

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: LISBON
 Local Government Number: 57G546

Active Urban Renewal Areas

LISBON URA

**U.R. # of Tif Taxing
Districts**
57037 9

TIF Debt Outstanding: 1,084,883

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	220,769	87,589	Amount of 07-01-2024 Cash Balance Restricted for LMI
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TIF Revenue:	161,900		
TIF Sp. Revenue Fund Interest:	396		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	162,296		

Rebate Expenditures:	54,668		
Non-Rebate Expenditures:	132,791		
Returned to County Treasurer:	0		
Total Expenditures:	187,459		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	195,606	87,589	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: 701,818

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Urban Renewal Area Data Collection

Local Government Name: LISBON (57G546)
 Urban Renewal Area: LISBON URA
 UR Area Number: 57037

UR Area Creation Date: 10/1990

UR Area Purpose: Create a special fund to pay the principal of and interest on loans, advances or indebtedness, including bonds proposed to be issued by the City, to finance projects in such areas.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
LISBON CITY/LISBON SCH/ INCR	570193	570195	1,917,124
LISBON CITY AG/LISBON SCH/ INCR	570194	570196	21,985
LISBON CITY/LISBON SCH/ #1 INCR	570546	570547	2,994,809
LISBON CITY AG/LISBON SCH/ #1 INCR	570548	570549	0
LISBON CITY/LISBON SCH/ALGERS #2 INCR	570652	570653	472,556
LISBON CITY/LISBON SCH/CASEYS #2 TIF INCR	570654	570655	85,263
LISBON CITY/LISBON SCH/ #3 INCR	570726	570727	0
LISBON CITY/LISBON SCH/ #4A INCR	570728	570729	187,537
LISBON CITY/LISBON SCH/ #4B INCR	570730	570731	177,093

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	312,600	64,447,327	15,451,138	3,733,835	0	-68,000	83,811,900	0	83,811,900
Taxable	224,562	29,866,692	11,444,254	2,860,971	0	-68,000	44,263,479	0	44,263,479
Homestead Credits									118

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	220,769	87,589	Amount of 07-01-2024 Cash Balance Restricted for LMI
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Projects For LISBON URA

COMPLEX/STREET BOND

Description:	COMPLEX/STREET BOND
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

DOWNTOWNREINV PROG

Description:	DOWNTOWN REINV PROGR Main Street Iowa Program-Iowa Economic Development
Classification:	Authority
Physically Complete:	No
Payments Complete:	No

LMI HOUSING

Description:	LOT PURCHASES FOR LMI HOUSING
Classification:	Low and Moderate Income Housing
Physically Complete:	No
Payments Complete:	No

BUDGET BLINDS

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

Debts/Obligations For LISBON URA

DOWTOWNREINV PROGRAM

Debt/Obligation Type:	Internal Loans
Principal:	20,000
Interest:	0
Total:	20,000
Annual Appropriation?:	No
Date Incurred:	12/11/1995
FY of Last Payment:	2016

STREET IMPROVEMENT BOND

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	945,000
Interest:	65,215
Total:	1,010,215
Annual Appropriation?:	No
Date Incurred:	06/01/2003
FY of Last Payment:	2035

LMI REQUIREMENT - NOVAK

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/14/2011
FY of Last Payment:	2023

BUDGET BLINDS REBATE

Debt/Obligation Type:	Rebates
Principal:	54,668
Interest:	0
Total:	54,668
Annual Appropriation?:	Yes
Date Incurred:	08/01/2020
FY of Last Payment:	2031

Non-Rebates For LISBON URA

TIF Expenditure Amount:	116,167
Tied To Debt:	STREET IMPROVEMENT BOND
Tied To Project:	COMPLEX/STREET BOND
TIF Expenditure Amount:	16,624
Tied To Debt:	DOWNTOWNREINV PROGRAM
Tied To Project:	DOWNTOWNREINV PROG
TIF Expenditure Amount:	0
Tied To Debt:	LMI REQUIREMENT - NOVAK
Tied To Project:	LMI HOUSING

Rebates For LISBON URA

BUDGET BLINDS REBATE

TIF Expenditure Amount:	54,668
Rebate Paid To:	MUSTANG INVESTMENTS
Tied To Debt:	BUDGET BLINDS REBATE
Tied To Project:	BUDGET BLINDS
Projected Final FY of Rebate:	2031

Income Housing For LISBON URA

Amount of FY 2025 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	0
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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: LISBON (57G546)
 Urban Renewal Area: LISBON URA (57037)
 TIF Taxing District Name: LISBON CITY/LISBON SCH/ INCR
 TIF Taxing District Inc. Number: 570195
 TIF Taxing District Base Year: 1989
 FY TIF Revenue First Received: 2003
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	10/1990

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	16,198,312	6,338,553	3,460,035	0	-44,000	25,920,400	0	25,920,400
Taxable	0	7,506,746	4,167,806	2,680,037	0	-44,000	14,278,089	0	14,278,089
Homestead Credits									51

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	1,749,881	14,278,089	1,917,124	12,360,965	344,089

FY 2025 TIF Revenue Received: 52,407

TIF Taxing District Data Collection

Local Government Name: LISBON (57G546)
 Urban Renewal Area: LISBON URA (57037)
 TIF Taxing District Name: LISBON CITY AG/LISBON SCH/ INCR
 TIF Taxing District Inc. Number: 570196
 TIF Taxing District Base Year: 1989
 FY TIF Revenue First Received: 2003
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	10/1990

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	312,600	0	0	0	0	0	312,600	0	312,600
Taxable	224,562	0	0	0	0	0	224,562	0	224,562
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	148,861	163,739	21,985	141,754	2,958

FY 2025 TIF Revenue Received: 456

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TIF Taxing District Data Collection

Local Government Name: LISBON (57G546)
 Urban Renewal Area: LISBON URA (57037)
 TIF Taxing District Name: LISBON CITY/LISBON SCH/ #1 INCR
 TIF Taxing District Inc. Number: 570547
 TIF Taxing District Base Year: 2003
 FY TIF Revenue First Received: 2009
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2021

UR Designation	
Slum	No
Blighted	No
Economic Development	07/2004

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	38,347,800	5,443,400	0	0	-16,000	43,752,450	0	43,752,450
Taxable	0	17,771,444	4,571,630	0	0	-16,000	22,304,324	0	22,304,324
Homestead Credits									46

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	17,864	22,304,324	2,994,809	19,309,515	537,515

FY 2025 TIF Revenue Received: 83,361

TIF Taxing District Data Collection

Local Government Name: LISBON (57G546)
 Urban Renewal Area: LISBON URA (57037)
 TIF Taxing District Name: LISBON CITY AG/LISBON SCH/ #1 INCR
 TIF Taxing District Inc. Number: 570549
 TIF Taxing District Base Year: 2003
 FY TIF Revenue First Received: 0
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2021

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2003

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	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	21,230	0	0	0	0

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: LISBON (57G546)
 Urban Renewal Area: LISBON URA (57037)
 TIF Taxing District Name: LISBON CITY/LISBON SCH/ALGERS #2 INCR
 TIF Taxing District Inc. Number: 570653
 TIF Taxing District Base Year: 2007
 FY TIF Revenue First Received: 0
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2018

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2005

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	7,610,000	0	0	0	-4,000	7,602,750	0	7,602,750
Taxable	0	3,526,687	0	0	0	-4,000	3,519,437	0	3,519,437
Homestead Credits									17

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	55,943	3,519,437	472,556	3,046,881	84,815

FY 2025 TIF Revenue Received: 13,154

TIF Taxing District Data Collection

Local Government Name: LISBON (57G546)
 Urban Renewal Area: LISBON URA (57037)
 TIF Taxing District Name: LISBON CITY/LISBON SCH/CASEYS #2 TIF INCR
 TIF Taxing District Inc. Number: 570655
 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	07/2008

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	818,200	0	0	0	818,200	0	818,200
Taxable	0	0	670,894	0	0	0	670,894	0	670,894
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	183,189	635,011	85,263	549,748	15,303

FY 2025 TIF Revenue Received: 2,373

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TIF Taxing District Data Collection

Local Government Name: LISBON (57G546)
 Urban Renewal Area: LISBON URA (57037)
 TIF Taxing District Name: LISBON CITY/LISBON SCH/ #3 INCR
 TIF Taxing District Inc. Number: 570727
 TIF Taxing District Base Year: 2012
 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	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: LISBON (57G546)
 Urban Renewal Area: LISBON URA (57037)
 TIF Taxing District Name: LISBON CITY/LISBON SCH/ #4A INCR
 TIF Taxing District Inc. Number: 570729
 TIF Taxing District Base Year: 2012
 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	392,900	1,712,400	0	0	0	2,102,050	0	2,102,050
Taxable	0	182,081	1,217,878	0	0	0	1,396,709	0	1,396,709
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	592,186	1,396,709	187,537	1,209,172	33,659

FY 2025 TIF Revenue Received: 5,220

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TIF Taxing District Data Collection

Local Government Name: LISBON (57G546)
 Urban Renewal Area: LISBON URA (57037)
 TIF Taxing District Name: LISBON CITY/LISBON SCH/ #4B INCR
 TIF Taxing District Inc. Number: 570731
 TIF Taxing District Base Year: 2012
 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	1,898,315	1,138,585	273,800	0	-4,000	3,303,450	0	3,303,450
Taxable	0	879,734	816,046	180,934	0	-4,000	1,869,464	0	1,869,464
Homestead Credits									3

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	1,991,773	1,315,677	177,093	1,138,584	31,694

FY 2025 TIF Revenue Received: 4,929