

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

**Levy Authority Summary**

Local Government Name: FAIRFIELD  
 Local Government Number: 51G476

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
FAIRFIELD HIGHWAY #1 HIGHWAY #34 BYPASS URBAN RENEWAL	51009	4
FAIRFIELD HIGHWAY #34/WEST BUSINESS URBAN RENEWAL	51010	3
FAIRFIELD NORTH CAMPUS VILLAGE (PHASE V) URBAN RENEWAL	51011	2
FAIRFIELD WEST INDUSTRIAL PARK URBAN RENEWAL	51012	2
FAIRFIELD LINCOLN AVENUE URBAN RENEWAL	51013	2
FAIRFIELD NORTH CAMPUS VILLAGE PHASE VI URBAN RENEWAL	51015	1
FAIRFIELD NORTH CAMPUS RIDGE URBAN RENEWAL	51017	0

**TIF Debt Outstanding: 3,924,962**

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:</b>	<b>869,814</b>	<b>0</b>	<b>Amount of 07-01-2024 Cash Balance Restricted for LMI</b>
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TIF Revenue:	844,307		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
<b>Total Revenue:</b>	<b>844,307</b>		

Rebate Expenditures:	2,732,815		
Non-Rebate Expenditures:	132,830		
Returned to County Treasurer:	0		
<b>Total Expenditures:</b>	<b>2,865,645</b>		

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:</b>	<b>-1,151,524</b>	<b>56,955</b>	<b>Amount of 06-30-2025 Cash Balance Restricted for LMI</b>
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**Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 2,210,841**

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**Urban Renewal Area Data Collection**

Local Government Name: FAIRFIELD (51G476)  
 Urban Renewal Area: FAIRFIELD HIGHWAY #1 HIGHWAY #34 BYPASS URBAN RENEWAL  
 UR Area Number: 51009

UR Area Creation Date: 06/2011

UR Area Purpose: An economic development area for the promotion of commercial development.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
FAIRFIELD CITY/FAIRFIELD SCH/HIGHWAY #1/HIGHWAY #34 BYPASS TIF INCREM	510075	510076	4,134,724
FAIRFIELD CITY/FAIRFIELD SCH/HWY #1/HWY #34 BYPASS AMENDMENT TIF INCREM	510081	510082	3,098,600
FAIRFIELD CITY AG/FAIRFIELD SCH/HWY #1/HWY #34 BYPASS AMENDMENT TIF INCREM	510083	510084	6,700
FAIRFIELD CITY/FAIRFIELD SCH/HIGHWAY #1/HIGHWAY #34 BYPASS AMENDMENT NO 3 TIF INCREM	510103	510104	2,004,515

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	31,000	0	10,722,200	0	0	0	10,753,200	0	10,753,200
Taxable	22,269	0	9,388,038	0	0	0	9,410,307	0	9,410,307
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:** **498,622** **0** **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	316,983
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>316,983</b>

Rebate Expenditures:	60,000
Non-Rebate Expenditures:	27,375
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>87,375</b>

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:** **728,230** **0** **Amount of 06-30-2025 Cash Balance Restricted for LMI**

## Projects For FAIRFIELD HIGHWAY #1 HIGHWAY #34 BYPASS URBAN RENEWAL

### Rebate Agreement

Description:	Retail Development
Classification:	Commercial - hotels and conference centers
Physically Complete:	Yes
Payments Complete:	Yes

### Frontage Rd/Lincoln Ave Paving

Description:	Paving Project
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

### Rebate Agreement

Description:	Retail Development
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For FAIRFIELD HIGHWAY #1 HIGHWAY #34 BYPASS URBAN RENEWAL

### Fairfield Hotels & Suites

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	06/01/2014
FY of Last Payment:	2019

### GO Capital Note Series 2015

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	125,000
Interest:	13,475
Total:	138,475
Annual Appropriation?:	No
Date Incurred:	02/25/2015
FY of Last Payment:	2034

### Sun and Fun

Debt/Obligation Type:	Rebates
Principal:	60,000
Interest:	0
Total:	60,000
Annual Appropriation?:	Yes
Date Incurred:	11/01/2021
FY of Last Payment:	2030

**Non-Rebates For FAIRFIELD HIGHWAY #1 HIGHWAY #34 BYPASS  
URBAN RENEWAL**

TIF Expenditure Amount:	27,375
Tied To Debt:	GO Capital Note Series 2015
Tied To Project:	Frontage Rd/Lincoln Ave Paving

## **Rebates For FAIRFIELD HIGHWAY #1 HIGHWAY #34 BYPASS URBAN RENEWAL**

### **2104 S Main Street**

TIF Expenditure Amount:	0
Rebate Paid To:	Fairfield Hotels & Suites
Tied To Debt:	Fairfield Hotels & Suites
Tied To Project:	Rebate Agreement
Projected Final FY of Rebate:	2021

### **Sun and Fun**

TIF Expenditure Amount:	60,000
Rebate Paid To:	F405 LLC SFM Fairfield LLC
Tied To Debt:	Sun and Fun
Tied To Project:	Rebate Agreement
Projected Final FY of Rebate:	2030

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**TIF Taxing District Data Collection**

Local Government Name: FAIRFIELD (51G476)  
 Urban Renewal Area: FAIRFIELD HIGHWAY #1 HIGHWAY #34 BYPASS URBAN RENEWAL (51009)  
 TIF Taxing District Name: FAIRFIELD CITY/FAIRFIELD SCH/HIGHWAY #1/HIGHWAY #34 BYPASS TIF INCREM  
 TIF Taxing District Inc. Number: 510076  
 TIF Taxing District Base Year: 2011  
 FY TIF Revenue First Received: 2014  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2034

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2011

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	4,666,900	0	0	0	4,666,900	0	4,666,900
Taxable	0	0	4,134,724	0	0	0	4,134,724	0	4,134,724
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	4,800	4,134,724	4,134,724	0	0

FY 2025 TIF Revenue Received: 316,983

**TIF Taxing District Data Collection**

Local Government Name: FAIRFIELD (51G476)  
 Urban Renewal Area: FAIRFIELD HIGHWAY #1 HIGHWAY #34 BYPASS URBAN RENEWAL (51009)  
 TIF Taxing District Name: FAIRFIELD CITY/FAIRFIELD SCH/HWY #1/HWY #34 BYPASS AMENDMENT TIF INCREM  
 TIF Taxing District Inc. Number: 510082  
 TIF Taxing District Base Year: 2014  
 FY TIF Revenue First Received: 2017  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2034

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2011

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	3,755,300	0	0	0	3,755,300	0	3,755,300
Taxable	0	0	3,248,799	0	0	0	3,248,799	0	3,248,799
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	656,700	3,098,600	3,098,600	0	0

FY 2025 TIF Revenue Received: 0

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**TIF Taxing District Data Collection**

Local Government Name: FAIRFIELD (51G476)  
 Urban Renewal Area: FAIRFIELD HIGHWAY #1 HIGHWAY #34 BYPASS URBAN RENEWAL (51009)  
 TIF Taxing District Name: FAIRFIELD CITY AG/FAIRFIELD SCH/HWY #1/HWY #34 BYPASS AMENDMENT  
 TIF INCREM  
 TIF Taxing District Inc. Number: 510084  
 TIF Taxing District Base Year: 2014  
 FY TIF Revenue First Received: 2017  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2034

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2011

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	31,000	0	0	0	0	0	31,000	0	31,000
Taxable	22,269	0	0	0	0	0	22,269	0	22,269
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	24,300	6,700	6,700	0	0

FY 2025 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: FAIRFIELD (51G476)  
 Urban Renewal Area: FAIRFIELD HIGHWAY #1 HIGHWAY #34 BYPASS URBAN RENEWAL (51009)  
 TIF Taxing District Name: FAIRFIELD CITY/FAIRFIELD SCH/HIGHWAY #1/HIGHWAY #34 BYPASS  
 AMENDMENT NO 3 TIF INCREM  
 TIF Taxing District Inc. Number: 510104  
 TIF Taxing District Base Year: 2019  
 FY TIF Revenue First Received: 2023  
 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	2,300,000	0	0	0	2,300,000	0	2,300,000
Taxable	0	0	2,004,515	0	0	0	2,004,515	0	2,004,515
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	3,100	2,004,515	2,004,515	0	0

FY 2025 TIF Revenue Received: 0

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**Urban Renewal Area Data Collection**

Local Government Name: FAIRFIELD (51G476)  
 Urban Renewal Area: FAIRFIELD HIGHWAY #34/WEST BUSINESS URBAN RENEWAL  
 UR Area Number: 51010

UR Area Creation Date:

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
FAIRFIELD CITY/FAIRFIELD SCH/HWY #34/WEST BUSINESS TIF INCREM	510077	510078	2,549
FAIRFIELD CITY AG/FAIRFIELD SCH/HWY #34/WEST BUSINESS TIF INCREM	510079	510080	551
FAIRFIELD CITY/FAIRFIELD SCH/HIGHWAY #34/WEST BUSINESS AMENDMENT NO. 2 TIF INCREM	510107	510108	1,277,800

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	9,300	552,000	4,376,200	0	0	0	4,934,250	0	4,934,250
Taxable	6,681	255,813	3,494,843	0	0	0	3,754,087	0	3,754,087
Homestead Credits									1

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:	42,683		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
<b>Total Revenue:</b>	<b>42,683</b>		
Rebate Expenditures:	0		
Non-Rebate Expenditures:	17,809		
Returned to County Treasurer:	0		
<b>Total Expenditures:</b>	<b>17,809</b>		

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:</b>	<b>24,874</b>	<b>0</b>	<b>Amount of 06-30-2025 Cash Balance Restricted for LMI</b>
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## Projects For FAIRFIELD HIGHWAY #34/WEST BUSINESS URBAN RENEWAL

### Highway 34 Business

Description:	Economic Revitalization / Recreation Facilities
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

### 9th & Burlington Ped. safety

Description:	Traffic and Pedestrian safety
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For FAIRFIELD HIGHWAY #34/WEST BUSINESS URBAN RENEWAL

### GO Note Series 2015

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	192,000
Interest:	38,885
Total:	230,885
Annual Appropriation?:	No
Date Incurred:	02/25/2015
FY of Last Payment:	2034

### 9th and Burlington

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	07/01/2019
FY of Last Payment:	2021

## **Non-Rebates For FAIRFIELD HIGHWAY #34/WEST BUSINESS URBAN RENEWAL**

TIF Expenditure Amount:	17,809
Tied To Debt:	GO Note Series 2015
Tied To Project:	Highway 34 Business

TIF Expenditure Amount:	0
Tied To Debt:	9th and Burlington
Tied To Project:	9th & Burlington Ped. safety

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**TIF Taxing District Data Collection**

Local Government Name: FAIRFIELD (51G476)  
 Urban Renewal Area: FAIRFIELD HIGHWAY #34/WEST BUSINESS URBAN RENEWAL (51010)  
 TIF Taxing District Name: FAIRFIELD CITY/FAIRFIELD SCH/HWY #34/WEST BUSINESS TIF INCREM  
 TIF Taxing District Inc. Number: 510078  
 TIF Taxing District Base Year: 2014  
 FY TIF Revenue First Received: 2018  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2037

UR Designation	
Slum	No
Blighted	No
Economic Development	05/2013

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	0	5,500	0	0	0	5,500	0	5,500
Taxable	0	0	2,549	0	0	0	2,549	0	2,549
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	2,951	2,549	2,549	0	0

FY 2025 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: FAIRFIELD (51G476)  
 Urban Renewal Area: FAIRFIELD HIGHWAY #34/WEST BUSINESS URBAN RENEWAL (51010)  
 TIF Taxing District Name: FAIRFIELD CITY AG/FAIRFIELD SCH/HWY #34/WEST BUSINESS TIF INCREM  
 TIF Taxing District Inc. Number: 510080  
 TIF Taxing District Base Year: 2014  
 FY TIF Revenue First Received: 0  
 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	9,300	0	0	0	0	0	9,300	0	9,300
Taxable	6,681	0	0	0	0	0	6,681	0	6,681
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	8,749	551	551	0	0

FY 2025 TIF Revenue Received: 0

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**TIF Taxing District Data Collection**

Local Government Name: FAIRFIELD (51G476)  
 Urban Renewal Area: FAIRFIELD HIGHWAY #34/WEST BUSINESS URBAN RENEWAL (51010)  
 TIF Taxing District Name: FAIRFIELD CITY/FAIRFIELD SCH/HIGHWAY #34/WEST BUSINESS  
 AMENDMENT NO. 2 TIF INCREM  
 TIF Taxing District Inc. Number: 510108  
 TIF Taxing District Base Year: 0  
 FY TIF Revenue First Received:  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	552,000	4,370,700	0	0	0	4,919,450	0	4,919,450
Taxable	0	255,813	3,492,294	0	0	0	3,744,857	0	3,744,857
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	3,644,900	1,274,550	1,277,800	-3,250	-110

FY 2025 TIF Revenue Received: 42,683

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**Urban Renewal Area Data Collection**

Local Government Name: FAIRFIELD (51G476)  
 Urban Renewal Area: FAIRFIELD NORTH CAMPUS VILLAGE (PHASE V) URBAN RENEWAL  
 UR Area Number: 51011

UR Area Creation Date: 10/2016

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
FAIRFIELD CITY/FAIRFIELD SCH/NORTH CAMPUS VILLAGE (PHASE V) TIF INCREM	510085	510086	4,322,838
FAIRFIELD CITY/FAIRFIELD SCH/NORTH CAMPUS VILLAGE (PHASE V) AMENDMENT NO. 1 TIF INCREM	510109	510110	2,701,876

**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	15,434,900	0	0	0	-8,000	15,306,650	0	15,306,650
Taxable	0	7,152,964	0	0	0	-8,000	7,024,714	0	7,024,714
Homestead Credits									54

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	138,667	0	Amount of 07-01-2024 Cash Balance Restricted for LMI
TIF Revenue:	237,155		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
<b>Total Revenue:</b>	<b>237,155</b>		
Rebate Expenditures:	221,126		
Non-Rebate Expenditures:	0		
Returned to County Treasurer:	0		
<b>Total Expenditures:</b>	<b>221,126</b>		

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:</b>	<b>154,696</b>	<b>0</b>	<b>Amount of 06-30-2025 Cash Balance Restricted for LMI</b>
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## Projects For FAIRFIELD NORTH CAMPUS VILLAGE (PHASE V) URBAN RENEWAL

### North Campus Village Phase 5

Description:	Residential Development
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For FAIRFIELD NORTH CAMPUS VILLAGE (PHASE V) URBAN RENEWAL

### Vastu Partners Development Agreement

Debt/Obligation Type:	Rebates
Principal:	221,126
Interest:	0
Total:	221,126
Annual Appropriation?:	Yes
Date Incurred:	11/14/2016
FY of Last Payment:	2030

## **Rebates For FAIRFIELD NORTH CAMPUS VILLAGE (PHASE V) URBAN RENEWAL**

### **North Campus Village Phase 5**

TIF Expenditure Amount:	221,126
Rebate Paid To:	Vastu Partners, LLC
Tied To Debt:	Vastu Partners Development Agreement
Tied To Project:	North Campus Village Phase 5
Projected Final FY of Rebate:	2030

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**TIF Taxing District Data Collection**

Local Government Name: FAIRFIELD (51G476)  
 Urban Renewal Area: FAIRFIELD NORTH CAMPUS VILLAGE (PHASE V) URBAN RENEWAL (51011)  
 TIF Taxing District Name: FAIRFIELD CITY/FAIRFIELD SCH/NORTH CAMPUS VILLAGE (PHASE V) TIF INCREM  
 TIF Taxing District Inc. Number: 510086  
 TIF Taxing District Base Year: 2015  
 FY TIF Revenue First Received: 2018  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2038

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2016

**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	9,499,500	0	0	0	-8,000	9,420,000	0	9,420,000
Taxable	0	4,402,338	0	0	0	-8,000	4,322,838	0	4,322,838
Homestead Credits									33

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	0	4,322,838	4,322,838	0	0

FY 2025 TIF Revenue Received: 237,155

**TIF Taxing District Data Collection**

Local Government Name: FAIRFIELD (51G476)  
 Urban Renewal Area: FAIRFIELD NORTH CAMPUS VILLAGE (PHASE V) URBAN RENEWAL (51011)  
 TIF Taxing District Name: FAIRFIELD CITY/FAIRFIELD SCH/NORTH CAMPUS VILLAGE (PHASE V) AMENDMENT NO. 1 TIF INCREM  
 TIF Taxing District Inc. Number: 510110  
 TIF Taxing District Base Year: 0  
 FY TIF Revenue First Received:  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	5,935,400	0	0	0	0	5,886,650	0	5,886,650
Taxable	0	2,750,626	0	0	0	0	2,701,876	0	2,701,876
Homestead Credits									21

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	2,960,800	2,701,876	2,701,876	0	0

FY 2025 TIF Revenue Received: 0

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**Urban Renewal Area Data Collection**

Local Government Name: FAIRFIELD (51G476)  
 Urban Renewal Area: FAIRFIELD WEST INDUSTRIAL PARK URBAN RENEWAL  
 UR Area Number: 51012

UR Area Creation Date:

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
FAIRFIELD CITY/FAIRFIELD SCH/WEST INDUSTRIAL PARK TIF INCREM	510087	510088	3,200,200
FAIRFIELD CITY AG/FAIRFIELD SCH/WEST INDUSTRIAL PARK TIF INCREM	510089	510090	8,100

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	36,100	0	10,500	4,675,500	0	0	4,722,100	0	4,722,100
Taxable	25,933	0	4,866	4,142,464	0	0	4,173,263	0	4,173,263
Homestead Credits									0

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:</b>	<b>228,375</b>	<b>0</b>	<b>Amount of 07-01-2024 Cash Balance Restricted for LMI</b>
TIF Revenue:	110,337		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
<b>Total Revenue:</b>	<b>110,337</b>		
Rebate Expenditures:	0		
Non-Rebate Expenditures:	62,488		
Returned to County Treasurer:	0		
<b>Total Expenditures:</b>	<b>62,488</b>		
<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:</b>	<b>276,224</b>	<b>0</b>	<b>Amount of 06-30-2025 Cash Balance Restricted for LMI</b>

## Projects For FAIRFIELD WEST INDUSTRIAL PARK URBAN RENEWAL

### Kulp Development

Description:	Building Expansion
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

### Tyler Street

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

### Traffic - Kulp

Description:	Building Expansion
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For FAIRFIELD WEST INDUSTRIAL PARK URBAN RENEWAL

### 2018 GO Partial

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	06/01/2018
FY of Last Payment:	2032

### 2021 GO Partial - Tyler

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	199,000
Interest:	11,193
Total:	210,193
Annual Appropriation?:	No
Date Incurred:	08/25/2021
FY of Last Payment:	2031

### 2021 GO Partial - Refund Kulp

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	377,000
Interest:	22,503
Total:	399,503
Annual Appropriation?:	No
Date Incurred:	08/25/2021
FY of Last Payment:	2032

### Traffix Rebate

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	02/01/2020
FY of Last Payment:	2024

## **Non-Rebates For FAIRFIELD WEST INDUSTRIAL PARK URBAN RENEWAL**

TIF Expenditure Amount:	0
Tied To Debt:	2018 GO Partial
Tied To Project:	Kulp Development
TIF Expenditure Amount:	13,587
Tied To Debt:	2021 GO Partial - Tyler
Tied To Project:	Tyler Street
TIF Expenditure Amount:	48,901
Tied To Debt:	2021 GO Partial - Refund Kulp
Tied To Project:	Kulp Development

## Rebates For FAIRFIELD WEST INDUSTRIAL PARK URBAN RENEWAL

### Traffic - Kulp Development

TIF Expenditure Amount:	0
Rebate Paid To:	Kulp Development
Tied To Debt:	2018 GO Partial
Tied To Project:	Traffic - Kulp
Projected Final FY of Rebate:	2024

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**TIF Taxing District Data Collection**

Local Government Name: FAIRFIELD (51G476)  
 Urban Renewal Area: FAIRFIELD WEST INDUSTRIAL PARK URBAN RENEWAL (51012)  
 TIF Taxing District Name: FAIRFIELD CITY/FAIRFIELD SCH/WEST INDUSTRIAL PARK TIF INCREM  
 TIF Taxing District Inc. Number: 510088  
 TIF Taxing District Base Year: 2017  
 FY TIF Revenue First Received: 2020  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2040

UR Designation	
Slum	No
Blighted	No
Economic Development	02/2018

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	10,500	4,675,500	0	0	4,686,000	0	4,686,000
Taxable	0	0	4,866	4,142,464	0	0	4,147,330	0	4,147,330
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	1,485,800	3,200,200	3,200,200	0	0

FY 2025 TIF Revenue Received: 110,337

**TIF Taxing District Data Collection**

Local Government Name: FAIRFIELD (51G476)  
 Urban Renewal Area: FAIRFIELD WEST INDUSTRIAL PARK URBAN RENEWAL (51012)  
 TIF Taxing District Name: FAIRFIELD CITY AG/FAIRFIELD SCH/WEST INDUSTRIAL PARK TIF INCREM  
 TIF Taxing District Inc. Number: 510090  
 TIF Taxing District Base Year: 2017  
 FY TIF Revenue First Received: 0  
 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	36,100	0	0	0	0	0	36,100	0	36,100
Taxable	25,933	0	0	0	0	0	25,933	0	25,933
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	28,000	8,100	8,100	0	0

FY 2025 TIF Revenue Received: 0

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**Urban Renewal Area Data Collection**

Local Government Name: FAIRFIELD (51G476)  
 Urban Renewal Area: FAIRFIELD LINCOLN AVENUE URBAN RENEWAL  
 UR Area Number: 51013

UR Area Creation Date: 02/2018

The primary goal is to stimulate, through public involvement and commitment, private investment in new housing and residential development as defined in Iowa Code Section 403.17(12).

UR Area Purpose:

**Tax Districts within this Urban Renewal Area**

	Base No.	Increment No.	Increment Value Used
FAIRFIELD CITY/FAIRFIELD SCH/LINCOLN AVENUE TIF INCREM	510091	510092	1,058,878
FAIRFIELD CITY/FAIRFIELD SCH/LINCOLN AVENUE 2020 AMENDMENT TIF INCREM	510105	510106	231,300

**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	3,325,000	0	0	0	-8,000	3,297,500	0	3,297,500
Taxable	0	1,540,896	0	0	0	-8,000	1,513,396	0	1,513,396
Homestead Credits									8

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:** **4,150** **0** **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	41,747
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>41,747</b>

Rebate Expenditures:	0
Non-Rebate Expenditures:	25,158
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>25,158</b>

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:** **20,739** **15,796** **Amount of 06-30-2025 Cash Balance Restricted for LMI**

## Projects For FAIRFIELD LINCOLN AVENUE URBAN RENEWAL

### Lincoln Ave

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

## Debts/Obligations For FAIRFIELD LINCOLN AVENUE URBAN RENEWAL

### 2018 GO Partial

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	06/01/2018
FY of Last Payment:	2033

### 2021 GO Partial

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	200,000
Interest:	13,091
Total:	213,091
Annual Appropriation?:	No
Date Incurred:	08/25/2021
FY of Last Payment:	2033

## **Non-Rebates For FAIRFIELD LINCOLN AVENUE URBAN RENEWAL**

TIF Expenditure Amount:	25,158
Tied To Debt:	2018 GO Partial
Tied To Project:	Lincoln Ave

## Income Housing For FAIRFIELD LINCOLN AVENUE 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

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**TIF Taxing District Data Collection**

Local Government Name: FAIRFIELD (51G476)  
 Urban Renewal Area: FAIRFIELD LINCOLN AVENUE URBAN RENEWAL (51013)  
 TIF Taxing District Name: FAIRFIELD CITY/FAIRFIELD SCH/LINCOLN AVENUE TIF INCREM  
 TIF Taxing District Inc. Number: 510092  
 TIF Taxing District Base Year: 2017  
 FY TIF Revenue First Received: 2020  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2035

UR Designation	
Slum	No
Blighted	No
Economic Development	02/2018

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	2,330,200	0	0	0	-8,000	2,309,200	0	2,309,200
Taxable	0	1,079,878	0	0	0	-8,000	1,058,878	0	1,058,878
Homestead Credits									6

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	68,400	1,058,878	1,058,878	0	0

FY 2025 TIF Revenue Received: 41,747

**TIF Taxing District Data Collection**

Local Government Name: FAIRFIELD (51G476)  
 Urban Renewal Area: FAIRFIELD LINCOLN AVENUE URBAN RENEWAL (51013)  
 TIF Taxing District Name: FAIRFIELD CITY/FAIRFIELD SCH/LINCOLN AVENUE 2020 AMENDMENT TIF INCREM  
 TIF Taxing District Inc. Number: 510106  
 TIF Taxing District Base Year: 2020  
 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	11/2017

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	994,800	0	0	0	0	988,300	0	988,300
Taxable	0	461,018	0	0	0	0	454,518	0	454,518
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	763,500	224,800	231,300	-6,500	-219

FY 2025 TIF Revenue Received: 0

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**Urban Renewal Area Data Collection**

Local Government Name: FAIRFIELD (51G476)  
 Urban Renewal Area: FAIRFIELD NORTH CAMPUS VILLAGE PHASE VI URBAN RENEWAL  
 UR Area Number: 51015

UR Area Creation Date:

UR Area Purpose:

**Tax Districts within this Urban Renewal Area**

	<b>Base No.</b>	<b>Increment No.</b>	<b>Increment Value Used</b>
FAIRFIELD CITY/FAIRFIELD SCH/NORTH CAMPUS VILLAGE PHASE VI TIF INCREM	510097	510098	2,829,823

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

	<b>Agricultural</b>	<b>Residential</b>	<b>Commercial</b>	<b>Industrial</b>	<b>Other</b>	<b>Military</b>	<b>Total</b>	<b>Gas/Electric Utility</b>	<b>Total</b>
Assessed	0	6,207,700	0	0	0	-8,000	6,160,700	0	6,160,700
Taxable	0	2,876,823	0	0	0	-8,000	2,829,823	0	2,829,823
Homestead Credits									15

**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:	95,402
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>95,402</b>

Rebate Expenditures:	51,689
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>51,689</b>

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:** **43,713**      **41,159**      **Amount of 06-30-2025 Cash Balance Restricted for LMI**

## Projects For FAIRFIELD NORTH CAMPUS VILLAGE PHASE VI URBAN RENEWAL

### VASTU Partners Rebate

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

## Debts/Obligations For FAIRFIELD NORTH CAMPUS VILLAGE PHASE VI URBAN RENEWAL

### Rebate Agreement - VASTU

Debt/Obligation Type:	Rebates
Principal:	51,689
Interest:	0
Total:	51,689
Annual Appropriation?:	Yes
Date Incurred:	11/01/2020
FY of Last Payment:	2031

## **Rebates For FAIRFIELD NORTH CAMPUS VILLAGE PHASE VI URBAN RENEWAL**

### **North Campus Village Phase VI**

TIF Expenditure Amount:	51,689
Rebate Paid To:	VASTU Partners
Tied To Debt:	Rebate Agreement - VASTU
Tied To Project:	VASTU Partners Rebate
Projected Final FY of Rebate:	2031

## **Income Housing For FAIRFIELD NORTH CAMPUS VILLAGE PHASE VI URBAN RENEWAL**

Amount of FY 2025 expenditures that provide or aid in the provision of public improvements related to housing and residential development: 51,689

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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

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**TIF Taxing District Data Collection**

Local Government Name:	FAIRFIELD (51G476)
Urban Renewal Area:	FAIRFIELD NORTH CAMPUS VILLAGE PHASE VI URBAN RENEWAL (51015)
TIF Taxing District Name:	FAIRFIELD CITY/FAIRFIELD SCH/NORTH CAMPUS VILLAGE PHASE VI TIF INCREM
TIF Taxing District Inc. Number:	510098
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	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	6,207,700	0	0	0	-8,000	6,160,700	0	6,160,700
Taxable	0	2,876,823	0	0	0	-8,000	2,829,823	0	2,829,823
Homestead Credits									15

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	404,300	2,829,823	2,829,823	0	0

FY 2025 TIF Revenue Received: 95,402



## Projects For FAIRFIELD NORTH CAMPUS RIDGE URBAN RENEWAL

### North Campus Ridge

Description:	LMI Housing
Classification:	Low and Moderate Income Housing
Physically Complete:	No
Payments Complete:	No

## Debts/Obligations For FAIRFIELD NORTH CAMPUS RIDGE URBAN RENEWAL

### Rebate Agreement - VASTU

Debt/Obligation Type:	Rebates
Principal:	2,400,000
Interest:	0
Total:	2,400,000
Annual Appropriation?:	Yes
Date Incurred:	12/16/2024
FY of Last Payment:	2048

## Rebates For FAIRFIELD NORTH CAMPUS RIDGE URBAN RENEWAL

### North Campus Ridge

TIF Expenditure Amount:	2,400,000
Rebate Paid To:	Vastu Partners, LLC
Tied To Debt:	Rebate Agreement - VASTU
Tied To Project:	North Campus Ridge
Projected Final FY of Rebate:	2048