

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

**Levy Authority Summary**

Local Government Name:       WAPELLO  
 Local Government Number:   58G562

**Active Urban Renewal Areas**

	<b>U.R. #</b>	<b># of Tif Taxing Districts</b>
WAPELLO FARMERS ELEVATOR URBAN RENEWAL	58002	5
WAPELLO URBAN RENEWAL AREA 2021	58006	1

**TIF Debt Outstanding:** **131,000**

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:</b>	<b>3,260</b>	<b>0</b>	<b>Amount of 07-01-2024 Cash Balance Restricted for LMI</b>
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TIF Revenue:	22,270		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
<b>Total Revenue:</b>	<b>22,270</b>		

Rebate Expenditures:	15,000		
Non-Rebate Expenditures:	6,000		
Returned to County Treasurer:	0		
<b>Total Expenditures:</b>	<b>21,000</b>		

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:</b>	<b>4,530</b>	<b>0</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:** **105,470**

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**Urban Renewal Area Data Collection**

Local Government Name: WAPELLO (58G562)  
 Urban Renewal Area: WAPELLO FARMERS ELEVATOR URBAN RENEWAL  
 UR Area Number: 58002

UR Area Creation Date: 10/1995

UR Area Purpose: To allow city leaders to encourage public/private investment in economic activities through the creation of a TIF District and assist in the creation of a better quality of life.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
WAPELLO CITY/WAPELLO SCH/U R FARMERS ELEV INCREM	580062	580063	0
WAPELLO CITY/WAPELLO SCH/U R FARMERS ELEV/1 INCREM	580064	580065	0
WAPELLO CITY AG/WAPELLO SCH/U R FARMERS ELEV/2 INCREM	580066	580067	0
WAPELLO CITY/WAPELLO SCH/U R FARMERS ELEV/3A INCREM	580074	580075	0
WAPELLO CITY AG/WAPELLO SCH/U R FARMERS ELEV/3A INCREM	580076	580077	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:** 3,260      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:** 3,260      0      **Amount of 06-30-2025 Cash Balance Restricted for LMI**

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No Urban Renewal money received or dispense during FY23

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

0

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**TIF Taxing District Data Collection**

Local Government Name: WAPELLO (58G562)  
 Urban Renewal Area: WAPELLO FARMERS ELEVATOR URBAN RENEWAL (58002)  
 TIF Taxing District Name: WAPELLO CITY/WAPELLO SCH/U R FARMERS ELEV INCREM  
 TIF Taxing District Inc. Number: 580063  
 TIF Taxing District Base Year: 1995  
 FY TIF Revenue First Received: 1997  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2017

UR Designation	
Slum	No
Blighted	No
Economic Development	10/1995

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	2,505,923	0	0	0	0

FY 2025 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: WAPELLO (58G562)  
 Urban Renewal Area: WAPELLO FARMERS ELEVATOR URBAN RENEWAL (58002)  
 TIF Taxing District Name: WAPELLO CITY/WAPELLO SCH/U R FARMERS ELEV/1 INCREM  
 TIF Taxing District Inc. Number: 580065  
 TIF Taxing District Base Year: 1997  
 FY TIF Revenue First Received: 1999  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2023

UR Designation	
Slum	No
Blighted	No
Economic Development	08/1998

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	3,302,459	0	0	0	0

FY 2025 TIF Revenue Received: 0

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**TIF Taxing District Data Collection**

Local Government Name: WAPELLO (58G562)  
 Urban Renewal Area: WAPELLO FARMERS ELEVATOR URBAN RENEWAL (58002)  
 TIF Taxing District Name: WAPELLO CITY AG/WAPELLO SCH/U R FARMERS ELEV/2 INCREM  
 TIF Taxing District Inc. Number: 580067  
 TIF Taxing District Base Year: 1997  
 FY TIF Revenue First Received: 1999  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2023

UR Designation	
Slum	No
Blighted	No
Economic Development	08/1998

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	115,004	0	0	0	0

FY 2025 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: WAPELLO (58G562)  
 Urban Renewal Area: WAPELLO FARMERS ELEVATOR URBAN RENEWAL (58002)  
 TIF Taxing District Name: WAPELLO CITY/WAPELLO SCH/U R FARMERS ELEV/3A INCREM  
 TIF Taxing District Inc. Number: 580075  
 TIF Taxing District Base Year: 2000  
 FY TIF Revenue First Received: 2002  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2026

UR Designation	
Slum	No
Blighted	No
Economic Development	07/2001

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	1,751,360	0	0	0	0

FY 2025 TIF Revenue Received: 0

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**TIF Taxing District Data Collection**

Local Government Name: WAPELLO (58G562)  
 Urban Renewal Area: WAPELLO FARMERS ELEVATOR URBAN RENEWAL (58002)  
 TIF Taxing District Name: WAPELLO CITY AG/WAPELLO SCH/U R FARMERS ELEV/3A INCREM  
 TIF Taxing District Inc. Number: 580077  
 TIF Taxing District Base Year: 2000  
 FY TIF Revenue First Received: 2002  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2026

UR Designation	
Slum	No
Blighted	No
Economic Development	07/2001

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	6,970	0	0	0	0

FY 2025 TIF Revenue Received: 0

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**Urban Renewal Area Data Collection**

Local Government Name: WAPELLO (58G562)  
 Urban Renewal Area: WAPELLO URBAN RENEWAL AREA 2021  
 UR Area Number: 58006

UR Area Creation Date: 12/2021

UR Area Purpose: To allow city leaders to encourage public/private investment in economic activities through the creation of a TIF District and assist in the creation of a better quality of life.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
WAPELLO CITY/WAP SCH/FAM DOL/DOL TR/TIF INC	580090	580091	652,060

**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	949,110	0	0	0	949,110	0	949,110
Taxable	0	0	788,713	0	0	0	788,713	0	788,713
Homestead Credits									0

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

TIF Revenue:	22,270
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>22,270</b>

Rebate Expenditures:	15,000
Non-Rebate Expenditures:	6,000
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>21,000</b>

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:** 1,270      **Amount of 06-30-2025 Cash Balance Restricted for LMI** 0

## Projects For WAPELLO URBAN RENEWAL AREA 2021

### United Development Project

Description:	Family Dollar/Dollar Tree
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For WAPELLO URBAN RENEWAL AREA 2021

### City of Wapello

Debt/Obligation Type:	Other Debt
Principal:	6,000
Interest:	0
Total:	6,000
Annual Appropriation?:	No
Date Incurred:	10/30/2022
FY of Last Payment:	2025

### United Development Group

Debt/Obligation Type:	Rebates
Principal:	125,000
Interest:	0
Total:	125,000
Annual Appropriation?:	Yes
Date Incurred:	12/16/2021
FY of Last Payment:	2031

## Non-Rebates For WAPELLO URBAN RENEWAL AREA 2021

TIF Expenditure Amount:	6,000
Tied To Debt:	City of Wapello
Tied To Project:	United Development Project

## Rebates For WAPELLO URBAN RENEWAL AREA 2021

### 503 South Highway 61

TIF Expenditure Amount:	15,000
Rebate Paid To:	UDG Manager LLC
Tied To Debt:	United Development Group
Tied To Project:	United Development Project
Projected Final FY of Rebate:	2031

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**TIF Taxing District Data Collection**

Local Government Name: WAPELLO (58G562)  
 Urban Renewal Area: WAPELLO URBAN RENEWAL AREA 2021 (58006)  
 TIF Taxing District Name: WAPELLO CITY/WAP SCH/FAM DOL/DOL TR/TIF INC  
 TIF Taxing District Inc. Number: 580091  
 TIF Taxing District Base Year: 0  
 FY TIF Revenue First Received: 2025  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2021

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	949,110	0	0	0	949,110	0	949,110
Taxable	0	0	788,713	0	0	0	788,713	0	788,713
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	104,000	788,713	652,060	136,653	4,667

FY 2025 TIF Revenue Received: 22,270