

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: FRANKLIN COUNTY
 Local Government Number: 35

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
FRANKLIN COUNTY HIGHWAY 65 URBAN RENEWAL	35011	1
FRANKLIN COUNTY NORTHERN PIPE URBAN RENEWAL	35013	1
FRANKLIN COUNTY DOWS URBAN RENEWAL	35014	1
FRANKLIN COUNTY WHISPERING WILLOW URBAN RENEWAL	35015	14
FRANKLIN COUNTY 2015 COOP URBAN RENEWAL	35016	2

TIF Debt Outstanding: **227,654**

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	11,636	0	Amount of 07-01-2024 Cash Balance Restricted for LMI
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TIF Revenue:	227,654		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	431		
Asset Sales & Loan Repayments:	0		
Total Revenue:	228,085		

Rebate Expenditures:	227,654		
Non-Rebate Expenditures:	0		
Returned to County Treasurer:	0		
Total Expenditures:	227,654		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	12,067	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:** **-12,067**

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Urban Renewal Area Data Collection

Local Government Name: FRANKLIN COUNTY (35)
 Urban Renewal Area: FRANKLIN COUNTY HIGHWAY 65 URBAN RENEWAL
 UR Area Number: 35011

UR Area Creation Date: 02/2002

UR Area Purpose: Primary objectives are the development of the District for economic development activities, primarily industrial and commercial.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
MOTT TWP/HAMP-DUM SCH/FR CO HWY 65 UR TIF INCREM	350127	350128	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	50,500	701,500	145,400	470,300	0	0	1,361,200	0	1,361,200
Taxable	36,277	325,095	67,383	357,784	0	0	780,039	0	780,039
Homestead Credits									2

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**

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Gathman/Profiseed Project was completed and repayment of Bond paid in full 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: FRANKLIN COUNTY (35)
 Urban Renewal Area: FRANKLIN COUNTY HIGHWAY 65 URBAN RENEWAL (35011)
 TIF Taxing District Name: MOTT TWP/HAMP-DUM SCH/FR CO HWY 65 UR TIF INCREM
 TIF Taxing District Inc. Number: 350128
 TIF Taxing District Base Year: 2001
 FY TIF Revenue First Received:
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2020

UR Designation	
Slum	No
Blighted	No
Economic Development	08/2001

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	50,500	701,500	145,400	470,300	0	0	1,361,200	0	1,361,200
Taxable	36,277	325,095	67,383	357,784	0	0	780,039	0	780,039
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	361,401	780,039	0	780,039	19,348

FY 2025 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: FRANKLIN COUNTY (35)
 Urban Renewal Area: FRANKLIN COUNTY NORTHERN PIPE URBAN RENEWAL
 UR Area Number: 35013

UR Area Creation Date: 12/2002

UR Area Purpose: Economic Development to help construct a facility for Northern Pipe Company.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
HAMPTON CITY/HAMP-DUM SCH/FR CO NRTHRN PIPE UR TIF INCREM	350135	350136	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	1,311,800	0	0	1,311,800	0	1,311,800
Taxable	0	0	0	1,115,134	0	0	1,115,134	0	1,115,134
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
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Projects For FRANKLIN COUNTY NORTHERN PIPE URBAN RENEWAL

Northern Pipe

Description:	County Econ Dev Grant to FCDA to construct bldg
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	Yes

Non-Rebates For FRANKLIN COUNTY NORTHERN PIPE URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Project:	Northern Pipe

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Northern Pipe Bond was paid in full in FY13/14. A balance of \$10,455.32 remained in Fund. \$5,450.88 was reimbursed to City of Hampton for water and sewer connections. Remaining \$5,004.44 was apportioned back to all entities in that TIF District.

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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: FRANKLIN COUNTY (35)
 Urban Renewal Area: FRANKLIN COUNTY NORTHERN PIPE URBAN RENEWAL (35013)
 TIF Taxing District Name: HAMPTON CITY/HAMP-DUM SCH/FR CO NRTHRN PIPE UR TIF INCREM
 TIF Taxing District Inc. Number: 350136
 TIF Taxing District Base Year: 2002
 FY TIF Revenue First Received: 2005
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2014

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2004

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	1,311,800	0	0	1,311,800	0	1,311,800
Taxable	0	0	0	1,115,134	0	0	1,115,134	0	1,115,134
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	9,122	1,115,134	0	1,115,134	39,396

FY 2025 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: FRANKLIN COUNTY (35)
 Urban Renewal Area: FRANKLIN COUNTY DOWS URBAN RENEWAL
 UR Area Number: 35014

UR Area Creation Date: 05/2008

Objectives for the development of creating jobs, for new and expanded commercial and industrial development, and to stimulate private investment and encourage private enterprise to continue the economic development of the area.

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
MORGAN TWP/CLARION-GOLDFIELD-DOWS (DOWS) SCH/FR CO DOWS UR TIF INCREM	350137	350138	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	41,400	0	2,381,900	0	0	0	2,423,300	0	2,423,300
Taxable	29,741	0	2,078,224	0	0	0	2,107,965	0	2,107,965
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**

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TIF Taxing District Data Collection

Local Government Name: FRANKLIN COUNTY (35)
 Urban Renewal Area: FRANKLIN COUNTY DOWS URBAN RENEWAL (35014)
 TIF Taxing District Name: MORGAN TWP/CLARION-GOLDFIELD-DOWS (DOWS) SCH/FR CO DOWS UR TIF INCREM
 TIF Taxing District Inc. Number: 350138
 TIF Taxing District Base Year: 2008
 FY TIF Revenue First Received: 2010
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2030

	UR Designation
Slum	No
Blighted	No
Economic Development	05/2008

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	41,400	0	2,381,900	0	0	0	2,423,300	0	2,423,300
Taxable	29,741	0	2,078,224	0	0	0	2,107,965	0	2,107,965
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	97,000	2,107,965	0	2,107,965	54,312

FY 2025 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: FRANKLIN COUNTY (35)
 Urban Renewal Area: FRANKLIN COUNTY WHISPERING WILLOW URBAN RENEWAL
 UR Area Number: 35015

UR Area Creation Date: 03/2010

Whispering Willow objectives are to contribute to local economy by creating job opportunities and strengthening the property tax base, stimulate industrial, agricultural and commercial related development thru growth and expansion and improve County roads.

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
HAMILTON TWP/HAMP-DUM SCH/WHISP WILLOW UR TIF INCREM	350139	350140	0
REEVE TWP/HAMP-DUM SCH/WHISP WILLOW UR TIF INCREM	350141	350142	0
REEVE TWP/HAMP-DUM SCH/FIRE 5/WHISP WILLOW UR TIF INCREM	350143	350144	0
LEE TWP/HAMP-DUM SCH/FIRE 5/WHISP WILLOW UR TIF INCREM	350145	350146	0
LEE TWP/IA FALLS SCH/FIRE 5/WHISP WILLOW UR TIF INCREM	350147	350148	0
GRANT TWP/AGWSR SCH/FIRE 5/WHISP WILLOW UR TIF INCREM	350149	350150	0
GRANT TWP/HAMP-DUM SCH/FIRE 5/WHISP WILLW UR TIF INCREM	350151	350152	0
GRANT TWP/IA FALLS SCH/FIRE 5/WHISP WILLOW UR TIF INCREM	350153	350154	0
HAMILTON TWP/CLARION-GOLDFIELD-DOWS (DOWS) SCH/WHISP WILLOW UR 2012 AMEND TIF INCREM	350155	350156	0
OAKLAND TWP/CLARION-GOLDFIELD-DOWS (DOWS) SCH/WHISP WILLOW UR 2012 AMEND TIF INCREM	350157	350158	0
LEE TWP/HAMP-DUM SCH/FIRE 5/WHISP WILLOW UR 2012 AMEND TIF INCREM	350159	350160	0
LEE TWP/ALDEN SCH/FIRE 5/WHISP WILLOW UR 2012 AMEND TIF INCREM	350161	350162	0
LEE TWP/IA FALLS SCH/FIRE 5/WHISP WILLOW UR 2012 AMEND TIF INCREM	350163	350164	0
GRANT TWP/IA FALLS SCH/FIRE 5/WHISP WILLOW UR 2012 AMEND TIF INCREM	350165	350166	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	157,187,500	0	0	157,187,500	0	157,187,500
Taxable	0	0	0	136,185,918	0	0	136,185,918	0	136,185,918
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 FRANKLIN COUNTY WHISPERING WILLOW URBAN RENEWAL

Project 1

Description:	Maytag corner west-140th St-HMA Paving/Resurfacing
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Project 2

Description:	St. Peters Church-Raven Ave-HMA Resurfacing
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Project 3

Description:	Bradford-HMA Resurfacing
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Project 4

Description:	Faulkner-Vine Ave-New Paving
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Project 5

Description:	S25-Hardin Rd/Grouse Ave-HMA Resurfacing
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Project 6

Description:	S42 Hwy 3 N-Bike Trail-Nettle Ave-HMA Resurfacing/Widening
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Project 6a

Description:	S42-Hwy 3 N-Nettle Ave-HMA Resurfacing
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Project 7

Description:	Beeds Lake Dr-Grading/Paving Reconst
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Project 7a

Description:	Beeds Lake Dr-Subdrains-Longitudinal Subdrains
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Project 7b

Description:	Beeds Lake Dr-Patching/Planning-Grading & Paving
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Project 8

Description:	Olive Ave-PCC Patching, Pavement, Planning
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Project 8a

Description:	Olive Ave-Paving Rehabilitation
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Project 9

Description:	Hickory Hill-110th St-New Paving
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Project 10

Description:	Brandt's Pit-30th St-New Paving
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Project 11

Description:	Stockdale Rd-70th St Paving Reconstruction
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Project 11a

Description:	Stockdale Rd-70th St Long Subdrains
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Project 12

Description:	Lee Center Church-50th St-New Paving
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Project 13

Description:	St Johns Church-Indigo Ave-New Paving
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Project 15

Description:	WF Wildlife Area-190th St-Bridge Replacement
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Project 15a

Description:	SF Wildlife Area-Wetland Mitigation
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Project 16

Description:	Meyer/Abbas Quail Ave-Culvert Replacement
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Project 17

Description:	Hamilton/Fredericks-50th St-Bridge Replacement
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Project 18

Description:	Roberts/Ellingson-Ironwood Ave-Bridge Replacement
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Project 20

Description:	Franklin Co-Jonquil Ave-Bridge Rehabilitation
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Project 21

Description:	Rausenberger/Wharton-120th St-Bridge Replacement
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Project 22

Description:	C47-Dows IA River-95th/100th St-Bridge Replacement
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Project 23

Description:	Blackford/Peyton-100th St-Bridge Piling Rehabilitation
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Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Project 24

Description:	Dohrmann/Pralle-120th St-Bridge Replacement
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Project 25

Description:	Dohrmann/Dohrmann-Indigo Ave-Bridge Replacement
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Project 26

Description:	Dohrmann/Dorhmann-Indigo Ave-Bridge Replacement
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Project 27

Description:	Mccormick/DM Ortho Srgn-130th St-Bridge Replacement
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Project 28

Description:	Old Hwy 3 Bridge-Mallard Ave-Bridge Replacement
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Project 29

Description:	Janssen/Greimann-Jonquil Ave-Bridge Replacement
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Project 30

Description:	Zion Reform Church-Jonquil Ave-Bridge Replacement
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Project 33

Description:	Guldager Structure-Warbler Ave-Bridge Removal/Grading
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Project 34

Description:	Guldager Structure-40th St-Bridge Removal/Grading
Classification:	Roads, Bridges & Utilities

Physically Complete: Yes
Payments Complete: No

Project 40

Description: C55 & S55 -Grant/Osceola Twps-PCC Patching
Classification: Roads, Bridges & Utilities
Physically Complete: Yes
Payments Complete: No

Project 41

Description: S41-Mallard Ave/Hwy 3 S-PCC Patching, Pvmnt, Planning
Classification: Roads, Bridges & Utilities
Physically Complete: Yes
Payments Complete: No

Project 46

Description: Dows Rock-Wind Farm Roads-Rock
Classification: Roads, Bridges & Utilities
Physically Complete: Yes
Payments Complete: No

Project 47

Description: C47-100th St-Crack Filling & Slurry
Classification: Roads, Bridges & Utilities
Physically Complete: Yes
Payments Complete: No

Project 48

Description: Lake Dr-170th St-Crack Fill & Paver X
Classification: Roads, Bridges & Utilities
Physically Complete: Yes
Payments Complete: No

Project 49

Description: Olive Ave-Crack Filling & slurry
Classification: Roads, Bridges & Utilities
Physically Complete: Yes
Payments Complete: No

Project 50

Description: C25-S43 Crack Filling & slurry
Classification: Roads, Bridges & Utilities
Physically Complete: Yes
Payments Complete: No

WWUR 2012 Amend Rebate

Description: REBATE
Classification: Agribusiness
Physically Complete: Yes
Payments Complete: No

Debts/Obligations For FRANKLIN COUNTY WHISPERING WILLOW URBAN RENEWAL

GO UR Bonds Series 2010A

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	05/01/2010
FY of Last Payment:	2025

GO Refunding Bond Serie 2015A

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	04/15/2015
FY of Last Payment:	2025

WWUR 2012 Amend Rebate

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	07/01/2015
FY of Last Payment:	2020

Non-Rebates For FRANKLIN COUNTY WHISPERING WILLOW URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	GO Refunding Bond Serie 2015A
Tied To Project:	Project 1

Rebates For FRANKLIN COUNTY WHISPERING WILLOW URBAN RENEWAL

WWUR 2012 Amend Rebate

TIF Expenditure Amount:	0
Rebate Paid To:	0
Tied To Debt:	WWUR 2012 Amend Rebate
Tied To Project:	WWUR 2012 Amend Rebate
Projected Final FY of Rebate:	2020

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Per DOM-Carrie Johnson, there was no place to plug in the 10mil refinance that we have at Bankers Trust in an Escrow Account. Refer to Exhibit A for figures and email from Carrie Johnson in file. Msg

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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: FRANKLIN COUNTY (35)
 Urban Renewal Area: FRANKLIN COUNTY WHISPERING WILLOW URBAN RENEWAL (35015)
 TIF Taxing District Name: HAMILTON TWP/HAMP-DUM SCH/WHISP WILLOW UR TIF INCREM
 TIF Taxing District Inc. Number: 350140
 TIF Taxing District Base Year: 2009
 FY TIF Revenue First Received: 2010
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	03/2010

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	15,566,400	0	0	15,566,400	0	15,566,400
Taxable	0	0	0	13,577,262	0	0	13,577,262	0	13,577,262
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	0	13,577,262	0	13,577,262	337,178

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: FRANKLIN COUNTY (35)
 Urban Renewal Area: FRANKLIN COUNTY WHISPERING WILLOW URBAN RENEWAL (35015)
 TIF Taxing District Name: REEVE TWP/HAMP-DUM SCH/WHISP WILLOW UR TIF INCREM
 TIF Taxing District Inc. Number: 350142
 TIF Taxing District Base Year: 2009
 FY TIF Revenue First Received: 2010
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	03/2010

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	4,324,000	0	0	4,324,000	0	4,324,000
Taxable	0	0	0	3,789,204	0	0	3,789,204	0	3,789,204
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	0	3,789,204	0	3,789,204	93,629

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: FRANKLIN COUNTY (35)
 Urban Renewal Area: FRANKLIN COUNTY WHISPERING WILLOW URBAN RENEWAL (35015)
 TIF Taxing District Name: REEVE TWP/HAMP-DUM SCH/FIRE 5/WHISP WILLOW UR TIF INCREM
 TIF Taxing District Inc. Number: 350144
 TIF Taxing District Base Year: 2009
 FY TIF Revenue First Received: 2010
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	03/2010

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	12,972,000	0	0	12,972,000	0	12,972,000
Taxable	0	0	0	11,297,954	0	0	11,297,954	0	11,297,954
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	0	11,297,954	0	11,297,954	283,771

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: FRANKLIN COUNTY (35)
 Urban Renewal Area: FRANKLIN COUNTY WHISPERING WILLOW URBAN RENEWAL (35015)
 TIF Taxing District Name: LEE TWP/HAMP-DUM SCH/FIRE 5/WHISP WILLOW UR TIF INCREM
 TIF Taxing District Inc. Number: 350146
 TIF Taxing District Base Year: 2009
 FY TIF Revenue First Received: 2010
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	03/2010

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	6,053,600	0	0	6,053,600	0	6,053,600
Taxable	0	0	0	5,292,710	0	0	5,292,710	0	5,292,710
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	0	5,292,710	0	5,292,710	132,696

FY 2025 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: FRANKLIN COUNTY (35)
 Urban Renewal Area: FRANKLIN COUNTY WHISPERING WILLOW URBAN RENEWAL (35015)
 TIF Taxing District Name: LEE TWP/IA FALLS SCH/FIRE 5/WHISP WILLOW UR TIF INCREM
 TIF Taxing District Inc. Number: 350148
 TIF Taxing District Base Year: 2009
 FY TIF Revenue First Received: 2010
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	03/2010

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	864,800	0	0	864,800	0	864,800
Taxable	0	0	0	712,834	0	0	712,834	0	712,834
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	0	712,834	0	712,834	17,918

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: FRANKLIN COUNTY (35)
 Urban Renewal Area: FRANKLIN COUNTY WHISPERING WILLOW URBAN RENEWAL (35015)
 TIF Taxing District Name: GRANT TWP/AGWSR SCH/FIRE 5/WHISP WILLOW UR TIF INCREM
 TIF Taxing District Inc. Number: 350150
 TIF Taxing District Base Year: 2009
 FY TIF Revenue First Received: 2010
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	03/2010

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	8,648,000	0	0	8,648,000	0	8,648,000
Taxable	0	0	0	7,341,169	0	0	7,341,169	0	7,341,169
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	0	7,341,169	0	7,341,169	178,993

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: FRANKLIN COUNTY (35)
 Urban Renewal Area: FRANKLIN COUNTY WHISPERING WILLOW URBAN RENEWAL (35015)
 TIF Taxing District Name: GRANT TWP/HAMP-DUM SCH/FIRE 5/WHISP WILLW UR TIF INCREM
 TIF Taxing District Inc. Number: 350152
 TIF Taxing District Base Year: 2009
 FY TIF Revenue First Received: 2010
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	03/2010

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	17,046,600	0	0	17,046,600	0	17,046,600
Taxable	0	0	0	15,072,770	0	0	15,072,770	0	15,072,770
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	77,000	15,072,770	0	15,072,770	378,393

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: FRANKLIN COUNTY (35)
 Urban Renewal Area: FRANKLIN COUNTY WHISPERING WILLOW URBAN RENEWAL (35015)
 TIF Taxing District Name: GRANT TWP/IA FALLS SCH/FIRE 5/WHISP WILLOW UR TIF INCREM
 TIF Taxing District Inc. Number: 350154
 TIF Taxing District Base Year: 2009
 FY TIF Revenue First Received: 2010
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	03/2010

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	43,082,100	0	0	43,082,100	0	43,082,100
Taxable	0	0	0	37,692,512	0	0	37,692,512	0	37,692,512
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	39,600	37,692,512	0	37,692,512	948,673

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name:	FRANKLIN COUNTY (35)	
Urban Renewal Area:	FRANKLIN COUNTY WHISPERING WILLOW URBAN RENEWAL (35015)	
TIF Taxing District Name:	HAMILTON TWP/CLARION-GOLDFIELD-DOWS (DOWS) SCH/WHISP WILLOW	
UR 2012 AMEND TIF INCREM		
TIF Taxing District Inc. Number:	350156	
TIF Taxing District Base Year:	2011	
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	4,863,000	0	0	4,863,000	0	4,863,000
Taxable	0	0	0	4,049,270	0	0	4,049,270	0	4,049,270
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	0	4,049,270	0	4,049,270	102,505

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	FRANKLIN COUNTY (35)	
Urban Renewal Area:	FRANKLIN COUNTY WHISPERING WILLOW URBAN RENEWAL (35015)	
TIF Taxing District Name:	OAKLAND TWP/CLARION-GOLDFIELD-DOWS (DOWS) SCH/WHISP WILLOW	
UR 2012 AMEND TIF INCREM		
TIF Taxing District Inc. Number:	350158	
TIF Taxing District Base Year:	2011	
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	5,673,500	0	0	5,673,500	0	5,673,500
Taxable	0	0	0	5,007,923	0	0	5,007,923	0	5,007,923
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	0	5,007,923	0	5,007,923	127,387

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: FRANKLIN COUNTY (35)
 Urban Renewal Area: FRANKLIN COUNTY WHISPERING WILLOW URBAN RENEWAL (35015)
 TIF Taxing District Name: LEE TWP/HAMP-DUM SCH/FIRE 5/WHISP WILLOW UR 2012 AMEND TIF INCREM
 TIF Taxing District Inc. Number: 350160
 TIF Taxing District Base Year: 2011
 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	2,431,500	0	0	2,431,500	0	2,431,500
Taxable	0	0	0	2,122,863	0	0	2,122,863	0	2,122,863
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	0	2,122,863	0	2,122,863	53,223

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: FRANKLIN COUNTY (35)
 Urban Renewal Area: FRANKLIN COUNTY WHISPERING WILLOW URBAN RENEWAL (35015)
 TIF Taxing District Name: LEE TWP/ALDEN SCH/FIRE 5/WHISP WILLOW UR 2012 AMEND TIF INCREM
 TIF Taxing District Inc. Number: 350162
 TIF Taxing District Base Year: 2011
 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	12,968,000	0	0	12,968,000	0	12,968,000
Taxable	0	0	0	11,049,082	0	0	11,049,082	0	11,049,082
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	0	11,049,082	0	11,049,082	281,919

FY 2025 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name:	FRANKLIN COUNTY (35)	
Urban Renewal Area:	FRANKLIN COUNTY WHISPERING WILLOW URBAN RENEWAL (35015)	
TIF Taxing District Name:	LEE TWP/IA FALLS SCH/FIRE 5/WHISP WILLOW UR 2012 AMEND TIF INCREM	
TIF Taxing District Inc. Number:	350164	
TIF Taxing District Base Year:	2011	
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	20,262,500	0	0	20,262,500	0	20,262,500
Taxable	0	0	0	17,122,987	0	0	17,122,987	0	17,122,987
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	0	17,122,987	0	17,122,987	430,401

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	FRANKLIN COUNTY (35)	
Urban Renewal Area:	FRANKLIN COUNTY WHISPERING WILLOW URBAN RENEWAL (35015)	
TIF Taxing District Name:	GRANT TWP/IA FALLS SCH/FIRE 5/WHISP WILLOW UR 2012 AMEND TIF INCREM	
TIF Taxing District Inc. Number:	350166	
TIF Taxing District Base Year:	2011	
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	2,431,500	0	0	2,431,500	0	2,431,500
Taxable	0	0	0	2,057,378	0	0	2,057,378	0	2,057,378
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	0	2,057,378	0	2,057,378	51,782

FY 2025 TIF Revenue Received: 0

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

Local Government Name: FRANKLIN COUNTY (35)
 Urban Renewal Area: FRANKLIN COUNTY 2015 COOP URBAN RENEWAL
 UR Area Number: 35016

UR Area Creation Date: 10/2016

UR Area Purpose: Amendment UR Area which was rebated. Phase II

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
SCOTT TWP/BEL-KLEM SCH/FIRE 4/2015 COOP UR REN TIF INCREM	350173	350174	0
SCOTT TWP/BEL-KLEM SCH/FIRE 4/2015 COOP UR AMEND TIF INCREM	350181	350182	9,644,545

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	23,553,700	0	0	0	23,553,700	0	23,553,700
Taxable	0	0	21,132,978	0	0	0	21,132,978	0	21,132,978
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: **11,636** **0** **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	227,654
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	431
Asset Sales & Loan Repayments:	0
Total Revenue:	228,085

Rebate Expenditures:	227,654
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	227,654

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: **12,067** **0** **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For FRANKLIN COUNTY 2015 COOP URBAN RENEWAL

2015 New Coop UR Rebate

Description:	New Cooperative Main Facility
Classification:	Agribusiness
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For FRANKLIN COUNTY 2015 COOP URBAN RENEWAL

2015 New Coop UR Rebate

Debt/Obligation Type:	Rebates
Principal:	227,654
Interest:	0
Total:	227,654
Annual Appropriation?:	Yes
Date Incurred:	07/01/2017
FY of Last Payment:	2025

Rebates For FRANKLIN COUNTY 2015 COOP URBAN RENEWAL

1389 Wright Ave, Rowan, IA

TIF Expenditure Amount:	227,654
Rebate Paid To:	New Cooperative
Tied To Debt:	2015 New Coop UR Rebate
Tied To Project:	2015 New Coop UR Rebate
Projected Final FY of Rebate:	2025

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: FRANKLIN COUNTY (35)
 Urban Renewal Area: FRANKLIN COUNTY 2015 COOP URBAN RENEWAL (35016)
 TIF Taxing District Name: SCOTT TWP/BEL-KLEM SCH/FIRE 4/2015 COOP UR REN TIF INCREM
 TIF Taxing District Inc. Number: 350174
 TIF Taxing District Base Year: 2015
 FY TIF Revenue First Received: 2018
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2022

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	12,804,400	0	0	0	12,804,400	0	12,804,400
Taxable	0	0	11,488,433	0	0	0	11,488,433	0	11,488,433
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	71,200	11,488,433	0	11,488,433	271,178

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: FRANKLIN COUNTY (35)
 Urban Renewal Area: FRANKLIN COUNTY 2015 COOP URBAN RENEWAL (35016)
 TIF Taxing District Name: SCOTT TWP/BEL-KLEM SCH/FIRE 4/2015 COOP UR AMEND TIF INCREM
 TIF Taxing District Inc. Number: 350182
 TIF Taxing District Base Year: 2017
 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	10,749,300	0	0	0	10,749,300	0	10,749,300
Taxable	0	0	9,644,545	0	0	0	9,644,545	0	9,644,545
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	50,600	9,644,545	9,644,545	0	0

FY 2025 TIF Revenue Received: 227,654