

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

Local Government Name: IOWA COUNTY (48)
 Urban Renewal Area: IOWA COUNTY KINZE MANUFACTURING INC URBAN RENEWAL
 UR Area Number: 48006

UR Area Creation Date: 11/2010

UR Area Purpose: Provide financial assistance to Kinze Mfg. to expand its industrial & office facilities.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
IOWA COUNTY KINZE MANUFACTURING INC URBAN RENEWAL 290-001	480160	480161	4,464,013

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	5,860,170	0	0	5,860,170	0	5,860,170
Taxable	0	0	0	5,251,780	0	0	5,251,780	0	5,251,780
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:	103,554
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	103,554

Rebate Expenditures:	103,554
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	103,554

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 IOWA COUNTY KINZE MANUFACTURING INC URBAN RENEWAL

Kinze Mfg

Description:	expand industrial & office facilities
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For IOWA COUNTY KINZE MANUFACTURING INC URBAN RENEWAL

Kinze Mfg

Debt/Obligation Type:	Rebates
Principal:	4,086,106
Interest:	0
Total:	4,086,106
Annual Appropriation?:	No
Date Incurred:	11/12/2010
FY of Last Payment:	2030

Rebates For IOWA COUNTY KINZE MANUFACTURING INC URBAN RENEWAL

Kinze Mfg

TIF Expenditure Amount: 103,554

Rebate Paid To: Kinze Mfg

Tied To Debt: Kinze Mfg

Tied To Project: Kinze Mfg

Projected Final FY of Rebate: 2030

Jobs For IOWA COUNTY KINZE MANUFACTURING INC URBAN RENEWAL

Project:	Kinze Mfg
Company Name:	Kinze Mfg
Date Agreement Began:	11/12/2010
Date Agreement Ends:	06/01/2030
Number of Jobs Created or Retained:	400
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	5,000,000
Total Estimated Cost of Public Infrastructure:	0

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TIF Taxing District Data Collection

Local Government Name: IOWA COUNTY (48)
 Urban Renewal Area: IOWA COUNTY KINZE MANUFACTURING INC URBAN RENEWAL (48006)
 TIF Taxing District Name: IOWA COUNTY KINZE MANUFACTURING INC URBAN RENEWAL 290-001
 TIF Taxing District Inc. Number: 480161
 TIF Taxing District Base Year: 2010
 FY TIF Revenue First Received: 2013
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2030

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2010

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	5,860,170	0	0	5,860,170	0	5,860,170
Taxable	0	0	0	5,251,780	0	0	5,251,780	0	5,251,780
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	67,100	5,251,780	4,464,013	787,767	18,274

FY 2025 TIF Revenue Received: 103,554

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Urban Renewal Area Data Collection

Local Government Name: IOWA COUNTY (48)
 Urban Renewal Area: IOWA COUNTY DIAMOND TRAIL URBAN RENEWAL
 UR Area Number: 48008

UR Area Creation Date: 10/2022

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
HARTFORD TWP/HLV SCH/DIAMOND TRAIL TIF INCREM 220-002	480166	480167	9,477,400
HILTON TWP/WMB SCH/MFD/DIAMOND TRAIL TIF INCREM 280-002	480168	480169	1,030,460
HILTON TWP/WMB SCH/WMFD/DIAMOND TRAIL TIF INCREM 290-002	480170	480171	587,880
LINCOLN TWP/HLV SCH/LFD/DIAMOND TRAIL TIF INCREM 470-002	480172	480173	1,763,640
LINCOLN TWP/HLV SCH/VFD/DIAMOND TRAIL TIF INCREM 490-002	480174	480175	6,010,640
PILOT TWP/EV SCH/DIAMOND TRAIL TIF INCREM 530-002	480176	480177	2,034,490
PILOT TWP/WMB SCH/DIAMOND TRAIL TIF INCREM 540-002	480178	480179	4,861,700
SUMNER TWP/IV SCH/MFD/DIAMOND TRAIL TIF INCREM 564-002	480180	480181	9,855,340
SUMNER TWP/WMB SCH/LFD/DIAMOND TRAIL TIF INCREM 573-002	480182	480183	587,880
SUMNER TWP/WMB SCH/MFD/DIAMOND TRAIL TIF INCREM 574-002	480184	480185	587,880
SUMNER TWP/WMB SCH/WMFD/DIAMOND TRAIL TIF INCREM 579-002	480186	480187	1,763,640
LADORA CITY/HLV SCH/LFD/DIAMOND TRAIL TIF INCREM 700-002	480188	480189	184,070

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	39,144,270	0	0	39,144,270	0	39,144,270
Taxable	0	0	0	38,993,019	0	0	38,993,019	0	38,993,019
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: **600** **0** **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	0
TIF Sp. Revenue Fund Interest:	869,961
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	869,961

Rebate Expenditures:	0
Non-Rebate Expenditures:	599,650
Returned to County Treasurer:	0
Total Expenditures:	599,650

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: **270,911** **270,911** **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For IOWA COUNTY DIAMOND TRAIL URBAN RENEWAL

Diamond Trail Urban Renewal

Description:	Roads & Bridges Improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For IOWA COUNTY DIAMOND TRAIL URBAN RENEWAL

Diamond Trail Urban Renewal

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	10/10/2022
FY of Last Payment:	2024

General Obligation Capital Loan Notes, Series 2023B

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	325,000
Interest:	274,650
Total:	599,650
Annual Appropriation?:	No
Date Incurred:	08/08/2023
FY of Last Payment:	2034

Non-Rebates For IOWA COUNTY DIAMOND TRAIL URBAN RENEWAL

TIF Expenditure Amount:	599,650
Tied To Debt:	Diamond Trail Urban Renewal
Tied To Project:	Diamond Trail Urban Renewal

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TIF Taxing District Data Collection

Local Government Name: IOWA COUNTY (48)
 Urban Renewal Area: IOWA COUNTY DIAMOND TRAIL URBAN RENEWAL (48008)
 TIF Taxing District Name: HARTFORD TWP/HLV SCH/DIAMOND TRAIL TIF INCREM 220-002
 TIF Taxing District Inc. Number: 480167
 TIF Taxing District Base Year: 2021
 FY TIF Revenue First Received: 2024
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2043

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	9,477,400	0	0	9,477,400	0	9,477,400
Taxable	0	0	0	9,477,400	0	0	9,477,400	0	9,477,400
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	0	9,477,400	9,477,400	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: IOWA COUNTY (48)
 Urban Renewal Area: IOWA COUNTY DIAMOND TRAIL URBAN RENEWAL (48008)
 TIF Taxing District Name: HILTON TWP/WMB SCH/MFD/DIAMOND TRAIL TIF INCREM 280-002
 TIF Taxing District Inc. Number: 480169
 TIF Taxing District Base Year: 2021
 FY TIF Revenue First Received: 2024
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2043

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	1,030,460	0	0	1,030,460	0	1,030,460
Taxable	0	0	0	1,030,460	0	0	1,030,460	0	1,030,460
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	0	1,030,460	1,030,460	0	0

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: IOWA COUNTY (48)
 Urban Renewal Area: IOWA COUNTY DIAMOND TRAIL URBAN RENEWAL (48008)
 TIF Taxing District Name: HILTON TWP/WMB SCH/WMFD/DIAMOND TRAIL TIF INCREM 290-002
 TIF Taxing District Inc. Number: 480171
 TIF Taxing District Base Year: 2021
 FY TIF Revenue First Received: 2024
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2043

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	587,880	0	0	587,880	0	587,880
Taxable	0	0	0	587,880	0	0	587,880	0	587,880
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	0	587,880	587,880	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: IOWA COUNTY (48)
 Urban Renewal Area: IOWA COUNTY DIAMOND TRAIL URBAN RENEWAL (48008)
 TIF Taxing District Name: LINCOLN TWP/HLV SCH/LFD/DIAMOND TRAIL TIF INCREM 470-002
 TIF Taxing District Inc. Number: 480173
 TIF Taxing District Base Year: 2021
 FY TIF Revenue First Received: 2024
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2043

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	1,763,640	0	0	1,763,640	0	1,763,640
Taxable	0	0	0	1,763,640	0	0	1,763,640	0	1,763,640
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	0	1,763,640	1,763,640	0	0

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: IOWA COUNTY (48)
 Urban Renewal Area: IOWA COUNTY DIAMOND TRAIL URBAN RENEWAL (48008)
 TIF Taxing District Name: LINCOLN TWP/HLV SCH/VFD/DIAMOND TRAIL TIF INCREM 490-002
 TIF Taxing District Inc. Number: 480175
 TIF Taxing District Base Year: 2021
 FY TIF Revenue First Received: 2024
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2043

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	6,010,640	0	0	6,010,640	0	6,010,640
Taxable	0	0	0	6,010,640	0	0	6,010,640	0	6,010,640
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	0	6,010,640	6,010,640	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: IOWA COUNTY (48)
 Urban Renewal Area: IOWA COUNTY DIAMOND TRAIL URBAN RENEWAL (48008)
 TIF Taxing District Name: PILOT TWP/EV SCH/DIAMOND TRAIL TIF INCREM 530-002
 TIF Taxing District Inc. Number: 480177
 TIF Taxing District Base Year: 2021
 FY TIF Revenue First Received: 2024
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2043

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	2,328,740	0	0	2,328,740	0	2,328,740
Taxable	0	0	0	2,233,829	0	0	2,233,829	0	2,233,829
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	294,250	2,034,490	2,034,490	0	0

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: IOWA COUNTY (48)
 Urban Renewal Area: IOWA COUNTY DIAMOND TRAIL URBAN RENEWAL (48008)
 TIF Taxing District Name: PILOT TWP/WMB SCH/DIAMOND TRAIL TIF INCREM 540-002
 TIF Taxing District Inc. Number: 480179
 TIF Taxing District Base Year: 2021
 FY TIF Revenue First Received: 2024
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2043

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	4,861,700	0	0	4,861,700	0	4,861,700
Taxable	0	0	0	4,861,700	0	0	4,861,700	0	4,861,700
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	0	4,861,700	4,861,700	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: IOWA COUNTY (48)
 Urban Renewal Area: IOWA COUNTY DIAMOND TRAIL URBAN RENEWAL (48008)
 TIF Taxing District Name: SUMNER TWP/IV SCH/MFD/DIAMOND TRAIL TIF INCREM 564-002
 TIF Taxing District Inc. Number: 480181
 TIF Taxing District Base Year: 2021
 FY TIF Revenue First Received: 2024
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2043

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	9,855,340	0	0	9,855,340	0	9,855,340
Taxable	0	0	0	9,855,340	0	0	9,855,340	0	9,855,340
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	0	9,855,340	9,855,340	0	0

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: IOWA COUNTY (48)
 Urban Renewal Area: IOWA COUNTY DIAMOND TRAIL URBAN RENEWAL (48008)
 TIF Taxing District Name: SUMNER TWP/WMB SCH/LFD/DIAMOND TRAIL TIF INCREM 573-002
 TIF Taxing District Inc. Number: 480183
 TIF Taxing District Base Year: 2021
 FY TIF Revenue First Received: 2024
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2043

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	587,880	0	0	587,880	0	587,880
Taxable	0	0	0	587,880	0	0	587,880	0	587,880
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	0	587,880	587,880	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: IOWA COUNTY (48)
 Urban Renewal Area: IOWA COUNTY DIAMOND TRAIL URBAN RENEWAL (48008)
 TIF Taxing District Name: SUMNER TWP/WMB SCH/MFD/DIAMOND TRAIL TIF INCREM 574-002
 TIF Taxing District Inc. Number: 480185
 TIF Taxing District Base Year: 2021
 FY TIF Revenue First Received: 2024
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2043

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	587,880	0	0	587,880	0	587,880
Taxable	0	0	0	587,880	0	0	587,880	0	587,880
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	0	587,880	587,880	0	0

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: IOWA COUNTY (48)
 Urban Renewal Area: IOWA COUNTY DIAMOND TRAIL URBAN RENEWAL (48008)
 TIF Taxing District Name: SUMNER TWP/WMB SCH/WMFD/DIAMOND TRAIL TIF INCREM 579-002
 TIF Taxing District Inc. Number: 480187
 TIF Taxing District Base Year: 2021
 FY TIF Revenue First Received: 2024
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2043

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	1,763,640	0	0	1,763,640	0	1,763,640
Taxable	0	0	0	1,763,640	0	0	1,763,640	0	1,763,640
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	0	1,763,640	1,763,640	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: IOWA COUNTY (48)
 Urban Renewal Area: IOWA COUNTY DIAMOND TRAIL URBAN RENEWAL (48008)
 TIF Taxing District Name: LADORA CITY/HLV SCH/LFD/DIAMOND TRAIL TIF INCREM 700-002
 TIF Taxing District Inc. Number: 480189
 TIF Taxing District Base Year: 2021
 FY TIF Revenue First Received: 2024
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2043

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	289,070	0	0	289,070	0	289,070
Taxable	0	0	0	232,730	0	0	232,730	0	232,730
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	105,000	184,070	184,070	0	0

FY 2025 TIF Revenue Received: 0