

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: SIGOURNEY
 Local Government Number: 54G512

Active Urban Renewal Areas

	U.R. #	# of Tif Taxing Districts
SIGOURNEY PRAIRIE VIEW SUBDIVISION URBAN RENEWAL	54001	1
SIGOURNEY BELVA DEER INN URBAN RENEWAL	54002	2
SIGOURNEY DOWNTOWN UR	54003	0

TIF Debt Outstanding: **151,278**

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	75,601	0	Amount of 07-01-2024 Cash Balance Restricted for LMI
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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:	75,601	0	Amount of 06-30-2025 Cash Balance Restricted for LMI
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Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: **75,677**

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Urban Renewal Area Data Collection

Local Government Name: SIGOURNEY (54G512)
 Urban Renewal Area: SIGOURNEY PRAIRIE VIEW SUBDIVISION URBAN RENEWAL
 UR Area Number: 54001

UR Area Creation Date: 02/2005

This Urban Renewal Plan has been developed to help local officials promote economic development in the City of Sigourney. The primary goal of the plan is to stimulate, through public involvement and commitment, private investment in new residential development.

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
SIGOURNEY CITY/SIGOURNEY SCH/SIGOURNEY PRAIRIE VIEW SUBDIVISION URBAN RENEWAL INCREM	540076	540077	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**

Projects For SIGOURNEY PRAIRIE VIEW SUBDIVISION URBAN RENEWAL

Prairie View Subdivision

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

Debts/Obligations For SIGOURNEY PRAIRIE VIEW SUBDIVISION URBAN RENEWAL

Prairie View Rebate

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	05/24/2005
FY of Last Payment:	2023

2005 GO Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	05/18/2005
FY of Last Payment:	2023

Non-Rebates For SIGOURNEY PRAIRIE VIEW SUBDIVISION URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	2005 GO Bonds
Tied To Project:	Prairie View Subdivision

Rebates For SIGOURNEY PRAIRIE VIEW SUBDIVISION URBAN RENEWAL

Prairie View Subdivision

TIF Expenditure Amount:	0
Rebate Paid To:	C B & D Development Inc.
Tied To Debt:	Prairie View Rebate
Tied To Project:	Prairie View Subdivision
Projected Final FY of Rebate:	2023

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TIF Taxing District Data Collection

Local Government Name: SIGOURNEY (54G512)
 Urban Renewal Area: SIGOURNEY PRAIRIE VIEW SUBDIVISION URBAN RENEWAL (54001)
 TIF Taxing District Name: SIGOURNEY CITY/SIGOURNEY SCH/SIGOURNEY PRAIRIE VIEW SUBDIVISION
 URBAN RENEWAL INCREM
 TIF Taxing District Inc. Number: 540077
 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: 2022

UR Designation	
Slum	No
Blighted	No
Economic Development	02/2005

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	7,868	0	0	0	0

FY 2025 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: SIGOURNEY (54G512)
 Urban Renewal Area: SIGOURNEY BELVA DEER INN URBAN RENEWAL
 UR Area Number: 54002

UR Area Creation Date: 04/2008

This Urban Renewal Plan has been developed to help local officials promote economic development in and around the City of Sigourney. The primary goal of the plan is to stimulate private investment in new commercial and low-and-moderate income (LMI) reside

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
SIGOURNEY CITY/SIGOURNEY SCH/SIGOURNEY BELVA DEER INN URBAN RENEWAL INCREMENT	540078	540079	0
SIGOURNEY CITY AG/ SIGOURNEY SCH/SIGOURNEY BELVA DEER INN URBAN RENEWAL INCREMENT	540082	540083	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:	75,601	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:	75,601	0	Amount of 06-30-2025 Cash Balance Restricted for LMI
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Projects For SIGOURNEY BELVA DEER INN URBAN RENEWAL

NEUR (Belva Deer)

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

NEUR (Belva Deer) Amendment No. 1

Description:	Repairs to Storm Sewer and Streets
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For SIGOURNEY BELVA DEER INN URBAN RENEWAL

NEUR (Belva Deer Inn)

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	11/02/2008
FY of Last Payment:	2028

NEUR (Urban Renewal)Amendment # 1

Debt/Obligation Type:	Internal Loans
Principal:	151,278
Interest:	0
Total:	151,278
Annual Appropriation?:	Yes
Date Incurred:	03/01/2024
FY of Last Payment:	2028

Non-Rebates For SIGOURNEY BELVA DEER INN URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	NEUR (Belva Deer Inn)
Tied To Project:	NEUR (Belva Deer)

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TIF Taxing District Data Collection

Local Government Name: SIGOURNEY (54G512)
 Urban Renewal Area: SIGOURNEY BELVA DEER INN URBAN RENEWAL (54002)
 TIF Taxing District Name: SIGOURNEY CITY/SIGOURNEY SCH/SIGOURNEY BELVA DEER INN URBAN RENEWAL INCREMENT
 TIF Taxing District Inc. Number: 540079
 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: 2028

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	4,450,968	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: SIGOURNEY (54G512)
 Urban Renewal Area: SIGOURNEY BELVA DEER INN URBAN RENEWAL (54002)
 TIF Taxing District Name: SIGOURNEY CITY AG/ SIGOURNEY SCH/SIGOURNEY BELVA DEER INN URBAN RENEWAL INCREMENT
 TIF Taxing District Inc. Number: 540083
 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: 2017

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	45,250	0	0	0	0

FY 2025 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: SIGOURNEY (54G512)
 Urban Renewal Area: SIGOURNEY DOWNTOWN UR
 UR Area Number: 54003

UR Area Creation Date:

UR Area Purpose:

Tax Districts within this Urban Renewal Area

**Base Increment Increment
No. No. Value
Used**

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**

Projects For SIGOURNEY DOWNTOWN UR

Sigourney Downtown UR

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