

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

**Levy Authority Summary**

Local Government Name: DAKOTA CITY  
 Local Government Number: 46G427

**Active Urban Renewal Areas**

DAKOTA CITY/DAKOTA HEIGHTS URA

**U.R. # of Tif Taxing  
 # Districts**  
 46013 2

**TIF Debt Outstanding: 147,350**

|   |          |          |   |
|---|----------|----------|---|
| <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:                    | 41,184        |  |  |
| TIF Sp. Revenue Fund Interest:  | 0             |  |  |
| Property Tax Replacement Claims | 0             |  |  |
| Asset Sales & Loan Repayments:  | 0             |  |  |
| <b>Total Revenue:</b>           | <b>41,184</b> |  |  |

|                               |               |  |  |
|-------------------------------|---------------|--|--|
| Rebate Expenditures:          | 0             |  |  |
| Non-Rebate Expenditures:      | 30,000        |  |  |
| Returned to County Treasurer: | 0             |  |  |
| <b>Total Expenditures:</b>    | <b>30,000</b> |  |  |

|   |               |          |   |
|---|---------------|----------|---|
| <b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:</b> | <b>11,184</b> | <b>0</b> | <b>Amount of 06-30-2025 Cash Balance Restricted for LMI</b> |
|---|---------------|----------|---|

**Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 106,166**

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**Urban Renewal Area Data Collection**

Local Government Name: DAKOTA CITY (46G427)  
 Urban Renewal Area: DAKOTA CITY/DAKOTA HEIGHTS URA  
 UR Area Number: 46013

UR Area Creation Date: 07/2013

UR Area Purpose: The City's primary objective in the Urban Renewal Area is 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 |
|--|----------|---------------|----------------------|
| DAKOTA CITY/HCS/DAKOTA HEIGHTS-TIF INC       | 460119   | 460120        | 1,385,350            |
| DAKOTA CITY AG/HCS/DAKOTA HEIGHTS-TIF INC    | 460121   | 460122        | 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          | 470          | 2,878,230   | 111,120    | 0          | 0     | 0        | 2,989,820 | 0                    | 2,989,820 |
| Taxable           | 338          | 1,333,853   | 51,497     | 0          | 0     | 0        | 1,385,688 | 0                    | 1,385,688 |
| Homestead Credits |              |             |            |            |       |          |           |                      | 4         |

**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:                    | 41,184        |
| TIF Sp. Revenue Fund Interest:  | 0             |
| Property Tax Replacement Claims | 0             |
| Asset Sales & Loan Repayments:  | 0             |
| <b>Total Revenue:</b>           | <b>41,184</b> |

|                               |               |
|-------------------------------|---------------|
| Rebate Expenditures:          | 0             |
| Non-Rebate Expenditures:      | 30,000        |
| Returned to County Treasurer: | 0             |
| <b>Total Expenditures:</b>    | <b>30,000</b> |

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:** 11,184      0      **Amount of 06-30-2025 Cash Balance Restricted for LMI**

## Projects For DAKOTA CITY/DAKOTA HEIGHTS URA

### Dakota Heights Subdivision Infrastructure

|                      |  |
|----------------------|--|
| Description:         | Installation of utilities and construction of streets in the<br>Dakota Heights subdivision |
| Classification:      | Roads, Bridges & Utilities   |
| Physically Complete: | Yes  |
| Payments Complete:   | No   |

## Debts/Obligations For DAKOTA CITY/DAKOTA HEIGHTS URA

### Internal Loan-Dakota Heighs

|                        |                |
|------------------------|----------------|
| Debt/Obligation Type:  | Internal Loans |
| Principal:             | 147,350        |
| Interest:              | 0              |
| Total:                 | 147,350        |
| Annual Appropriation?: | No             |
| Date Incurred:         | 12/09/2015     |
| FY of Last Payment:    | 2032           |

## Non-Rebates For DAKOTA CITY/DAKOTA HEIGHTS URA

|                         |  |
|-------------------------|--|
| TIF Expenditure Amount: | 30,000                                       |
| Tied To Debt:           | Internal Loan-Dakota Heights                 |
| Tied To Project:        | Dakota Heights Subdivision<br>Infrastructure |

## Income Housing For DAKOTA CITY/DAKOTA HEIGHTS URA

|  |       |
|--|-------|
| 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:  | 3,000 |

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**TIF Taxing District Data Collection**

Local Government Name: DAKOTA CITY (46G427)  
 Urban Renewal Area: DAKOTA CITY/DAKOTA HEIGHTS URA (46013)  
 TIF Taxing District Name: DAKOTA CITY/HCS/DAKOTA HEIGHTS-TIF INC  
 TIF Taxing District Inc. Number: 460120  
 TIF Taxing District Base Year: 2013  
 FY TIF Revenue First Received: 2018  
 Subject to a Statutory end date? No

| UR Designation       |         |
|----------------------|---------|
| Slum                 | No      |
| Blighted             | No      |
| Economic Development | 07/2013 |

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            | 2,878,230   | 111,120    | 0          | 0     | 0        | 2,989,350 | 0                    | 2,989,350 |
| Taxable           | 0            | 1,333,853   | 51,497     | 0          | 0     | 0        | 1,385,350 | 0                    | 1,385,350 |
| Homestead Credits |              |             |            |            |       |          |           |                      | 4         |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 10,011            | 1,385,350           | 1,385,350      | 0                  | 0                          |

FY 2025 TIF Revenue Received: 41,184

**TIF Taxing District Data Collection**

Local Government Name: DAKOTA CITY (46G427)  
 Urban Renewal Area: DAKOTA CITY/DAKOTA HEIGHTS URA (46013)  
 TIF Taxing District Name: DAKOTA CITY AG/HCS/DAKOTA HEIGHTS-TIF INC  
 TIF Taxing District Inc. Number: 460122  
 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 | 07/2013 |

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

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total | Gas/Electric Utility | Total |
|-------------------|--------------|-------------|------------|------------|-------|----------|-------|----------------------|-------|
| Assessed          | 470          | 0           | 0          | 0          | 0     | 0        | 470   | 0                    | 470   |
| Taxable           | 338          | 0           | 0          | 0          | 0     | 0        | 338   | 0                    | 338   |
| Homestead Credits |              |             |            |            |       |          |       |                      | 0     |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 21,458            | 0                   | 0              | 0                  | 0                          |

FY 2025 TIF Revenue Received: 0