

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: ESTHERVILLE
 Local Government Number: 32G305

Active Urban Renewal Areas

ESTHERVILLE CONSOLIDATED URBAN RENEWAL AREA

**U.R. # of Tif Taxing
Districts**
32001 5

TIF Debt Outstanding: 644,360

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	239,866	
Asset Sales & Loan Repayments:	181,960	
Total Revenue:	421,826	

Rebate Expenditures:	0	
Non-Rebate Expenditures:	421,826	
Returned to County Treasurer:	0	
Total Expenditures:	421,826	

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: 222,534

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Urban Renewal Area Data Collection

Local Government Name: ESTHERVILLE (32G305)
 Urban Renewal Area: ESTHERVILLE CONSOLIDATED URBAN RENEWAL AREA
 UR Area Number: 32001

UR Area Creation Date: 09/1989

UR Area Purpose: Increase tax base and promote economic growth and industrial development by providing land and incentives.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
ESTHERVILLE CITY/ELC SCH/TIF#1 INDUST. PARK INCREM	320073	320054	7,044,180
ESTHERVILLE CITY/ELC SCH/TIF#2 MORRELLS IND PARK INCREM	320074	320055	0
ESTHERVILLE CITY AG/ELC SCH/TIF#1 INDUSTRIAL PARK INCREM	320077	320056	0
ESTHERVILLE TWP/ELC SCH/TIF#4 OAKRIDGE INCREM	320083	320072	0
ESTHERVILLE CITY/ELC SCH/AMEND2017 JOHNSON INCREMENT	320118	320119	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	229,100	13,697,400	9,871,100	0	0	23,797,600	0	23,797,600
Taxable	0	106,171	10,642,192	8,414,229	0	0	19,162,592	0	19,162,592
Homestead Credits									1

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	239,866		
Asset Sales & Loan Repayments:	181,960		
Total Revenue:	421,826		
Rebate Expenditures:	0		
Non-Rebate Expenditures:	421,826		
Returned to County Treasurer:	0		
Total Expenditures:	421,826		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	0	0	Amount of 06-30-2025 Cash Balance Restricted for LMI
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Projects For ESTHERVILLE CONSOLIDATED URBAN RENEWAL AREA

Industrial Park

Description:	Sewer & Water
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Pomps

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

Shopko

Description:	Shopko Economic Development Agreement
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	Yes

Iowa Lakes Electric

Description:	Iowa lakes Electric Developer Agreement
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

Waste Water Improvements

Description:	Improvement at Waste Water Treatment Plant
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

2017 Utility Grading

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

Purchase Johnson Property

Description:	Demolition & Clean Up/ Economic Develop
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	No

EAGP Grant -1710 Central Ave

Description:	Demolition & Clean Up/ Economic Development
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	No

TIF Refunding Bond

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

Sewer Central Ave Project - Kwik Star

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

EAGP Grant Industrial Park

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

Engineered Products- PDU Cables

Description:	PDU Cables Development Agreement
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Farmers Union dba Redwood Farms

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

Estherville Chamber of Com

Description:	Economic Development
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	No

Iowa Lakes Corridor

Description:	Economic Development
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For ESTHERVILLE CONSOLIDATED URBAN RENEWAL AREA

Internal loan

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	12/31/1997
FY of Last Payment:	2023

Pomps Tire

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	05/17/2014
FY of Last Payment:	2019

Electric Rebate Development

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/26/2002
FY of Last Payment:	2017

2017 Utility Grading

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	08/15/2016
FY of Last Payment:	2018

Purchase Johnson Property

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	08/15/2016
FY of Last Payment:	2018

EAGP Grant - 1710 Central

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	05/07/2018

FY of Last Payment: 2019

TIF Refunding Bond

Debt/Obligation Type: Gen. Obligation Bonds/Notes
Principal: 607,000
Interest: 37,360
Total: 644,360
Annual Appropriation?: No
Date Incurred: 07/02/2018
FY of Last Payment: 2029

Sewer Central Ave - Kwik Star

Debt/Obligation Type: Internal Loans
Principal: 0
Interest: 0
Total: 0
Annual Appropriation?: No
Date Incurred: 11/15/2019
FY of Last Payment: 2021

EAGP Industrial Park

Debt/Obligation Type: Internal Loans
Principal: 0
Interest: 0
Total: 0
Annual Appropriation?: No
Date Incurred: 07/02/2018
FY of Last Payment: 2029

Engineered Products- PDU Cables

Debt/Obligation Type: Rebates
Principal: 0
Interest: 0
Total: 0
Annual Appropriation?: No
Date Incurred: 12/17/2018
FY of Last Payment: 2021

Farmers Union

Debt/Obligation Type: Rebates
Principal: 0
Interest: 0
Total: 0
Annual Appropriation?: No
Date Incurred: 02/15/2021
FY of Last Payment: 2027

Estherville Chamber of Comm

Debt/Obligation Type: Other Debt
Principal: 0
Interest: 0
Total: 0
Annual Appropriation?: Yes
Date Incurred: 04/06/2023
FY of Last Payment: 2029

Iowa Lakes Corridor

Debt/Obligation Type: Other Debt

Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	04/06/2023
FY of Last Payment:	2028

Non-Rebates For ESTHERVILLE CONSOLIDATED URBAN RENEWAL AREA

TIF Expenditure Amount:	239,866
Tied To Debt:	Internal loan
Tied To Project:	Industrial Park
TIF Expenditure Amount:	0
Tied To Debt:	Internal loan
Tied To Project:	Waste Water Improvements
TIF Expenditure Amount:	0
Tied To Debt:	Electric Rebate Development
Tied To Project:	Shopko
TIF Expenditure Amount:	0
Tied To Debt:	Internal loan
Tied To Project:	2017 Utility Grading
TIF Expenditure Amount:	0
Tied To Debt:	Internal loan
Tied To Project:	Purchase Johnson Property
TIF Expenditure Amount:	0
Tied To Debt:	Internal loan
Tied To Project:	EAGP Grant -1710 Central Ave
TIF Expenditure Amount:	0
Tied To Debt:	Internal loan
Tied To Project:	Sewer Central Ave Project - Kwik Star
TIF Expenditure Amount:	127,060
Tied To Debt:	TIF Refunding Bond
Tied To Project:	TIF Refunding Bond
TIF Expenditure Amount:	0
Tied To Debt:	Farmers Union
Tied To Project:	Farmers Union dba Redwood Farms
TIF Expenditure Amount:	35,000
Tied To Debt:	Estherville Chamber of Comm
Tied To Project:	Estherville Chamber of Com
TIF Expenditure Amount:	19,900
Tied To Debt:	Iowa Lakes Corridor
Tied To Project:	Iowa Lakes Corridor

Rebates For ESTHERVILLE CONSOLIDATED URBAN RENEWAL AREA

702 South 1st Street Estherville

TIF Expenditure Amount:	0
Rebate Paid To:	Iowa Lakes Electric Cooperative
Tied To Debt:	Electric Rebate Development
Tied To Project:	Iowa Lakes Electric
Projected Final FY of Rebate:	2023

Pomps

TIF Expenditure Amount:	0
Rebate Paid To:	Pomps tire
Tied To Debt:	Pomps Tire
Tied To Project:	Pomps
Projected Final FY of Rebate:	2019

Engineered Products

TIF Expenditure Amount:	0
Rebate Paid To:	Engineered Products- PDU
Tied To Debt:	Engineered Products- PDU Cables
Tied To Project:	Engineered Products- PDU Cables
Projected Final FY of Rebate:	2021

Farmers Union dba Redwood Farms

TIF Expenditure Amount:	0
Rebate Paid To:	Farmers Union
Tied To Debt:	Farmers Union
Tied To Project:	Farmers Union dba Redwood Farms
Projected Final FY of Rebate:	2027

Jobs For ESTHERVILLE CONSOLIDATED URBAN RENEWAL AREA

Project:	Engineered Products- PDU Cables
Company Name:	Engineered Products
Date Agreement Began:	01/07/2019
Date Agreement Ends:	01/07/2021
Number of Jobs Created or Retained:	10
Total Annual Wages of Required Jobs:	340,000
Total Estimated Private Capital Investment:	0
Total Estimated Cost of Public Infrastructure:	0

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TIF Taxing District Data Collection

Local Government Name: ESTHERVILLE (32G305)
 Urban Renewal Area: ESTHERVILLE CONSOLIDATED URBAN RENEWAL AREA (32001)
 TIF Taxing District Name: ESTHERVILLE CITY/ELC SCH/TIF#1 INDUST. PARK INCREM
 TIF Taxing District Inc. Number: 320054
 TIF Taxing District Base Year: 1988
 FY TIF Revenue First Received: 1990
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2032

UR Designation	
Slum	No
Blighted	No
Economic Development	09/1989

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	229,100	13,697,400	9,871,100	0	0	23,797,600	0	23,797,600
Taxable	0	106,171	10,642,192	8,414,229	0	0	19,162,592	0	19,162,592
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	4,044,014	19,162,592	7,044,180	12,118,412	421,340

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: ESTHERVILLE (32G305)
 Urban Renewal Area: ESTHERVILLE CONSOLIDATED URBAN RENEWAL AREA (32001)
 TIF Taxing District Name: ESTHERVILLE CITY/ELC SCH/TIF#2 MORRELLS IND PARK INCREM
 TIF Taxing District Inc. Number: 320055
 TIF Taxing District Base Year: 1998
 FY TIF Revenue First Received: 2000
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2032

UR Designation	
Slum	No
Blighted	No
Economic Development	05/1999

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	190,500	0	0	0	0

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: ESTHERVILLE (32G305)
 Urban Renewal Area: ESTHERVILLE CONSOLIDATED URBAN RENEWAL AREA (32001)
 TIF Taxing District Name: ESTHERVILLE CITY AG/ELC SCH/TIF#1 INDUSTRIAL PARK INCREM
 TIF Taxing District Inc. Number: 320056
 TIF Taxing District Base Year: 1988
 FY TIF Revenue First Received: 1988
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2032

UR Designation	
Slum	No
Blighted	No
Economic Development	09/1989

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	116,807	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: ESTHERVILLE (32G305)
 Urban Renewal Area: ESTHERVILLE CONSOLIDATED URBAN RENEWAL AREA (32001)
 TIF Taxing District Name: ESTHERVILLE TWP/ELC SCH/TIF#4 OAKRIDGE INCREM
 TIF Taxing District Inc. Number: 320072
 TIF Taxing District Base Year: 1991
 FY TIF Revenue First Received: 1998
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2032

UR Designation	
Slum	No
Blighted	No
Economic Development	08/1992

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	3,377,967	0	0	0	0

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: ESTHERVILLE (32G305)
 Urban Renewal Area: ESTHERVILLE CONSOLIDATED URBAN RENEWAL AREA (32001)
 TIF Taxing District Name: ESTHERVILLE CITY/ELC SCH/AMEND2017 JOHNSON INCREMENT
 TIF Taxing District Inc. Number: 320119
 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	1,745,500	0	0	0	0

FY 2025 TIF Revenue Received: 0