,222

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TIF Taxing District Data Collection

Local Government Name: FARLEY (31G292)
 Urban Renewal Area: FARLEY UR 1 & 2 URBAN RENEWAL (31034)
 TIF Taxing District Name: FARLEY CITY/WESTERN DBQ SCH/UR 28 INCREM
 TIF Taxing District Inc. Number: 310127
 TIF Taxing District Base Year: 1998
 FY TIF Revenue First Received: 2001
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2020

UR Designation	
Slum	No
Blighted	No
Economic Development	04/1998

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	5,765	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: FARLEY (31G292)
 Urban Renewal Area: FARLEY UR 1 & 2 URBAN RENEWAL (31034)
 TIF Taxing District Name: FARLEY CITY/WESTERN DBQ SCH/UR 31 INCREM
 TIF Taxing District Inc. Number: 310163
 TIF Taxing District Base Year: 1998
 FY TIF Revenue First Received: 2001
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2020

UR Designation	
Slum	No
Blighted	No
Economic Development	07/1999

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	19,361	0	0	0	0

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: FARLEY (31G292)
 Urban Renewal Area: FARLEY UR 1 & 2 URBAN RENEWAL (31034)
 TIF Taxing District Name: FARLEY CITY/WESTERN DBQ SCH/UR 40 INCREMENT
 TIF Taxing District Inc. Number: 310252
 TIF Taxing District Base Year: 2002
 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	11/2003

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	130,300	4,950,000	0	0	0	5,080,300	0	5,080,300
Taxable	0	60,385	3,903,690	0	0	0	3,964,075	0	3,964,075
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	1,043,036	3,964,075	3,964,075	0	0

FY 2025 TIF Revenue Received: 90,537

TIF Taxing District Data Collection

Local Government Name: FARLEY (31G292)
 Urban Renewal Area: FARLEY UR 1 & 2 URBAN RENEWAL (31034)
 TIF Taxing District Name: FARLEY CITY AG/WESTERN DBQ SCH/UR 40 INCREMENT
 TIF Taxing District Inc. Number: 310254
 TIF Taxing District Base Year: 2002
 FY TIF Revenue First Received: 2004
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	01/2002

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

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TIF Taxing District Data Collection

Local Government Name: FARLEY (31G292)
 Urban Renewal Area: FARLEY UR 1 & 2 URBAN RENEWAL (31034)
 TIF Taxing District Name: FARLEY CITY/WESTERN DBQ SCH/UR 60 INCREMENT
 TIF Taxing District Inc. Number: 310344
 TIF Taxing District Base Year: 2008
 FY TIF Revenue First Received: 0
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2009

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	24,018,295	3,718,377	3,688,600	0	-24,000	31,355,772	0	31,355,772
Taxable	0	11,130,749	2,362,428	3,295,159	0	-24,000	16,718,836	0	16,718,836
Homestead Credits									74

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	14,277,484	16,718,836	4,796,843	11,921,993	272,284

FY 2025 TIF Revenue Received: 112,025

TIF Taxing District Data Collection

Local Government Name: FARLEY (31G292)
 Urban Renewal Area: FARLEY UR 1 & 2 URBAN RENEWAL (31034)
 TIF Taxing District Name: FARLEY CITY AG/WESTERN DBQ SCH/UR 60 INCREMENT
 TIF Taxing District Inc. Number: 310346
 TIF Taxing District Base Year: 2008
 FY TIF Revenue First Received: 0
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2009

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	44,675	0	0	0	0

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: FARLEY (31G292)
 Urban Renewal Area: FARLEY UR 1 & 2 URBAN RENEWAL (31034)
 TIF Taxing District Name: FARLEY CITY/WESTERN DBQ SCH/UR65 INCREMENT
 TIF Taxing District Inc. Number: 310362
 TIF Taxing District Base Year: 2009
 FY TIF Revenue First Received: 2012
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	01/2010

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	1,140	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: FARLEY (31G292)
 Urban Renewal Area: FARLEY UR 1 & 2 URBAN RENEWAL (31034)
 TIF Taxing District Name: FARLEY CITY/WESTERN DBQ SCH/UR 122 INCREMENT
 TIF Taxing District Inc. Number: 310570
 TIF Taxing District Base Year: 2016
 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	848,410	0	0	0	0

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: FARLEY (31G292)
 Urban Renewal Area: FARLEY UR 1 & 2 URBAN RENEWAL (31034)
 TIF Taxing District Name: FARLEY CITY/WESTERN DBQ SCH/UR 123 INCREMENT
 TIF Taxing District Inc. Number: 310572
 TIF Taxing District Base Year: 2016
 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	0	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: FARLEY (31G292)
 Urban Renewal Area: FARLEY UR 1 & 2 URBAN RENEWAL (31034)
 TIF Taxing District Name: FARLEY CITY AG/WESTERN DBQ SCH/UR 123 INCREMENT
 TIF Taxing District Inc. Number: 310574
 TIF Taxing District Base Year: 2016
 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	55,322	0	0	0	0

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: FARLEY (31G292)
 Urban Renewal Area: FARLEY UR 1 & 2 URBAN RENEWAL (31034)
 TIF Taxing District Name: FARLEY CITY/WESTERN DBQ SCH/UR 129 INCREMENT
 TIF Taxing District Inc. Number: 310596
 TIF Taxing District Base Year: 2017
 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	0	0	0	0	0

FY 2025 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: FARLEY (31G292)
 Urban Renewal Area: FARLEY UR 5 URBAN RENEWAL
 UR Area Number: 31049

UR Area Creation Date: 12/2018

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
FARLEY CITY/WESTERN DBQ SCH/UR 125 INCREMENT	310581	310582	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**

Projects For FARLEY UR 5 URBAN RENEWAL

South Lake Development

Description:	Infrastructure
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Rebates For FARLEY UR 5 URBAN RENEWAL

South Lake Final Phase

TIF Expenditure Amount:	0
Rebate Paid To:	South Lake Development
Tied To Project:	South Lake Development
Projected Final FY of Rebate:	2026

Income Housing For FARLEY UR 5 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

Southlake commenced as of 2019 per original Development Agreement.

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2025

0

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: FARLEY (31G292)
 Urban Renewal Area: FARLEY UR 5 URBAN RENEWAL (31049)
 TIF Taxing District Name: FARLEY CITY/WESTERN DBQ SCH/UR 125 INCREMENT
 TIF Taxing District Inc. Number: 310582
 TIF Taxing District Base Year: 2016
 FY TIF Revenue First Received: 2019
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2028

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2017

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	3,344,602	0	0	0	0

FY 2025 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: FARLEY (31G292)
 Urban Renewal Area: FARLEY UR6 WILDCAT HOUSING URBAN RENEWAL
 UR Area Number: 31052

 UR Area Creation Date: 05/2017

 UR Area Purpose: Economic Development

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
FARLEY CITY/WESTERN DBQ SCH/UR 119 INCREMENT	310559	310560	2,152,133
FARLEY CITY AG/WESTERN DBQ SCH/UR 119 INCREMENT	310561	310562	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	4,666,600	0	0	0	-4,000	4,656,100	0	4,656,100
Taxable	0	2,162,633	0	0	0	-4,000	2,152,133	0	2,152,133
Homestead Credits									9

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	138,386	139,370	Amount of 07-01-2024 Cash Balance Restricted for LMI
TIF Revenue:	46,373		
TIF Sp. Revenue Fund Interest:	8,668		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	55,041		
Rebate Expenditures:	27,146		
Non-Rebate Expenditures:	0		
Returned to County Treasurer:	0		
Total Expenditures:	27,146		
TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	166,281	164,580	Amount of 06-30-2025 Cash Balance Restricted for LMI

Projects For FARLEY UR6 WILDCAT HOUSING URBAN RENEWAL

WILDCAT Residential Rebate

Description:	WILDCAT RESIDENTIAL Rebate
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For FARLEY UR6 WILDCAT HOUSING URBAN RENEWAL

WILDCAT Residential Rebate

Debt/Obligation Type:	Rebates
Principal:	202,621
Interest:	0
Total:	202,621
Annual Appropriation?:	Yes
Date Incurred:	05/31/2017
FY of Last Payment:	2039

Rebates For FARLEY UR6 WILDCAT HOUSING URBAN RENEWAL

WILDCAT PHASE 1

TIF Expenditure Amount:	27,146
Rebate Paid To:	WILDCAT INVESTMENT GROUP
Tied To Debt:	WILDCAT Residential Rebate
Tied To Project:	WILDCAT Residential Rebate
Projected Final FY of Rebate:	2030

WILDCAT PHASE 2

TIF Expenditure Amount:	0
Rebate Paid To:	WILDCAT INVESTMENT GROUP
Projected Final FY of Rebate:	2032

WILDCAT PHASE 3

TIF Expenditure Amount:	0
Rebate Paid To:	WILDCAT INVESTMENT GROUP
Projected Final FY of Rebate:	2033

WILDCAT PHASE 4

TIF Expenditure Amount:	0
Rebate Paid To:	WILDCAT INVESTMENT GROUP
Projected Final FY of Rebate:	2034

Income Housing For FARLEY UR6 WILDCAT HOUSING 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

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Wildcat rebate NTE \$400,000. LMI set at 37.94%. Rebate comes to: \$248,240. LMI comes to: \$151,760. Divide out by 4 phases to determine principal balances.

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2025

0

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TIF Taxing District Data Collection

Local Government Name: FARLEY (31G292)
 Urban Renewal Area: FARLEY UR6 WILDCAT HOUSING URBAN RENEWAL (31052)
 TIF Taxing District Name: FARLEY CITY/WESTERN DBQ SCH/UR 119 INCREMENT
 TIF Taxing District Inc. Number: 310560
 TIF Taxing District Base Year: 2017
 FY TIF Revenue First Received: 2020
 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	4,666,600	0	0	0	-4,000	4,656,100	0	4,656,100
Taxable	0	2,162,633	0	0	0	-4,000	2,152,133	0	2,152,133
Homestead Credits									9

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	0	2,152,133	2,152,133	0	0

FY 2025 TIF Revenue Received: 46,373

TIF Taxing District Data Collection

Local Government Name: FARLEY (31G292)
 Urban Renewal Area: FARLEY UR6 WILDCAT HOUSING URBAN RENEWAL (31052)
 TIF Taxing District Name: FARLEY CITY AG/WESTERN DBQ SCH/UR 119 INCREMENT
 TIF Taxing District Inc. Number: 310562
 TIF Taxing District Base Year: 2017
 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	33,291	0	0	0	0

FY 2025 TIF Revenue Received: 0