

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: FREMONT COUNTY
 Local Government Number: 36

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
FREMONT COUNTY I-29 AGRI-BUSINESS PARK URBAN RENEWAL	36004	4
FREMONT COUNTY WAUBONSIE RIDGE URBAN RENEWAL	36005	1

TIF Debt Outstanding: **0**

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	0	0	Amount of 07-01-2024 Cash Balance Restricted for LMI
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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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Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: **0**

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Urban Renewal Area Data Collection

Local Government Name: FREMONT COUNTY (36)
 Urban Renewal Area: FREMONT COUNTY I-29 AGRI-BUSINESS PARK URBAN RENEWAL
 UR Area Number: 36004

UR Area Creation Date: 12/2001

UR Area Purpose: I-29 Agri-Business Park Urban
 Renewal Area

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
BENTON TWP/HAMB SCH/I-29 AGRI BUS UR TIF INCREM	360059	360060	0
SIDNEY TWP/HAMB SCH/I-29 AGRI BUS UR TIF INCREM	360061	360062	0
WASHINGTON TWP/HAMB SCH/I-29 AGRI BUS UR TIF INCREM	360063	360064	0
BENTON TWP/HAMBURG SCH/I-29 HWY2 S.I.D. LLC PROJ UR TIF INCREM	360069	360070	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	5,561,200	670,820	13,561,790	0	0	0	19,793,810	0	19,793,810
Taxable	3,995,002	310,877	11,277,183	0	0	0	15,583,062	0	15,583,062
Homestead Credits									1

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

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 **Amount of 06-30-2025 Cash Balance Restricted for LMI:** 0

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TIF Ended; Final payment June 2017; nothing occurred in 2018. There were no projects or debt for FY22 and no revenue was collected. No revenue collected since 2017.

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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: FREMONT COUNTY (36)
 Urban Renewal Area: FREMONT COUNTY I-29 AGRI-BUSINESS PARK URBAN RENEWAL (36004)
 TIF Taxing District Name: BENTON TWP/HAMB SCH/I-29 AGRI BUS UR TIF INCREM
 TIF Taxing District Inc. Number: 360060

	UR Designation
TIF Taxing District Base Year: 0	Slum No
FY TIF Revenue First Received: 0	Blighted No
Subject to a Statutory end date? 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	2,048,780	390,040	471,540	0	0	0	2,910,360	0	2,910,360
Taxable	1,471,785	180,755	293,414	0	0	0	1,945,954	0	1,945,954
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	1,213,400	1,696,960	0	1,696,960	36,240

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: FREMONT COUNTY (36)
 Urban Renewal Area: FREMONT COUNTY I-29 AGRI-BUSINESS PARK URBAN RENEWAL (36004)
 TIF Taxing District Name: SIDNEY TWP/HAMB SCH/I-29 AGRI BUS UR TIF INCREM
 TIF Taxing District Inc. Number: 360062

	UR Designation
TIF Taxing District Base Year: 0	Slum No
FY TIF Revenue First Received: 0	Blighted No
Subject to a Statutory end date? 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	868,790	0	0	0	0	0	868,790	0	868,790
Taxable	624,112	0	0	0	0	0	624,112	0	624,112
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	466,170	402,620	0	402,620	8,524

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: FREMONT COUNTY (36)
 Urban Renewal Area: FREMONT COUNTY I-29 AGRI-BUSINESS PARK URBAN RENEWAL (36004)
 TIF Taxing District Name: WASHINGTON TWP/HAMB SCH/I-29 AGRI BUS UR TIF INCREM
 TIF Taxing District Inc. Number: 360064
 TIF Taxing District Base Year: 0
 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	2,486,940	280,780	0	0	0	0	2,767,720	0	2,767,720
Taxable	1,786,544	130,122	0	0	0	0	1,916,666	0	1,916,666
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	1,121,210	1,646,510	0	1,646,510	35,075

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: FREMONT COUNTY (36)
 Urban Renewal Area: FREMONT COUNTY I-29 AGRI-BUSINESS PARK URBAN RENEWAL (36004)
 TIF Taxing District Name: BENTON TWP/HAMBURG SCH/I-29 HWY2 S.I.D. LLC PROJ UR TIF INCREM
 TIF Taxing District Inc. Number: 360070
 TIF Taxing District Base Year: 2001
 FY TIF Revenue First Received: 2003
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2017

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2001

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	156,690	0	13,090,250	0	0	0	13,246,940	0	13,246,940
Taxable	112,561	0	10,983,769	0	0	0	11,096,330	0	11,096,330
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	430,120	11,096,330	0	11,096,330	236,971

FY 2025 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: FREMONT COUNTY (36)
 Urban Renewal Area: FREMONT COUNTY WAUBONSIE RIDGE URBAN RENEWAL
 UR Area Number: 36005

UR Area Creation Date: 05/2002

UR Area Purpose: The County's primary objective in the Urban Renewal Area is to promote new residential development.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
SIDNEY TWP/SIDNEY SCHOOL WAUBONSIE RIDGE UR INCREM	360071	360072	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	7,689,000	0	0	0	-12,000	7,667,250	0	7,667,250
Taxable	0	3,563,296	0	0	0	-12,000	3,541,546	0	3,541,546
Homestead Credits									15

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 FREMONT COUNTY WAUBONSIE RIDGE URBAN RENEWAL

GMNW Investments, LLC

Description:	Urban Renewal Area
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	Yes

LMI Project

Description:	SWIPCO Dues
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For FREMONT COUNTY WAUBONSIE RIDGE URBAN RENEWAL

Waubonsie Ridge

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/09/2003
FY of Last Payment:	2020

LMI Project

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/09/2003
FY of Last Payment:	2020

Non-Rebates For FREMONT COUNTY WAUBONSIE RIDGE URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	LMI Project
Tied To Project:	LMI Project

Rebates For FREMONT COUNTY WAUBONSIE RIDGE URBAN RENEWAL

Sec 21 Twp 68 Range 42

TIF Expenditure Amount:	0
Rebate Paid To:	MNW Investments L.L.C.
Tied To Debt:	Waubonsie Ridge
Tied To Project:	GMNW Investments, LLC
Projected Final FY of Rebate:	2032

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County met the payment threshold in 19/20. There were no projects or debt for FY22 and no revenue was collected. Nothing collected since 19/20.

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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: FREMONT COUNTY (36)
 Urban Renewal Area: FREMONT COUNTY WAUBONSIE RIDGE URBAN RENEWAL (36005)
 TIF Taxing District Name: SIDNEY TWP/SIDNEY SCHOOL WAUBONSIE RIDGE UR INCREM
 TIF Taxing District Inc. Number: 360072
 TIF Taxing District Base Year: 2002
 FY TIF Revenue First Received: 2004
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	05/2002

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	7,689,000	0	0	0	-12,000	7,667,250	0	7,667,250
Taxable	0	3,563,296	0	0	0	-12,000	3,541,546	0	3,541,546
Homestead Credits									15

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	39,150	3,541,546	0	3,541,546	79,047

FY 2025 TIF Revenue Received: 0