

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

**Levy Authority Summary**

Local Government Name: FORT MADISON  
 Local Government Number: 56G530

<b>Active Urban Renewal Areas</b>	<b>U.R. #</b>	<b># of Tif Taxing Districts</b>
FORT MADISON CYRUS CLIMAX URBAN RENEWAL	56008	1
FT MADISON RIVER BEND #12 URBAN RENEWAL	56026	2
FORT MADISON UR #13	56027	2
FM BLUFF APTS #14 AG UR INCREMENT	56134	2
INNSBROOK UR #1	56145	1
BUSINESS US HWY 61 CORRIDOR UR	56149	1

**TIF Debt Outstanding: 170,450**

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: 813,647      0      Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	169,737	
TIF Sp. Revenue Fund Interest:	19,438	
Property Tax Replacement Claims	0	
Asset Sales & Loan Repayments:	0	
<b>Total Revenue:</b>	<b>189,175</b>	

Rebate Expenditures:	103,969	
Non-Rebate Expenditures:	34,850	
Returned to County Treasurer:	0	
<b>Total Expenditures:</b>	<b>138,819</b>	

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: 864,003      0      Amount of 06-30-2025 Cash Balance Restricted for LMI**

**Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: -832,372**

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**Urban Renewal Area Data Collection**

Local Government Name: FORT MADISON (56G530)  
 Urban Renewal Area: FORT MADISON CYRUS CLIMAX URBAN RENEWAL  
 UR Area Number: 56008

UR Area Creation Date: 06/1994

ECONOMIC DEVELOPMENT -  
 FIRST TIF DISTRICT SATISFIED  
 IN 2009. THE SIEMEN'S TIF  
 WAS ADDED AND IS

UR Area Purpose: ONGOING.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
FT MADISON CITY/CENTRAL SCH/CYPRUS CLIMAX UR TIF INCREMENT	560096	560097	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	14,087,820	0	0	14,087,820	0	14,087,820
Taxable	0	0	0	12,613,551	0	0	12,613,551	0	12,613,551
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:** 243,971      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
<b>Total Revenue:</b>	<b>0</b>
Rebate Expenditures:	0
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>0</b>

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:** 243,971      0      **Amount of 06-30-2025 Cash Balance Restricted for LMI**

## Projects For FORT MADISON CYRUS CLIMAX URBAN RENEWAL

### SIEMEN'S #2 EXPANSION

Description:	EXPANSION #2 SIEMENS
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

### Conagra Sewer Extension

Description:	Conagra Sewer Extention
Classification:	Industrial/manufacturing property
Physically Complete:	No
Payments Complete:	No

## Debts/Obligations For FORT MADISON CYRUS CLIMAX URBAN RENEWAL

### SIEMENS #2

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	08/05/2008
FY of Last Payment:	2021

## Non-Rebates For FORT MADISON CYRUS CLIMAX URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	SIEMENS #2
Tied To Project:	SIEMEN'S #2 EXPANSION

## Rebates For FORT MADISON CYRUS CLIMAX URBAN RENEWAL

### SIEMENS #2

TIF Expenditure Amount:	0
Rebate Paid To:	SIEM0ENS
Tied To Debt:	SIEMENS #2
Tied To Project:	SIEMEN'S #2 EXPANSION
Projected Final FY of Rebate:	2020

## Jobs For FORT MADISON CYRUS CLIMAX URBAN RENEWAL

Company Name:	SIEMENS
Date Agreement Began:	08/05/2008
Date Agreement Ends:	08/05/2018
Number of Jobs Created or Retained:	287
Total Annual Wages of Required Jobs:	10,231,894
Total Estimated Private Capital Investment:	14,000,000
Total Estimated Cost of Public Infrastructure:	2,300,000

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**TIF Taxing District Data Collection**

Local Government Name: FORT MADISON (56G530)  
 Urban Renewal Area: FORT MADISON CYRUS CLIMAX URBAN RENEWAL (56008)  
 TIF Taxing District Name: FT MADISON CITY/CENTRAL SCH/CYPRUS CLIMAX UR TIF INCREMENT  
 TIF Taxing District Inc. Number: 560097  
 TIF Taxing District Base Year: 1993  
 FY TIF Revenue First Received: 2009  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2026

UR Designation	
Slum	No
Blighted	No
Economic Development	06/1994

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	14,087,820	0	0	14,087,820	0	14,087,820
Taxable	0	0	0	12,613,551	0	0	12,613,551	0	12,613,551
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	4,485,173	9,602,647	0	9,602,647	335,707

FY 2025 TIF Revenue Received: 0

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**Urban Renewal Area Data Collection**

Local Government Name: FORT MADISON (56G530)  
 Urban Renewal Area: FT MADISON RIVER BEND #12 URBAN RENEWAL  
 UR Area Number: 56026  
 UR Area Creation Date: 06/2007  
 UR Area Purpose: Economic Development

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
FT MADISONCITY/FT MADISON SCH/RIVER BEND# 12 UR TIF INCREMENT	560127	560128	0
FT MADISON CITY AG/FT MADISON SCH/RIVER BEND #12 UR INCREMENT	560129	560130	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	25,820	6,474,840	0	0	0	-44,000	6,456,660	0	6,456,660
Taxable	18,548	3,000,623	0	0	0	-44,000	2,880,921	0	2,880,921
Homestead Credits									37

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

## Projects For FT MADISON RIVER BEND #12 URBAN RENEWAL

### CONDO PROJECT

Description:	PUBLIC STREET & LIGHTING
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

## Debts/Obligations For FT MADISON RIVER BEND #12 URBAN RENEWAL

### CONDOS

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	05/04/2008
FY of Last Payment:	2018

## Non-Rebates For FT MADISON RIVER BEND #12 URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	CONDOS
Tied To Project:	CONDO PROJECT

TIF Expenditure Amount:	0
Tied To Debt:	CONDOS
Tied To Project:	CONDO PROJECT

TIF Expenditure Amount:	0
Tied To Debt:	CONDOS
Tied To Project:	CONDO PROJECT

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**TIF Taxing District Data Collection**

Local Government Name: FORT MADISON (56G530)  
 Urban Renewal Area: FT MADISON RIVER BEND #12 URBAN RENEWAL (56026)  
 TIF Taxing District Name: FT MADISONCITY/FT MADISON SCH/RIVER BEND# 12 UR TIF INCREMENT  
 TIF Taxing District Inc. Number: 560128  
 TIF Taxing District Base Year: 2006  
 FY TIF Revenue First Received: 2011  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2018

UR Designation	
Slum	No
Blighted	No
Economic Development	07/2007

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	6,474,840	0	0	0	-44,000	6,430,840	0	6,430,840
Taxable	0	3,000,623	0	0	0	-44,000	2,862,373	0	2,862,373
Homestead Credits									37

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	15,100	2,862,373	0	2,862,373	102,580

FY 2025 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: FORT MADISON (56G530)  
 Urban Renewal Area: FT MADISON RIVER BEND #12 URBAN RENEWAL (56026)  
 TIF Taxing District Name: FT MADISON CITY AG/FT MADISON SCH/RIVER BEND #12 UR INCREMENT  
 TIF Taxing District Inc. Number: 560130  
 TIF Taxing District Base Year: 2006  
 FY TIF Revenue First Received: 2011  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2017

UR Designation	
Slum	No
Blighted	No
Economic Development	07/2007

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	25,820	0	0	0	0	0	25,820	0	25,820
Taxable	18,548	0	0	0	0	0	18,548	0	18,548
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	16,750	9,070	0	9,070	220

FY 2025 TIF Revenue Received: 0

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**Urban Renewal Area Data Collection**

Local Government Name: FORT MADISON (56G530)  
 Urban Renewal Area: FORT MADISON UR #13  
 UR Area Number: 56027

UR Area Creation Date: 12/2007

UR Area Purpose: ECONOMIC DEVELOPMENT

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
FT MADISON CITY/FT MADISON SCH/FORT MADISON UR #13 INCREMENT	560131	560132	1,301,531
FT MADISON CITY AG/FT MADISON SCHOOL/FT MADISON UR #13 AG INCREMENT	560139	560140	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	278,050	53,939,614	31,429,416	12,041,350	0	-272,000	97,416,430	0	97,416,430
Taxable	199,742	24,997,127	25,169,087	10,509,785	0	-272,000	60,223,491	0	60,223,491
Homestead Credits									279

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:</b>	<b>421,384</b>	<b>0</b>	<b>Amount of 07-01-2024 Cash Balance Restricted for LMI</b>
TIF Revenue:	46,137		
TIF Sp. Revenue Fund Interest:	13,414		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
<b>Total Revenue:</b>	<b>59,551</b>		
Rebate Expenditures:	54,172		
Non-Rebate Expenditures:	9,800		
Returned to County Treasurer:	0		
<b>Total Expenditures:</b>	<b>63,972</b>		
<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:</b>	<b>416,963</b>	<b>0</b>	<b>Amount of 06-30-2025 Cash Balance Restricted for LMI</b>

## Projects For FORT MADISON UR #13

### ASSISTED LIVING

Description:	STREET IMPROVEMENTS & LIGHTING
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

### BOULDERS INN

Description:	NEW CONSTRUCTED MOTEL
Classification:	Commercial - hotels and conference centers
Physically Complete:	Yes
Payments Complete:	Yes

### BOULDERS INN

Description:	EXPANSION NEW CONSTRUCTION
Classification:	Commercial - hotels and conference centers
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For FORT MADISON UR #13

### ASSISTED LIVING

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	05/06/2008
FY of Last Payment:	2018

### BOULDERS INN

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	09/09/2014
FY of Last Payment:	2027

### BOULDERS INN

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	07/10/2017
FY of Last Payment:	2030

### BOULDER'S INN

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	09/09/2014
FY of Last Payment:	2021

### BOULDERS INN

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	07/10/2017
FY of Last Payment:	2025

## Non-Rebates For FORT MADISON UR #13

TIF Expenditure Amount:	0
Tied To Debt:	BOULDERS INN
Tied To Project:	ASSISTED LIVING
TIF Expenditure Amount:	0
Tied To Debt:	ASSISTED LIVING
Tied To Project:	ASSISTED LIVING
TIF Expenditure Amount:	0
Tied To Debt:	ASSISTED LIVING
Tied To Project:	ASSISTED LIVING
TIF Expenditure Amount:	9,800
Tied To Debt:	BOULDERS INN
Tied To Project:	ASSISTED LIVING

## Rebates For FORT MADISON UR #13

### BOULDER'S INN

TIF Expenditure Amount:	0
Rebate Paid To:	BOULDER'S INN
Tied To Debt:	BOULDERS INN
Tied To Project:	BOULDERS INN
Projected Final FY of Rebate:	2021

### BOULDER'S INN

TIF Expenditure Amount:	54,172
Rebate Paid To:	0BOULDER'S INN
Tied To Debt:	BOULDERS INN
Tied To Project:	BOULDERS INN
Projected Final FY of Rebate:	2025

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**TIF Taxing District Data Collection**

Local Government Name: FORT MADISON (56G530)  
 Urban Renewal Area: FORT MADISON UR #13 (56027)  
 TIF Taxing District Name: FT MADISON CITY/FT MADISON SCH/FORT MADISON UR #13 INCREMENT  
 TIF Taxing District Inc. Number: 560132  
 TIF Taxing District Base Year: 2007  
 FY TIF Revenue First Received: 2011  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2029

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	53,939,614	31,429,416	12,041,350	0	-272,000	97,138,380	0	97,138,380
Taxable	0	24,997,127	25,169,087	10,509,785	0	-272,000	60,023,749	0	60,023,749
Homestead Credits									279

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	57,198,807	40,211,573	1,301,531	38,910,042	1,394,438

FY 2025 TIF Revenue Received: 46,137

**TIF Taxing District Data Collection**

Local Government Name: FORT MADISON (56G530)  
 Urban Renewal Area: FORT MADISON UR #13 (56027)  
 TIF Taxing District Name: FT MADISON CITY AG/FT MADISON SCHOOL/FT MADISON UR #13 AG INCREMENT  
 TIF Taxing District Inc. Number: 560140  
 TIF Taxing District Base Year: 2007  
 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	278,050	0	0	0	0	0	278,050	0	278,050
Taxable	199,742	0	0	0	0	0	199,742	0	199,742
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	419,629	0	0	0	0

FY 2025 TIF Revenue Received: 0

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**Urban Renewal Area Data Collection**

Local Government Name: FORT MADISON (56G530)  
 Urban Renewal Area: FM BLUFF APTS #14 AG UR INCREMENT  
 UR Area Number: 56134

UR Area Creation Date: 11/2010

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
FM BLUFF APTS #14 AG UR	560133	560134	760
FM BLUFF APTS # 14 COMMERCIAL	560136	560137	635,884

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	7,230	0	779,300	0	0	0	786,530	0	786,530
Taxable	5,194	0	635,884	0	0	0	641,078	0	641,078
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:** **13,948**      **0**      **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	22,464
TIF Sp. Revenue Fund Interest:	627
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>23,091</b>

Rebate Expenditures:	0
Non-Rebate Expenditures:	25,050
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>25,050</b>

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:** **11,989**      **0**      **Amount of 06-30-2025 Cash Balance Restricted for LMI**

## Projects For FM BLUFF APTS #14 AG UR INCREMENT

### BLUFF APARTMENTS

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

## Debts/Obligations For FM BLUFF APTS #14 AG UR INCREMENT

### BLUFF APT TIF BOND

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	141,000
Interest:	29,450
Total:	170,450
Annual Appropriation?:	No
Date Incurred:	06/29/2011
FY of Last Payment:	2031

## Non-Rebates For FM BLUFF APTS #14 AG UR INCREMENT

TIF Expenditure Amount:	18,000
Tied To Debt:	BLUFF APT TIF BOND
Tied To Project:	BLUFF APARTMENTS

TIF Expenditure Amount:	7,050
Tied To Debt:	BLUFF APT TIF BOND
Tied To Project:	BLUFF APARTMENTS

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**TIF Taxing District Data Collection**

Local Government Name: FORT MADISON (56G530)  
 Urban Renewal Area: FM BLUFF APTS #14 AG UR INCREMENT (56134)  
 TIF Taxing District Name: FM BLUFF APTS #14 AG UR  
 TIF Taxing District Inc. Number: 560134  
 TIF Taxing District Base Year: 2010  
 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	7,230	0	0	0	0	0	7,230	0	7,230
Taxable	5,194	0	0	0	0	0	5,194	0	5,194
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	6,470	760	760	0	0

FY 2025 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: FORT MADISON (56G530)  
 Urban Renewal Area: FM BLUFF APTS #14 AG UR INCREMENT (56134)  
 TIF Taxing District Name: FM BLUFF APTS # 14 COMMERCIAL  
 TIF Taxing District Inc. Number: 560137  
 TIF Taxing District Base Year: 2010  
 FY TIF Revenue First Received: 2013  
 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	779,300	0	0	0	779,300	0	779,300
Taxable	0	0	635,884	0	0	0	635,884	0	635,884
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	4,990	635,884	635,884	0	0

FY 2025 TIF Revenue Received: 22,464

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**Urban Renewal Area Data Collection**

Local Government Name: FORT MADISON (56G530)  
 Urban Renewal Area: INNSBROOK UR #1  
 UR Area Number: 56145

UR Area Creation Date: 05/2014

UR Area Purpose:

**Tax Districts within this Urban Renewal Area**

	Base No.	Increment No.	Increment Value Used
FT MADISON CITY/FT MADISON SCH/INNSBROOK UR #1 INCREMENT	560145	560146	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	5,067,590	0	0	0	-16,000	5,051,590	0	5,051,590
Taxable	0	2,348,463	0	0	0	-16,000	2,316,213	0	2,316,213
Homestead Credits									13

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:** **143,539**      **0**      **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	0
TIF Sp. Revenue Fund Interest:	4,377
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>4,377</b>

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

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:** **147,916**      **0**      **Amount of 06-30-2025 Cash Balance Restricted for LMI**

## Projects For INNSBROOK UR #1

### MOHRFELD HOUSING PROJ

Description:	HOUSING DEVELOPMENT
Classification:	Residential property (classified residential)
Physically Complete:	No
Payments Complete:	No

## Debts/Obligations For INNSBROOK UR #1

### MOHRFELD HOUSING

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	11/01/2015
FY of Last Payment:	2027

## Rebates For INNSBROOK UR #1

### MOHRFELD HOUSING

TIF Expenditure Amount:	0
Rebate Paid To:	MOHRFELD
Tied To Debt:	MOHRFELD HOUSING
Tied To Project:	MOHRFELD HOUSING PROJ
Projected Final FY of Rebate:	2024

## Income Housing For INNSBROOK UR #1

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: FORT MADISON (56G530)  
 Urban Renewal Area: INNSBROOK UR #1 (56145)  
 TIF Taxing District Name: FT MADISON CITY/FT MADISON SCH/INNSBROOK UR #1 INCREMENT  
 TIF Taxing District Inc. Number: 560146  
 TIF Taxing District Base Year: 2014  
 FY TIF Revenue First Received: 2016  
 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	5,067,590	0	0	0	-16,000	5,051,590	0	5,051,590
Taxable	0	2,348,463	0	0	0	-16,000	2,316,213	0	2,316,213
Homestead Credits									13

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	79,710	2,316,213	0	2,316,213	83,007

FY 2025 TIF Revenue Received: 0

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**Urban Renewal Area Data Collection**

Local Government Name: FORT MADISON (56G530)  
 Urban Renewal Area: BUSINESS US HWY 61 CORRIDOR UR  
 UR Area Number: 56149  
  
 UR Area Creation Date: 07/2016  
  
 UR Area Purpose: Rehabilitation of a area

<b>Tax Districts within this Urban Renewal Area</b>	<b>Base No.</b>	<b>Increment No.</b>	<b>Increment Value Used</b>
FT MADISON CITY/FT MADISON SCH/BUSINESS US HWY 61 CORRIDOR UR TIF INCREMENT	560149	560150	2,833,111

**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	4,989,763	9,201,857	328,080	0	-32,000	14,487,700	0	14,487,700
Taxable	0	2,312,398	6,718,054	229,785	0	-32,000	9,208,737	0	9,208,737
Homestead Credits									31

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:</b>	<b>-9,195</b>	<b>0</b>	<b>Amount of 07-01-2024 Cash Balance Restricted for LMI</b>
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TIF Revenue:	101,136
TIF Sp. Revenue Fund Interest:	1,020
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>102,156</b>

Rebate Expenditures:	49,797
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>49,797</b>

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:</b>	<b>43,164</b>	<b>0</b>	<b>Amount of 06-30-2025 Cash Balance Restricted for LMI</b>
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## Projects For BUSINESS US HWY 61 CORRIDOR UR

### FAREWAY

Description:	NEW RETAIL STORE
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For BUSINESS US HWY 61 CORRIDOR UR

### FAREWAY - NEW STORE

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	09/06/2016
FY of Last Payment:	2039

### FAREWAY - NEW STORE

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	09/06/2016
FY of Last Payment:	2039

## Rebates For BUSINESS US HWY 61 CORRIDOR UR

### FAREWAY

TIF Expenditure Amount:	49,797
Rebate Paid To:	FAREWAY STO0RES
Tied To Debt:	FAREWAY - NEW STORE
Tied To Project:	FAREWAY
Projected Final FY of Rebate:	2039

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**TIF Taxing District Data Collection**

Local Government Name: FORT MADISON (56G530)  
 Urban Renewal Area: BUSINESS US HWY 61 CORRIDOR UR (56149)  
 TIF Taxing District Name: FT MADISON CITY/FT MADISON SCH/BUSINESS US HWY 61 CORRIDOR UR  
 TIF INCREMENT  
 TIF Taxing District Inc. Number: 560150  
 TIF Taxing District Base Year: 2017  
 FY TIF Revenue First Received: 2020  
 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	4,989,763	9,201,857	328,080	0	-32,000	14,487,700	0	14,487,700
Taxable	0	2,312,398	6,718,054	229,785	0	-32,000	9,208,737	0	9,208,737
Homestead Credits									31

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	10,341,470	4,178,230	2,833,111	1,345,119	48,206

FY 2025 TIF Revenue Received: 101,136