

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: NEWTON
 Local Government Number: 50G469

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
NEWTON NORTH CENTRAL URBAN RENEWAL	50009	3
NEWTON CARDINAL RIDGE HOUSING URBAN RENEWAL	50010	4
NEWTON EAST 12TH STREET URBAN RENEWAL	50014	1
NEWTON SOUTHWEST ECONOMIC DEVELOPMENT URBAN RENEWAL	50017	5
NEWTON 1ST AVE EAST URBAN RENEWAL	50021	1
NEWTON AURORA URBAN RENEWAL	50022	1
NEWTON EAST-MART URBAN RENEWAL	50035	2
NEWTON MCCANN URBAN RENEWAL	50036	1
NEWTON PLANT TWO URBAN RENEWAL	50037	1
NEWTON SPEEDWAY/PRAIRIE FIRE UR	50038	5
NEWTON CITY SSMID NORTH CNTRL UR	50041	3
PHOENIX NEWTON URBAN RENEWAL	50042	1
NEWTON SPORTS ENTERTAINMENT UR	50043	1
NEWTON FAIRMEADOWS NORTH HOUSING UR	50044	5

TIF Debt Outstanding: 20,303,105

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	-677,296	179,936	Amount of 07-01-2024 Cash Balance Restricted for LMI
---	-----------------	----------------	---

TIF Revenue:	3,439,844		
TIF Sp. Revenue Fund Interest:	33,100		
Property Tax Replacement Claims	1,909		
Asset Sales & Loan Repayments:	692,500		
Total Revenue:	4,167,353		

Rebate Expenditures:	510,664		
Non-Rebate Expenditures:	3,353,284		
Returned to County Treasurer:	0		
Total Expenditures:	3,863,948		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	-373,891	111,282	Amount of 06-30-2025 Cash Balance Restricted for LMI
---	-----------------	----------------	---

Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 16,813,048

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

Local Government Name: NEWTON (50G469)
 Urban Renewal Area: NEWTON NORTH CENTRAL URBAN RENEWAL
 UR Area Number: 50009
 UR Area Creation Date: 12/1987
 UR Area Purpose: See Plan Documents

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
NEWTON CITY/NEWTON SCH/NEWTON NORTH CENTRAL UR ORIG DIST TIF INCREM	500103	500105	27,496,589
NEWTON CITY/NEWTON SCH/NEWTON NORTH CENTRAL UR 1991 AMENDMENT #1 TIF INCREM	500134	500135	1,346,199
NEWTON CITY/NEWTON SCH/NEWTON NORTH CENTRAL UR 3 INCREM	500419	500420	3,253,127

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	46,106,640	12,662,020	2,066,160	0	-56,000	60,723,570	0	60,723,570
Taxable	0	21,367,109	9,892,105	1,728,572	0	-56,000	32,876,536	0	32,876,536
Homestead Credits									65

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	77,579	0	Amount of 07-01-2024 Cash Balance Restricted for LMI
TIF Revenue:	1,546,171		
TIF Sp. Revenue Fund Interest:	18,538		
Property Tax Replacement Claims	513		
Asset Sales & Loan Repayments:	0		
Total Revenue:	1,565,222		
Rebate Expenditures:	138,579		
Non-Rebate Expenditures:	1,109,441		
Returned to County Treasurer:	0		
Total Expenditures:	1,248,020		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	394,781	0	Amount of 06-30-2025 Cash Balance Restricted for LMI
---	----------------	----------	---

Projects For NEWTON NORTH CENTRAL URBAN RENEWAL

N 4 Ave Road Rehabilitation

Description:	N 4th Ave Road Rehabilitation
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

N 2nd Ave W Road Overlay

Description:	N 2nd Ave W Road Overlay
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Gas Plant Environmental Cleanup

Description:	Gas Plant Environmental Cleanup
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Downtown Concept Design

Description:	Downtown Concept Design
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Lining of Sewer

Description:	Lining of Sewer
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Newton Senior Residence

Description:	Property Tax Rebate
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	Yes
Payments Complete:	No

Main Street FY25

Description:	Main Street FY25
Classification:	Main Street Iowa Program-Iowa Economic Development Authority
Physically Complete:	Yes
Payments Complete:	Yes

Frantz Grant

Description:	Frantz Grant
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	Yes
Payments Complete:	Yes

Development Assistance Downtown

Description:	Development Assistance Downtown
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	Yes
Payments Complete:	Yes

Facade Grants & Downtown Loans

Description:	Facade Grants & Downtown Loans
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	Yes

S 2nd Ave Reconstruction

Description:	S 2nd Avenue Reconstruction
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Parking Lots

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

Library Remodel

Description:	Library Remodel
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	No

DMACC 28E Agreement

Description:	Capital Improvements/Repairs/Infrastructure at Legacy Plaza
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	Yes
Payments Complete:	No

2nd Story Housing Grants

Description:	2nd Story Housing Grants in Downtown
Classification:	Residential property (classified residential)
Physically Complete:	No
Payments Complete:	No

Hotel Maytag Renovation

Description:	Historic Renovation of Hotel Maytag
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	Yes
Payments Complete:	No

Leavenwealth Capital Tax Rebates

Description:	Leavenwealth Capital Tax Rebates
--------------	----------------------------------

Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	Yes
Payments Complete:	No

Traffic Signals

Description:	Traffic Signals
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

PW Building Renovations

Description:	PW Building Renovations
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	No

FY25 Advertising

Description:	FY25 Advertising
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

FY25 NDC Contributions

Description:	FY25 NDC contributions
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

LED Streetscape Lights & Paint

Description:	LED Streetscape Lights & Paint
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Downtown Str Wiring LED#2

Description:	Downtown Street Wiring LED #2
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

NW Parking Lot Lighting

Description:	NW Parking Lot Lighting
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

W 3 St N HMA Overlay

Description:	W 3 St N HMA Overlay
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Hotel Maytag Grant

Description:	Hotel Maytag Grant
--------------	--------------------

Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	Yes
Payments Complete:	No

Downtown Grants

Description:	Downtown Grants
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

GG115 Tax Rebate

Description:	GG115 Property Tax Rebates
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

FY24 Downtown Streets

Description:	FY24 Downtown Streets
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Downtown Park

Description:	Downtown Park Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	Yes
Payments Complete:	No

CRH Properties LLC

Description:	CRH Propertiiies Property Tax Rebate
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Best Midwest

Description:	Best Midwest Property Tax Rebate
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Ex Nihilo LLC - 107 1st Ave

Description:	Ex Nihilo Property Tax Rebate - 107 1st Ave
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Principal IFA Loan

Description:	Principal IFA Loan
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

Sunset Park Upgrades

Description:	Sunset Park Upgrades
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	No
Payments Complete:	No

Downtown Grants

Description:	Downtown Improvement & Housing Grants
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	No
Payments Complete:	No

Downtown Alley Restoration

Description:	Downtown Alley Restoration
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Hotel Maytag Investors

Description:	Hotel Maytag Property Tax Rebate
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	Yes
Payments Complete:	No

Court & Recording FY24

Description:	Court & Recording FY24 / Certified 11/24
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

FY25 City Administrator Salary

Description:	FY25 City Administrator Salary / Certified 11/24
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

FY25 Comm Dev Director Salary

Description:	FY25 Comm Dev Director Salary / Certified 11/24
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

FY25 Development Specialist Salary

Description:	FY25 Development Specialist Salary / Certified 11/24
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

FY25 Finance Off & Sr Fin Analyst Salary

Description:	FY25 Finance Off & Sr Fin Analyst Salary/Cert 11/24
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

Dog Park

Description:	Dog Park Transfer RESO 2025-063
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For NEWTON NORTH CENTRAL URBAN RENEWAL

2015A Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	100,000
Interest:	2,950
Total:	102,950
Annual Appropriation?:	No
Date Incurred:	06/30/2015
FY of Last Payment:	2025

Main Street FY25

Debt/Obligation Type:	Internal Loans
Principal:	40,000
Interest:	0
Total:	40,000
Annual Appropriation?:	Yes
Date Incurred:	12/01/2024
FY of Last Payment:	2025

2015B Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	167,221
Interest:	3,762
Total:	170,983
Annual Appropriation?:	No
Date Incurred:	06/01/2015
FY of Last Payment:	2025

2017A Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	163,000
Interest:	12,834
Total:	175,834
Annual Appropriation?:	No
Date Incurred:	08/22/2017
FY of Last Payment:	2028

2017B Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	40,000
Interest:	2,100
Total:	42,100
Annual Appropriation?:	No
Date Incurred:	08/22/2017
FY of Last Payment:	2028

2017C Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,286,830
Interest:	205,897
Total:	1,492,727
Annual Appropriation?:	No
Date Incurred:	12/06/2017
FY of Last Payment:	2032

FY25 NDC Contributions

Debt/Obligation Type:	Internal Loans
Principal:	5,000
Interest:	0
Total:	5,000
Annual Appropriation?:	Yes
Date Incurred:	12/01/2024
FY of Last Payment:	2025

Leavenwealth Capital

Debt/Obligation Type:	Rebates
Principal:	65,134
Interest:	0
Total:	65,134
Annual Appropriation?:	Yes
Date Incurred:	06/14/2018
FY of Last Payment:	2031

Hotel Maytag Investors

Debt/Obligation Type:	Rebates
Principal:	35,093
Interest:	0
Total:	35,093
Annual Appropriation?:	Yes
Date Incurred:	09/15/2017
FY of Last Payment:	2034

2019A Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,475,000
Interest:	489,825
Total:	1,964,825
Annual Appropriation?:	No
Date Incurred:	04/16/2019
FY of Last Payment:	2038

2019B Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,115,000
Interest:	431,748
Total:	2,546,748
Annual Appropriation?:	No
Date Incurred:	04/16/2019
FY of Last Payment:	2034

FY25 Advertising

Debt/Obligation Type:	Internal Loans
Principal:	11,725
Interest:	0
Total:	11,725
Annual Appropriation?:	Yes
Date Incurred:	12/01/2024
FY of Last Payment:	2025

Newton Senior Residence

Debt/Obligation Type:	Rebates
Principal:	25,000
Interest:	0

Total:	25,000
Annual Appropriation?:	Yes
Date Incurred:	03/18/2014
FY of Last Payment:	2026

2021A Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	620,000
Interest:	138,975
Total:	758,975
Annual Appropriation?:	No
Date Incurred:	04/21/2021
FY of Last Payment:	2040

2022A Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	210,000
Interest:	82,800
Total:	292,800
Annual Appropriation?:	No
Date Incurred:	04/20/2022
FY of Last Payment:	2041

2020D Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	160,000
Interest:	37,060
Total:	197,060
Annual Appropriation?:	No
Date Incurred:	10/23/2020
FY of Last Payment:	2040

2022B Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	170,000
Interest:	55,750
Total:	225,750
Annual Appropriation?:	No
Date Incurred:	04/20/2022
FY of Last Payment:	2041

GG115 Tax Rebate

Debt/Obligation Type:	Rebates
Principal:	6,432
Interest:	0
Total:	6,432
Annual Appropriation?:	Yes
Date Incurred:	01/07/2020
FY of Last Payment:	2033

2023A Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,570,000
Interest:	778,100
Total:	2,348,100
Annual Appropriation?:	No
Date Incurred:	04/19/2023
FY of Last Payment:	2042

CRH Properties Tax Rebate

Debt/Obligation Type:	Rebates
Principal:	2,396
Interest:	0
Total:	2,396
Annual Appropriation?:	Yes
Date Incurred:	10/19/2023
FY of Last Payment:	2033

Ex Nihilo Tax Rebate - 107 1st Ave E

Debt/Obligation Type:	Rebates
Principal:	2,044
Interest:	0
Total:	2,044
Annual Appropriation?:	Yes
Date Incurred:	10/03/2023
FY of Last Payment:	2033

Best Midwest Tax Rebate

Debt/Obligation Type:	Rebates
Principal:	2,480
Interest:	0
Total:	2,480
Annual Appropriation?:	Yes
Date Incurred:	11/08/2023
FY of Last Payment:	2033

Principal IFA Loan

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	22,119
Interest:	0
Total:	22,119
Annual Appropriation?:	No
Date Incurred:	12/01/2024
FY of Last Payment:	2025

2025A Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	465,000
Interest:	222,319
Total:	687,319
Annual Appropriation?:	No
Date Incurred:	05/07/2025
FY of Last Payment:	2044

Court & Recording FY24

Debt/Obligation Type:	Internal Loans
Principal:	47,777
Interest:	0
Total:	47,777
Annual Appropriation?:	Yes
Date Incurred:	12/01/2024
FY of Last Payment:	2025

FY25 City Administrator Salary

Debt/Obligation Type:	Internal Loans
Principal:	22,182
Interest:	0

Total:	22,182
Annual Appropriation?:	Yes
Date Incurred:	12/01/2024
FY of Last Payment:	2025

FY25 Comm Dev Director Salary

Debt/Obligation Type:	Internal Loans
Principal:	17,533
Interest:	0
Total:	17,533
Annual Appropriation?:	Yes
Date Incurred:	12/01/2024
FY of Last Payment:	2025

FY25 Development Specialist Salary

Debt/Obligation Type:	Internal Loans
Principal:	16,579
Interest:	0
Total:	16,579
Annual Appropriation?:	Yes
Date Incurred:	12/01/2024
FY of Last Payment:	2025

FY25 Finance Off & Sr Fin Analyst Salary

Debt/Obligation Type:	Internal Loans
Principal:	25,282
Interest:	0
Total:	25,282
Annual Appropriation?:	Yes
Date Incurred:	12/01/2024
FY of Last Payment:	2025

Dog Park

Debt/Obligation Type:	Internal Loans
Principal:	35,000
Interest:	0
Total:	35,000
Annual Appropriation?:	Yes
Date Incurred:	04/30/2025
FY of Last Payment:	2025

Non-Rebates For NEWTON NORTH CENTRAL URBAN RENEWAL

TIF Expenditure Amount:	68,977
Tied To Debt:	2015A Bond
Tied To Project:	Frantz Grant
TIF Expenditure Amount:	22,649
Tied To Debt:	2015A Bond
Tied To Project:	Development Assistance Downtown
TIF Expenditure Amount:	11,325
Tied To Debt:	2015A Bond
Tied To Project:	Facade Grants & Downtown Loans
TIF Expenditure Amount:	148,924
Tied To Debt:	2015B Bonds
Tied To Project:	S 2nd Ave Reconstruction
TIF Expenditure Amount:	22,059
Tied To Debt:	2015B Bonds
Tied To Project:	Parking Lots
TIF Expenditure Amount:	44,053
Tied To Debt:	2017A Bond
Tied To Project:	DMACC 28E Agreement
TIF Expenditure Amount:	10,840
Tied To Debt:	2017B Bond
Tied To Project:	Library Remodel
TIF Expenditure Amount:	5,072
Tied To Debt:	2017C Bond
Tied To Project:	Library Remodel
TIF Expenditure Amount:	69,100
Tied To Debt:	2017C Bond
Tied To Project:	DMACC 28E Agreement
TIF Expenditure Amount:	9,237
Tied To Debt:	2017C Bond
Tied To Project:	2nd Story Housing Grants
TIF Expenditure Amount:	102,246
Tied To Debt:	2017C Bond
Tied To Project:	Hotel Maytag Renovation
TIF Expenditure Amount:	40,000
Tied To Debt:	Main Street FY25
Tied To Project:	Main Street FY25
TIF Expenditure Amount:	11,725
Tied To Debt:	FY25 Advertising
Tied To Project:	FY25 Advertising
TIF Expenditure Amount:	5,000
Tied To Debt:	FY25 NDC Contributions
Tied To Project:	FY25 NDC Contributions
TIF Expenditure Amount:	40,823
Tied To Debt:	2019A Bond
Tied To Project:	Traffic Signals

TIF Expenditure Amount:	9,684
Tied To Debt:	2019A Bond
Tied To Project:	Parking Lots
TIF Expenditure Amount:	5,568
Tied To Debt:	2019A Bond
Tied To Project:	Gas Plant Environmental Cleanup
TIF Expenditure Amount:	32,188
Tied To Debt:	2019B Bond
Tied To Project:	DMAcc 28E Agreement
TIF Expenditure Amount:	27,590
Tied To Debt:	2019B Bond
Tied To Project:	PW Building Renovations
TIF Expenditure Amount:	110,359
Tied To Debt:	2019B Bond
Tied To Project:	Hotel Maytag Renovation
TIF Expenditure Amount:	14,360
Tied To Debt:	2020D Bond
Tied To Project:	Hotel Maytag Grant
TIF Expenditure Amount:	647
Tied To Debt:	2021A Bonds
Tied To Project:	LED Streetscape Lights & Paint
TIF Expenditure Amount:	2,370
Tied To Debt:	2021A Bonds
Tied To Project:	Downtown Str Wiring LED#2
TIF Expenditure Amount:	647
Tied To Debt:	2021A Bonds
Tied To Project:	NW Parking Lot Lighting
TIF Expenditure Amount:	1,616
Tied To Debt:	2021A Bonds
Tied To Project:	W 3 St N HMA Overlay
TIF Expenditure Amount:	7,970
Tied To Debt:	2021A Bonds
Tied To Project:	Gas Plant Environmental Cleanup
TIF Expenditure Amount:	15,520
Tied To Debt:	2022A Bond
Tied To Project:	Gas Plant Environmental Cleanup
TIF Expenditure Amount:	18,400
Tied To Debt:	2022B Bond
Tied To Project:	Downtown Grants
TIF Expenditure Amount:	54,825
Tied To Debt:	2023A Bond
Tied To Project:	FY24 Downtown Streets
TIF Expenditure Amount:	9,195
Tied To Debt:	2023A Bond
Tied To Project:	Downtown Park
TIF Expenditure Amount:	47,777
Tied To Debt:	Court & Recording FY24
Tied To Project:	Court & Recording FY24
TIF Expenditure Amount:	22,182
Tied To Debt:	FY25 City Administrator Salary
Tied To Project:	FY25 City Administrator Salary

TIF Expenditure Amount: 17,533
Tied To Debt: FY25 Comm Dev Director Salary
Tied To Project: FY25 Comm Dev Director Salary

TIF Expenditure Amount: 16,579
Tied To Debt: FY25 Development Specialist Salary
Tied To Project: FY25 Development Specialist Salary

TIF Expenditure Amount: 25,282
Tied To Debt: FY25 Finance Off & Sr Fin Analyst Salary
Tied To Project: FY25 Finance Off & Sr Fin Analyst Salary

TIF Expenditure Amount: 35,000
Tied To Debt: Dog Park
Tied To Project: Dog Park

TIF Expenditure Amount: 22,119
Tied To Debt: Principal IFA Loan
Tied To Project: Principal IFA Loan

Rebates For NEWTON NORTH CENTRAL URBAN RENEWAL

320 W 3 St N

TIF Expenditure Amount:	65,134
Rebate Paid To:	Leavenwealth Capital
Tied To Debt:	Leavenwealth Capital
Tied To Project:	Leavenwealth Capital Tax Rebates
Projected Final FY of Rebate:	2031

222 N 4 Ave W

TIF Expenditure Amount:	25,000
Rebate Paid To:	Newton Senior Residence
Tied To Debt:	FY25 Advertising
Tied To Project:	Newton Senior Residence
Projected Final FY of Rebate:	2026

105 N 2 Ave E

TIF Expenditure Amount:	35,093
Rebate Paid To:	Hotel Maytag Investors LLC
Tied To Debt:	Hotel Maytag Investors
Tied To Project:	Hotel Maytag Investors
Projected Final FY of Rebate:	2034

208 S 2nd Ave W

TIF Expenditure Amount:	6,432
Rebate Paid To:	GG115 LLC
Tied To Debt:	GG115 Tax Rebate
Tied To Project:	GG115 Tax Rebate
Projected Final FY of Rebate:	2037

117 1st Ave W

TIF Expenditure Amount:	2,396
Rebate Paid To:	CRH Properties
Tied To Debt:	CRH Properties Tax Rebate
Tied To Project:	CRH Properties LLC
Projected Final FY of Rebate:	2033

107 1st Ave W

TIF Expenditure Amount:	2,044
Rebate Paid To:	Ex Nihilo LLC
Tied To Debt:	Ex Nihilo Tax Rebate - 107 1st Ave E
Tied To Project:	Ex Nihilo LLC - 107 1st Ave
Projected Final FY of Rebate:	2033

109 1st Ave W

TIF Expenditure Amount:	2,480
Rebate Paid To:	Best Midwest
Tied To Debt:	Best Midwest Tax Rebate
Tied To Project:	Best Midwest
Projected Final FY of Rebate:	2033

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name:	NEWTON (50G469)	
Urban Renewal Area:	NEWTON NORTH CENTRAL URBAN RENEWAL (50009)	
TIF Taxing District Name:	NEWTON CITY/NEWTON SCH/NEWTON NORTH CENTRAL UR ORIG DIST TIF INCREM	
TIF Taxing District Inc. Number:	500105	
TIF Taxing District Base Year:	1986	UR Designation
FY TIF Revenue First Received:	1988	Slum No
Subject to a Statutory end date?	No	Blighted 12/1987
		Economic Development 12/1987

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	42,700,950	7,673,370	2,066,160	0	-36,000	52,355,730	0	52,355,730
Taxable	0	19,788,816	6,063,951	1,728,572	0	-36,000	27,496,589	0	27,496,589
Homestead Credits									55

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	14,731,988	27,496,589	27,496,589	0	0

FY 2025 TIF Revenue Received: 1,303,411

TIF Taxing District Data Collection

Local Government Name:	NEWTON (50G469)	
Urban Renewal Area:	NEWTON NORTH CENTRAL URBAN RENEWAL (50009)	
TIF Taxing District Name:	NEWTON CITY/NEWTON SCH/NEWTON NORTH CENTRAL UR 1991 AMENDMENT #1 TIF INCREM	
TIF Taxing District Inc. Number:	500135	
TIF Taxing District Base Year:	1990	UR Designation
FY TIF Revenue First Received:	1992	Slum No
Subject to a Statutory end date?	No	Blighted 12/1987
		Economic Development 12/1987

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	263,750	2,453,590	0	0	-4,000	2,713,340	0	2,713,340
Taxable	0	122,229	2,008,591	0	0	-4,000	2,126,820	0	2,126,820
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	1,371,141	1,346,199	1,346,199	0	0

FY 2025 TIF Revenue Received: 46,532

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: NEWTON (50G469)
 Urban Renewal Area: NEWTON NORTH CENTRAL URBAN RENEWAL (50009)
 TIF Taxing District Name: NEWTON CITY/NEWTON SCH/NEWTON NORTH CENTRAL UR 3 INCREM
 TIF Taxing District Inc. Number: 500420
 TIF Taxing District Base Year: 2012
 FY TIF Revenue First Received: 2013
 Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	11/2013
Economic Development	11/2013

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	3,141,940	2,535,060	0	0	-16,000	5,654,500	0	5,654,500
Taxable	0	1,456,064	1,819,563	0	0	-16,000	3,253,127	0	3,253,127
Homestead Credits									9

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	1	3,253,127	3,253,127	0	0

FY 2025 TIF Revenue Received: 196,228

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

Local Government Name: NEWTON (50G469)
 Urban Renewal Area: NEWTON CARDINAL RIDGE HOUSING URBAN RENEWAL
 UR Area Number: 50010

UR Area Creation Date: 12/2017

To assist in providing land and resources for new and expanded residential development and provide infrastructure, services, and facilities for such development in the Cardinal Ridge subdivision in Newton Iowa.

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
NWT CARDINAL RIDGE HOUSING UR TIF INC 2018	500432	500433	901,281
NWT CARDINAL RIDGE #3 INC	500451	500452	440,875
NWT CARDINAL RIDGE #2 INC	500453	500454	277,954
NWT CARDINAL RIDGE UR #4 INC	500460	500461	188,796

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	3,932,990	0	0	0	-4,000	3,919,240	0	3,919,240
Taxable	0	1,822,656	0	0	0	-4,000	1,808,906	0	1,808,906
Homestead Credits									8

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	57,872	57,872	Amount of 07-01-2024 Cash Balance Restricted for LMI
TIF Revenue:	60,887		
TIF Sp. Revenue Fund Interest:	2,587		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	63,474		
Rebate Expenditures:	0		
Non-Rebate Expenditures:	38,347		
Returned to County Treasurer:	0		
Total Expenditures:	38,347		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	82,999	82,883	Amount of 06-30-2025 Cash Balance Restricted for LMI
---	---------------	---------------	---

Projects For NEWTON CARDINAL RIDGE HOUSING URBAN RENEWAL

Cardinal Ridge Infrastructure

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

Court & Recording FY24

Description:	Court & Recording FY24
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For NEWTON CARDINAL RIDGE HOUSING URBAN RENEWAL

Infrastructure

Debt/Obligation Type:	Internal Loans
Principal:	38,211
Interest:	0
Total:	38,211
Annual Appropriation?:	No
Date Incurred:	12/01/2019
FY of Last Payment:	2040

Court & Recording FY24

Debt/Obligation Type:	Internal Loans
Principal:	136
Interest:	0
Total:	136
Annual Appropriation?:	Yes
Date Incurred:	12/01/2024
FY of Last Payment:	2025

Non-Rebates For NEWTON CARDINAL RIDGE HOUSING URBAN RENEWAL

TIF Expenditure Amount:	38,211
Tied To Debt:	Infrastructure
Tied To Project:	Cardinal Ridge Infrastructure

TIF Expenditure Amount:	136
Tied To Debt:	Court & Recording FY24
Tied To Project:	Court & Recording FY24

Income Housing For NEWTON CARDINAL RIDGE HOUSING URBAN RENEWAL

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:	0

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: NEWTON (50G469)
 Urban Renewal Area: NEWTON CARDINAL RIDGE HOUSING URBAN RENEWAL (50010)
 TIF Taxing District Name: NWT CARDINAL RIDGE HOUSING UR TIF INC 2018
 TIF Taxing District Inc. Number: 500433
 TIF Taxing District Base Year: 2018
 FY TIF Revenue First Received: 2021
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2031

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2017

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	1,958,840	0	0	0	0	1,952,340	0	1,952,340
Taxable	0	907,781	0	0	0	0	901,281	0	901,281
Homestead Credits									4

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	100,480	901,281	901,281	0	0

FY 2025 TIF Revenue Received: 31,614

TIF Taxing District Data Collection

Local Government Name: NEWTON (50G469)
 Urban Renewal Area: NEWTON CARDINAL RIDGE HOUSING URBAN RENEWAL (50010)
 TIF Taxing District Name: NWT CARDINAL RIDGE #3 INC
 TIF Taxing District Inc. Number: 500452
 TIF Taxing District Base Year: 2021
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2017

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	966,980	0	0	0	-4,000	959,730	0	959,730
Taxable	0	448,125	0	0	0	-4,000	440,875	0	440,875
Homestead Credits									3

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	100,480	440,875	440,875	0	0

FY 2025 TIF Revenue Received: 14,741

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: NEWTON (50G469)
 Urban Renewal Area: NEWTON CARDINAL RIDGE HOUSING URBAN RENEWAL (50010)
 TIF Taxing District Name: NWT CARDINAL RIDGE #2 INC
 TIF Taxing District Inc. Number: 500454
 TIF Taxing District Base Year: 2020
 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	599,780	0	0	0	0	599,780	0	599,780
Taxable	0	277,954	0	0	0	0	277,954	0	277,954
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	100,480	277,954	277,954	0	0

FY 2025 TIF Revenue Received: 8,494

TIF Taxing District Data Collection

Local Government Name: NEWTON (50G469)
 Urban Renewal Area: NEWTON CARDINAL RIDGE HOUSING URBAN RENEWAL (50010)
 TIF Taxing District Name: NWT CARDINAL RIDGE UR #4 INC
 TIF Taxing District Inc. Number: 500461
 TIF Taxing District Base Year: 0
 FY TIF Revenue First Received: 2025
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2035

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2017

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	407,390	0	0	0	0	407,390	0	407,390
Taxable	0	188,796	0	0	0	0	188,796	0	188,796
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	52,430	188,796	188,796	0	0

FY 2025 TIF Revenue Received: 6,038

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

Local Government Name: NEWTON (50G469)
 Urban Renewal Area: NEWTON EAST 12TH STREET URBAN RENEWAL
 UR Area Number: 50014

UR Area Creation Date: 09/1999

UR Area Purpose: Financing the cost of redevelopment and for storm sewer relocation and/or other public improvements in the East 12th Street Economic Development Area.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
NEWTON CITY/NEWTON SCH/NEWTON EAST 12TH ST UR ORIG DIST TIF INCREM	500263	500264	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
---	----------	----------	---

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: NEWTON (50G469)
 Urban Renewal Area: NEWTON EAST 12TH STREET URBAN RENEWAL (50014)
 TIF Taxing District Name: NEWTON CITY/NEWTON SCH/NEWTON EAST 12TH ST UR ORIG DIST TIF INCREM
 TIF Taxing District Inc. Number: 500264
 TIF Taxing District Base Year: 2000
 FY TIF Revenue First Received: 2003
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2012

UR Designation	
Slum	No
Blighted	No
Economic Development	09/1999

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	565,650	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: NEWTON (50G469)
 Urban Renewal Area: NEWTON SOUTHWEST ECONOMIC DEVELOPMENT URBAN RENEWAL
 UR Area Number: 50017

UR Area Creation Date: 04/2001

The City has developed this plan to take advantage of an opportunity which has been provided to use property taxes paid by private development to assist in financing the cost of redevelopment and improvement of public infrastructure in the Area.

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
NEWTON CITY/NEWTON SCH/SOUTHWEST UR ORIG DIST TIF INCREM	500287	500288	0
NEWTON CITY AG/NEWTON SCH/SOUTHWEST UR ORIG DIST TIF INCREM	500289	500290	0
NEWTON CITY/NEWTON SCH/CITY EXEMPT/SOUTHWEST UR 2003 AMENDMENT #4 TIF INCREM	500312	500313	0
NEWTON CITY/NEWTON SCH/SOUTHWEST UR 2003 AMENDMENTS #3,4,5 TIF INCREM	500316	500317	0
NEWTON CITY AG/NEWTON SCH/SOUTHWEST UR 2003 AMENDMENTS #3,4 TIF INCREM	500318	500319	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	2,040,970	10,690,480	0	0	0	12,731,450	0	12,731,450
Taxable	0	945,843	8,633,956	0	0	0	9,579,799	0	9,579,799
Homestead Credits									2

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: **71,091** **0** **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	0
TIF Sp. Revenue Fund Interest:	1,768
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	1,768

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: **72,859** **0** **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For NEWTON SOUTHWEST ECONOMIC DEVELOPMENT URBAN RENEWAL

NDC FY24

Description:	NDC FY24
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

Court & Recording FY23

Description:	Court & Recording FY23
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For NEWTON SOUTHWEST ECONOMIC DEVELOPMENT URBAN RENEWAL

NDC FY24

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	12/01/2023
FY of Last Payment:	2024

Court & Recording FY23

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	12/01/2023
FY of Last Payment:	2024

Non-Rebates For NEWTON SOUTHWEST ECONOMIC DEVELOPMENT URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	NDC FY24
Tied To Project:	NDC FY24
TIF Expenditure Amount:	0
Tied To Debt:	Court & Recording FY23
Tied To Project:	Court & Recording FY23

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: NEWTON (50G469)
 Urban Renewal Area: NEWTON SOUTHWEST ECONOMIC DEVELOPMENT URBAN RENEWAL (50017)
 TIF Taxing District Name: NEWTON CITY/NEWTON SCH/SOUTHWEST UR ORIG DIST TIF INCREM
 TIF Taxing District Inc. Number: 500288
 TIF Taxing District Base Year: 2000
 FY TIF Revenue First Received: 2004
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2024

UR Designation	
Slum	No
Blighted	No
Economic Development	04/2001

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	1,015,692	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: NEWTON (50G469)
 Urban Renewal Area: NEWTON SOUTHWEST ECONOMIC DEVELOPMENT URBAN RENEWAL (50017)
 TIF Taxing District Name: NEWTON CITY AG/NEWTON SCH/SOUTHWEST UR ORIG DIST TIF INCREM
 TIF Taxing District Inc. Number: 500290
 TIF Taxing District Base Year: 2000
 FY TIF Revenue First Received: 2004
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2024

UR Designation	
Slum	No
Blighted	No
Economic Development	04/2001

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	0	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: NEWTON (50G469)
 Urban Renewal Area: NEWTON SOUTHWEST ECONOMIC DEVELOPMENT URBAN RENEWAL (50017)
 TIF Taxing District Name: NEWTON CITY/NEWTON SCH/CITY EXEMPT/SOUTHWEST UR 2003 AMENDMENT #4 TIF INCREM
 TIF Taxing District Inc. Number: 500313
 TIF Taxing District Base Year: 2002
 FY TIF Revenue First Received: 2005
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2024

UR Designation	
Slum	No
Blighted	No
Economic Development	04/2001

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	0	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: NEWTON (50G469)
 Urban Renewal Area: NEWTON SOUTHWEST ECONOMIC DEVELOPMENT URBAN RENEWAL (50017)
 TIF Taxing District Name: NEWTON CITY/NEWTON SCH/SOUTHWEST UR 2003 AMENDMENTS #3,4,5 TIF INCREM
 TIF Taxing District Inc. Number: 500317
 TIF Taxing District Base Year: 2002
 FY TIF Revenue First Received: 2005
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2024

UR Designation	
Slum	No
Blighted	No
Economic Development	04/2001

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	2,040,970	10,690,480	0	0	0	12,731,450	0	12,731,450
Taxable	0	945,843	8,633,956	0	0	0	9,579,799	0	9,579,799
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	7,168,590	5,562,860	0	5,562,860	187,233

FY 2025 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: NEWTON (50G469)
 Urban Renewal Area: NEWTON SOUTHWEST ECONOMIC DEVELOPMENT URBAN RENEWAL (50017)
 TIF Taxing District Name: NEWTON CITY AG/NEWTON SCH/SOUTHWEST UR 2003 AMENDMENTS #3,4
 TIF INCREM
 TIF Taxing District Inc. Number: 500319
 TIF Taxing District Base Year: 2002
 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	04/2001

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	0	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: NEWTON (50G469)
 Urban Renewal Area: NEWTON 1ST AVE EAST URBAN RENEWAL
 UR Area Number: 50021

UR Area Creation Date: 03/2019

This Urban Renewal Area was created to guide the City in alleviating blighted conditions and promoting economic growth through encouragement of commercial and industrial development.

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
NEWTON 1ST AVE EAST UR INC 2019	500430	500431	8,691,241

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	33,942,640	34,004,600	0	0	-84,000	67,781,990	0	67,781,990
Taxable	0	15,729,975	26,074,406	0	0	-84,000	41,639,131	0	41,639,131
Homestead Credits									137

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: 27,389 0 **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	291,109
TIF Sp. Revenue Fund Interest:	3,829
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	294,938

Rebate Expenditures:	53,882
Non-Rebate Expenditures:	95,587
Returned to County Treasurer:	0
Total Expenditures:	149,469

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: 172,858 0 **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For NEWTON 1ST AVE EAST URBAN RENEWAL

Newton Elite Properties FY25

Description:	Property Tax Rebate FY25
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	Yes

Hopkins 1810 1st Ave E FY25

Description:	Property Tax Rebate FY25
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Development Specialist Salary FY25

Description:	Development Specialist Salary FY25
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

Community Development Directory Salary FY25

Description:	Community Development Directory Salary FY25
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

Finance Officer/Sr Financial Analyst Salary FY25

Description:	Finance Officer/Sr Financial Analyst Salary FY25
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

City Administrator Salary FY25

Description:	City Administrator Salary FY25
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

NDC FY25

Description:	NDC FY25
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

Jasper Point Plaza LLC FY25

Description:	Property Tax Rebate FY25
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Land Purchase - 1015 N 3rd Ave E FY24

Description:	Land Purchase - 1015 N 3rd Ave E FY24
--------------	---------------------------------------

Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	Yes

Court & Recording FY23

Description:	Court & Recording FY23
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

Advertising FY25

Description:	Advertising FY25
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

Projects in D&D Fund FY25

Description:	Projects in D&D Fund FY25
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	Yes

ADA Improvements

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

Nehring Auto FY25

Description:	Property Tax Rebate FY25
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For NEWTON 1ST AVE EAST URBAN RENEWAL

Newton Elite Properties FY25

Debt/Obligation Type:	Rebates
Principal:	4,816
Interest:	0
Total:	4,816
Annual Appropriation?:	Yes
Date Incurred:	04/19/2022
FY of Last Payment:	2025

Hopkins Properties FY25

Debt/Obligation Type:	Rebates
Principal:	15,539
Interest:	0
Total:	15,539
Annual Appropriation?:	Yes
Date Incurred:	03/01/2024
FY of Last Payment:	2033

Development Specialist Salary FY25

Debt/Obligation Type:	Internal Loans
Principal:	17,242
Interest:	0
Total:	17,242
Annual Appropriation?:	Yes
Date Incurred:	12/01/2024
FY of Last Payment:	2025

Community Development Director Salary FY25

Debt/Obligation Type:	Internal Loans
Principal:	12,588
Interest:	0
Total:	12,588
Annual Appropriation?:	Yes
Date Incurred:	12/01/2024
FY of Last Payment:	2025

Finance Officer/Financial Analyst Salary FY25

Debt/Obligation Type:	Internal Loans
Principal:	14,055
Interest:	0
Total:	14,055
Annual Appropriation?:	Yes
Date Incurred:	12/01/2024
FY of Last Payment:	2025

City Administrator Salary FY25

Debt/Obligation Type:	Internal Loans
Principal:	15,117
Interest:	0
Total:	15,117
Annual Appropriation?:	Yes
Date Incurred:	12/01/2024
FY of Last Payment:	2025

NDC FY25

Debt/Obligation Type:	Internal Loans
Principal:	15,000
Interest:	0
Total:	15,000
Annual Appropriation?:	Yes
Date Incurred:	12/01/2024
FY of Last Payment:	2025

Jasper Point Plaza FY25

Debt/Obligation Type:	Rebates
Principal:	25,230
Interest:	0
Total:	25,230
Annual Appropriation?:	Yes
Date Incurred:	03/01/2024
FY of Last Payment:	2033

Advertising FY25

Debt/Obligation Type:	Internal Loans
Principal:	11,475
Interest:	0
Total:	11,475
Annual Appropriation?:	Yes
Date Incurred:	12/01/2024
FY of Last Payment:	2025

2022A GO Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	855,000
Interest:	395,018
Total:	1,250,018
Annual Appropriation?:	No
Date Incurred:	04/20/2022
FY of Last Payment:	2044

Nehring Auto FY25

Debt/Obligation Type:	Internal Loans
Principal:	8,297
Interest:	0
Total:	8,297
Annual Appropriation?:	Yes
Date Incurred:	09/01/2024
FY of Last Payment:	2033

Non-Rebates For NEWTON 1ST AVE EAST URBAN RENEWAL

TIF Expenditure Amount:	17,242
Tied To Debt:	Development Specialist Salary FY25
Tied To Project:	Development Specialist Salary FY25
TIF Expenditure Amount:	12,588
Tied To Debt:	Community Development Director Salary FY25
Tied To Project:	Community Development Directory Salary FY25
TIF Expenditure Amount:	14,055
Tied To Debt:	Finance Officer/Financial Analyst Salary FY25
Tied To Project:	Finance Officer/Sr Financial Analyst Salary FY25
TIF Expenditure Amount:	15,117
Tied To Debt:	City Administrator Salary FY25
Tied To Project:	City Administrator Salary FY25
TIF Expenditure Amount:	15,000
Tied To Debt:	NDC FY25
Tied To Project:	NDC FY25
TIF Expenditure Amount:	10,110
Tied To Debt:	2022A GO Bond
Tied To Project:	ADA Improvements
TIF Expenditure Amount:	11,475
Tied To Debt:	Advertising FY25
Tied To Project:	Advertising FY25

Rebates For NEWTON 1ST AVE EAST URBAN RENEWAL

1123 1st Ave E

TIF Expenditure Amount:	4,816
Rebate Paid To:	Newton Elite Properties
Tied To Debt:	Newton Elite Properties FY25
Tied To Project:	Newton Elite Properties FY25
Projected Final FY of Rebate:	2025

1810 1st Ave E

TIF Expenditure Amount:	15,539
Rebate Paid To:	Hopkins Properties
Tied To Debt:	Hopkins Properties FY25
Tied To Project:	Hopkins 1810 1st Ave E FY25
Projected Final FY of Rebate:	2033

1108-1130 1st Ave E

TIF Expenditure Amount:	25,230
Rebate Paid To:	Jasper Point Plaza
Tied To Debt:	Jasper Point Plaza FY25
Tied To Project:	Jasper Point Plaza LLC FY25
Projected Final FY of Rebate:	2033

1800 1st Ave E

TIF Expenditure Amount:	8,297
Rebate Paid To:	Nehring Auto
Tied To Debt:	Nehring Auto FY25
Tied To Project:	Nehring Auto FY25
Projected Final FY of Rebate:	2033

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: NEWTON (50G469)
 Urban Renewal Area: NEWTON 1ST AVE EAST URBAN RENEWAL (50021)
 TIF Taxing District Name: NEWTON 1ST AVE EAST UR INC 2019
 TIF Taxing District Inc. Number: 500431
 TIF Taxing District Base Year: 2018
 FY TIF Revenue First Received: 2020
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	03/2019
Economic Development	03/2019

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	33,942,640	34,004,600	0	0	-84,000	67,781,990	0	67,781,990
Taxable	0	15,729,975	26,074,406	0	0	-84,000	41,639,131	0	41,639,131
Homestead Credits									137

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	40,190,950	27,675,040	8,691,241	18,983,799	638,949

FY 2025 TIF Revenue Received: 291,109

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

Local Government Name: NEWTON (50G469)
 Urban Renewal Area: NEWTON AURORA URBAN RENEWAL
 UR Area Number: 50022

UR Area Creation Date: 05/2004

This plan was developed to take advantage of an opportunity that has been provided to use property taxes paid by private development to assist in financing the cost of redevelopment and for improvement of public infrastructure.

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
NEWTON CITY/NEWTON SCH/NEWTON AURORA UR ORIG DIST TIF INCREM	500324	500325	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**

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: NEWTON (50G469)
 Urban Renewal Area: NEWTON AURORA URBAN RENEWAL (50022)
 TIF Taxing District Name: NEWTON CITY/NEWTON SCH/NEWTON AURORA UR ORIG DIST TIF INCREM
 TIF Taxing District Inc. Number: 500325

TIF Taxing District Base Year: 2006	UR Designation
FY TIF Revenue First Received:	Slum No
Subject to a Statutory end date? No	Blighted No
	Economic Development 05/2004

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	0	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: NEWTON (50G469)
 Urban Renewal Area: NEWTON EAST-MART URBAN RENEWAL
 UR Area Number: 50035

UR Area Creation Date: 10/2007

Take advantage of opportunities which have been provided to use property taxes paid by private development to assist in financing the cost of development and for improvement of public infrastructure in the East-Mart Economic Development Area.

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
NEWTON CITY/NEWTON SCH/NEWTON EAST-MART UR ORIG DIST TIF INCREM	500372	500373	14,785,240
NEWTON CITY AG/NEWTON SCH/NEWTON EAST-MART UR ORIG DIST TIF INCREM	500374	500375	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	22,002,830	0	0	0	22,002,830	0	22,002,830
Taxable	0	0	19,213,176	0	0	0	19,213,176	0	19,213,176
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: 179,042 0 **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	292,526
TIF Sp. Revenue Fund Interest:	5,240
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	297,766

Rebate Expenditures:	221,888
Non-Rebate Expenditures:	98,035
Returned to County Treasurer:	0
Total Expenditures:	319,923

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: 156,885 0 **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For NEWTON EAST-MART URBAN RENEWAL

NDC FY25

Description:	NDC FY25
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

Advertising FY25

Description:	Advertising FY25
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

FY25 Comm Dev Director Salary

Description:	FY25 Comm Dev Director Salary
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

FY25 Development Specialist Salary

Description:	FY25 Development Specialist Salary
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

FY25 Finance Off & Sr Finance Analyst Salary

Description:	FY25 Finance Off & Sr Finance Analyst Salary
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

Van Maanen Electric Rebate

Description:	Property Tax Rebate
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	No

FY25 City Administrator Salary

Description:	FY25 City Administrator Salary
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

Theisens Rebate

Description:	Theisens Property Tax Rebate
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	Yes

Court & Reporting FY23

Description:	Court & Reporting FY23
--------------	------------------------

Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For NEWTON EAST-MART URBAN RENEWAL

NDC FY25

Debt/Obligation Type:	Internal Loans
Principal:	20,000
Interest:	0
Total:	20,000
Annual Appropriation?:	Yes
Date Incurred:	12/01/2024
FY of Last Payment:	2025

Advertising FY25

Debt/Obligation Type:	Internal Loans
Principal:	11,475
Interest:	0
Total:	11,475
Annual Appropriation?:	Yes
Date Incurred:	12/01/2024
FY of Last Payment:	2025

FY25 Comm Dev Director Salary

Debt/Obligation Type:	Internal Loans
Principal:	12,588
Interest:	0
Total:	12,588
Annual Appropriation?:	Yes
Date Incurred:	12/01/2024
FY of Last Payment:	2025

FY25 Development Specialist Salary

Debt/Obligation Type:	Internal Loans
Principal:	17,242
Interest:	0
Total:	17,242
Annual Appropriation?:	Yes
Date Incurred:	12/01/2024
FY of Last Payment:	2025

FY25 Finance Off & Sr Finance Analyst Salary

Debt/Obligation Type:	Internal Loans
Principal:	14,055
Interest:	0
Total:	14,055
Annual Appropriation?:	Yes
Date Incurred:	12/01/2024
FY of Last Payment:	2025

Van Maanen Electric Rebate

Debt/Obligation Type:	Rebates
Principal:	165,346
Interest:	0
Total:	165,346
Annual Appropriation?:	Yes
Date Incurred:	10/25/2022
FY of Last Payment:	2027

Theisens Rebate

Debt/Obligation Type:	Rebates
Principal:	56,542
Interest:	0
Total:	56,542
Annual Appropriation?:	Yes
Date Incurred:	12/01/2024
FY of Last Payment:	2029

FY25 City Administrator Salary

Debt/Obligation Type:	Internal Loans
Principal:	22,675
Interest:	0
Total:	22,675
Annual Appropriation?:	Yes
Date Incurred:	12/01/2024
FY of Last Payment:	2025

Non-Rebates For NEWTON EAST-MART URBAN RENEWAL

TIF Expenditure Amount:	20,000
Tied To Debt:	NDC FY25
Tied To Project:	NDC FY25
TIF Expenditure Amount:	11,475
Tied To Debt:	Advertising FY25
Tied To Project:	Advertising FY25
TIF Expenditure Amount:	12,588
Tied To Debt:	FY25 Comm Dev Director Salary
Tied To Project:	FY25 Comm Dev Director Salary
TIF Expenditure Amount:	17,242
Tied To Debt:	FY25 Development Specialist Salary
Tied To Project:	FY25 Development Specialist Salary
TIF Expenditure Amount:	14,055
Tied To Debt:	FY25 Finance Off & Sr Finance Analyst Salary
Tied To Project:	FY25 Finance Off & Sr Finance Analyst Salary
TIF Expenditure Amount:	22,675
Tied To Debt:	FY25 City Administrator Salary
Tied To Project:	FY25 City Administrator Salary

Rebates For NEWTON EAST-MART URBAN RENEWAL

500 Iowa Speedway Drive

TIF Expenditure Amount:	165,346
Rebate Paid To:	Van Maanen Electric
Tied To Debt:	Van Maanen Electric Rebate
Tied To Project:	Van Maanen Electric Rebate
Projected Final FY of Rebate:	2027

3021 1st Ave E

TIF Expenditure Amount:	56,542
Rebate Paid To:	Theisens
Tied To Debt:	Theisens Rebate
Tied To Project:	Theisens Rebate
Projected Final FY of Rebate:	2029

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: NEWTON (50G469)
 Urban Renewal Area: NEWTON EAST-MART URBAN RENEWAL (50035)
 TIF Taxing District Name: NEWTON CITY/NEWTON SCH/NEWTON EAST-MART UR ORIG DIST TIF INCREM
 TIF Taxing District Inc. Number: 500373
 TIF Taxing District Base Year: 2007
 FY TIF Revenue First Received: 2010
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2030

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2007

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	22,002,830	0	0	0	22,002,830	0	22,002,830
Taxable	0	0	19,213,176	0	0	0	19,213,176	0	19,213,176
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	7,217,590	14,785,240	14,785,240	0	0

FY 2025 TIF Revenue Received: 292,526

TIF Taxing District Data Collection

Local Government Name: NEWTON (50G469)
 Urban Renewal Area: NEWTON EAST-MART URBAN RENEWAL (50035)
 TIF Taxing District Name: NEWTON CITY AG/NEWTON SCH/NEWTON EAST-MART UR ORIG DIST TIF INCREM
 TIF Taxing District Inc. Number: 500375
 TIF Taxing District Base Year: 2007
 FY TIF Revenue First Received: 2010
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2027

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2007

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	37,960	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: NEWTON (50G469)
 Urban Renewal Area: NEWTON MCCANN URBAN RENEWAL
 UR Area Number: 50036

UR Area Creation Date: 12/2018

Wishrock Housing partners, LLC has proposed to undertake the renovation of the McCann Village apartment complex at 1105 East 12th St S in the Urban Renewal Area. It has been requested that the City provide assistance to the Developer.

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
NEWTON CITY/NEWTON SCH/NEWTON MCCANN UR TIF INC	500438	500439	2,861,594

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	3,252,310	0	0	0	3,252,310	0	3,252,310
Taxable	0	0	2,861,594	0	0	0	2,861,594	0	2,861,594
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: **44** **0** **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	96,315
TIF Sp. Revenue Fund Interest:	126
Property Tax Replacement Claims	280
Asset Sales & Loan Repayments:	0
Total Revenue:	96,721

Rebate Expenditures:	96,315
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	96,315

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: **450** **0** **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For NEWTON MCCANN URBAN RENEWAL

McCann Property Tax Rebate

Description:	Property Tax Rebate
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For NEWTON MCCANN URBAN RENEWAL

McCann Property Tax Rebate

Debt/Obligation Type:	Rebates
Principal:	96,315
Interest:	0
Total:	96,315
Annual Appropriation?:	Yes
Date Incurred:	12/01/2021
FY of Last Payment:	2033

Rebates For NEWTON MCCANN URBAN RENEWAL

1000 12th St S

TIF Expenditure Amount:	96,315
Rebate Paid To:	McCann Housing Partners
Tied To Debt:	McCann Property Tax Rebate
Tied To Project:	McCann Property Tax Rebate
Projected Final FY of Rebate:	2033

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: NEWTON (50G469)
 Urban Renewal Area: NEWTON MCCANN URBAN RENEWAL (50036)
 TIF Taxing District Name: NEWTON CITY/NEWTON SCH/NEWTON MCCANN UR TIF INC
 TIF Taxing District Inc. Number: 500439
 TIF Taxing District Base Year: 2018
 FY TIF Revenue First Received: 2022
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2018

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	3,252,310	0	0	0	3,252,310	0	3,252,310
Taxable	0	0	2,861,594	0	0	0	2,861,594	0	2,861,594
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	0	2,861,594	2,861,594	0	0

FY 2025 TIF Revenue Received: 96,315

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

Local Government Name: NEWTON (50G469)
 Urban Renewal Area: NEWTON PLANT TWO URBAN RENEWAL
 UR Area Number: 50037

UR Area Creation Date: 04/2008

This plan facilitates the re-development of the former Maytag Plant 2 buildings. The main goals proposed are as follows: build long-term property tax base, Capitalize on opportunities to create or retain jobs & generate momentum for re-use of Plant 2.

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
NEWTON CITY/NEWTON SCH/NEWTON PLANT TWO UR ORIG DIST TIF INCREM	500390	500391	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**

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

This TIF was closed in FY23

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area
during FY 2025

0

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: NEWTON (50G469)
 Urban Renewal Area: NEWTON PLANT TWO URBAN RENEWAL (50037)
 TIF Taxing District Name: NEWTON CITY/NEWTON SCH/NEWTON PLANT TWO UR ORIG DIST TIF INCREM
 TIF Taxing District Inc. Number: 500391
 TIF Taxing District Base Year: 2007
 FY TIF Revenue First Received: 2010
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2030

UR Designation	
Slum	No
Blighted	No
Economic Development	04/2008

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	3,186,530	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: NEWTON (50G469)
 Urban Renewal Area: NEWTON SPEEDWAY/PRAIRIE FIRE UR
 UR Area Number: 50038

UR Area Creation Date: 03/2003

UR Area Purpose: The Plan Purpose is for the rehabilitation, conservation, redevelopment, development or a combination thereof, of such area is necessary in the interest of the public health, safety, or welfare of the residents of the City.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
NEWTON CITY/NEWTON SCH/CITY EXEMPT/NEWTON SPEEDWAY UR ORIG DIST TIF INCREM	500314	500315	0
NEWTON CITY/NEWTON SCH/NEWTON SPEEDWAY UR ORIG DIST TIF INCREM	500320	500321	20,625,743
NEWTON CITY AG/NEWTON SCH/NEWTON SPEEDWAY UR ORIG DIST TIF INCREM	500322	500323	0
NEWTON CITY/NEWTON SCH/NEWTON PRAIRIE FIRE UR ORIG DIST TIF INCREM	500376	500377	8,779,640
NEWTON CITY AG/NEWTON SCH/NEWTON PRAIRIE FIRE UR ORIG DIST TIF INCREM	500378	500379	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	767,710	33,528,460	0	0	-4,000	34,285,670	0	34,285,670
Taxable	0	355,779	29,518,034	0	0	-4,000	29,863,313	0	29,863,313
Homestead Credits									4

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	-596,715	0	Amount of 07-01-2024 Cash Balance Restricted for LMI
TIF Revenue:	988,229		
TIF Sp. Revenue Fund Interest:	126		
Property Tax Replacement Claims	1,116		
Asset Sales & Loan Repayments:	320,000		
Total Revenue:	1,309,471		
Rebate Expenditures:	0		
Non-Rebate Expenditures:	1,383,597		
Returned to County Treasurer:	0		
Total Expenditures:	1,383,597		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	-670,841	0	Amount of 06-30-2025 Cash Balance Restricted for LMI
---	-----------------	----------	---

Projects For NEWTON SPEEDWAY/PRAIRIE FIRE UR

Speedway Ec Dev Grant

Description:	Economic Development Grant Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	Yes
Payments Complete:	No

Speedway Infrastructure

Description:	Infrastructure for IA Speedway
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Lincoln Street Paving

Description:	Paving of Lincoln Street
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For NEWTON SPEEDWAY/PRAIRIE FIRE UR

2015A

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	385,000
Interest:	11,357
Total:	396,357
Annual Appropriation?:	No
Date Incurred:	06/30/2015
FY of Last Payment:	2025

2015B

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	37,779
Interest:	850
Total:	38,629
Annual Appropriation?:	No
Date Incurred:	06/01/2015
FY of Last Payment:	2025

2017C

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	212,170
Interest:	33,948
Total:	246,118
Annual Appropriation?:	No
Date Incurred:	12/06/2017
FY of Last Payment:	2032

2020C

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	900,000
Interest:	18,000
Total:	918,000
Annual Appropriation?:	No
Date Incurred:	10/23/2020
FY of Last Payment:	2025

Non-Rebates For NEWTON SPEEDWAY/PRAIRIE FIRE UR

TIF Expenditure Amount:	396,358
Tied To Debt:	2015A
Tied To Project:	Speedway Ec Dev Grant

TIF Expenditure Amount:	38,629
Tied To Debt:	2015B
Tied To Project:	Lincoln Street Paving

TIF Expenditure Amount:	30,610
Tied To Debt:	2017C
Tied To Project:	Lincoln Street Paving

TIF Expenditure Amount:	918,000
Tied To Debt:	2020C
Tied To Project:	Speedway Infrastructure

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: NEWTON (50G469)
 Urban Renewal Area: NEWTON SPEEDWAY/PRAIRIE FIRE UR (50038)
 TIF Taxing District Name: NEWTON CITY/NEWTON SCH/CITY EXEMPT/NEWTON SPEEDWAY UR ORIG
 DIST TIF INCREM
 TIF Taxing District Inc. Number: 500315
 TIF Taxing District Base Year: 2005
 FY TIF Revenue First Received:

UR Designation	
Slum	No
Blighted	No
Economic Development	03/2003

 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District
 statutorily ends: 2026

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	0	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: NEWTON (50G469)
 Urban Renewal Area: NEWTON SPEEDWAY/PRAIRIE FIRE UR (50038)
 TIF Taxing District Name: NEWTON CITY/NEWTON SCH/NEWTON SPEEDWAY UR ORIG DIST TIF
 INCREM
 TIF Taxing District Inc. Number: 500321
 TIF Taxing District Base Year: 2005
 FY TIF Revenue First Received: 2008
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District
 statutorily ends: 2027

UR Designation	
Slum	No
Blighted	No
Economic Development	03/2003

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	767,710	22,707,040	0	0	-4,000	23,464,250	0	23,464,250
Taxable	0	355,779	20,280,464	0	0	-4,000	20,625,743	0	20,625,743
Homestead Credits									4

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	900,640	20,625,743	20,625,743	0	0

FY 2025 TIF Revenue Received: 711,506

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: NEWTON (50G469)
 Urban Renewal Area: NEWTON SPEEDWAY/PRAIRIE FIRE UR (50038)
 TIF Taxing District Name: NEWTON CITY AG/NEWTON SCH/NEWTON SPEEDWAY UR ORIG DIST TIF INCREM
 TIF Taxing District Inc. Number: 500323
 TIF Taxing District Base Year: 2005
 FY TIF Revenue First Received:

UR Designation	
Slum	No
Blighted	No
Economic Development	03/2007

 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2026

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	168,820	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: NEWTON (50G469)
 Urban Renewal Area: NEWTON SPEEDWAY/PRAIRIE FIRE UR (50038)
 TIF Taxing District Name: NEWTON CITY/NEWTON SCH/NEWTON PRAIRIE FIRE UR ORIG DIST TIF INCREM
 TIF Taxing District Inc. Number: 500377
 TIF Taxing District Base Year: 2006
 FY TIF Revenue First Received: 2009
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2028

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2006

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	10,821,420	0	0	0	10,821,420	0	10,821,420
Taxable	0	0	9,237,570	0	0	0	9,237,570	0	9,237,570
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	2,041,780	8,779,640	8,779,640	0	0

FY 2025 TIF Revenue Received: 276,723

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: NEWTON (50G469)
 Urban Renewal Area: NEWTON SPEEDWAY/PRAIRIE FIRE UR (50038)
 TIF Taxing District Name: NEWTON CITY AG/NEWTON SCH/NEWTON PRAIRIE FIRE UR ORIG DIST TIF INCREM
 TIF Taxing District Inc. Number: 500379
 TIF Taxing District Base Year: 2006
 FY TIF Revenue First Received: 2009
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2029

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2006

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	87,070	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: NEWTON (50G469)
 Urban Renewal Area: NEWTON CITY SSMID NORTH CNTRL UR
 UR Area Number: 50041

UR Area Creation Date:

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
NEWTON CITY SSMID NORTH CNTRL UR 1 INCREM	500421	500422	0
NEWTON CITY SSMID NORTH CNTRL UR 2 INCREM	500423	500424	0
NEWTON CITY SSMID NORTH CNTRL UR 3 INCREM	500425	500426	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	780,130	18,069,740	0	0	0	18,849,870	0	18,849,870
Taxable	0	361,538	11,525,810	0	0	0	11,887,348	0	11,887,348
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: NEWTON (50G469)
 Urban Renewal Area: NEWTON CITY SSMID NORTH CNTRL UR (50041)
 TIF Taxing District Name: NEWTON CITY SSMID NORTH CNTRL UR 1 INCREM
 TIF Taxing District Inc. Number: 500422
 TIF Taxing District Base Year: 1986
 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	236,770	2,338,850	0	0	0	2,575,620	0	2,575,620
Taxable	0	109,726	1,533,484	0	0	0	1,643,210	0	1,643,210
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	1,130,235	1,445,385	0	1,445,385	48,648

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: NEWTON (50G469)
 Urban Renewal Area: NEWTON CITY SSMID NORTH CNTRL UR (50041)
 TIF Taxing District Name: NEWTON CITY SSMID NORTH CNTRL UR 2 INCREM
 TIF Taxing District Inc. Number: 500424
 TIF Taxing District Base Year: 1990
 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	22,420	2,061,650	0	0	0	2,084,070	0	2,084,070
Taxable	0	10,390	1,140,433	0	0	0	1,150,823	0	1,150,823
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	525,110	1,150,823	0	1,150,823	38,734

FY 2025 TIF Revenue Received: 0

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: NEWTON (50G469)
 Urban Renewal Area: NEWTON CITY SSMID NORTH CNTRL UR (50041)
 TIF Taxing District Name: NEWTON CITY SSMID NORTH CNTRL UR 3 INCREM
 TIF Taxing District Inc. Number: 500426
 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	520,940	13,669,240	0	0	0	14,190,180	0	14,190,180
Taxable	0	241,422	8,851,893	0	0	0	9,093,315	0	9,093,315
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	3,413,130	9,093,315	0	9,093,315	306,059

FY 2025 TIF Revenue Received: 0

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: NEWTON (50G469)
 Urban Renewal Area: PHOENIX NEWTON URBAN RENEWAL (50042)
 TIF Taxing District Name: NEWTON CITY/NEWTON SCH/NEWTON PHOENIX UR TIF INC
 TIF Taxing District Inc. Number: 500441
 TIF Taxing District Base Year: 2018
 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	0	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: NEWTON (50G469)
 Urban Renewal Area: NEWTON SPORTS ENTERTAINMENT UR (50043)
 TIF Taxing District Name: NEWTON SPORTS ENTERTAINMENT UR TIF INC 2019
 TIF Taxing District Inc. Number: 500437
 TIF Taxing District Base Year: 2019
 FY TIF Revenue First Received: 0
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	09/2019

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	0	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: NEWTON (50G469)
 Urban Renewal Area: NEWTON FAIRMEADOWS NORTH HOUSING UR
 UR Area Number: 50044

UR Area Creation Date: 12/2017

UR Area Purpose: Provide Economic and infrastructure support for housing development in the Subdivision of Fairmeadows North in the City of Newton

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
NWT FAIRMEADOWS NORTH UR INC 2019	500434	500435	1,021,044
NWT FAIRMEADOWS NORTH #2 INC	500442	500443	1,786,338
NWT FAIRMEADOWS NORTH #3 INC	500445	500446	702,090
NWT FAIRMEADOWS NORTH #4 INC	500449	500450	908,254
NWT FAIRMEADOWS NORTH #5 INC	500458	500459	472,740

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	10,615,380	0	0	0	-16,000	10,586,380	0	10,586,380
Taxable	0	4,919,466	0	0	0	-16,000	4,890,466	0	4,890,466
Homestead Credits									24

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	-493,598	122,064	Amount of 07-01-2024 Cash Balance Restricted for LMI
TIF Revenue:	164,607		
TIF Sp. Revenue Fund Interest:	886		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	372,500		
Total Revenue:	537,993		
Rebate Expenditures:	0		
Non-Rebate Expenditures:	628,277		
Returned to County Treasurer:	0		
Total Expenditures:	628,277		
TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	-583,882	28,399	Amount of 06-30-2025 Cash Balance Restricted for LMI

Projects For NEWTON FAIRMEADOWS NORTH HOUSING UR

Fairmeadows N Infrastructure

Description:	Fairmeadows N Infrastructure
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Arbor Estates Land Purchase

Description:	Land Purchase Arbor Estates
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	No

Arbor Estates Grading

Description:	Grading Arbor Estates
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Arbor Estates Phase 1 Infrastructure

Description:	Phase 1 Arbor Estates
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

NHDC FY25

Description:	NHDC FY25
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

LMI Expenditures FY25

Description:	LMI Expenditures FY25
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For NEWTON FAIRMEADOWS NORTH HOUSING UR

2017B GO Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	688,090
Interest:	41,549
Total:	729,639
Annual Appropriation?:	No
Date Incurred:	08/22/2017
FY of Last Payment:	2028

2019C GO Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	770,000
Interest:	176,162
Total:	946,162
Annual Appropriation?:	No
Date Incurred:	11/07/2019
FY of Last Payment:	2038

2019A GO Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,300,000
Interest:	410,414
Total:	1,710,414
Annual Appropriation?:	No
Date Incurred:	04/16/2019
FY of Last Payment:	2038

2020A GO Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,505,000
Interest:	383,710
Total:	1,888,710
Annual Appropriation?:	No
Date Incurred:	05/06/2020
FY of Last Payment:	2039

NHDC FY25

Debt/Obligation Type:	Internal Loans
Principal:	40,000
Interest:	0
Total:	40,000
Annual Appropriation?:	Yes
Date Incurred:	12/01/2024
FY of Last Payment:	2025

LMI Expenditures FY25

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	157,167
Interest:	0
Total:	157,167
Annual Appropriation?:	Yes
Date Incurred:	12/01/2024
FY of Last Payment:	2025

Non-Rebates For NEWTON FAIRMEADOWS NORTH HOUSING UR

TIF Expenditure Amount:	116,290
Tied To Debt:	2017B GO Bonds
Tied To Project:	Fairmeadows N Infrastructure
TIF Expenditure Amount:	65,833
Tied To Debt:	2019C GO Bonds
Tied To Project:	Arbor Estates Land Purchase
TIF Expenditure Amount:	123,837
Tied To Debt:	2019A GO Bonds
Tied To Project:	Arbor Estates Grading
TIF Expenditure Amount:	125,150
Tied To Debt:	2020A GO Bonds
Tied To Project:	Fairmeadows N Infrastructure
TIF Expenditure Amount:	40,000
Tied To Debt:	NHDC FY25
Tied To Project:	NHDC FY25
TIF Expenditure Amount:	157,167
Tied To Debt:	LMI Expenditures FY25
Tied To Project:	LMI Expenditures FY25

Income Housing For NEWTON FAIRMEADOWS NORTH HOUSING UR

Amount of FY 2025 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	157,167
<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:	157,167
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:	0

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: NEWTON (50G469)
 Urban Renewal Area: NEWTON FAIRMEADOWS NORTH HOUSING UR (50044)
 TIF Taxing District Name: NWT FAIRMEADOWS NORTH UR INC 2019
 TIF Taxing District Inc. Number: 500435
 TIF Taxing District Base Year: 2018
 FY TIF Revenue First Received: 2021
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2031

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2017

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	2,218,890	0	0	0	-4,000	2,211,640	0	2,211,640
Taxable	0	1,028,294	0	0	0	-4,000	1,021,044	0	1,021,044
Homestead Credits									4

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	3,860	1,021,044	1,021,044	0	0

FY 2025 TIF Revenue Received: 36,379

TIF Taxing District Data Collection

Local Government Name: NEWTON (50G469)
 Urban Renewal Area: NEWTON FAIRMEADOWS NORTH HOUSING UR (50044)
 TIF Taxing District Name: NWT FAIRMEADOWS NORTH #2 INC
 TIF Taxing District Inc. Number: 500443
 TIF Taxing District Base Year: 2019
 FY TIF Revenue First Received: 2022
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2032

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2017

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	3,863,250	0	0	0	-4,000	3,859,250	0	3,859,250
Taxable	0	1,790,338	0	0	0	-4,000	1,786,338	0	1,786,338
Homestead Credits									10

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	140,310	1,786,338	1,786,338	0	0

FY 2025 TIF Revenue Received: 61,145

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: NEWTON (50G469)
 Urban Renewal Area: NEWTON FAIRMEADOWS NORTH HOUSING UR (50044)
 TIF Taxing District Name: NWT FAIRMEADOWS NORTH #3 INC
 TIF Taxing District Inc. Number: 500446
 TIF Taxing District Base Year: 2021
 FY TIF Revenue First Received: 2023
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2033

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2017

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	1,546,280	0	0	0	-8,000	1,531,780	0	1,531,780
Taxable	0	716,590	0	0	0	-8,000	702,090	0	702,090
Homestead Credits									4

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	2,820	702,090	702,090	0	0

FY 2025 TIF Revenue Received: 25,349

TIF Taxing District Data Collection

Local Government Name: NEWTON (50G469)
 Urban Renewal Area: NEWTON FAIRMEADOWS NORTH HOUSING UR (50044)
 TIF Taxing District Name: NWT FAIRMEADOWS NORTH #4 INC
 TIF Taxing District Inc. Number: 500450
 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: 2034

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2017

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	1,966,870	0	0	0	0	1,963,620	0	1,963,620
Taxable	0	911,504	0	0	0	0	908,254	0	908,254
Homestead Credits									4

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	2,980	908,254	908,254	0	0

FY 2025 TIF Revenue Received: 32,254

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: NEWTON (50G469)
 Urban Renewal Area: NEWTON FAIRMEADOWS NORTH HOUSING UR (50044)
 TIF Taxing District Name: NWT FAIRMEADOWS NORTH #5 INC
 TIF Taxing District Inc. Number: 500459
 TIF Taxing District Base Year: 0
 FY TIF Revenue First Received: 2025
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2035

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2017

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	1,020,090	0	0	0	0	1,020,090	0	1,020,090
Taxable	0	472,740	0	0	0	0	472,740	0	472,740
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	442,900	472,740	472,740	0	0

FY 2025 TIF Revenue Received: 9,480