

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

**Levy Authority Summary**

Local Government Name: IDA GROVE  
 Local Government Number: 47G440

**Active Urban Renewal Areas**

IDA GROVE CONSOLIDATED AREA

**U.R. # of Tif Taxing  
# Districts**  
47099 5

**TIF Debt Outstanding: 1,657,135**

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:</b>	<b>154,195</b>	<b>119,744</b>	<b>Amount of 07-01-2024 Cash Balance Restricted for LMI</b>
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TIF Revenue:	256,675
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>256,675</b>

Rebate Expenditures:	30,500
Non-Rebate Expenditures:	215,231
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>245,731</b>

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:</b>	<b>165,139</b>	<b>116,848</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: 1,246,265**

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**Urban Renewal Area Data Collection**

Local Government Name: IDA GROVE (47G440)  
 Urban Renewal Area: IDA GROVE CONSOLIDATED AREA  
 UR Area Number: 47099

UR Area Creation Date: 12/2011

The Urban Renewal Plan has been developed to help local officials promote economic development in the City of Ida Grove. The primary goal of the plan is to stimulate, through public involvement and commitment, private investments.

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
IDA GROVE CITY/ODEBOLT ARTHUR BCIG SCH UR WEST TIF INCREM	470060	470050	0
IDA GROVE CITY AG/ODEBOLT ARTHUR BCIG SCH/IDA GROVE CITY AG UR WEST TIF INCREM	470063	470053	0
IDA GROVE CITY/ODEBOLT ARTHUR BCIG /IDA GROVE CITY UR SOUTH INCREM	470090	470091	302,788
IDA GROVE CITY/ODEBOLT ARTHUR BCIG SCH/IDA GROVE UR SOUTH 1 INCRE	470095	470096	1,074,949
IDAGROVE CITY/OABCIG SCH/IG UR SOUTH	470099	470100	7,700,529

**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	34,725,024	18,749,700	0	0	-120,000	53,211,724	0	53,211,724
Taxable	0	16,092,559	14,704,267	0	0	-120,000	30,533,826	0	30,533,826
Homestead Credits									114

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	154,195	119,744	Amount of 07-01-2024 Cash Balance Restricted for LMI
TIF Revenue:	256,675		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
<b>Total Revenue:</b>	<b>256,675</b>		
Rebate Expenditures:	30,500		
Non-Rebate Expenditures:	215,231		
Returned to County Treasurer:	0		
<b>Total Expenditures:</b>	<b>245,731</b>		

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:</b>	<b>165,139</b>	<b>116,848</b>	<b>Amount of 06-30-2025 Cash Balance Restricted for LMI</b>
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## Projects For IDA GROVE CONSOLIDATED AREA

### Ridgeview GO Bond

Description:	Infrastructure for new subdivision
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

### Assisted Living Rebate

Description:	Assisted Living Facility was constructed to provide housing options for older residents
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

### City Hall GO Bond

Description:	Construction of New City Hall
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For IDA GROVE CONSOLIDATED AREA

### Ridgeview GO Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	32,867
Interest:	2,062
Total:	34,929
Annual Appropriation?:	No
Date Incurred:	10/17/2011
FY of Last Payment:	2026

### Assisted Living Rebate

Debt/Obligation Type:	Rebates
Principal:	614,674
Interest:	0
Total:	614,674
Annual Appropriation?:	Yes
Date Incurred:	01/01/2012
FY of Last Payment:	2027

### LMI Obligation Outstanding - Ridgeview

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	116,848
Interest:	0
Total:	116,848
Annual Appropriation?:	No
Date Incurred:	10/17/2011
FY of Last Payment:	2027

### City Hall Construction

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	890,684
Total:	890,684
Annual Appropriation?:	Yes
Date Incurred:	02/21/2023
FY of Last Payment:	2040

## Non-Rebates For IDA GROVE CONSOLIDATED AREA

TIF Expenditure Amount:	2,896
Tied To Debt:	LMI Obligation Outstanding - Ridgeview
Tied To Project:	Ridgeview GO Bond
TIF Expenditure Amount:	7,907
Tied To Debt:	Ridgeview GO Bond
Tied To Project:	Ridgeview GO Bond
TIF Expenditure Amount:	204,428
Tied To Debt:	City Hall Construction
Tied To Project:	City Hall GO Bond

## Rebates For IDA GROVE CONSOLIDATED AREA

### 800 Byron Godbersen Drive

TIF Expenditure Amount:	30,500
Rebate Paid To:	Midwest Properties
Tied To Debt:	Assisted Living Rebate
Tied To Project:	Assisted Living Rebate
Projected Final FY of Rebate:	2027

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**TIF Taxing District Data Collection**

Local Government Name: IDA GROVE (47G440)  
 Urban Renewal Area: IDA GROVE CONSOLIDATED AREA (47099)  
 TIF Taxing District Name: IDA GROVE CITY/ODEBOLT ARTHUR BCIG SCH UR WEST TIF INCREM  
 TIF Taxing District Inc. Number: 470050  
 TIF Taxing District Base Year: 1992  
 FY TIF Revenue First Received: 1994  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	08/1993

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	2,778,710	0	0	0	0

FY 2025 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: IDA GROVE (47G440)  
 Urban Renewal Area: IDA GROVE CONSOLIDATED AREA (47099)  
 TIF Taxing District Name: IDA GROVE CITY AG/ODEBOLT ARTHUR BCIG SCH/IDA GROVE CITY AG UR WEST TIF INCREM  
 TIF Taxing District Inc. Number: 470053  
 TIF Taxing District Base Year: 1992  
 FY TIF Revenue First Received: 1994  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	02/2007

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	106,416	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: IDA GROVE (47G440)  
 Urban Renewal Area: IDA GROVE CONSOLIDATED AREA (47099)  
 TIF Taxing District Name: IDA GROVE CITY/ODEBOLT ARTHUR BCIG /IDA GROVE CITY UR SOUTH INCREM  
 TIF Taxing District Inc. Number: 470091  
 TIF Taxing District Base Year: 1992  
 FY TIF Revenue First Received: 2012  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	08/1993

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	29,101,840	0	0	0	-104,000	28,880,840	0	28,880,840
Taxable	0	13,486,616	0	0	0	-104,000	13,265,616	0	13,265,616
Homestead Credits									91

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	5,876,553	13,265,616	302,788	12,962,828	367,802

FY 2025 TIF Revenue Received: 226,175

**TIF Taxing District Data Collection**

Local Government Name: IDA GROVE (47G440)  
 Urban Renewal Area: IDA GROVE CONSOLIDATED AREA (47099)  
 TIF Taxing District Name: IDA GROVE CITY/ODEBOLT ARTHUR BCIG SCH/IDA GROVE UR SOUTH 1 INCRE  
 TIF Taxing District Inc. Number: 470096  
 TIF Taxing District Base Year: 2010  
 FY TIF Revenue First Received: 2014  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2034

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	2,319,560	0	0	0	0	2,319,560	0	2,319,560
Taxable	0	1,074,949	0	0	0	0	1,074,949	0	1,074,949
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	3,820	1,074,949	1,074,949	0	0

FY 2025 TIF Revenue Received: 30,500

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**TIF Taxing District Data Collection**

Local Government Name: IDA GROVE (47G440)  
 Urban Renewal Area: IDA GROVE CONSOLIDATED AREA (47099)  
 TIF Taxing District Name: IDAGROVE CITY/OABCIG SCH/IG UR SOUTH  
 TIF Taxing District Inc. Number: 470100  
 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	3,303,624	18,749,700	0	0	-16,000	22,011,324	0	22,011,324
Taxable	0	1,530,994	14,704,267	0	0	-16,000	16,193,261	0	16,193,261
Homestead Credits									23

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	13,027,340	8,999,984	7,700,529	1,299,455	36,870

FY 2025 TIF Revenue Received: 0