

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: IOWA FALLS
 Local Government Number: 42G393

Active Urban Renewal Areas

	U.R. #	# of Tif Taxing Districts
IOWA FALLS URBAN RENEWAL	42001	18
ELLSWORTH NEIBORHOOD DEVELOPMENT URA	42020	1
IOWA FALLS HERITAGE CARE CENTER UR 2021	42022	1

TIF Debt Outstanding: **3,383,568**

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: **390,347** **0** **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	1,356,904	
TIF Sp. Revenue Fund Interest:	0	
Property Tax Replacement Claims	0	
Asset Sales & Loan Repayments:	0	
Total Revenue:	1,356,904	

Rebate Expenditures:	25,000	
Non-Rebate Expenditures:	1,764,478	
Returned to County Treasurer:	0	
Total Expenditures:	1,789,478	

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: **-42,227** **0** **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: **1,636,317**

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Urban Renewal Area Data Collection

Local Government Name: IOWA FALLS (42G393)
 Urban Renewal Area: IOWA FALLS URBAN RENEWAL
 UR Area Number: 42001
 UR Area Creation Date: 01/1989
 UR Area Purpose: See attached plan

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
IOWA FALLS CITY/IF SCH/ORIGINAL UR INCREMENT	420070	420071	8,085,084
IOWA FALLS CITY AG/IF SCH/ORIGINAL UR INCREMENT	420072	420073	0
IOWA FALLS CITY AG/IOWA FALLS SCH/A1 WALMART INCREMENT	420084	420085	0
IOWA FALLS CITY/IOWA FALLS SCH/A1 WALMART INCREMENT	420092	420093	1,837,487
IOWA FALLS CITY/IOWA FALLS SCH/A2 NE IOWA FALLS INCREMENT	420094	420095	18,784,292
IOWA FALLS CITY AG/IOWA FALLS SCH/A2 NE IOWA FALLS INCREMENT	420096	420097	0
IOWA FALLS CITY/IOWA FALLS SCH/A3 AMERICINN INCREMENT	420134	420135	0
IOWA FALLS CITY AG/IOWA FALLS SCH/A4 JENNINGS PARK INCREMENT	420136	420137	0
IOWA FALLS CITY/IOWA FALLS SCH/A8 ETHANOL PLANT INCREMENT	420154	420155	363,036
IOWA FALLS CITY/IOWA FALLS SCH/TIMES CITIZEN 2 INCREMENT	420160	420161	0
IOWA FALLS CITY/IOWA FALLS SCH/CARGILL INCREMENT	420162	420163	0
IOWA FALLS CITY/IOWA FALLS SCH/A9 UR INCREMENT	420170	420171	0
IOWA FALLS CITY AG/IOWA FALLS SCH/A9 UR INCREMENT	420172	420173	0
IOWA FALLS CITY/IF SCH/ H-P,LLC (HOG SLAT 2) INCREMENT	420192	420193	0
IOWA FALLS CITY THEISENS	420196	420197	0
IOWA FALLS A12	420198	420199	0
IOWA FALLS AG A12	420200	420201	0
METAL TECH	420202	420203	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	49,044,180	45,554,300	28,691,280	0	-176,000	122,883,206	0	122,883,206
Taxable	0	22,728,445	33,104,038	24,902,518	0	-176,000	80,328,447	0	80,328,447
Homestead Credits									273

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	390,347	0	Amount of 07-01-2024 Cash Balance Restricted for LMI
TIF Revenue:	1,356,904		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	1,356,904		
Rebate Expenditures:	25,000		
Non-Rebate Expenditures:	1,764,478		
Returned to County Treasurer:	0		
Total Expenditures:	1,789,478		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	-42,227	0	Amount of 06-30-2025 Cash Balance Restricted for LMI
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Projects For IOWA FALLS URBAN RENEWAL

Cargill TIF Rebate

Description:	TIF Rebates to Cargill thru FY18
Classification:	Agribusiness
Physically Complete:	Yes
Payments Complete:	Yes

IFADC Dev Agreement

Description:	Funds to IFADC work within TIF FY20
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

Legal Fees, Publication, Etc.

Description:	Legal and Publication Fees TIF
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

Property Aquisition

Description:	Purchase Dilapidated Property Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Classification:	
Physically Complete:	No
Payments Complete:	No

Wash Ave Bridge Rehab

Description:	Rehab Wash Ave Bridge
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

2014 GO Bond

Description:	Streetscape P/O 2006 ECP Bond
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Chamber Dev. Agreement

Description:	Funds to Chamber work w/in TIF FY20
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

Downtown Incentives

Description:	Downtown Incentives
Classification:	Commercial - office properties
Physically Complete:	No
Payments Complete:	No

South 65 Drainage Project

Description:	Storm Water drainage for business retention
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Crescent/Fremont/Manor

Description:	Road and utility repair
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Metal Tech TIF Rebate

Description:	TIF Rebates to Metal Tech thru FY23
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

Georgetown Trail

Description:	Change trail to accommodate property owner
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

North/River/College/Siloam

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

Spec Bldg Maintenance

Description:	Maintain the Spec Bldg
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	Yes

Streetscape

Description:	Reconstruct Downtown Streets
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

IFADC Spec Bldg

Description:	Spec Bldg
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	Yes

Iowa Falls Development Group

Description:	TIF Rebates to Iowa Falls Development thru 2029
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

Cyd Hustle LLC

Description:	Brewery
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Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	Yes

Nimrod Meats

Description:	Meat Locker
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	Yes

2019 GO Bond

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

Spec Bldg Loan

Description:	Spec Bldg
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	Yes

Chem Nut Inc

Description:	Agriculture
Classification:	Agribusiness
Physically Complete:	Yes
Payments Complete:	Yes

England's Mall

Description:	Rehab Mall/Business Spaces/Roof
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	Yes

Top Flight

Description:	Restaurant/Entertainment Venue
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	Yes

Heritage Estates

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

Debts/Obligations For IOWA FALLS URBAN RENEWAL

Internal Loans

Debt/Obligation Type:	Internal Loans
Principal:	981,662
Interest:	0
Total:	981,662
Annual Appropriation?:	No
Date Incurred:	06/27/2011
FY of Last Payment:	2029

2014 GO Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	995,000
Interest:	41,755
Total:	1,036,755
Annual Appropriation?:	No
Date Incurred:	09/26/2014
FY of Last Payment:	2026

2017 Loan

Debt/Obligation Type:	Other Debt
Principal:	30,355
Interest:	4,888
Total:	35,243
Annual Appropriation?:	No
Date Incurred:	07/13/2017
FY of Last Payment:	2027

Metal Tech

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	05/16/2016
FY of Last Payment:	2025

S. Drainage Internal Loan

Debt/Obligation Type:	Internal Loans
Principal:	91,908
Interest:	0
Total:	91,908
Annual Appropriation?:	No
Date Incurred:	07/01/2017
FY of Last Payment:	2027

Iowa Falls Development Group

Debt/Obligation Type:	Rebates
Principal:	25,000
Interest:	0
Total:	25,000
Annual Appropriation?:	No
Date Incurred:	04/17/2017
FY of Last Payment:	2029

2019 GO Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,000,000
Interest:	213,000
Total:	1,213,000
Annual Appropriation?:	No
Date Incurred:	07/02/2019
FY of Last Payment:	2034

Non-Rebates For IOWA FALLS URBAN RENEWAL

TIF Expenditure Amount:	518,615
Tied To Debt:	2014 GO Bond
Tied To Project:	2014 GO Bond
TIF Expenditure Amount:	50,000
Tied To Debt:	Internal Loans
Tied To Project:	IFADC Dev Agreement
TIF Expenditure Amount:	14,976
Tied To Debt:	Internal Loans
Tied To Project:	Legal Fees, Publication, Etc.
TIF Expenditure Amount:	0
Tied To Debt:	Internal Loans
Tied To Project:	Property Aquisition
TIF Expenditure Amount:	0
Tied To Debt:	Internal Loans
Tied To Project:	Wash Ave Bridge Rehab
TIF Expenditure Amount:	13,686
Tied To Debt:	Internal Loans
Tied To Project:	Chamber Dev. Agreement
TIF Expenditure Amount:	0
Tied To Debt:	Internal Loans
Tied To Project:	Downtown Incentives
TIF Expenditure Amount:	91,908
Tied To Debt:	S. Drainage Internal Loan
Tied To Project:	South 65 Drainage Project
TIF Expenditure Amount:	35,243
Tied To Debt:	Internal Loans
Tied To Project:	Crescent/Fremont/Manor
TIF Expenditure Amount:	0
Tied To Debt:	Internal Loans
Tied To Project:	North/River/College/Siloam
TIF Expenditure Amount:	0
Tied To Debt:	Internal Loans
Tied To Project:	Georgetown Trail
TIF Expenditure Amount:	0
Tied To Debt:	Internal Loans
Tied To Project:	Spec Bldg Maintenance
TIF Expenditure Amount:	0
Tied To Debt:	Internal Loans
Tied To Project:	IFADC Spec Bldg
TIF Expenditure Amount:	0
Tied To Debt:	Internal Loans
Tied To Project:	Cyd Hustle LLC
TIF Expenditure Amount:	138,550
Tied To Debt:	2019 GO Bond
Tied To Project:	2019 GO Bond
TIF Expenditure Amount:	0

Tied To Debt:	Internal Loans
Tied To Project:	Spec Bldg Loan
TIF Expenditure Amount:	0
Tied To Debt:	Internal Loans
Tied To Project:	Nimrod Meats
TIF Expenditure Amount:	0
Tied To Debt:	Internal Loans
Tied To Project:	Chem Nut Inc
TIF Expenditure Amount:	700,000
Tied To Debt:	Internal Loans
Tied To Project:	England's Mall
TIF Expenditure Amount:	200,000
Tied To Debt:	Internal Loans
Tied To Project:	Top Flight
TIF Expenditure Amount:	1,500
Tied To Debt:	Internal Loans
Tied To Project:	Heritage Estates

Rebates For IOWA FALLS URBAN RENEWAL

1050 Brooks Rd

TIF Expenditure Amount:	0
Rebate Paid To:	Metal Tech
Tied To Debt:	Metal Tech
Tied To Project:	Metal Tech TIF Rebate
Projected Final FY of Rebate:	2025

3027 Autumn Leave, Green Bay, WI

TIF Expenditure Amount:	25,000
Rebate Paid To:	Iowa Falls Development Group
Tied To Debt:	Iowa Falls Development Group
Tied To Project:	Iowa Falls Development Group
Projected Final FY of Rebate:	2029

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TIF Taxing District Data Collection

Local Government Name: IOWA FALLS (42G393)
 Urban Renewal Area: IOWA FALLS URBAN RENEWAL (42001)
 TIF Taxing District Name: IOWA FALLS CITY/IF SCH/ORIGINAL UR INCREMENT
 TIF Taxing District Inc. Number: 420071
 TIF Taxing District Base Year: 1988
 FY TIF Revenue First Received: 1990
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	01/1989

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	2,910,460	20,521,060	11,958,970	0	-4,000	35,366,990	0	35,366,990
Taxable	0	1,348,790	15,517,240	10,167,313	0	-4,000	27,009,843	0	27,009,843
Homestead Credits									16

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	8,934,735	26,436,255	8,085,084	18,351,171	639,558

FY 2025 TIF Revenue Received: 1,356,904

TIF Taxing District Data Collection

Local Government Name: IOWA FALLS (42G393)
 Urban Renewal Area: IOWA FALLS URBAN RENEWAL (42001)
 TIF Taxing District Name: IOWA FALLS CITY AG/IF SCH/ORIGINAL UR INCREMENT
 TIF Taxing District Inc. Number: 420073
 TIF Taxing District Base Year: 1988
 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	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	496,690	0	0	0	0

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: IOWA FALLS (42G393)
 Urban Renewal Area: IOWA FALLS URBAN RENEWAL (42001)
 TIF Taxing District Name: IOWA FALLS CITY AG/IOWA FALLS SCH/A1 WALMART INCREMENT
 TIF Taxing District Inc. Number: 420085
 TIF Taxing District Base Year: 1989
 FY TIF Revenue First Received: 1990
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	01/1990

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	30,245	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: IOWA FALLS (42G393)
 Urban Renewal Area: IOWA FALLS URBAN RENEWAL (42001)
 TIF Taxing District Name: IOWA FALLS CITY/IOWA FALLS SCH/A1 WALMART INCREMENT
 TIF Taxing District Inc. Number: 420093
 TIF Taxing District Base Year: 1989
 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	3,377,200	0	0	0	3,377,200	0	3,377,200
Taxable	0	0	2,973,994	0	0	0	2,973,994	0	2,973,994
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	0	2,973,994	1,837,487	1,136,507	39,608

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: IOWA FALLS (42G393)
 Urban Renewal Area: IOWA FALLS URBAN RENEWAL (42001)
 TIF Taxing District Name: IOWA FALLS CITY/IOWA FALLS SCH/A2 NE IOWA FALLS INCREMENT
 TIF Taxing District Inc. Number: 420095
 TIF Taxing District Base Year: 1992
 FY TIF Revenue First Received: 1993
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	01/1993

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	46,133,720	21,656,040	2,588,640	0	-172,000	69,995,346	0	69,995,346
Taxable	0	21,379,655	14,612,804	2,071,378	0	-172,000	37,680,783	0	37,680,783
Homestead Credits									257

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	21,959,645	37,680,783	18,784,292	18,896,491	658,563

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: IOWA FALLS (42G393)
 Urban Renewal Area: IOWA FALLS URBAN RENEWAL (42001)
 TIF Taxing District Name: IOWA FALLS CITY AG/IOWA FALLS SCH/A2 NE IOWA FALLS INCREMENT
 TIF Taxing District Inc. Number: 420097
 TIF Taxing District Base Year: 1992
 FY TIF Revenue First Received: 1993
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	01/1993

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	327,645	0	0	0	0

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: IOWA FALLS (42G393)
 Urban Renewal Area: IOWA FALLS URBAN RENEWAL (42001)
 TIF Taxing District Name: IOWA FALLS CITY/IOWA FALLS SCH/A3 AMERICINN INCREMENT
 TIF Taxing District Inc. Number: 420135
 TIF Taxing District Base Year: 1998
 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	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	1,317,802	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: IOWA FALLS (42G393)
 Urban Renewal Area: IOWA FALLS URBAN RENEWAL (42001)
 TIF Taxing District Name: IOWA FALLS CITY AG/IOWA FALLS SCH/A4 JENNINGS PARK INCREMENT
 TIF Taxing District Inc. Number: 420137
 TIF Taxing District Base Year: 1999
 FY TIF Revenue First Received: 2000
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2020

UR Designation	
Slum	No
Blighted	No
Economic Development	01/2000

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	50,465	0	0	0	0

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: IOWA FALLS (42G393)
 Urban Renewal Area: IOWA FALLS URBAN RENEWAL (42001)
 TIF Taxing District Name: IOWA FALLS CITY/IOWA FALLS SCH/A8 ETHANOL PLANT INCREMENT
 TIF Taxing District Inc. Number: 420155
 TIF Taxing District Base Year: 2003
 FY TIF Revenue First Received: 2005
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2025

UR Designation	
Slum	No
Blighted	No
Economic Development	01/2005

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	14,143,670	0	0	14,143,670	0	14,143,670
Taxable	0	0	0	12,663,827	0	0	12,663,827	0	12,663,827
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	124,900	12,663,827	363,036	12,300,791	428,696

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: IOWA FALLS (42G393)
 Urban Renewal Area: IOWA FALLS URBAN RENEWAL (42001)
 TIF Taxing District Name: IOWA FALLS CITY/IOWA FALLS SCH/TIMES CITIZEN 2 INCREMENT
 TIF Taxing District Inc. Number: 420161
 TIF Taxing District Base Year: 1988
 FY TIF Revenue First Received: 1989
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	01/1989

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	4,640	0	0	0	0

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: IOWA FALLS (42G393)
 Urban Renewal Area: IOWA FALLS URBAN RENEWAL (42001)
 TIF Taxing District Name: IOWA FALLS CITY/IOWA FALLS SCH/CARGILL INCREMENT
 TIF Taxing District Inc. Number: 420163
 TIF Taxing District Base Year: 1988
 FY TIF Revenue First Received: 1989
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	01/1989

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	41,400	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: IOWA FALLS (42G393)
 Urban Renewal Area: IOWA FALLS URBAN RENEWAL (42001)
 TIF Taxing District Name: IOWA FALLS CITY/IOWA FALLS SCH/A9 UR INCREMENT
 TIF Taxing District Inc. Number: 420171
 TIF Taxing District Base Year: 2007
 FY TIF Revenue First Received: 2013
 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	2,554,760	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: IOWA FALLS (42G393)
 Urban Renewal Area: IOWA FALLS URBAN RENEWAL (42001)
 TIF Taxing District Name: IOWA FALLS CITY AG/IOWA FALLS SCH/A9 UR INCREMENT
 TIF Taxing District Inc. Number: 420173
 TIF Taxing District Base Year: 2007
 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	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	3,760	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: IOWA FALLS (42G393)
 Urban Renewal Area: IOWA FALLS URBAN RENEWAL (42001)
 TIF Taxing District Name: IOWA FALLS CITY/IF SCH/ H-P,LLC (HOG SLAT 2) INCREMENT
 TIF Taxing District Inc. Number: 420193
 TIF Taxing District Base Year: 2010
 FY TIF Revenue First Received: 2001
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2021

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	236,040	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: IOWA FALLS (42G393)
 Urban Renewal Area: IOWA FALLS URBAN RENEWAL (42001)
 TIF Taxing District Name: IOWA FALLS CITY THEISENS
 TIF Taxing District Inc. Number: 420197
 TIF Taxing District Base Year: 2012
 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	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	12,760	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: IOWA FALLS (42G393)
 Urban Renewal Area: IOWA FALLS URBAN RENEWAL (42001)
 TIF Taxing District Name: IOWA FALLS A12
 TIF Taxing District Inc. Number: 420199
 TIF Taxing District Base Year: 2012
 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	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	26,265,230	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: IOWA FALLS (42G393)
 Urban Renewal Area: IOWA FALLS URBAN RENEWAL (42001)
 TIF Taxing District Name: IOWA FALLS AG A12
 TIF Taxing District Inc. Number: 420201
 TIF Taxing District Base Year: 2012
 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	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	39,750	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: IOWA FALLS (42G393)
 Urban Renewal Area: IOWA FALLS URBAN RENEWAL (42001)
 TIF Taxing District Name: METAL TECH
 TIF Taxing District Inc. Number: 420203
 TIF Taxing District Base Year: 2014
 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	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	6,712	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: IOWA FALLS (42G393)
 Urban Renewal Area: ELLSWORTH NEIBORHOOD DEVELOPMENT URA
 UR Area Number: 42020

UR Area Creation Date:

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
ELLSWORTH DEVELOPMENT INCREMENT	420212	420213	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 ELLSWORTH NEIBORHOOD DEVELOPMENT URA

Ellsworth Neighborhood Development

Description:	Develop condos/apartments/other housing
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For ELLSWORTH NEIBORHOOD DEVELOPMENT URA

Internal Loans

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	06/27/2011
FY of Last Payment:	2029

Non-Rebates For ELLSWORTH NEIBORHOOD DEVELOPMENT URA

TIF Expenditure Amount:	0
Tied To Debt:	Internal Loans
Tied To Project:	Ellsworth Neighborhood Development

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: IOWA FALLS (42G393)
 Urban Renewal Area: ELLSWORTH NEIBORHOOD DEVELOPMENT URA (42020)
 TIF Taxing District Name: ELLSWORTH DEVELOPMENT INCREMENT
 TIF Taxing District Inc. Number: 420213
 TIF Taxing District Base Year: 2015
 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	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	386,600	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: IOWA FALLS (42G393)
 Urban Renewal Area: IOWA FALLS HERITAGE CARE CENTER UR 2021
 UR Area Number: 42022

UR Area Creation Date:

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
IOWA FALLS CITY/IF SCH/HERITAGE CARE CENTER UR PLAN INCREMENT	420226	420227	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	1,109,670	0	0	0	0	1,109,670	0	1,109,670
Taxable	0	514,252	0	0	0	0	514,252	0	514,252
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**

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: IOWA FALLS (42G393)
 Urban Renewal Area: IOWA FALLS HERITAGE CARE CENTER UR 2021 (42022)
 TIF Taxing District Name: IOWA FALLS CITY/IF SCH/HERITAGE CARE CENTER UR PLAN INCREMENT
 TIF Taxing District Inc. Number: 420227
 TIF Taxing District Base Year: 0
 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	1,109,670	0	0	0	0	1,109,670	0	1,109,670
Taxable	0	514,252	0	0	0	0	514,252	0	514,252
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	1,109,670	0	0	0	0

FY 2025 TIF Revenue Received: 0