

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

**Levy Authority Summary**

Local Government Name: WEBSTER CITY  
 Local Government Number: 40G378

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
WEBSTER CITY AREA A RESIDENTIAL URBAN RENEWAL	40010	4
WEBSTER CITY AREA C URBAN RENEWAL	40011	3
WEBSTER CITY RIVERVIEW URBAN RENEWAL	40012	5
WEBSTER CITY SE IND URBAN RENEWAL	40015	5
WEBSTER CITY AREA D URBAN RENEWAL	40018	1
WEBSTER CITY AREA E URBAN RENEWAL	40019	2
WEBSTER CITY AREA B URBAN RENEWAL	40020	2
WEBSTER CITY WEST SECOND ST URBAN RENEWAL	40021	2
WEBSTER CITY SOUTHWEST URBAN RENEWAL	40022	5
WEBSTER CITY CITY/WEBSTER CITY SCH/COMMERCIAL UR AREA	40030	1
WEBSTER CITY 2013 FAIRMEADOW URBAN RENEWAL AREA	40032	1
WEBSTER CITY 2016 INDUSTRIAL URBAN RENEWAL AREA	40033	2
2016 RED BULL DIVISION URBAN RENEWAL AREA	40034	2

**TIF Debt Outstanding: 3,986,401**

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:</b>	<b>282,657</b>	<b>499,294</b>	<b>Amount of 07-01-2024 Cash Balance Restricted for LMI</b>
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TIF Revenue:	494,575		
TIF Sp. Revenue Fund Interest:	1,016		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
<b>Total Revenue:</b>	<b>495,591</b>		
Rebate Expenditures:	213,107		
Non-Rebate Expenditures:	59,251		
Returned to County Treasurer:	0		
<b>Total Expenditures:</b>	<b>272,358</b>		

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:</b>	<b>505,890</b>	<b>549,478</b>	<b>Amount of 06-30-2025 Cash Balance Restricted for LMI</b>
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**Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 3,208,153**

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**Urban Renewal Area Data Collection**

Local Government Name: WEBSTER CITY (40G378)  
 Urban Renewal Area: WEBSTER CITY AREA A RESIDENTIAL URBAN RENEWAL  
 UR Area Number: 40010

UR Area Creation Date: 11/1994

To help local officials promote economic development in the City. The primary goal is to stimulate, through public involvement and commitment, private investments in new affordable residential development and to create a sound economic base.

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
WEBSTER CITY CITY/WEBSTER CITY (WEBSTER CITY) SCH/RES UR A INCR	400136	400137	409,702
WEBSTER CITY CITY/WEBSTER CITY (WEBSTER CITY) SCH/RES UR AREA A/HOME 4TH SUBFUND INCREM	400182	400183	826,979
WEBSTER CITY CITY/WEBSTER CITY (WEBSTER CITY) SCH/RES UR AREA A HOME 5TH SUBFUND INCREM	400184	400185	294,937
WEBSTER CITY CITY AG/WEBSTER CITY (WEBSTER CITY) SCH/UR AREA A AMENDMENT INCR	400220	400221	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	189,210	4,068,810	83,260	0	0	0	4,331,530	0	4,331,530
Taxable	135,923	1,885,600	38,585	0	0	0	2,050,358	0	2,050,358
Homestead Credits									11

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	25,295	214,632	Amount of 07-01-2024 Cash Balance Restricted for LMI
TIF Revenue:	51,807		
TIF Sp. Revenue Fund Interest:	102		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
<b>Total Revenue:</b>	<b>51,909</b>		
Rebate Expenditures:	18,397		
Non-Rebate Expenditures:	21,064		
Returned to County Treasurer:	0		
<b>Total Expenditures:</b>	<b>39,461</b>		

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:</b>	<b>37,743</b>	<b>244,774</b>	<b>Amount of 06-30-2025 Cash Balance Restricted for LMI</b>
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## Projects For WEBSTER CITY AREA A RESIDENTIAL URBAN RENEWAL

### Housing Project

Description:	Housing Development
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	Yes
Payments Complete:	No

### LMI Requirement

Description:	Accumulating LMI Revenue
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For WEBSTER CITY AREA A RESIDENTIAL URBAN RENEWAL

### RIDGE DEVELOPMENT

Debt/Obligation Type:	Rebates
Principal:	18,397
Interest:	0
Total:	18,397
Annual Appropriation?:	Yes
Date Incurred:	11/19/2019
FY of Last Payment:	2025

## **Non-Rebates For WEBSTER CITY AREA A RESIDENTIAL URBAN RENEWAL**

TIF Expenditure Amount:	21,064
Tied To Debt:	RIDGE DEVELOPMENT
Tied To Project:	LMI Requirement

## Rebates For WEBSTER CITY AREA A RESIDENTIAL URBAN RENEWAL

### Home 5th Addition

TIF Expenditure Amount:	18,397
Rebate Paid To:	Ridge Development
Tied To Debt:	RIDGE DEVELOPMENT
Tied To Project:	Housing Project
Projected Final FY of Rebate:	2028

## **Income Housing For WEBSTER CITY AREA A RESIDENTIAL URBAN RENEWAL**

Amount of FY 2025 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	0
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Lots for low and moderate income housing:	0
Construction of low and moderate income housing:	0
Grants, credits or other direct assistance to low and moderate income families:	0
Payments to a low and moderate income housing fund established by the municipality, including matching funds for any state or federal moneys used for such purposes:	0
Other low and moderate income housing assistance:	0

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**TIF Taxing District Data Collection**

Local Government Name:	WEBSTER CITY (40G378)
Urban Renewal Area:	WEBSTER CITY AREA A RESIDENTIAL URBAN RENEWAL (40010)
TIF Taxing District Name:	WEBSTER CITY CITY/WEBSTER CITY (WEBSTER CITY) SCH/RES UR A INCR
TIF Taxing District Inc. Number:	400137
TIF Taxing District Base Year:	1993
FY TIF Revenue First Received:	2000
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	1,027,050	83,260	0	0	0	1,107,060	0	1,107,060
Taxable	0	475,962	38,585	0	0	0	511,297	0	511,297
Homestead Credits									3

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	1,720	511,297	409,702	101,595	3,464

FY 2025 TIF Revenue Received: 15,602

**TIF Taxing District Data Collection**

Local Government Name:	WEBSTER CITY (40G378)
Urban Renewal Area:	WEBSTER CITY AREA A RESIDENTIAL URBAN RENEWAL (40010)
TIF Taxing District Name:	WEBSTER CITY CITY/WEBSTER CITY (WEBSTER CITY) SCH/RES UR AREA A/HOME 4TH SUBFUND INCREM
TIF Taxing District Inc. Number:	400183
TIF Taxing District Base Year:	1993
FY TIF Revenue First Received:	2005
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	01/2003

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	2,242,980	0	0	0	0	2,239,730	0	2,239,730
Taxable	0	1,039,460	0	0	0	0	1,036,210	0	1,036,210
Homestead Credits									6

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	3,048	1,036,210	826,979	209,231	7,133

FY 2025 TIF Revenue Received: 26,238

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**TIF Taxing District Data Collection**

Local Government Name:	WEBSTER CITY (40G378)
Urban Renewal Area:	WEBSTER CITY AREA A RESIDENTIAL URBAN RENEWAL (40010)
TIF Taxing District Name:	WEBSTER CITY CITY/WEBSTER CITY (WEBSTER CITY) SCH/RES UR AREA A HOME 5TH SUBFUND INCREM
TIF Taxing District Inc. Number:	400185
TIF Taxing District Base Year:	1993
FY TIF Revenue First Received:	2008
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	798,780	0	0	0	0	795,530	0	795,530
Taxable	0	370,178	0	0	0	0	366,928	0	366,928
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	374	366,928	294,937	71,991	2,454

FY 2025 TIF Revenue Received: 9,967

**TIF Taxing District Data Collection**

Local Government Name:	WEBSTER CITY (40G378)
Urban Renewal Area:	WEBSTER CITY AREA A RESIDENTIAL URBAN RENEWAL (40010)
TIF Taxing District Name:	WEBSTER CITY CITY AG/WEBSTER CITY (WEBSTER CITY) SCH/UR AREA A AMENDMENT INCR
TIF Taxing District Inc. Number:	400221
TIF Taxing District Base Year:	2003
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	189,210	0	0	0	0	0	189,210	0	189,210
Taxable	135,923	0	0	0	0	0	135,923	0	135,923
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	70,770	118,440	0	118,440	2,732

FY 2025 TIF Revenue Received: 0

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**Urban Renewal Area Data Collection**

Local Government Name: WEBSTER CITY (40G378)  
 Urban Renewal Area: WEBSTER CITY AREA C URBAN RENEWAL  
 UR Area Number: 40011

UR Area Creation Date: 11/1994

To help local officials promote economic development in the City. The primary goal is to stimulate, through public involvement and commitment, private investments in new affordable residential development and to create a sound economic base.

UR Area Purpose:

**Tax Districts within this Urban Renewal Area**

	Base No.	Increment No.	Increment Value Used
WEBSTER CITY CITY AG/WEBSTER CITY (WEBSTER CITY) SCH/RES UR C TIF INCREM	400140	400141	0
WEBSTER CITY CITY/WEBSTER CITY (WEBSTER CITY) SCH/UR C INCR	400152	400153	0
WEBSTER CITY CITY/WEBSTER CITY (WEBSTER CITY) SCH/WC RES UR AREA C BREWER CREEK EST HOUSING SUB FUND INCR	400240	400241	618,358

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	39,430	25,377,670	0	0	0	-20,000	25,338,600	0	25,338,600
Taxable	28,325	11,760,727	0	0	0	-20,000	11,710,552	0	11,710,552
Homestead Credits									60

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:** 0      **189,920**      **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	20,835
TIF Sp. Revenue Fund Interest:	710
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>21,545</b>

Rebate Expenditures:	0
Non-Rebate Expenditures:	21,545
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>21,545</b>

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:** 0      **206,314**      **Amount of 06-30-2025 Cash Balance Restricted for LMI**

## Projects For WEBSTER CITY AREA C URBAN RENEWAL

### Brewer Creek Estates 5&6

Description:	Housing Development
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

### LMI Requirement

Description:	Accumulating LMI Revenue
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For WEBSTER CITY AREA C URBAN RENEWAL

### BC Estates #5 & #6

Debt/Obligation Type:	Internal Loans
Principal:	2,532,081
Interest:	0
Total:	2,532,081
Annual Appropriation?:	No
Date Incurred:	06/30/2018
FY of Last Payment:	2028

## Non-Rebates For WEBSTER CITY AREA C URBAN RENEWAL

TIF Expenditure Amount:	8,743
Tied To Debt:	BC Estates #5 & #6
Tied To Project:	LMI Requirement
TIF Expenditure Amount:	12,802
Tied To Debt:	BC Estates #5 & #6
Tied To Project:	Brewer Creek Estates 5&6

## Income Housing For WEBSTER CITY AREA C URBAN RENEWAL

Amount of FY 2025 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	0
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Lots for low and moderate income housing:	0
Construction of low and moderate income housing:	0
Grants, credits or other direct assistance to low and moderate income families:	0
Payments to a low and moderate income housing fund established by the municipality, including matching funds for any state or federal moneys used for such purposes:	8,743
Other low and moderate income housing assistance:	0

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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:	WEBSTER CITY (40G378)
Urban Renewal Area:	WEBSTER CITY AREA C URBAN RENEWAL (40011)
TIF Taxing District Name:	WEBSTER CITY CITY AG/WEBSTER CITY (WEBSTER CITY) SCH/RES UR C TIF INCREM
TIF Taxing District Inc. Number:	400141
TIF Taxing District Base Year:	1993
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	39,430	0	0	0	0	0	39,430	0	39,430
Taxable	28,325	0	0	0	0	0	28,325	0	28,325
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	39,990	0	0	0	0

FY 2025 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name:	WEBSTER CITY (40G378)
Urban Renewal Area:	WEBSTER CITY AREA C URBAN RENEWAL (40011)
TIF Taxing District Name:	WEBSTER CITY CITY/WEBSTER CITY (WEBSTER CITY) SCH/UR C INCR
TIF Taxing District Inc. Number:	400153
TIF Taxing District Base Year:	1993
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	24,027,710	0	0	0	-16,000	23,956,460	0	23,956,460
Taxable	0	11,135,119	0	0	0	-16,000	11,063,869	0	11,063,869
Homestead Credits									57

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	73,199	11,063,869	0	11,063,869	377,189

FY 2025 TIF Revenue Received: 0

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**TIF Taxing District Data Collection**

Local Government Name:	WEBSTER CITY (40G378)
Urban Renewal Area:	WEBSTER CITY AREA C URBAN RENEWAL (40011)
TIF Taxing District Name:	WEBSTER CITY CITY/WEBSTER CITY (WEBSTER CITY) SCH/WC RES UR AREA C BREWER CREEK EST HOUSING SUB FUND INCR
TIF Taxing District Inc. Number:	400241
TIF Taxing District Base Year:	1996
FY TIF Revenue First Received:	2019
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	1,349,960	0	0	0	-4,000	1,342,710	0	1,342,710
Taxable	0	625,608	0	0	0	-4,000	618,358	0	618,358
Homestead Credits									3

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	1,121	618,358	618,358	0	0

FY 2025 TIF Revenue Received: 20,835

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**Urban Renewal Area Data Collection**

Local Government Name: WEBSTER CITY (40G378)  
 Urban Renewal Area: WEBSTER CITY RIVERVIEW URBAN RENEWAL  
 UR Area Number: 40012

UR Area Creation Date: 02/1986

UR Area Purpose: To stimulate economic development through public improvements including water, sewer and streets and private investments in commercial and industrial development.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
WEBSTER CITY CITY/WEBSTER CITY (WEBSTER CITY) SCH/RIVERVIEW TIF INCR	400055	400056	2,817,550
WEBSTER CITY CITY/WEBSTER CITY (WEBSTER CITY) SCH/DOWNTOWN SSMID TIF INCREM	400112	400113	1,714,768
WEBSTER CITY CITY/WEBSTER CITY (WEBSTER CITY) SCH/RIVERVIEW UR INCREM	400124	400125	532,126
WEBSTER CITY CITY/WEBSTER CITY (WEBSTER CITY) SCH/DOWNTOWN SSMID TIF/1ST ST BANK SUBFUND/INCR	400208	400209	0
WEBSTER CITY CITY/WEBSTER CITY (WEBSTER CITY) SCH/DOWNTOWN SSMID TIF/1ST ST BANK SUBFUND #2 INCR	400210	400211	1,133,129

**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	7,755,820	25,294,610	9,513,350	100	-32,000	42,509,130	0	42,509,130
Taxable	0	3,594,256	18,175,685	4,996,123	100	-32,000	26,711,414	0	26,711,414
Homestead Credits									46

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	35,270	0	Amount of 07-01-2024 Cash Balance Restricted for LMI
TIF Revenue:	239,045		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
<b>Total Revenue:</b>	<b>239,045</b>		
Rebate Expenditures:	44,296		
Non-Rebate Expenditures:	8,575		
Returned to County Treasurer:	0		
<b>Total Expenditures:</b>	<b>52,871</b>		

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:</b>	<b>221,444</b>	<b>0</b>	<b>Amount of 06-30-2025 Cash Balance Restricted for LMI</b>
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## Projects For WEBSTER CITY RIVERVIEW URBAN RENEWAL

### 2ND STREET RECONSTRUCTION

Description:	WA/SW/Street Improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### SSMID

Description:	Self-Supported Municipal Impr District
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

### FSB 2ND TIF AGREEMENT

Description:	REBATE AGREEMENT-2ND ADDITON
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For WEBSTER CITY RIVERVIEW URBAN RENEWAL

### 2nd STR RECONST PROJ

Debt/Obligation Type:	Internal Loans
Principal:	456,320
Interest:	0
Total:	456,320
Annual Appropriation?:	No
Date Incurred:	06/01/2000
FY of Last Payment:	2028

### FSB-2ND AGREEMENT

Debt/Obligation Type:	Rebates
Principal:	176,911
Interest:	0
Total:	176,911
Annual Appropriation?:	Yes
Date Incurred:	07/21/2021
FY of Last Payment:	2031

## Non-Rebates For WEBSTER CITY RIVERVIEW URBAN RENEWAL

TIF Expenditure Amount:	1
Tied To Debt:	2nd STR RECONST PROJ
Tied To Project:	2ND STREET RECONSTRUCTION

TIF Expenditure Amount:	8,574
Tied To Debt:	2nd STR RECONST PROJ
Tied To Project:	SSMID

TIF Expenditure Amount:	0
Tied To Debt:	FSB-2ND AGREEMENT
Tied To Project:	FSB 2ND TIF AGREEMENT

## Rebates For WEBSTER CITY RIVERVIEW URBAN RENEWAL

### FSB-FIRST STATE BANK

TIF Expenditure Amount:	44,296
Rebate Paid To:	FSB-FIRST STATE BANK
Tied To Debt:	FSB-2ND AGREEMENT
Tied To Project:	2ND STREET RECONSTRUCTION
Projected Final FY of Rebate:	2023

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**TIF Taxing District Data Collection**

Local Government Name:	WEBSTER CITY (40G378)
Urban Renewal Area:	WEBSTER CITY RIVERVIEW URBAN RENEWAL (40012)
TIF Taxing District Name:	WEBSTER CITY CITY/WEBSTER CITY (WEBSTER CITY) SCH/RIVERVIEW TIF INCR
TIF Taxing District Inc. Number:	400056
TIF Taxing District Base Year:	1985
FY TIF Revenue First Received:	
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	02/1986

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	6,865,316	13,394,154	9,007,810	0	-24,000	29,223,780	0	29,223,780
Taxable	0	3,181,572	9,884,717	4,727,420	0	-24,000	17,750,209	0	17,750,209
Homestead Credits									42

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	26,449,730	2,798,050	2,817,550	-19,500	-665

FY 2025 TIF Revenue Received: 112,406

**TIF Taxing District Data Collection**

Local Government Name:	WEBSTER CITY (40G378)
Urban Renewal Area:	WEBSTER CITY RIVERVIEW URBAN RENEWAL (40012)
TIF Taxing District Name:	WEBSTER CITY CITY/WEBSTER CITY (WEBSTER CITY) SCH/DOWNTOWN SSMID TIF INCREM
TIF Taxing District Inc. Number:	400113
TIF Taxing District Base Year:	1985
FY TIF Revenue First Received:	2001
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	02/1986

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	445,854	6,883,326	505,540	0	-4,000	7,830,720	0	7,830,720
Taxable	0	206,621	4,061,717	268,703	0	-4,000	4,533,041	0	4,533,041
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	5,666,202	2,168,518	1,714,768	453,750	17,738

FY 2025 TIF Revenue Received: 67,703

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**TIF Taxing District Data Collection**

Local Government Name:	WEBSTER CITY (40G378)	
Urban Renewal Area:	WEBSTER CITY RIVERVIEW URBAN RENEWAL (40012)	
TIF Taxing District Name:	WEBSTER CITY CITY/WEBSTER CITY (WEBSTER CITY) SCH/RIVERVIEW UR INCREM	
TIF Taxing District Inc. Number:	400125	
TIF Taxing District Base Year:	1985	
FY TIF Revenue First Received:	0	
Subject to a Statutory end date?	No	

UR Designation	
Slum	No
Blighted	No
Economic Development	02/1986

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	444,650	739,880	0	0	-4,000	1,177,280	0	1,177,280
Taxable	0	206,063	508,313	0	0	-4,000	707,126	0	707,126
Homestead Credits									3

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	647,057	534,223	532,126	2,097	71

FY 2025 TIF Revenue Received: 14,640

**TIF Taxing District Data Collection**

Local Government Name:	WEBSTER CITY (40G378)	
Urban Renewal Area:	WEBSTER CITY RIVERVIEW URBAN RENEWAL (40012)	
TIF Taxing District Name:	WEBSTER CITY CITY/WEBSTER CITY (WEBSTER CITY) SCH/DOWNTOWN SSMID TIF/1ST ST BANK SUBFUND/INCR	
TIF Taxing District Inc. Number:	400209	
TIF Taxing District Base Year:	1985	
FY TIF Revenue First Received:	2013	
Subject to a Statutory end date?	No	

UR Designation	
Slum	No
Blighted	No
Economic Development	07/2011

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	1,146,880	0	100	0	1,146,980	0	1,146,980
Taxable	0	0	966,712	0	100	0	966,812	0	966,812
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	335,493	811,487	0	811,487	31,723

FY 2025 TIF Revenue Received: 0

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**TIF Taxing District Data Collection**

Local Government Name: WEBSTER CITY (40G378)  
 Urban Renewal Area: WEBSTER CITY RIVERVIEW URBAN RENEWAL (40012)  
 TIF Taxing District Name: WEBSTER CITY CITY/WEBSTER CITY (WEBSTER CITY) SCH/DOWNTOWN  
 SSMID TIF/1ST ST BANK SUBFUND #2 INCR  
 TIF Taxing District Inc. Number: 400211

UR Designation	
Slum	No
Blighted	No
Economic Development	05/2012

TIF Taxing District Base Year: 1985  
 FY TIF Revenue First Received: 2014  
 Subject to a Statutory end date? 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	3,130,370	0	0	0	3,130,370	0	3,130,370
Taxable	0	0	2,754,226	0	0	0	2,754,226	0	2,754,226
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	520,934	2,609,436	1,133,129	1,476,307	57,712

FY 2025 TIF Revenue Received: 44,296

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**Urban Renewal Area Data Collection**

Local Government Name: WEBSTER CITY (40G378)  
 Urban Renewal Area: WEBSTER CITY SE IND URBAN RENEWAL  
 UR Area Number: 40015

UR Area Creation Date: 02/1986

UR Area Purpose: To stimulate economic development through public improvements including water, sewer and streets and private investments in commercial and industrial development.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
WEBSTER CITY AG/WEBSTER CITY (WEBSTER CITY) SCH/SE IND TIF INCR	400114	400115	0
WEBSTER CITY CITY/WEBSTER CITY (WEBSTER CITY) SCH/SE IND TIF INCR	400116	400117	0
WEBSTER CITY/WEBSTER CITY (WEBSTER CITY) SCH/SE IND TIF MITCHELL SUBFUND INCR	400196	400197	0
WEBSTER CITY CITY/WEBSTER CITY (WEBSTER CITY) SCH/SE IND TIF INFINITY SUBFUND INCR	400212	400213	0
WEBSTER CITY CITY/WEBSTER CITY (WEBSTER CITY) SCH/SE IND TIF 3DK SUBFUND INCREMENT	400222	400223	431,855

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	430,170	541,021	5,440,439	6,422,930	0	0	12,834,560	0	12,834,560
Taxable	309,022	250,725	4,372,509	3,139,376	0	0	8,071,632	0	8,071,632
Homestead Credits									1

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:** **66,340** **0** **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	14,769
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>14,769</b>

Rebate Expenditures:	14,722
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>14,722</b>

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:** **66,387** **0** **Amount of 06-30-2025 Cash Balance Restricted for LMI**

## Projects For WEBSTER CITY SE IND URBAN RENEWAL

### Extension of Commerce Dr

Description:	Street/Water/Sewer Improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

## Debts/Obligations For WEBSTER CITY SE IND URBAN RENEWAL

### 3DK

Debt/Obligation Type:	Rebates
Principal:	66,490
Interest:	0
Total:	66,490
Annual Appropriation?:	Yes
Date Incurred:	04/20/2015
FY of Last Payment:	2029

## Non-Rebates For WEBSTER CITY SE IND URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	3DK
Tied To Project:	Extension of Commerce Dr

## Rebates For WEBSTER CITY SE IND URBAN RENEWAL

### 3DK

TIF Expenditure Amount:	14,722
Rebate Paid To:	3DK
Tied To Debt:	3DK
Tied To Project:	Extension of Commerce Dr
Projected Final FY of Rebate:	2029

## ♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Development Agreement with Infinity Services LLC was de-certified with the County Auditor on 11-4-14. No further debt obligation - funds received will remain in this URA for future developers to use.

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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:	WEBSTER CITY (40G378)
Urban Renewal Area:	WEBSTER CITY SE IND URBAN RENEWAL (40015)
TIF Taxing District Name:	WEBSTER CITY AG/WEBSTER CITY (WEBSTER CITY) SCH/SE IND TIF INCR
TIF Taxing District Inc. Number:	400115
TIF Taxing District Base Year:	1985
FY TIF Revenue First Received:	
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	02/1986

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	430,170	0	0	0	0	0	430,170	0	430,170
Taxable	309,022	0	0	0	0	0	309,022	0	309,022
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	208,430	221,740	0	221,740	5,116

FY 2025 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name:	WEBSTER CITY (40G378)
Urban Renewal Area:	WEBSTER CITY SE IND URBAN RENEWAL (40015)
TIF Taxing District Name:	WEBSTER CITY CITY/WEBSTER CITY (WEBSTER CITY) SCH/SE IND TIF INCR
TIF Taxing District Inc. Number:	400117
TIF Taxing District Base Year:	1985
FY TIF Revenue First Received:	
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	02/1986

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	541,021	4,887,839	6,422,930	0	0	11,851,790	0	11,851,790
Taxable	0	250,725	3,940,654	3,139,376	0	0	7,330,755	0	7,330,755
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	7,919,380	3,932,410	0	3,932,410	134,064

FY 2025 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**TIF Taxing District Data Collection**

Local Government Name:	WEBSTER CITY (40G378)
Urban Renewal Area:	WEBSTER CITY SE IND URBAN RENEWAL (40015)
TIF Taxing District Name:	WEBSTER CITY/WEBSTER CITY (WEBSTER CITY) SCH/SE IND TIF MITCHELL SUBFUND INCR
TIF Taxing District Inc. Number:	400197
TIF Taxing District Base Year:	2008
FY TIF Revenue First Received:	2011
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	02/1986

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	13,950	0	0	0	0

FY 2025 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name:	WEBSTER CITY (40G378)
Urban Renewal Area:	WEBSTER CITY SE IND URBAN RENEWAL (40015)
TIF Taxing District Name:	WEBSTER CITY CITY/WEBSTER CITY (WEBSTER CITY) SCH/SE IND TIF INFINITY SUBFUND INCR
TIF Taxing District Inc. Number:	400213
TIF Taxing District Base Year:	1985
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	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	5,316	0	0	0	0

FY 2025 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**TIF Taxing District Data Collection**

Local Government Name:	WEBSTER CITY (40G378)
Urban Renewal Area:	WEBSTER CITY SE IND URBAN RENEWAL (40015)
TIF Taxing District Name:	WEBSTER CITY CITY/WEBSTER CITY (WEBSTER CITY) SCH/SE IND TIF 3DK
SUBFUND INCREMENT	
TIF Taxing District Inc. Number:	400223
TIF Taxing District Base Year:	1985
FY TIF Revenue First Received:	2017
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	04/2015

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	552,600	0	0	0	552,600	0	552,600
Taxable	0	0	431,855	0	0	0	431,855	0	431,855
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	2,082	431,855	431,855	0	0

FY 2025 TIF Revenue Received: 14,769



◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**TIF Taxing District Data Collection**

Local Government Name: WEBSTER CITY (40G378)  
 Urban Renewal Area: WEBSTER CITY AREA D URBAN RENEWAL (40018)  
 TIF Taxing District Name: WEBSTER CITY CITY AG/WEBSTER CITY (WEBSTER CITY) SCH/RES UR D INCR  
 TIF Taxing District Inc. Number: 400129  
 TIF Taxing District Base Year: 1993  
 FY TIF Revenue First Received:  
 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	169,020	0	0	0	0	0	169,020	0	169,020
Taxable	121,418	0	0	0	0	0	121,418	0	121,418
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	67,180	101,840	0	101,840	2,349

FY 2025 TIF Revenue Received: 0

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**Urban Renewal Area Data Collection**

Local Government Name: WEBSTER CITY (40G378)  
 Urban Renewal Area: WEBSTER CITY AREA E URBAN RENEWAL  
 UR Area Number: 40019

UR Area Creation Date: 11/1994

To help local officials promote economic development in the City. The primary goal is to stimulate, through public involvement and commitment, private investments in new affordable residential development and to create a sound economic base.

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
WEBSTER CITY CITY AG/WEBSTER CITY (WEBSTER CITY) SCH/RES UR E INCREM	400130	400131	0
WEBSTER CITY/WEBSTER CITY (WEBSTER CITY) SCH/UR AREA E INCR	400206	400207	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	4,030	546,250	0	0	0	0	547,030	0	547,030
Taxable	2,895	253,149	0	0	0	0	252,794	0	252,794
Homestead Credits									2

<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: WEBSTER CITY (40G378)  
 Urban Renewal Area: WEBSTER CITY AREA E URBAN RENEWAL (40019)  
 TIF Taxing District Name: WEBSTER CITY CITY AG/WEBSTER CITY (WEBSTER CITY) SCH/RES UR E INCREM  
 TIF Taxing District Inc. Number: 400131  
 TIF Taxing District Base Year: 1993  
 FY TIF Revenue First Received:  
 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	4,030	0	0	0	0	0	4,030	0	4,030
Taxable	2,895	0	0	0	0	0	2,895	0	2,895
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	27,735	0	0	0	0

FY 2025 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: WEBSTER CITY (40G378)  
 Urban Renewal Area: WEBSTER CITY AREA E URBAN RENEWAL (40019)  
 TIF Taxing District Name: WEBSTER CITY/WEBSTER CITY (WEBSTER CITY) SCH/UR AREA E INCR  
 TIF Taxing District Inc. Number: 400207  
 TIF Taxing District Base Year: 1993  
 FY TIF Revenue First Received:  
 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	546,250	0	0	0	0	543,000	0	543,000
Taxable	0	253,149	0	0	0	0	249,899	0	249,899
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	27,735	249,899	0	249,899	8,520

FY 2025 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**Urban Renewal Area Data Collection**

Local Government Name: WEBSTER CITY (40G378)  
 Urban Renewal Area: WEBSTER CITY AREA B URBAN RENEWAL  
 UR Area Number: 40020

UR Area Creation Date: 11/1994

To help local officials promote economic development in the City. The primary goal is to stimulate, through public involvement and commitment, private investments in new affordable residential development and to create a sound economic base.

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
WEBSTER CITY CITY AG/WEBSTER CITY (WEBSTER CITY) SCH/RES UR B INCR	400138	400139	0
WEBSTER CITY/WEBSTER CITY (WEBSTER CITY) SCH/RES UR AREA B INCR	400204	400205	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	50,070	3,234,590	0	0	0	0	3,284,660	0	3,284,660
Taxable	35,969	1,499,001	0	0	0	0	1,534,970	0	1,534,970
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>		

<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>
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♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**TIF Taxing District Data Collection**

Local Government Name: WEBSTER CITY (40G378)  
 Urban Renewal Area: WEBSTER CITY AREA B URBAN RENEWAL (40020)  
 TIF Taxing District Name: WEBSTER CITY CITY AG/WEBSTER CITY (WEBSTER CITY) SCH/RES UR B INCR  
 TIF Taxing District Inc. Number: 400139  
 TIF Taxing District Base Year: 1993  
 FY TIF Revenue First Received:  
 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	50,070	0	0	0	0	0	50,070	0	50,070
Taxable	35,969	0	0	0	0	0	35,969	0	35,969
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	65,110	0	0	0	0

FY 2025 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: WEBSTER CITY (40G378)  
 Urban Renewal Area: WEBSTER CITY AREA B URBAN RENEWAL (40020)  
 TIF Taxing District Name: WEBSTER CITY/WEBSTER CITY (WEBSTER CITY) SCH/RES UR AREA B INCR  
 TIF Taxing District Inc. Number: 400205  
 TIF Taxing District Base Year: 1993  
 FY TIF Revenue First Received:  
 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	3,234,590	0	0	0	0	3,234,590	0	3,234,590
Taxable	0	1,499,001	0	0	0	0	1,499,001	0	1,499,001
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	56,651	1,499,001	0	1,499,001	51,104

FY 2025 TIF Revenue Received: 0

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**Urban Renewal Area Data Collection**

Local Government Name: WEBSTER CITY (40G378)  
 Urban Renewal Area: WEBSTER CITY WEST SECOND ST URBAN RENEWAL  
 UR Area Number: 40021

UR Area Creation Date: 08/1997

UR Area Purpose: To stimulate economic development through public improvements including water, sewer and streets and private investments in commercial and industrial development.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
WEBSTER CITY CITY/WEBSTER CITY (WEBSTER CITY) SCH/W SECOND ST UR INCR	400132	400133	0
WEBSTER CITY CITY AG/WEBSTER CITY (WEBSTER CITY) SCH/W SECOND ST UR INCR	400134	400135	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	33,910	284,820	7,563,350	1,747,630	0	0	9,626,460	0	9,626,460
Taxable	24,360	131,994	5,902,790	911,514	0	0	6,967,408	0	6,967,408
Homestead Credits									1

**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: WEBSTER CITY (40G378)  
 Urban Renewal Area: WEBSTER CITY WEST SECOND ST URBAN RENEWAL (40021)  
 TIF Taxing District Name: WEBSTER CITY CITY/WEBSTER CITY (WEBSTER CITY) SCH/W SECOND ST UR INCR  
 TIF Taxing District Inc. Number: 400133  
 TIF Taxing District Base Year: 1996  
 FY TIF Revenue First Received: 

UR Designation	
Slum	No
Blighted	No
Economic Development	08/1997

  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2017

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	284,820	7,563,350	1,747,630	0	0	9,592,550	0	9,592,550
Taxable	0	131,994	5,902,790	911,514	0	0	6,943,048	0	6,943,048
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	4,339,560	5,252,990	0	5,252,990	179,085

FY 2025 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: WEBSTER CITY (40G378)  
 Urban Renewal Area: WEBSTER CITY WEST SECOND ST URBAN RENEWAL (40021)  
 TIF Taxing District Name: WEBSTER CITY CITY AG/WEBSTER CITY (WEBSTER CITY) SCH/W SECOND ST UR INCR  
 TIF Taxing District Inc. Number: 400135  
 TIF Taxing District Base Year: 1996  
 FY TIF Revenue First Received: 

UR Designation	
Slum	No
Blighted	No
Economic Development	08/1997

  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2017

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	33,910	0	0	0	0	0	33,910	0	33,910
Taxable	24,360	0	0	0	0	0	24,360	0	24,360
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	14,120	19,790	0	19,790	457

FY 2025 TIF Revenue Received: 0

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**Urban Renewal Area Data Collection**

Local Government Name: WEBSTER CITY (40G378)  
 Urban Renewal Area: WEBSTER CITY SOUTHWEST URBAN RENEWAL  
 UR Area Number: 40022

UR Area Creation Date: 06/2001

UR Area Purpose: To stimulate economic development through public improvements including water, sewer and streets and private investments in commercial and industrial development.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
WEBSTER CITY CITY/WEBSTER CITY (WEBSTER CITY) SCH/SW UR TIF INCREM	400154	400155	0
WEBSTER CITY CITY AG/WEBSTER CITY (WEBSTER CITY) SCH/SW UR TIF INCREM	400156	400157	0
WEBSTER CITY CITY/WEBSTER CITY (WEBSTER CITY) SCH/SW UR AMEND INCREMENT	400170	400171	0
WEBSTER CITY AG/WEBSTER CITY (WEBSTER CITY) SCH/SW UR AMEND INCREMENT	400172	400173	0
WEBSTER CITY CITY/WEBSTER CITY (WEBSTER CITY) SCH/SW UR AMENDMENT GOURLEY SUBFUND INCREM	400186	400187	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	785,770	4,691,130	8,965,360	0	0	0	14,439,010	0	14,439,010
Taxable	564,473	2,174,001	7,723,644	0	0	0	10,458,868	0	10,458,868
Homestead Credits									10

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	2	94,742	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:	22,331		
Non-Rebate Expenditures:	0		
Returned to County Treasurer:	0		
<b>Total Expenditures:</b>	<b>22,331</b>		

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:</b>	<b>-22,329</b>	<b>98,390</b>	<b>Amount of 06-30-2025 Cash Balance Restricted for LMI</b>
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## Projects For WEBSTER CITY SOUTHWEST URBAN RENEWAL

### LMI Requirement

Description:	Accumulating LMI revenue
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	No

### SW Water Improvement

Description:	Water Main Improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

## Debts/Obligations For WEBSTER CITY SOUTHWEST URBAN RENEWAL

### GOURLEY SUBDIVISION

Debt/Obligation Type:	Rebates
Principal:	221,689
Interest:	0
Total:	221,689
Annual Appropriation?:	No
Date Incurred:	08/01/2002
FY of Last Payment:	2025

## Non-Rebates For WEBSTER CITY SOUTHWEST URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	GOURLEY SUBDIVISION
Tied To Project:	LMI Requirement

TIF Expenditure Amount:	0
Tied To Project:	SW Water Improvement

## Rebates For WEBSTER CITY SOUTHWEST URBAN RENEWAL

### GOURLEY SUBDIVISION

TIF Expenditure Amount:	22,331
Rebate Paid To:	DON GOURLEY
Tied To Debt:	GOURLEY SUBDIVISION
Tied To Project:	SW Water Improvement
Projected Final FY of Rebate:	2015

## Income Housing For WEBSTER CITY SOUTHWEST URBAN RENEWAL

Amount of FY 2025 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	0
<hr/>	
Lots for low and moderate income housing:	0
Construction of low and moderate income housing:	0
Grants, credits or other direct assistance to low and moderate income families:	0
Payments to a low and moderate income housing fund established by the municipality, including matching funds for any state or federal moneys used for such purposes:	0
Other low and moderate income housing assistance:	0

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

The TIF tax was not certified for FY25 as it was thought the agreement had met the time limit. The last payment was to happen June of 2025, payments were made to Gourley's based on the previous year, it was certified in FY26 for reimbursement.

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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: WEBSTER CITY (40G378)  
 Urban Renewal Area: WEBSTER CITY SOUTHWEST URBAN RENEWAL (40022)  
 TIF Taxing District Name: WEBSTER CITY CITY/WEBSTER CITY (WEBSTER CITY) SCH/SW UR TIF INCREM  
 TIF Taxing District Inc. Number: 400155  
 TIF Taxing District Base Year: 2000  
 FY TIF Revenue First Received: 2005  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2021

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2001

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	4,880	8,965,360	0	0	0	8,970,240	0	8,970,240
Taxable	0	2,262	7,723,644	0	0	0	7,725,906	0	7,725,906
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	695,100	7,725,906	0	7,725,906	263,392

FY 2025 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: WEBSTER CITY (40G378)  
 Urban Renewal Area: WEBSTER CITY SOUTHWEST URBAN RENEWAL (40022)  
 TIF Taxing District Name: WEBSTER CITY CITY AG/WEBSTER CITY (WEBSTER CITY) SCH/SW UR TIF INCREM  
 TIF Taxing District Inc. Number: 400157  
 TIF Taxing District Base Year: 2000  
 FY TIF Revenue First Received: 2005  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2021

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2001

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	600,480	0	0	0	0	0	600,480	0	600,480
Taxable	431,367	0	0	0	0	0	431,367	0	431,367
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	267,940	332,540	0	332,540	7,672

FY 2025 TIF Revenue Received: 0

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**TIF Taxing District Data Collection**

Local Government Name: WEBSTER CITY (40G378)  
 Urban Renewal Area: WEBSTER CITY SOUTHWEST URBAN RENEWAL (40022)  
 TIF Taxing District Name: WEBSTER CITY CITY/WEBSTER CITY (WEBSTER CITY) SCH/SW UR AMEND INCREMENT  
 TIF Taxing District Inc. Number: 400171  
 TIF Taxing District Base Year: 2001  
 FY TIF Revenue First Received: 

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2001

  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2021

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	2,953,840	0	0	0	0	2,950,590	0	2,950,590
Taxable	0	1,368,891	0	0	0	0	1,365,641	0	1,365,641
Homestead Credits									6

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	5,856	1,365,641	0	1,365,641	46,557

FY 2025 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: WEBSTER CITY (40G378)  
 Urban Renewal Area: WEBSTER CITY SOUTHWEST URBAN RENEWAL (40022)  
 TIF Taxing District Name: WEBSTER CITY AG/WEBSTER CITY (WEBSTER CITY) SCH/SW UR AMEND INCREMENT  
 TIF Taxing District Inc. Number: 400173  
 TIF Taxing District Base Year: 2001  
 FY TIF Revenue First Received: 

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2001

  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2021

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	185,290	0	0	0	0	0	185,290	0	185,290
Taxable	133,106	0	0	0	0	0	133,106	0	133,106
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	177,190	8,100	0	8,100	187

FY 2025 TIF Revenue Received: 0

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

**TIF Taxing District Data Collection**

Local Government Name: WEBSTER CITY (40G378)  
 Urban Renewal Area: WEBSTER CITY SOUTHWEST URBAN RENEWAL (40022)  
 TIF Taxing District Name: WEBSTER CITY CITY/WEBSTER CITY (WEBSTER CITY) SCH/SW UR  
 AMENDMENT GOURLEY SUBFUND INCREM  
 TIF Taxing District Inc. Number: 400187  
 TIF Taxing District Base Year: 2001  
 FY TIF Revenue First Received: 2005  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District  
 statutorily ends: 2021

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2001

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,732,410	0	0	0	0	1,732,410	0	1,732,410
Taxable	0	802,848	0	0	0	0	802,848	0	802,848
Homestead Credits									4

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	5,828	802,848	0	802,848	27,371

FY 2025 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**Urban Renewal Area Data Collection**

Local Government Name: WEBSTER CITY (40G378)  
 Urban Renewal Area: WEBSTER CITY CITY/WEBSTER CITY SCH/COMMERCIAL UR AREA  
 UR Area Number: 40030

UR Area Creation Date: 11/2011

UR Area Purpose: To stimulate economic development through public improvements including water, sewer and streets and private investments in commercial and industrial development.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
WEBSTER CITY CITY/WEBSTER CITY (WEBSTER CITY) SCH/COMMERCIAL UR AREA FAREWAY SUBFUND INCR	400214	400215	426,692

**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	1,161,750	0	0	0	1,161,750	0	1,161,750
Taxable	0	0	980,090	0	0	0	980,090	0	980,090
Homestead Credits									0
<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:</b>			<b>8,677</b>		<b>0</b>			<b>Amount of 07-01-2024 Cash Balance Restricted for LMI</b>	
TIF Revenue:			14,547						
TIF Sp. Revenue Fund Interest:			0						
Property Tax Replacement Claims			0						
Asset Sales & Loan Repayments:			0						
<b>Total Revenue:</b>			<b>14,547</b>						
Rebate Expenditures:			14,547						
Non-Rebate Expenditures:			0						
Returned to County Treasurer:			0						
<b>Total Expenditures:</b>			<b>14,547</b>						
<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:</b>			<b>8,677</b>		<b>0</b>			<b>Amount of 06-30-2025 Cash Balance Restricted for LMI</b>	

## Projects For WEBSTER CITY CITY/WEBSTER CITY SCH/COMMERCIAL UR AREA

### Fareway Remodel

Description:	Remodel/Expand Existing Grocery Store
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For WEBSTER CITY CITY/WEBSTER CITY SCH/COMMERCIAL UR AREA

### Fareway Stores

Debt/Obligation Type:	Rebates
Principal:	338,800
Interest:	0
Total:	338,800
Annual Appropriation?:	Yes
Date Incurred:	12/05/2011
FY of Last Payment:	2028

## Rebates For WEBSTER CITY CITY/WEBSTER CITY SCH/COMMERCIAL UR AREA

### Fareway Stores

TIF Expenditure Amount:	14,547
Rebate Paid To:	Fareway Stores
Tied To Debt:	Fareway Stores
Tied To Project:	Fareway Remodel
Projected Final FY of Rebate:	2028

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**TIF Taxing District Data Collection**

Local Government Name: WEBSTER CITY (40G378)  
 Urban Renewal Area: WEBSTER CITY CITY/WEBSTER CITY SCH/COMMERCIAL UR AREA (40030)  
 TIF Taxing District Name: WEBSTER CITY CITY/WEBSTER CITY (WEBSTER CITY) SCH/COMMERCIAL UR AREA FAREWAY SUBFUND INCR  
 TIF Taxing District Inc. Number: 400215  
 TIF Taxing District Base Year: 2011  
 FY TIF Revenue First Received: 2015  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2028

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2011

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	1,161,750	0	0	0	1,161,750	0	1,161,750
Taxable	0	0	980,090	0	0	0	980,090	0	980,090
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	634,050	527,700	426,692	101,008	3,444

FY 2025 TIF Revenue Received: 14,547

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**Urban Renewal Area Data Collection**

Local Government Name: WEBSTER CITY (40G378)  
 Urban Renewal Area: WEBSTER CITY 2013 FAIRMEADOW URBAN RENEWAL AREA  
 UR Area Number: 40032

UR Area Creation Date: 08/2013

UR Area Purpose:

**Tax Districts within this Urban Renewal Area**

	Base No.	Increment No.	Increment Value Used
WEBSTER CITY CITY/WEBSTER CITY (WEBSTER CITY) SCH/2013 FAIRMEADOW UR WCF SUB FUND INCREMENT	400226	400227	2,332,584

**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	7,225,880	0	0	0	7,225,880	0	7,225,880
Taxable	0	0	6,314,868	0	0	0	6,314,868	0	6,314,868
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:** **10,042** **0** **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	80,243
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>80,243</b>

Rebate Expenditures:	66,326
Non-Rebate Expenditures:	8,067
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>74,393</b>

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:** **15,892** **0** **Amount of 06-30-2025 Cash Balance Restricted for LMI**

## Projects For WEBSTER CITY 2013 FAIRMEADOW URBAN RENEWAL AREA

### WCF BANK

Description:	NEW BANK
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

### WCF BANK-SEWER

Description:	SEWER ADVANCE
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For WEBSTER CITY 2013 FAIRMEADOW URBAN RENEWAL AREA

### WCF FINANCIAL BANK

Debt/Obligation Type:	Rebates
Principal:	66,326
Interest:	0
Total:	66,326
Annual Appropriation?:	Yes
Date Incurred:	06/01/2015
FY of Last Payment:	2030

### CITY OF WEBSTER CITY

Debt/Obligation Type:	Other Debt
Principal:	8,622
Interest:	0
Total:	8,622
Annual Appropriation?:	Yes
Date Incurred:	06/01/2015
FY of Last Payment:	2030

## **Non-Rebates For WEBSTER CITY 2013 FAIRMEADOW URBAN RENEWAL AREA**

TIF Expenditure Amount:	8,067
Tied To Debt:	CITY OF WEBSTER CITY
Tied To Project:	WCF BANK-SEWER

## **Rebates For WEBSTER CITY 2013 FAIRMEADOW URBAN RENEWAL AREA**

### **401 FAIRMEADOW DRIVE**

TIF Expenditure Amount:	66,326
Rebate Paid To:	WCF FINANANCIAL BANK
Tied To Debt:	WCF FINANCIAL BANK
Tied To Project:	WCF BANK
Projected Final FY of Rebate:	2025

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**TIF Taxing District Data Collection**

Local Government Name: WEBSTER CITY (40G378)  
 Urban Renewal Area: WEBSTER CITY 2013 FAIRMEADOW URBAN RENEWAL AREA (40032)  
 TIF Taxing District Name: WEBSTER CITY CITY/WEBSTER CITY (WEBSTER CITY) SCH/2013  
 FAIRMEADOW UR WCF SUB FUND INCREMENT  
 TIF Taxing District Inc. Number: 400227  
 TIF Taxing District Base Year: 2013  
 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	7,225,880	0	0	0	7,225,880	0	7,225,880
Taxable	0	0	6,314,868	0	0	0	6,314,868	0	6,314,868
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	163,140	6,314,868	2,332,584	3,982,284	135,764

FY 2025 TIF Revenue Received: 80,243

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**Urban Renewal Area Data Collection**

Local Government Name: WEBSTER CITY (40G378)  
 Urban Renewal Area: WEBSTER CITY 2016 INDUSTRIAL URBAN RENEWAL AREA  
 UR Area Number: 40033

UR Area Creation Date: 09/2016

UR Area Purpose: To stimulate economic development through public improvements including water, sewer and streets and private investments in commercial and industrial development

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
WEBSTER CITY CITY/WEBSTER CITY (WEBSTER CITY) SCH/2016 IND UR AREA INCR	400230	400231	0
WEBSTER CITY CITY/WEBSTER CITY (WEBSTER CITY) SCH/2016 IND UR AREA WC CUSTOM MEATS SUB FUND INCR	400232	400233	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	6,201,800	0	0	6,201,800	0	6,201,800
Taxable	0	0	0	3,276,695	0	0	3,276,695	0	3,276,695
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:	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      **Amount of 06-30-2025 Cash Balance Restricted for LMI:** 0

## **Projects For WEBSTER CITY 2016 INDUSTRIAL URBAN RENEWAL AREA**

### **WC CUSTOM MEATS EXPANSION**

Description:	EXPANSION OF MEAT PROCESS FACILITY
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	Yes

## Debts/Obligations For WEBSTER CITY 2016 INDUSTRIAL URBAN RENEWAL AREA

### WC CUSTOM MEATS REBATE

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	11/21/2016
FY of Last Payment:	2027

## Non-Rebates For WEBSTER CITY 2016 INDUSTRIAL URBAN RENEWAL AREA

TIF Expenditure Amount:	0
Tied To Debt:	WC CUSTOM MEATS REBATE
Tied To Project:	WC CUSTOM MEATS EXPANSION

## Rebates For WEBSTER CITY 2016 INDUSTRIAL URBAN RENEWAL AREA

### WC CUSTOM MEATS

TIF Expenditure Amount:	0
Rebate Paid To:	WC CUSTOM MEATS
Tied To Debt:	WC CUSTOM MEATS REBATE
Tied To Project:	WC CUSTOM MEATS EXPANSION
Projected Final FY of Rebate:	2027

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

**TIF Taxing District Data Collection**

Local Government Name: WEBSTER CITY (40G378)  
 Urban Renewal Area: WEBSTER CITY 2016 INDUSTRIAL URBAN RENEWAL AREA (40033)  
 TIF Taxing District Name: WEBSTER CITY CITY/WEBSTER CITY (WEBSTER CITY) SCH/2016 IND UR AREA INCR  
 TIF Taxing District Inc. Number: 400231  
 TIF Taxing District Base Year: 2015  
 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	4,584,910	0	0	4,584,910	0	4,584,910
Taxable	0	0	0	2,392,758	0	0	2,392,758	0	2,392,758
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	0	2,392,758	0	2,392,758	81,574

FY 2025 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: WEBSTER CITY (40G378)  
 Urban Renewal Area: WEBSTER CITY 2016 INDUSTRIAL URBAN RENEWAL AREA (40033)  
 TIF Taxing District Name: WEBSTER CITY CITY/WEBSTER CITY (WEBSTER CITY) SCH/2016 IND UR AREA WC CUSTOM MEATS SUB FUND INCR  
 TIF Taxing District Inc. Number: 400233  
 TIF Taxing District Base Year: 2015  
 FY TIF Revenue First Received: 2018  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	09/2016

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	1,616,890	0	0	1,616,890	0	1,616,890
Taxable	0	0	0	883,937	0	0	883,937	0	883,937
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	1,035,370	581,520	0	581,520	19,825

FY 2025 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**Urban Renewal Area Data Collection**

Local Government Name: WEBSTER CITY (40G378)  
 Urban Renewal Area: 2016 RED BULL DIVISION URBAN RENEWAL AREA  
 UR Area Number: 40034

UR Area Creation Date: 10/2013

UR Area Purpose: To stimulate economic development through public improvements including water, sewer and streets and private investments in commercial and industrial development.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
WEBSTER CITY CITY/WEBSTER CITY (WEBSTER CITY) SCH/2013 RED BULL DIV UR FOX SUBFUND INCR	400224	400225	952,946
WEBSTER CITY CITY/WEBSTER CITY (WEBSTER CITY) SCH/2013 RED BULL DIV UR KENYON SUBFUND INCR	400242	400243	1,441,303

**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	3,110,090	1,867,030	0	0	0	4,977,120	0	4,977,120
Taxable	0	1,441,303	1,549,355	0	0	0	2,990,658	0	2,990,658
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	137,031	0	Amount of 07-01-2024 Cash Balance Restricted for LMI
TIF Revenue:	73,329		
TIF Sp. Revenue Fund Interest:	204		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
<b>Total Revenue:</b>	<b>73,533</b>		
Rebate Expenditures:	32,488		
Non-Rebate Expenditures:	0		
Returned to County Treasurer:	0		
<b>Total Expenditures:</b>	<b>32,488</b>		

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:</b>	<b>178,076</b>	<b>0</b>	<b>Amount of 06-30-2025 Cash Balance Restricted for LMI</b>
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## Projects For 2016 RED BULL DIVISION URBAN RENEWAL AREA

### APPLIANCE PLUS

Description:	PURCHASED OLD SHOPKO BUILDING
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For 2016 RED BULL DIVISION URBAN RENEWAL AREA

### APPLIANCE PLUS

Debt/Obligation Type:	Rebates
Principal:	100,765
Interest:	0
Total:	100,765
Annual Appropriation?:	Yes
Date Incurred:	07/01/2021
FY of Last Payment:	2030

## Rebates For 2016 RED BULL DIVISION URBAN RENEWAL AREA

### APPLIANCE PLUS

TIF Expenditure Amount:	32,488
Rebate Paid To:	APPLIANCE PLUS
Tied To Debt:	APPLIANCE PLUS
Tied To Project:	APPLIANCE PLUS
Projected Final FY of Rebate:	2029

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

**TIF Taxing District Data Collection**

Local Government Name: WEBSTER CITY (40G378)  
 Urban Renewal Area: 2016 RED BULL DIVISION URBAN RENEWAL AREA (40034)  
 TIF Taxing District Name: WEBSTER CITY CITY/WEBSTER CITY (WEBSTER CITY) SCH/2013 RED BULL  
 DIV UR FOX SUBFUND INCR  
 TIF Taxing District Inc. Number: 400225  
 TIF Taxing District Base Year: 2013  
 FY TIF Revenue First Received: 2018  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2028

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2013

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	1,867,030	0	0	0	1,867,030	0	1,867,030
Taxable	0	0	1,549,355	0	0	0	1,549,355	0	1,549,355
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	71,260	1,549,355	952,946	596,409	20,333

FY 2025 TIF Revenue Received: 32,586

**TIF Taxing District Data Collection**

Local Government Name: WEBSTER CITY (40G378)  
 Urban Renewal Area: 2016 RED BULL DIVISION URBAN RENEWAL AREA (40034)  
 TIF Taxing District Name: WEBSTER CITY CITY/WEBSTER CITY (WEBSTER CITY) SCH/2013 RED BULL  
 DIV UR KENYON SUBFUND INCR  
 TIF Taxing District Inc. Number: 400243  
 TIF Taxing District Base Year: 2013  
 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	3,110,090	0	0	0	0	3,110,090	0	3,110,090
Taxable	0	1,441,303	0	0	0	0	1,441,303	0	1,441,303
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	1,020	1,441,303	1,441,303	0	0

FY 2025 TIF Revenue Received: 40,743