

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: MISSOURI VALLEY
 Local Government Number: 43G404

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
MISSOURI VALLEY WEST INTERSTATE URBAN RENEWAL	43003	2
MISSOURI VALLEY SOUTH URBAN RENEWAL	43006	2
MISSOURI VALLEY 2014 URBAN RENEWAL AREA	43013	3

TIF Debt Outstanding: **0**

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	0	0	Amount of 07-01-2024 Cash Balance Restricted for LMI
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TIF Revenue:	0
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	0

Rebate Expenditures:	0
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	0

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	0	0	Amount of 06-30-2025 Cash Balance Restricted for LMI
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Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: **0**

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Urban Renewal Area Data Collection

Local Government Name: MISSOURI VALLEY (43G404)
 Urban Renewal Area: MISSOURI VALLEY WEST INTERSTATE URBAN RENEWAL
 UR Area Number: 43003

UR Area Creation Date: 06/1995

UR Area Purpose: To promote economic development, to stimulate private investments in commercial and industrial development; facilitate the use of TIF in support of industrial development by Carry-On Trailer Corporation.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
MO VALLEY CITY/MO VALLEY SCH/MO VALLEY WEST INTERSTATE TIF INCREM	430090	430092	0
MO VALLEY CITY AG/MO VALLEY SCH/MO VALLEY WEST INTERSTATE TIF INCREM	430091	430093	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	240,650	124,089	12,862,351	1,685,500	0	0	14,912,590	0	14,912,590
Taxable	172,876	57,507	10,939,169	1,451,465	0	0	12,621,017	0	12,621,017
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 MISSOURI VALLEY WEST INTERSTATE URBAN RENEWAL

West-I water & sewer extention

Description:	extend water and sewer lines west along Hwy 30
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Carry-On Trailer

Description:	water and sewer lines to Carry-on
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For MISSOURI VALLEY WEST INTERSTATE URBAN RENEWAL

2012A G.O. Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	04/25/2012
FY of Last Payment:	2016

Non-Rebates For MISSOURI VALLEY WEST INTERSTATE URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	2012A G.O. Bond
Tied To Project:	West-I water & sewer extention
TIF Expenditure Amount:	0
Tied To Debt:	2012A G.O. Bond
Tied To Project:	Carry-On Trailer

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TIF Taxing District Data Collection

Local Government Name:	MISSOURI VALLEY (43G404)
Urban Renewal Area:	MISSOURI VALLEY WEST INTERSTATE URBAN RENEWAL (43003)
TIF Taxing District Name:	MO VALLEY CITY/MO VALLEY SCH/MO VALLEY WEST INTERSTATE TIF INCREM
TIF Taxing District Inc. Number:	430092
TIF Taxing District Base Year:	1994
FY TIF Revenue First Received:	1996
Subject to a Statutory end date?	No

UR Designation	
Slum	07/1995
Blighted	07/1995
Economic Development	07/1995

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	124,089	12,862,351	1,685,500	0	0	14,671,940	0	14,671,940
Taxable	0	57,507	10,939,169	1,451,465	0	0	12,448,141	0	12,448,141
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	1,218,413	12,448,141	0	12,448,141	410,546

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	MISSOURI VALLEY (43G404)
Urban Renewal Area:	MISSOURI VALLEY WEST INTERSTATE URBAN RENEWAL (43003)
TIF Taxing District Name:	MO VALLEY CITY AG/MO VALLEY SCH/MO VALLEY WEST INTERSTATE TIF INCREM
TIF Taxing District Inc. Number:	430093
TIF Taxing District Base Year:	1994
FY TIF Revenue First Received:	1996
Subject to a Statutory end date?	No

UR Designation	
Slum	07/1995
Blighted	07/1995
Economic Development	07/1995

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	240,650	0	0	0	0	0	240,650	0	240,650
Taxable	172,876	0	0	0	0	0	172,876	0	172,876
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	132,732	107,918	0	107,918	2,237

FY 2025 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: MISSOURI VALLEY (43G404)
 Urban Renewal Area: MISSOURI VALLEY SOUTH URBAN RENEWAL
 UR Area Number: 43006

UR Area Creation Date: 07/1994

UR Area Purpose: Promote economic development, to stimulate private investments in commercial and industrial development.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
MO VALLEY CITY/MO VALLEY SCH/MO VALLEY SOUTH TIF INCREM	430084	430085	0
MO VALLEY CITY AG/MO VALLEY SCH/MO VALLEY SOUTH TIF INCREM	430087	430086	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	322,910	8,484,322	14,120,068	1,724,540	0	-24,000	24,614,840	0	24,614,840
Taxable	231,969	3,931,863	9,876,232	1,303,933	0	-24,000	15,306,997	0	15,306,997
Homestead Credits									40

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

TIF Revenue:	0
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	0
Rebate Expenditures:	0
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	0

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

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TIF Taxing District Data Collection

Local Government Name: MISSOURI VALLEY (43G404)
 Urban Renewal Area: MISSOURI VALLEY SOUTH URBAN RENEWAL (43006)
 TIF Taxing District Name: MO VALLEY CITY/MO VALLEY SCH/MO VALLEY SOUTH TIF INCREM
 TIF Taxing District Inc. Number: 430085
 TIF Taxing District Base Year: 1993
 FY TIF Revenue First Received: 1995
 Subject to a Statutory end date? No

UR Designation	
Slum	07/1994
Blighted	07/1994
Economic Development	07/1994

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	8,484,322	14,120,068	1,724,540	0	-24,000	24,291,930	0	24,291,930
Taxable	0	3,931,863	9,876,232	1,303,933	0	-24,000	15,075,028	0	15,075,028
Homestead Credits									40

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	6,130,509	15,075,028	0	15,075,028	497,182

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: MISSOURI VALLEY (43G404)
 Urban Renewal Area: MISSOURI VALLEY SOUTH URBAN RENEWAL (43006)
 TIF Taxing District Name: MO VALLEY CITY AG/MO VALLEY SCH/MO VALLEY SOUTH TIF INCREM
 TIF Taxing District Inc. Number: 430086
 TIF Taxing District Base Year: 1993
 FY TIF Revenue First Received: 1995
 Subject to a Statutory end date? No

UR Designation	
Slum	07/1994
Blighted	07/1994
Economic Development	07/1994

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	322,910	0	0	0	0	0	322,910	0	322,910
Taxable	231,969	0	0	0	0	0	231,969	0	231,969
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	97,781	225,129	0	225,129	4,667

FY 2025 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: MISSOURI VALLEY (43G404)
 Urban Renewal Area: MISSOURI VALLEY 2014 URBAN RENEWAL AREA
 UR Area Number: 43013

UR Area Creation Date: 01/2014

UR Area Purpose: To promote new residential development and the corresponding construction of public infrastructure.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
MO VALLEY CITY/MO VALLEY SCH/MV UR AREA/LONGVIEW INCREMENT	430122	430123	0
ST JOHN TWP/MO VALLEY SCH/MV UR AREA/LONGVIEW INCREMENT	430124	430125	0
MO VALLEY CITY/MO VALLEY SCH/MV UR 2014/TAMARACK INCREMENT	430130	430131	0

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	7,667,345	79,865	0	0	-4,000	7,739,960	0	7,739,960
Taxable	0	3,553,264	37,012	0	0	-4,000	3,583,026	0	3,583,026
Homestead Credits									6

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 MISSOURI VALLEY 2014 URBAN RENEWAL AREA

Longview Townhome Dev

Description:	rebate agreement for ten-unit townhome complex
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For MISSOURI VALLEY 2014 URBAN RENEWAL AREA

Longview Developer Agreement

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	04/04/2014
FY of Last Payment:	2023

Rebates For MISSOURI VALLEY 2014 URBAN RENEWAL AREA

Longview Townhomes

TIF Expenditure Amount:	0
Rebate Paid To:	Longview Townhomes
Tied To Debt:	Longview Developer Agreement
Tied To Project:	Longview Townhome Dev
Projected Final FY of Rebate:	2026

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TIF Taxing District Data Collection

Local Government Name: MISSOURI VALLEY (43G404)
 Urban Renewal Area: MISSOURI VALLEY 2014 URBAN RENEWAL AREA (43013)
 TIF Taxing District Name: MO VALLEY CITY/MO VALLEY SCH/MV UR AREA/LONGVIEW INCREMENT
 TIF Taxing District Inc. Number: 430123
 TIF Taxing District Base Year: 2013
 FY TIF Revenue First Received: 2017
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2027

UR Designation	
Slum	No
Blighted	No
Economic Development	01/2014

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	5,357,930	0	0	0	0	5,357,930	0	5,357,930
Taxable	0	2,483,016	0	0	0	0	2,483,016	0	2,483,016
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	2,697,785	2,483,016	0	2,483,016	81,891

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: MISSOURI VALLEY (43G404)
 Urban Renewal Area: MISSOURI VALLEY 2014 URBAN RENEWAL AREA (43013)
 TIF Taxing District Name: ST JOHN TWP/MO VALLEY SCH/MV UR AREA/LONGVIEW INCREMENT
 TIF Taxing District Inc. Number: 430125
 TIF Taxing District Base Year: 2013
 FY TIF Revenue First Received: 2017
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2027

UR Designation	
Slum	No
Blighted	No
Economic Development	01/2014

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	690,175	79,865	0	0	0	766,790	0	766,790
Taxable	0	319,848	37,012	0	0	0	353,610	0	353,610
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	270,085	353,610	0	353,610	7,630

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: MISSOURI VALLEY (43G404)
 Urban Renewal Area: MISSOURI VALLEY 2014 URBAN RENEWAL AREA (43013)
 TIF Taxing District Name: MO VALLEY CITY/MO VALLEY SCH/MV UR 2014/TAMARACK INCREMENT
 TIF Taxing District Inc. Number: 430131

TIF Taxing District Base Year:	2014		UR Designation	
FY TIF Revenue First Received:		Slum	No	
Subject to a Statutory end date?	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	1,619,240	0	0	0	-4,000	1,615,240	0	1,615,240
Taxable	0	750,400	0	0	0	-4,000	746,400	0	746,400
Homestead Credits									4

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	47,851	746,400	0	746,400	24,617

FY 2025 TIF Revenue Received: 0