

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: GRUNDY COUNTY
 Local Government Number: 38

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
GRUNDY COUNTY MADIOWA URBAN RENEWAL	38001	1
SNITTJER SOUTH URBAN RENEWAL AREA	38005	1
GRUNDY COUNTY INDUSTRIAL PARK (COLFAX 12) URBAN RENEWAL	38013	2

TIF Debt Outstanding: 293,197

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:	312,687
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	312,687

Rebate Expenditures:	312,687
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	312,687

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: -19,490

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Urban Renewal Area Data Collection

Local Government Name: GRUNDY COUNTY (38)
 Urban Renewal Area: GRUNDY COUNTY MADIOWA URBAN RENEWAL
 UR Area Number: 38001
 UR Area Creation Date: 10/2018
 UR Area Purpose: ECONOMIC DEVELOPMENT

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
COLFAX TWP/GC SCH/MIDIOWA TIF INCREM	380242	380243	8,783,904

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	12,418,140	0	0	0	12,418,140	0	12,418,140
Taxable	0	0	10,979,868	0	0	0	10,979,868	0	10,979,868
Homestead Credits									0

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:	196,884
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	196,884

Rebate Expenditures:	196,884
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	196,884

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

Projects For GRUNDY COUNTY MIIOWA URBAN RENEWAL

MID-IOWA

Description:	CO-OP DEVELOPMENT
Classification:	Agribusiness
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For GRUNDY COUNTY MADIOWA URBAN RENEWAL

MID-IOWA

Debt/Obligation Type:	Rebates
Principal:	184,625
Interest:	0
Total:	184,625
Annual Appropriation?:	Yes
Date Incurred:	12/11/2023
FY of Last Payment:	2030

Rebates For GRUNDY COUNTY MADIOWA URBAN RENEWAL

20249 N AVE, HOLLAND

TIF Expenditure Amount:	196,884
Rebate Paid To:	MID-IOWA COOPERATIVE
Tied To Debt:	MID-IOWA
Tied To Project:	MID-IOWA
Projected Final FY of Rebate:	2030

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TIF Taxing District Data Collection

Local Government Name: GRUNDY COUNTY (38)
 Urban Renewal Area: GRUNDY COUNTY MADIOWA URBAN RENEWAL (38001)
 TIF Taxing District Name: COLFAX TWP/GC SCH/MIDIOWA TIF INCREM
 TIF Taxing District Inc. Number: 380243
 TIF Taxing District Base Year: 2018
 FY TIF Revenue First Received: 2021
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2040

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2018

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	12,418,140	0	0	0	12,418,140	0	12,418,140
Taxable	0	0	10,979,868	0	0	0	10,979,868	0	10,979,868
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	377,410	10,979,868	8,783,904	2,195,964	49,221

FY 2025 TIF Revenue Received: 196,884

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Urban Renewal Area Data Collection

Local Government Name: GRUNDY COUNTY (38)
 Urban Renewal Area: SNITTJER SOUTH URBAN RENEWAL AREA
 UR Area Number: 38005
 UR Area Creation Date: 11/2022
 UR Area Purpose: ECONOMIC DEVELOPMENT

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
MELROSE/GC SCH/SNITTJER SOUTH TIF INCREM	380250	380251	5,236,148

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	7,345,190	0	0	0	7,345,190	0	7,345,190
Taxable	0	0	6,545,185	0	0	0	6,545,185	0	6,545,185
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:	115,803
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	115,803

Rebate Expenditures:	115,803
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	115,803

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 SNITTJER SOUTH URBAN RENEWAL AREA

SNITTJER SOUTH

Description:	CO-OP DEVELOPMENT
Classification:	Agribusiness
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For SNITTJER SOUTH URBAN RENEWAL AREA

SNITTJER SOUTH

Debt/Obligation Type:	Rebates
Principal:	108,572
Interest:	0
Total:	108,572
Annual Appropriation?:	Yes
Date Incurred:	12/11/2023
FY of Last Payment:	2032

Non-Rebates For SNITTJER SOUTH URBAN RENEWAL AREA

TIF Expenditure Amount:	0
Tied To Debt:	SNITTJER SOUTH
Tied To Project:	SNITTJER SOUTH

Rebates For SNITTJER SOUTH URBAN RENEWAL AREA

27509 G Ave Grundy Center IA 50638

TIF Expenditure Amount:	115,803
Rebate Paid To:	LANDUS COOPERATIVE
Tied To Debt:	SNITTJER SOUTH
Tied To Project:	SNITTJER SOUTH
Projected Final FY of Rebate:	2032

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NON-REBATE EXPENDITURE FOR COUNTY COSTS RECOUPED

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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: GRUNDY COUNTY (38)
 Urban Renewal Area: SNITTJER SOUTH URBAN RENEWAL AREA (38005)
 TIF Taxing District Name: MELROSE/GC SCH/SNITTJER SOUTH TIF INCREM
 TIF Taxing District Inc. Number: 380251
 TIF Taxing District Base Year: 2021
 FY TIF Revenue First Received: 2024
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2043

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2022

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	7,345,190	0	0	0	7,345,190	0	7,345,190
Taxable	0	0	6,545,185	0	0	0	6,545,185	0	6,545,185
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	20,966	6,545,185	5,236,148	1,309,037	28,951

FY 2025 TIF Revenue Received: 115,803

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Urban Renewal Area Data Collection

Local Government Name: GRUNDY COUNTY (38)
 Urban Renewal Area: GRUNDY COUNTY INDUSTRIAL PARK (COLFAX 12) URBAN RENEWAL
 UR Area Number: 38013

 UR Area Creation Date: 04/2001

 UR Area Purpose: Economic Development

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
LINCOLN TWP/DIKE-NEW HARTFORD SCH/CO TIF UR AMEND 1 (WC) INCREMENT	380185	380186	0
LINCOLN TWP/GC SCH/CO TIF UR AMEND 1 (WEL CTR) INCREMENT	380187	380188	0

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	0	0	Amount of 07-01-2024 Cash Balance Restricted for LMI						
TIF Revenue:	0								
TIF Sp. Revenue Fund Interest:	0								
Property Tax Replacement Claims	0								
Asset Sales & Loan Repayments:	0								
Total Revenue:	0								
Rebate Expenditures:	0								
Non-Rebate Expenditures:	0								
Returned to County Treasurer:	0								
Total Expenditures:	0								
TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	0	0	Amount of 06-30-2025 Cash Balance Restricted for LMI						

Projects For GRUNDY COUNTY INDUSTRIAL PARK (COLFAX 12) URBAN RENEWAL

Grundy Co Industrial Park

Description:	Economic Development
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For GRUNDY COUNTY INDUSTRIAL PARK (COLFAX 12) URBAN RENEWAL

Grundy Co Industrial Park

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	11/25/2003
FY of Last Payment:	2018

Rebates For GRUNDY COUNTY INDUSTRIAL PARK (COLFAX 12) URBAN RENEWAL

Grundy Co Industrial Park

TIF Expenditure Amount:	0
Rebate Paid To:	Grundy County
Tied To Debt:	Grundy Co Industrial Park
Tied To Project:	Grundy Co Industrial Park
Projected Final FY of Rebate:	2018

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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: GRUNDY COUNTY (38)
 Urban Renewal Area: GRUNDY COUNTY INDUSTRIAL PARK (COLFAX 12) URBAN RENEWAL (38013)
 TIF Taxing District Name: LINCOLN TWP/DIKE-NEW HARTFORD SCH/CO TIF UR AMEND 1 (WC) INCREMENT
 TIF Taxing District Inc. Number: 380186
 TIF Taxing District Base Year: 2003
 FY TIF Revenue First Received:

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2004

 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2022

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	39,373	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: GRUNDY COUNTY (38)
 Urban Renewal Area: GRUNDY COUNTY INDUSTRIAL PARK (COLFAX 12) URBAN RENEWAL (38013)
 TIF Taxing District Name: LINCOLN TWP/GC SCH/CO TIF UR AMEND 1 (WEL CTR) INCREMENT
 TIF Taxing District Inc. Number: 380188
 TIF Taxing District Base Year: 2003
 FY TIF Revenue First Received:

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2004

 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2022

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	299,404	0	0	0	0

FY 2025 TIF Revenue Received: 0