

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

**Levy Authority Summary**

Local Government Name: WEST UNION  
 Local Government Number: 33G322

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
WEST UNION IND URBAN RENEWAL	33002	9
WEST UNION COMM URBAN RENEWAL	33003	13
WEST UNION UNION RIDGE URBAN RENEWAL	33008	1
WEST UNION NORTH PARK HEIGHTS URBAN RENEWAL	33010	1
WEST UNION GUNDERSEN CLINIC URBAN RENEWAL	33013	1

**TIF Debt Outstanding: 168,404**

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: 49,019      0      Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	67,428	
TIF Sp. Revenue Fund Interest:	1,588	
Property Tax Replacement Claims	0	
Asset Sales & Loan Repayments:	0	
<b>Total Revenue:</b>	<b>69,016</b>	

Rebate Expenditures:	74,857	
Non-Rebate Expenditures:	0	
Returned to County Treasurer:	0	
<b>Total Expenditures:</b>	<b>74,857</b>	

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: 43,178      0      Amount of 06-30-2025 Cash Balance Restricted for LMI**

**Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 50,369**

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**Urban Renewal Area Data Collection**

Local Government Name: WEST UNION (33G322)  
 Urban Renewal Area: WEST UNION IND URBAN RENEWAL  
 UR Area Number: 33002

UR Area Creation Date: 09/1991

UR Area Purpose: To contribute to a diversified, well-balanced local economy by creating job opportunities and strengthening the property tax base. To assist in providing land for new and expanded industrial development.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
WEST UNION CITY/NORTH FAYETTE VALLEY SCH (NORTH FAYETTE)/WEST UNION UR IND TIF INCREM	330114	330115	0
WEST UNION CITY AG/NORTH FAYETTE VALLEY SCH (NORTH FAYETTE)/WEST UNION UR IND TIF INCREM	330116	330117	0
UNION TWP/NORTH FAYETTE VALLEY SCH (NORTH FAYETTE)/WEST UNION UR IND TIF INCREM	330118	330119	0
WEST UNION CITY/NORTH FAYETTE VALLEY SCH (NORTH FAYETTE)/WEST UNION BAUMLER IMPLEMENT UR TIF INCREM	330181	330182	0
WEST UNION CITY/NORTH FAYETTE VALLEY SCH (NORTH FAYETTE)/WEST UNION GARVIN & MOSER UR TIF INCREM	330185	330186	0
WEST UNION CITY/NORTH FAYETTE VALLEY SCH (NORTH FAYETTE)/WEST UNION STONEY BROOK APTS. UR TIF INCREM	330191	330192	0
WEST UNION CITY/NORTH FAYETTE VALLEY SCH (NORTH FAYETTE)/WU STONEY BROOK ESTATES/UR IND TIF INCREM.	330203	330204	0
WEST UNION CITY/NORTH FAYETTE VALLEY SCH (NORTH FAYETTE)/WEST UNION UNITED DAIRY/UR IND TIF INCREM.	330207	330208	0
WEST UNION CITY/NORTH FAYETTE VALLEY SCH (NORTH FAYETTE) WEST UNION OVERHEAD DOOR UR TIF INCREM	330233	330234	53,965

**Urban Renewal Area Value by Class - 1/1/2023 for FY 2025**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	705,570	2,764,400	7,979,020	2,756,390	0	0	14,205,380	0	14,205,380
Taxable	506,861	1,281,120	6,263,949	2,349,779	0	0	10,398,459	0	10,398,459
Homestead Credits									2

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:** 1,136      0      **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	1,563
TIF Sp. Revenue Fund Interest:	1,588
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>3,151</b>

Rebate Expenditures:	1,672
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>1,672</b>

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:** 2,615      0      **Amount of 06-30-2025 Cash Balance Restricted for LMI**

## Projects For WEST UNION IND URBAN RENEWAL

### Overhead Door

Description:	Built a 40' x 75' warehouse/service
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	Yes

## Debts/Obligations For WEST UNION IND URBAN RENEWAL

### Overhead Door

Debt/Obligation Type:	Rebates
Principal:	1,672
Interest:	0
Total:	1,672
Annual Appropriation?:	Yes
Date Incurred:	04/12/2018
FY of Last Payment:	2023

## Rebates For WEST UNION IND URBAN RENEWAL

### 101 Commercial Court

TIF Expenditure Amount:	1,672
Rebate Paid To:	Mason Moore
Tied To Debt:	Overhead Door
Tied To Project:	Overhead Door
Projected Final FY of Rebate:	2025

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Expect first rebate payment to be 12/1/2013

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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:	WEST UNION (33G322)
Urban Renewal Area:	WEST UNION IND URBAN RENEWAL (33002)
TIF Taxing District Name:	WEST UNION CITY/NORTH FAYETTE VALLEY SCH (NORTH FAYETTE)/WEST UNION UR IND TIF INCREM
TIF Taxing District Inc. Number:	330115
TIF Taxing District Base Year:	1990
FY TIF Revenue First Received:	
Subject to a Statutory end date?	No

UR Designation	
Slum	09/1991
Blighted	09/1991
Economic Development	12/1991

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	540,940	5,853,850	2,756,390	0	0	9,151,180	0	9,151,180
Taxable	0	250,686	4,545,390	2,349,779	0	0	7,142,605	0	7,142,605
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	1,437,450	7,142,605	0	7,142,605	221,391

FY 2025 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name:	WEST UNION (33G322)
Urban Renewal Area:	WEST UNION IND URBAN RENEWAL (33002)
TIF Taxing District Name:	WEST UNION CITY AG/NORTH FAYETTE VALLEY SCH (NORTH FAYETTE)/WEST UNION UR IND TIF INCREM
TIF Taxing District Inc. Number:	330117
TIF Taxing District Base Year:	1990
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	369,810	0	0	0	0	0	369,810	0	369,810
Taxable	265,660	0	0	0	0	0	265,660	0	265,660
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	200,310	169,500	0	169,500	3,557

FY 2025 TIF Revenue Received: 0

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**TIF Taxing District Data Collection**

Local Government Name:	WEST UNION (33G322)	
Urban Renewal Area:	WEST UNION IND URBAN RENEWAL (33002)	
TIF Taxing District Name:	UNION TWP/NORTH FAYETTE VALLEY SCH (NORTH FAYETTE)/WEST UNION	
UR IND TIF INCREM		
TIF Taxing District Inc. Number:	330119	
TIF Taxing District Base Year:	1990	
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	335,760	0	0	0	0	0	335,760	0	335,760
Taxable	241,201	0	0	0	0	0	241,201	0	241,201
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	83,670	241,201	0	241,201	5,236

FY 2025 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name:	WEST UNION (33G322)	
Urban Renewal Area:	WEST UNION IND URBAN RENEWAL (33002)	
TIF Taxing District Name:	WEST UNION CITY/NORTH FAYETTE VALLEY SCH (NORTH FAYETTE)/WEST	
UNION BAUMLER IMPLEMENT UR TIF INCREM		
TIF Taxing District Inc. Number:	330182	
TIF Taxing District Base Year:	2006	
FY TIF Revenue First Received:	2014	
Subject to a Statutory end date?	Yes	
Fiscal year this TIF Taxing District		
statutorily ends:	2024	

UR Designation	
Slum	No
Blighted	No
Economic Development	03/2013

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	1,634,980	0	0	0	1,634,980	0	1,634,980
Taxable	0	0	1,405,996	0	0	0	1,405,996	0	1,405,996
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	152,410	1,405,996	0	1,405,996	43,580

FY 2025 TIF Revenue Received: 0

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**TIF Taxing District Data Collection**

Local Government Name: WEST UNION (33G322)  
 Urban Renewal Area: WEST UNION IND URBAN RENEWAL (33002)  
 TIF Taxing District Name: WEST UNION CITY/NORTH FAYETTE VALLEY SCH (NORTH FAYETTE)/WEST UNION GARVIN & MOSER UR TIF INCREM  
 TIF Taxing District Inc. Number: 330186  
 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: 2013

UR Designation	
Slum	No
Blighted	No
Economic Development	08/2007

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	438,280	0	0	0	0

FY 2025 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: WEST UNION (33G322)  
 Urban Renewal Area: WEST UNION IND URBAN RENEWAL (33002)  
 TIF Taxing District Name: WEST UNION CITY/NORTH FAYETTE VALLEY SCH (NORTH FAYETTE)/WEST UNION STONEY BROOK APTS. UR TIF INCREM  
 TIF Taxing District Inc. Number: 330192  
 TIF Taxing District Base Year: 2007  
 FY TIF Revenue First Received: 2012  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2020

UR Designation	
Slum	No
Blighted	No
Economic Development	07/2020

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	219,700	0	0	0	0	219,700	0	219,700
Taxable	0	101,814	0	0	0	0	101,814	0	101,814
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	34,120	101,814	0	101,814	3,156

FY 2025 TIF Revenue Received: 0

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**TIF Taxing District Data Collection**

Local Government Name: WEST UNION (33G322)  
 Urban Renewal Area: WEST UNION IND URBAN RENEWAL (33002)  
 TIF Taxing District Name: WEST UNION CITY/NORTH FAYETTE VALLEY SCH (NORTH FAYETTE)/WU STONEY BROOK ESTATES/UR IND TIF INCREM.

TIF Taxing District Inc. Number: 330204

TIF Taxing District Base Year: 2011  
 FY TIF Revenue First Received: 2010  
 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	2,003,760	0	0	0	0	2,003,760	0	2,003,760
Taxable	0	928,620	0	0	0	0	928,620	0	928,620
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	833,950	928,620	0	928,620	28,783

FY 2025 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: WEST UNION (33G322)  
 Urban Renewal Area: WEST UNION IND URBAN RENEWAL (33002)  
 TIF Taxing District Name: WEST UNION CITY/NORTH FAYETTE VALLEY SCH (NORTH FAYETTE)/WEST UNION UNITED DAIRY/UR IND TIF INCREM.

TIF Taxing District Inc. Number: 330208

TIF Taxing District Base Year: 2011  
 FY TIF Revenue First Received: 2013  
 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	325,180	0	0	0	325,180	0	325,180
Taxable	0	0	229,540	0	0	0	229,540	0	229,540
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	129,200	195,980	0	195,980	6,075

FY 2025 TIF Revenue Received: 0

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**TIF Taxing District Data Collection**

Local Government Name:	WEST UNION (33G322)
Urban Renewal Area:	WEST UNION IND URBAN RENEWAL (33002)
TIF Taxing District Name:	WEST UNION CITY/NORTH FAYETTE VALLEY SCH (NORTH FAYETTE) WEST UNION OVERHEAD DOOR UR TIF INCREM
TIF Taxing District Inc. Number:	330234
TIF Taxing District Base Year:	1990
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	0	165,010	0	0	0	165,010	0	165,010
Taxable	0	0	83,023	0	0	0	83,023	0	83,023
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	2,280	83,023	53,965	29,058	901

FY 2025 TIF Revenue Received: 1,563

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**Urban Renewal Area Data Collection**

Local Government Name: WEST UNION (33G322)  
 Urban Renewal Area: WEST UNION COMM URBAN RENEWAL  
 UR Area Number: 33003

UR Area Creation Date: 08/1992

UR Area Purpose: To contribute to a diversified, well-balanced local economy by creating job opportunities and strengthening the property tax base. To assist in providing land for new and expanded industrial development.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
WEST UNION CITY/NORTH FAYETTE VALLEY SCH (NORTH FAYETTE)/WEST UNION UR COMM TIF INCREM	330132	330133	0
WEST UNION CITY/NORTH FAYETTE VALLEY SCH (NORTH FAYETTE)/WEST UNION JENSEN 2ND ADD UR TIF INCREM	330179	330180	0
WEST UNION CITY/NORTH FAYETTE VALLEY SCH (NORTH FAYETTE)/WEST UNION UR COMM 2007 AMD TIF INCREM	330187	330188	0
WEST UNION CITY/NORTH FAYETTE VALLEY SCH (NORTH FAYETTE)/WEST UNION DAIRY QUEEN UR TIF INCREM	330189	330190	0
WEST UNION CITY/NORTH FAYETTE VALLEY SCH (NORTH FAYETTE)/NORTH FAYETTE FITNESS/UR COMM TIF INCREM.	330199	330200	0
WEST UNION CITY/NORTH FAYETTE VALLEY SCH (NORTH FAYETTE)/WU DOWNTOWN STREET/UR COMM TIF INCREM.	330201	330202	0
WEST UNION CITY/NORTH FAYETTE VALLEY SCH (NORTH FAYETTE)/WEST UNION DENTAL ASSOC./UR COMM TIF INCREM.	330215	330216	0
WEST UNION CITY/NORTH FAYETTE VALLEY SCH (NORTH FAYETTE)/APPLIANCE PLUS/UR COMM TIF INCREM.	330217	330218	0
WEST UNION CITY/NORTH FAYETTE VALLEY SCH (NORTH FAYETTE)/CASEY'S MARKETING CO./ UR COMM TIF INCREM.	330219	330220	479,353
WEST UNION CITY/NORTH FAYETTE VALLEY SCH/NUTRIEN AG/UR COMM TIF INCREM.	330239	330240	462,675
WEST UNION CITY/NORTH FAYETTE VALLEY SCH/2020 UR AMEND/UR COMM TIF INCREM.	330243	330244	0
WEST UNION CITY/NORTH FAYETTE VALLEY SCH/FARMERS UNION COOP/UR COMM TIF INCREM.	330245	330246	313,050
WEST UNION CITY/NORTH FAYETTE VALLEY SCH/FAMILY DOLLAR DOLLAR TREE/UR COMM TIF INCREM.	330247	330248	821,050

**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	10,282,193	13,709,637	769,790	0	-12,000	24,749,620	0	24,749,620
Taxable	0	4,765,044	8,849,351	561,839	0	-12,000	14,134,984	0	14,134,984
Homestead Credits									28

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:</b>	<b>41,950</b>	<b>0</b>	<b>Amount of 07-01-2024 Cash Balance Restricted for LMI</b>
TIF Revenue:	57,704		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
<b>Total Revenue:</b>	<b>57,704</b>		
Rebate Expenditures:	64,352		
Non-Rebate Expenditures:	0		
Returned to County Treasurer:	0		
<b>Total Expenditures:</b>	<b>64,352</b>		

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:</b>	<b>35,302</b>	<b>0</b>	<b>Amount of 06-30-2025 Cash Balance Restricted for LMI</b>
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## Projects For WEST UNION COMM URBAN RENEWAL

### WU Downtown Street

Description:	Sewer and Water Projects
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### West Union Dental Clinic

Description:	Dental Clinic
Classification:	Commercial-Medical
Physically Complete:	Yes
Payments Complete:	Yes

### Appliance Plus

Description:	U.S. Cellular Center
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	Yes

### Casey's General Store

Description:	Gas Station - Convenience Store
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

### West Union Downtown Street/UR Comm TIF

Description:	West Union Downtown
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

### Nutrien Ag

Description:	Built a 120' x 80' Warehouse for Storage
Classification:	Agribusiness
Physically Complete:	Yes
Payments Complete:	No

### Farmers Coop

Description:	Build a Super Structure on to existing bldg
Classification:	Agribusiness
Physically Complete:	Yes
Payments Complete:	Yes

### Family Dollar Dollar Tree

Description:	Build a Retail Store in Downtown
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	Yes

## Debts/Obligations For WEST UNION COMM URBAN RENEWAL

### Casey's General Store

Debt/Obligation Type:	Rebates
Principal:	42,237
Interest:	0
Total:	42,237
Annual Appropriation?:	No
Date Incurred:	05/05/2014
FY of Last Payment:	2026

### Nutrien Ag

Debt/Obligation Type:	Rebates
Principal:	82,455
Interest:	0
Total:	82,455
Annual Appropriation?:	Yes
Date Incurred:	05/18/2020
FY of Last Payment:	2033

### WU Dental

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	09/03/2013
FY of Last Payment:	2024

### Farmers Coop

Debt/Obligation Type:	Rebates
Principal:	9,195
Interest:	0
Total:	9,195
Annual Appropriation?:	No
Date Incurred:	07/05/2022
FY of Last Payment:	2030

### Family Dollar Dollar Tree

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	24,115
Interest:	0
Total:	24,115
Annual Appropriation?:	Yes
Date Incurred:	02/07/2022
FY of Last Payment:	2030

## Non-Rebates For WEST UNION COMM URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	Casey's General Store
Tied To Project:	Casey's General Store

## Rebates For WEST UNION COMM URBAN RENEWAL

### 102 E. Bradford Street West Union, IA

TIF Expenditure Amount:	14,858
Rebate Paid To:	Casey's General Store
Tied To Debt:	Casey's General Store
Tied To Project:	Casey's General Store
Projected Final FY of Rebate:	2027

### 107 Armour St West Union, IA

TIF Expenditure Amount:	14,341
Rebate Paid To:	Nutrien Ag
Tied To Debt:	Nutrien Ag
Tied To Project:	Nutrien Ag
Projected Final FY of Rebate:	2033

### 100 E Bradford St West Union IA

TIF Expenditure Amount:	0
Rebate Paid To:	WU Dental Clinic
Tied To Debt:	WU Dental
Tied To Project:	West Union Dental Clinic
Projected Final FY of Rebate:	2024

### 107 E Main St West Union, IA

TIF Expenditure Amount:	25,449
Rebate Paid To:	Family Dollar
Tied To Debt:	Family Dollar Dollar Tree
Tied To Project:	Family Dollar Dollar Tree
Projected Final FY of Rebate:	2025

### 402 S Vine St, West Union, IA

TIF Expenditure Amount:	9,704
Rebate Paid To:	Farmer's Coop
Tied To Debt:	Farmers Coop
Tied To Project:	Farmers Coop
Projected Final FY of Rebate:	2025

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Jensen's Second Addition paid off 6/1/2011. Dairy Queen saw no increment until 12/1/2011.

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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:	WEST UNION (33G322)	
Urban Renewal Area:	WEST UNION COMM URBAN RENEWAL (33003)	
TIF Taxing District Name:	WEST UNION CITY/NORTH FAYETTE VALLEY SCH (NORTH FAYETTE)/WEST UNION UR COMM TIF INCREM	
TIF Taxing District Inc. Number:	330133	
TIF Taxing District Base Year:	1991	
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	599,200	0	0	0	599,200	0	599,200
Taxable	0	0	408,308	0	0	0	408,308	0	408,308
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	69,910	408,308	0	408,308	12,656

FY 2025 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name:	WEST UNION (33G322)	
Urban Renewal Area:	WEST UNION COMM URBAN RENEWAL (33003)	
TIF Taxing District Name:	WEST UNION CITY/NORTH FAYETTE VALLEY SCH (NORTH FAYETTE)/WEST UNION JENSEN 2ND ADD UR TIF INCREM	
TIF Taxing District Inc. Number:	330180	
TIF Taxing District Base Year:	2006	
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	5,331,600	0	0	0	0	5,331,600	0	5,331,600
Taxable	0	2,470,800	0	0	0	0	2,470,800	0	2,470,800
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	5,540	2,470,800	0	2,470,800	76,584

FY 2025 TIF Revenue Received: 0

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**TIF Taxing District Data Collection**

Local Government Name:	WEST UNION (33G322)
Urban Renewal Area:	WEST UNION COMM URBAN RENEWAL (33003)
TIF Taxing District Name:	WEST UNION CITY/NORTH FAYETTE VALLEY SCH (NORTH FAYETTE)/WEST UNION UR COMM 2007 AMD TIF INCREM
TIF Taxing District Inc. Number:	330188
TIF Taxing District Base Year:	2007
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	758,390	0	0	0	758,390	0	758,390
Taxable	0	0	513,554	0	0	0	513,554	0	513,554
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	720,260	38,130	0	38,130	1,182

FY 2025 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name:	WEST UNION (33G322)
Urban Renewal Area:	WEST UNION COMM URBAN RENEWAL (33003)
TIF Taxing District Name:	WEST UNION CITY/NORTH FAYETTE VALLEY SCH (NORTH FAYETTE)/WEST UNION DAIRY QUEEN UR TIF INCREM
TIF Taxing District Inc. Number:	330190
TIF Taxing District Base Year:	2007
FY TIF Revenue First Received:	2012
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2020

UR Designation	
Slum	07/1992
Blighted	07/1992
Economic Development	07/1992

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	229,180	0	0	0	229,180	0	229,180
Taxable	0	0	140,776	0	0	0	140,776	0	140,776
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	117,660	111,520	0	111,520	3,457

FY 2025 TIF Revenue Received: 0

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**TIF Taxing District Data Collection**

Local Government Name:	WEST UNION (33G322)	
Urban Renewal Area:	WEST UNION COMM URBAN RENEWAL (33003)	
TIF Taxing District Name:	WEST UNION CITY/NORTH FAYETTE VALLEY SCH (NORTH FAYETTE)/NORTH FAYETTE FITNESS/UR COMM TIF INCREM.	
TIF Taxing District Inc. Number:	330200	
TIF Taxing District Base Year:	2011	
FY TIF Revenue First Received:	2013	
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	144,150	0	0	0	144,150	0	144,150
Taxable	0	0	66,803	0	0	0	66,803	0	66,803
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	98,520	45,630	0	45,630	1,414

FY 2025 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name:	WEST UNION (33G322)	
Urban Renewal Area:	WEST UNION COMM URBAN RENEWAL (33003)	
TIF Taxing District Name:	WEST UNION CITY/NORTH FAYETTE VALLEY SCH (NORTH FAYETTE)/WU DOWNTOWN STREET/UR COMM TIF INCREM.	
TIF Taxing District Inc. Number:	330202	
TIF Taxing District Base Year:	2011	
FY TIF Revenue First Received:	2014	
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	3,979,053	7,249,597	0	0	-8,000	11,220,650	0	11,220,650
Taxable	0	1,844,005	4,162,888	0	0	-8,000	5,972,893	0	5,972,893
Homestead Credits									20

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	7,594,040	3,634,610	0	3,634,610	112,658

FY 2025 TIF Revenue Received: 0

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**TIF Taxing District Data Collection**

Local Government Name:	WEST UNION (33G322)	
Urban Renewal Area:	WEST UNION COMM URBAN RENEWAL (33003)	
TIF Taxing District Name:	WEST UNION CITY/NORTH FAYETTE VALLEY SCH (NORTH FAYETTE/WEST UNION DENTAL ASSOC./UR COMM TIF INCREM.	
TIF Taxing District Inc. Number:	330216	
TIF Taxing District Base Year:	2013	<b>UR Designation</b>
FY TIF Revenue First Received:	2015	Slum No
Subject to a Statutory end date?	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	383,950	0	0	0	383,950	0	383,950
Taxable	0	0	280,069	0	0	0	280,069	0	280,069
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	15,800	280,069	0	280,069	8,681

FY 2025 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name:	WEST UNION (33G322)	
Urban Renewal Area:	WEST UNION COMM URBAN RENEWAL (33003)	
TIF Taxing District Name:	WEST UNION CITY/NORTH FAYETTE VALLEY SCH (NORTH FAYETTE)/APPLIANCE PLUS/UR COMM TIF INCREM.	
TIF Taxing District Inc. Number:	330218	
TIF Taxing District Base Year:	2013	<b>UR Designation</b>
FY TIF Revenue First Received:	2015	Slum No
Subject to a Statutory end date?	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	256,770	0	0	0	256,770	0	256,770
Taxable	0	0	165,607	0	0	0	165,607	0	165,607
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	29,110	165,607	0	165,607	5,133

FY 2025 TIF Revenue Received: 0

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**TIF Taxing District Data Collection**

Local Government Name: WEST UNION (33G322)  
 Urban Renewal Area: WEST UNION COMM URBAN RENEWAL (33003)  
 TIF Taxing District Name: WEST UNION CITY/NORTH FAYETTE VALLEY SCH (NORTH FAYETTE)/CASEY'S MARKETING CO./ UR COMM TIF INCREM.  
 TIF Taxing District Inc. Number: 330220  
 TIF Taxing District Base Year: 2015  
 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	738,530	0	0	0	738,530	0	738,530
Taxable	0	0	599,191	0	0	0	599,191	0	599,191
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	39,380	599,191	479,353	119,838	3,714

FY 2025 TIF Revenue Received: 13,161

**TIF Taxing District Data Collection**

Local Government Name: WEST UNION (33G322)  
 Urban Renewal Area: WEST UNION COMM URBAN RENEWAL (33003)  
 TIF Taxing District Name: WEST UNION CITY/NORTH FAYETTE VALLEY SCH/NUTRIEN AG/UR COMM TIF INCREM.  
 TIF Taxing District Inc. Number: 330240  
 TIF Taxing District Base Year: 2020  
 FY TIF Revenue First Received: 2023  
 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	1,177,610	0	0	0	1,177,610	0	1,177,610
Taxable	0	0	1,008,890	0	0	0	1,008,890	0	1,008,890
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	560,710	616,900	462,675	154,225	4,780

FY 2025 TIF Revenue Received: 13,405

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**TIF Taxing District Data Collection**

Local Government Name:	WEST UNION (33G322)	
Urban Renewal Area:	WEST UNION COMM URBAN RENEWAL (33003)	
TIF Taxing District Name:	WEST UNION CITY/NORTH FAYETTE VALLEY SCH/2020 UR AMEND/UR COMM TIF INCREM.	
TIF Taxing District Inc. Number:	330244	
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	971,540	1,187,220	192,700	0	-4,000	2,347,460	0	2,347,460
Taxable	0	450,239	682,215	107,944	0	-4,000	1,233,148	0	1,233,148
Homestead Credits									8

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	2,151,580	199,880	0	199,880	6,195

FY 2025 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name:	WEST UNION (33G322)	
Urban Renewal Area:	WEST UNION COMM URBAN RENEWAL (33003)	
TIF Taxing District Name:	WEST UNION CITY/NORTH FAYETTE VALLEY SCH/FARMERS UNION COOP/UR COMM TIF INCREM.	
TIF Taxing District Inc. Number:	330246	
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	577,090	0	0	577,090	0	577,090
Taxable	0	0	0	453,895	0	0	453,895	0	453,895
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	264,040	313,050	313,050	0	0

FY 2025 TIF Revenue Received: 8,595

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**TIF Taxing District Data Collection**

Local Government Name:	WEST UNION (33G322)
Urban Renewal Area:	WEST UNION COMM URBAN RENEWAL (33003)
TIF Taxing District Name:	WEST UNION CITY/NORTH FAYETTE VALLEY SCH/FAMILY DOLLAR DOLLAR TREE/UR COMM TIF INCREM.
TIF Taxing District Inc. Number:	330248
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	985,040	0	0	0	985,040	0	985,040
Taxable	0	0	821,050	0	0	0	821,050	0	821,050
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	21,150	821,050	821,050	0	0

FY 2025 TIF Revenue Received: 22,543

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**Urban Renewal Area Data Collection**

Local Government Name: WEST UNION (33G322)  
 Urban Renewal Area: WEST UNION UNION RIDGE URBAN RENEWAL  
 UR Area Number: 33008  
  
 UR Area Creation Date: 07/2001  
  
 UR Area Purpose: Residential Subdivision

<b>Tax Districts within this Urban Renewal Area</b>	<b>Base No.</b>	<b>Increment No.</b>	<b>Increment Value Used</b>
WEST UNION CITY/NORTH FAYETTE VALLEY SCH (NORTH FAYETTE)/UNION RIDGE UR TIF INCREM	330163	330164	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	7,313,840	0	0	0	-8,000	7,305,840	0	7,305,840
Taxable	0	3,389,438	0	0	0	-8,000	3,358,688	0	3,358,688
Homestead Credits									12

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:</b>	<b>0</b>	<b>0</b>	<b>Amount of 07-01-2024 Cash Balance Restricted for LMI</b>
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>		
<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:</b>	<b>0</b>	<b>0</b>	<b>Amount of 06-30-2025 Cash Balance Restricted for LMI</b>

## Rebates For WEST UNION UNION RIDGE URBAN RENEWAL

### Union Ridge Development

TIF Expenditure Amount:	0
Rebate Paid To:	Northern Ag Sefvices C/O Randy Osmundson
Projected Final FY of Rebate:	2013

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Final payment 6/1/2013. Statutory timeout.

256 Characters Left

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

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

**TIF Taxing District Data Collection**

Local Government Name:	WEST UNION (33G322)	
Urban Renewal Area:	WEST UNION UNION RIDGE URBAN RENEWAL (33008)	
TIF Taxing District Name:	WEST UNION CITY/NORTH FAYETTE VALLEY SCH (NORTH FAYETTE)/UNION RIDGE UR TIF INCREM	
TIF Taxing District Inc. Number:	330164	
TIF Taxing District Base Year:	2000	<b>UR Designation</b>
FY TIF Revenue First Received:	2003	Slum No
Subject to a Statutory end date?	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	7,313,840	0	0	0	-8,000	7,305,840	0	7,305,840
Taxable	0	3,389,438	0	0	0	-8,000	3,358,688	0	3,358,688
Homestead Credits									12

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	12,000	3,358,688	0	3,358,688	104,105

FY 2025 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**Urban Renewal Area Data Collection**

Local Government Name: WEST UNION (33G322)  
 Urban Renewal Area: WEST UNION NORTH PARK HEIGHTS URBAN RENEWAL  
 UR Area Number: 33010

UR Area Creation Date: 07/2001

UR Area Purpose: Promote new residential development.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
WEST UNION CITY/NORTH FAYETTE VALLEY SCH (NORTH FAYETTE)/WEST UNION N PARK HEIGHTS UR TIF INCREM	330153	330154	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	3,710,610	0	0	0	0	3,710,610	0	3,710,610
Taxable	0	1,719,602	0	0	0	0	1,719,602	0	1,719,602
Homestead Credits									7

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

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Final Payment 6/1/2013

256 Characters Left

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

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**TIF Taxing District Data Collection**

Local Government Name: WEST UNION (33G322)  
 Urban Renewal Area: WEST UNION NORTH PARK HEIGHTS URBAN RENEWAL (33010)  
 TIF Taxing District Name: WEST UNION CITY/NORTH FAYETTE VALLEY SCH (NORTH FAYETTE)/WEST UNION N PARK HEIGHTS UR TIF INCREM  
 TIF Taxing District Inc. Number: 330154  
 TIF Taxing District Base Year: 2000  
 FY TIF Revenue First Received: 2003  
 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	3,710,610	0	0	0	0	3,710,610	0	3,710,610
Taxable	0	1,719,602	0	0	0	0	1,719,602	0	1,719,602
Homestead Credits									7

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	21,470	1,719,602	0	1,719,602	53,300

FY 2025 TIF Revenue Received: 0

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**Urban Renewal Area Data Collection**

Local Government Name: WEST UNION (33G322)  
 Urban Renewal Area: WEST UNION GUNDERSEN CLINIC URBAN RENEWAL  
 UR Area Number: 33013

UR Area Creation Date: 09/2007

UR Area Purpose: The development and redevelopment of the Gunderson Lutheran Medical Clinic utilizing TIF revenues.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
WEST UNION CITY/NORTH FAYETTE VALLEY SCH (NORTH FAYETTE)/WEST UNION GUNDERSEN CLINIC UR TIF INCREM	330183	330184	284,970

**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	936,300	0	0	0	936,300	0	936,300
Taxable	0	0	778,210	0	0	0	778,210	0	778,210
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:** 5,933      0      **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	8,161
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>8,161</b>

Rebate Expenditures:	8,833
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>8,833</b>

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:** 5,261      0      **Amount of 06-30-2025 Cash Balance Restricted for LMI**

## Projects For WEST UNION GUNDERSEN CLINIC URBAN RENEWAL

### Gunderson Clinic

Description:	Build medical clinic
Classification:	Commercial-Medical
Physically Complete:	Yes
Payments Complete:	Yes

## Debts/Obligations For WEST UNION GUNDERSEN CLINIC URBAN RENEWAL

### Gunderson Lutheran Rebate

Debt/Obligation Type:	Rebates
Principal:	8,730
Interest:	0
Total:	8,730
Annual Appropriation?:	Yes
Date Incurred:	10/11/2007
FY of Last Payment:	2025

## Rebates For WEST UNION GUNDERSEN CLINIC URBAN RENEWAL

### JEFFERSON ST

TIF Expenditure Amount:	8,833
Rebate Paid To:	GUNDERSEN
Tied To Debt:	Gunderson Lutheran Rebate
Tied To Project:	Gunderson Clinic
Projected Final FY of Rebate:	2025

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Gundersen finally sent in the letter required, so caught up rebates:  
\$3905 for 2020, \$3905 for April and June 2021, and \$5959 for 2021

256 Characters Left

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: WEST UNION (33G322)  
 Urban Renewal Area: WEST UNION GUNDERSEN CLINIC URBAN RENEWAL (33013)  
 TIF Taxing District Name: WEST UNION CITY/NORTH FAYETTE VALLEY SCH (NORTH FAYETTE)/WEST UNION GUNDERSEN CLINIC UR TIF INCREM  
 TIF Taxing District Inc. Number: 330184  
 TIF Taxing District Base Year: 2006  
 FY TIF Revenue First Received: 2011  
 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	936,300	0	0	0	936,300	0	936,300
Taxable	0	0	778,210	0	0	0	778,210	0	778,210
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	651,330	284,970	284,970	0	0

FY 2025 TIF Revenue Received: 8,161