

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

**Levy Authority Summary**

Local Government Name: GUTHRIE CENTER  
 Local Government Number: 39G365

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
GUTHRIE CENTER 1995 URBAN RENEWAL	39004	1
GUTHRIE CENTER 1998 URBAN RENEWAL	39007	2
GUTHRIE CENTER N1RST ST INDUSTRIAL 2001 URBAN RENEWAL	39014	2
GUTHRIE CENTER CORP - DOWNTOWN UR 2015	39020	1

**TIF Debt Outstanding: 25,000**

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: 31,977      0      Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	11,153	
TIF Sp. Revenue Fund Interest:	0	
Property Tax Replacement Claims	0	
Asset Sales & Loan Repayments:	0	
<b>Total Revenue:</b>	<b>11,153</b>	

Rebate Expenditures:	0	
Non-Rebate Expenditures:	12,500	
Returned to County Treasurer:	0	
<b>Total Expenditures:</b>	<b>12,500</b>	

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: 30,630      0      Amount of 06-30-2025 Cash Balance Restricted for LMI**

**Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: -18,130**

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**Urban Renewal Area Data Collection**

Local Government Name: GUTHRIE CENTER (39G365)  
 Urban Renewal Area: GUTHRIE CENTER 1995 URBAN RENEWAL  
 UR Area Number: 39004

UR Area Creation Date: 11/1994

UR Area Purpose: Commercial and residential development

**Tax Districts within this Urban Renewal Area**

	Base No.	Increment No.	Increment Value Used
GUTHRIE CENTER CITY/GUTHRIE CENTER SCH/UR INCREM	390111	390112	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
<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>

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

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**TIF Taxing District Data Collection**

Local Government Name: GUTHRIE CENTER (39G365)  
 Urban Renewal Area: GUTHRIE CENTER 1995 URBAN RENEWAL (39004)  
 TIF Taxing District Name: GUTHRIE CENTER CITY/GUTHRIE CENTER SCH/UR INCREM  
 TIF Taxing District Inc. Number: 390112  
 TIF Taxing District Base Year: 1994  
 FY TIF Revenue First Received: 1998  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1994

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

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

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	1	0	0	0	0

FY 2025 TIF Revenue Received: 0

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**Urban Renewal Area Data Collection**

Local Government Name: GUTHRIE CENTER (39G365)  
 Urban Renewal Area: GUTHRIE CENTER 1998 URBAN RENEWAL  
 UR Area Number: 39007  
 UR Area Creation Date: 04/1994  
 UR Area Purpose: Industrial development

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
GUTHRIE CENTER CITY/GUTHRIE CENTER SCH/98 TIF INCREM	390100	390101	0
GUTHRIE CENTER CITY AG/GUTHRIE CENTER SCH/98 TIF INCREM	390146	390147	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

<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>	

## Projects For GUTHRIE CENTER 1998 URBAN RENEWAL

### FSA Building

Description:	utilities to building
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For GUTHRIE CENTER 1998 URBAN RENEWAL

### construction debt

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	06/02/2000
FY of Last Payment:	2019

## **Non-Rebates For GUTHRIE CENTER 1998 URBAN RENEWAL**

TIF Expenditure Amount:	0
Tied To Debt:	construction debt
Tied To Project:	FSA Building

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**TIF Taxing District Data Collection**

Local Government Name: GUTHRIE CENTER (39G365)  
 Urban Renewal Area: GUTHRIE CENTER 1998 URBAN RENEWAL (39007)  
 TIF Taxing District Name: GUTHRIE CENTER CITY/GUTHRIE CENTER SCH/98 TIF INCREM  
 TIF Taxing District Inc. Number: 390101  
 TIF Taxing District Base Year: 1998  
 FY TIF Revenue First Received: 2002  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2022

UR Designation	
Slum	No
Blighted	No
Economic Development	04/1997

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

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

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	1,109	0	0	0	0

FY 2025 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: GUTHRIE CENTER (39G365)  
 Urban Renewal Area: GUTHRIE CENTER 1998 URBAN RENEWAL (39007)  
 TIF Taxing District Name: GUTHRIE CENTER CITY AG/GUTHRIE CENTER SCH/98 TIF INCREM  
 TIF Taxing District Inc. Number: 390147  
 TIF Taxing District Base Year: 1998  
 FY TIF Revenue First Received: 2002  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2012

UR Designation	
Slum	No
Blighted	No
Economic Development	04/1997

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

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

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	1	0	0	0	0

FY 2025 TIF Revenue Received: 0

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**Urban Renewal Area Data Collection**

Local Government Name: GUTHRIE CENTER (39G365)  
 Urban Renewal Area: GUTHRIE CENTER N1RST ST INDUSTRIAL 2001 URBAN RENEWAL  
 UR Area Number: 39014  
  
 UR Area Creation Date: 12/2000  
  
 UR Area Purpose: Industrial development

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
GUTHRIE CENTER CITY AG/GUTHRIE CENTER SCH/N 1ST ST UR - 2001 INCREMENT	390140	390141	0
GUTHRIE CENTER CITY/GUTHRIE CENTER SCH/GC INDUST INCREM	390142	390143	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

<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>	

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

**TIF Taxing District Data Collection**

Local Government Name: GUTHRIE CENTER (39G365)  
 Urban Renewal Area: GUTHRIE CENTER N1RST ST INDUSTRIAL 2001 URBAN RENEWAL (39014)  
 TIF Taxing District Name: GUTHRIE CENTER CITY AG/GUTHRIE CENTER SCH/N 1ST ST UR - 2001 INCREMENT  
 TIF Taxing District Inc. Number: 390141  
 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: 2023

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2000

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	26,633	0	0	0	0

FY 2025 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: GUTHRIE CENTER (39G365)  
 Urban Renewal Area: GUTHRIE CENTER N1RST ST INDUSTRIAL 2001 URBAN RENEWAL (39014)  
 TIF Taxing District Name: GUTHRIE CENTER CITY/GUTHRIE CENTER SCH/GC INDUST INCREM  
 TIF Taxing District Inc. Number: 390143  
 TIF Taxing District Base Year: 2000  
 FY TIF Revenue First Received: 2003  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2023

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2000

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	94,658	0	0	0	0

FY 2025 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**Urban Renewal Area Data Collection**

Local Government Name: GUTHRIE CENTER (39G365)  
 Urban Renewal Area: GUTHRIE CENTER CORP - DOWNTOWN UR 2015  
 UR Area Number: 39020

UR Area Creation Date: 07/2015

UR Area Purpose: Economic development,  
 infrastructure improvements

**Tax Districts within this Urban Renewal Area**

	Base No.	Increment No.	Increment Value Used
GUTHRIE CENTER CITY/GUTHRIE CENTER SCH/DOWNTOWN URINCRE	390170	390171	306,404

**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	629,725	8,271,175	0	0	-12,000	8,885,650	0	8,885,650
Taxable	0	291,833	5,320,011	0	0	-12,000	5,596,594	0	5,596,594
Homestead Credits									6

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:** 31,977      0      **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	11,153
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>11,153</b>

Rebate Expenditures:	0
Non-Rebate Expenditures:	12,500
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>12,500</b>

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:** 30,630      0      **Amount of 06-30-2025 Cash Balance Restricted for LMI**

## Projects For GUTHRIE CENTER CORP - DOWNTOWN UR 2015

### creation

Description:	attorney fees
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

### overlay

Description:	overlay
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

### MS GC

Description:	Development Agrmt Main Street Iowa Program-Iowa Economic Development
Classification:	Authority
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For GUTHRIE CENTER CORP - DOWNTOWN UR 2015

### repay lost

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/10/2015
FY of Last Payment:	2020

### MSGC

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	12,500
Interest:	12,500
Total:	25,000
Annual Appropriation?:	Yes
Date Incurred:	12/01/2024
FY of Last Payment:	2030

**Non-Rebates For GUTHRIE CENTER CORP - DOWNTOWN UR 2015**

TIF Expenditure Amount:	12,500
Tied To Debt:	MSGC
Tied To Project:	MS GC

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**TIF Taxing District Data Collection**

Local Government Name: GUTHRIE CENTER (39G365)  
 Urban Renewal Area: GUTHRIE CENTER CORP - DOWNTOWN UR 2015 (39020)  
 TIF Taxing District Name: GUTHRIE CENTER CITY/GUTHRIE CENTER SCH/DOWNTOWN URINCRE  
 TIF Taxing District Inc. Number: 390171  
 TIF Taxing District Base Year: 2015  
 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	629,725	8,271,175	0	0	-12,000	8,885,650	0	8,885,650
Taxable	0	291,833	5,320,011	0	0	-12,000	5,596,594	0	5,596,594
Homestead Credits									6

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	5,003,375	3,894,275	306,404	3,587,871	121,328

FY 2025 TIF Revenue Received: 11,153