

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: ROCK RAPIDS
 Local Government Number: 60G575

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
ROCK RAPIDS SUNSET COURT URBAN RENEWAL	60004	1
ROCK RAPIDS FOLKENS FIRST URBAN RENEWAL	60005	4
ROCK RAPIDS DEWILD, GRANT, RECKERT URBAN RENEWAL	60006	1
ROCK RAPIDS LADDS 1ST URBAN RENEWAL	60008	1
ROCK RAPIDS MILL POND 3RD URBAN RENEWAL	60009	1
ROCK RAPIDS HAWKINS 2020 URBAN RENEWAL	60015	2
ROCK RAPIDS 16 URBAN RENEWAL	60016	1
ROCK RAPIDS 15 URBAN RENEWAL	60017	1
RR UR9 CENTRAL BLIGHT	60114	1
RR UR8 SOUTHGATE	60115	3
RR UR301 POPKES	60117	2
RR UR7 N BOONE URBAN RENEWAL	60118	2
ROCK RAPIDS SOUTHRIDGE URBAN RENEWAL	60121	1
ROCK RAPIDS IND PARK URBAN RENEWAL	60122	2
ROCK RAPIDS DGR II URBAN RENEWAL	60906	1

TIF Debt Outstanding: 6,623,722

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	184,912	184,912	Amount of 07-01-2024 Cash Balance Restricted for LMI
TIF Revenue:	709,310		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	273		
Asset Sales & Loan Repayments:	0		
Total Revenue:	709,583		
Rebate Expenditures:	206,827		
Non-Rebate Expenditures:	120,113		
Returned to County Treasurer:	0		
Total Expenditures:	326,940		
TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	567,555	234,354	Amount of 06-30-2025 Cash Balance Restricted for LMI

Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 5,729,227

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Urban Renewal Area Data Collection

Local Government Name: ROCK RAPIDS (60G575)
 Urban Renewal Area: ROCK RAPIDS SUNSET COURT URBAN RENEWAL
 UR Area Number: 60004

UR Area Creation Date: 05/2017

UR Area Purpose: To foster economic development through construction of residential infrastructure.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
ROCK RAPIDS CITY/CL SCHOOL/SUNSET COURT TIF INC	600155	600156	959,274

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	2,069,950	0	0	0	0	2,069,950	0	2,069,950
Taxable	0	959,274	0	0	0	0	959,274	0	959,274
Homestead Credits									7

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	17,984	17,984	Amount of 07-01-2024 Cash Balance Restricted for LMI
TIF Revenue:	24,552		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	24,552		
Rebate Expenditures:	16,244		
Non-Rebate Expenditures:	0		
Returned to County Treasurer:	0		
Total Expenditures:	16,244		
TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	26,292	26,292	Amount of 06-30-2025 Cash Balance Restricted for LMI

Projects For ROCK RAPIDS SUNSET COURT URBAN RENEWAL

Sunset Court

Description:	Street and Infrastructure
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

LMI Requirement

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

RRDC Rebate Agreement

Description:	Development of Residential
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For ROCK RAPIDS SUNSET COURT URBAN RENEWAL

Sunset Court

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	05/17/2017
FY of Last Payment:	2034

Sunset Court

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	59,075
Interest:	0
Total:	59,075
Annual Appropriation?:	Yes
Date Incurred:	05/17/2017
FY of Last Payment:	2034

Sunset Court

Debt/Obligation Type:	Rebates
Principal:	115,521
Interest:	0
Total:	115,521
Annual Appropriation?:	Yes
Date Incurred:	05/17/2017
FY of Last Payment:	2034

Non-Rebates For ROCK RAPIDS SUNSET COURT URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	Sunset Court
Tied To Project:	Sunset Court

TIF Expenditure Amount:	0
Tied To Debt:	Sunset Court
Tied To Project:	LMI Requirement

Rebates For ROCK RAPIDS SUNSET COURT URBAN RENEWAL

Sunset Court

TIF Expenditure Amount:	16,244
Rebate Paid To:	Rock Rapids Development Corp
Tied To Debt:	Sunset Court
Tied To Project:	Sunset Court
Projected Final FY of Rebate:	2035

LMI Disbursement

TIF Expenditure Amount:	0
Rebate Paid To:	Affordable Housing
Tied To Debt:	Sunset Court
Tied To Project:	LMI Requirement
Projected Final FY of Rebate:	2035

Income Housing For ROCK RAPIDS SUNSET COURT URBAN RENEWAL

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: ROCK RAPIDS (60G575)
 Urban Renewal Area: ROCK RAPIDS SUNSET COURT URBAN RENEWAL (60004)
 TIF Taxing District Name: ROCK RAPIDS CITY/CL SCHOOL/SUNSET COURT TIF INC
 TIF Taxing District Inc. Number: 600156
 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: 2034

UR Designation	
Slum	No
Blighted	No
Economic Development	05/2017

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	2,069,950	0	0	0	0	2,069,950	0	2,069,950
Taxable	0	959,274	0	0	0	0	959,274	0	959,274
Homestead Credits									7

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	9,376	959,274	959,274	0	0

FY 2025 TIF Revenue Received: 24,552

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Urban Renewal Area Data Collection

Local Government Name: ROCK RAPIDS (60G575)
 Urban Renewal Area: ROCK RAPIDS FOLKENS FIRST URBAN RENEWAL
 UR Area Number: 60005

UR Area Creation Date: 09/2014

UR Area Purpose: To foster economic development through construction of infrastructure.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
ROCK RAPIDS CITY/CENTRAL LYON SCH/FOLKENS FIRST TIF INCREMENT	600066	600067	0
ROCK RAPIDS CITY/CENTRAL LYON SCH/FOLKENS FIRST AMENDMENT TIF INCREMENT	600108	600109	0
ROCK RAPIDS AG / CL SCHOOL / FOLKENS AMEND #3 TIF INCREM	600128	600129	0
ROCK RAPIDS CITY/CL SCHOOL/RR AG FOLKENS AMEND INC	600159	600160	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	2,450	0	1,716,940	1,772,953	0	0	3,492,343	0	3,492,343
Taxable	1,760	0	1,232,642	1,471,450	0	0	2,705,852	0	2,705,852
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
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Projects For ROCK RAPIDS FOLKENS FIRST URBAN RENEWAL

Forster Drive

Description:	Street Construction
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Sanitary Forcemain

Description:	Sewer Main Construction
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Administrative Expense

Description:	Legal, Publishing and Administrative
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For ROCK RAPIDS FOLKENS FIRST URBAN RENEWAL

Industrial Pk South Sewer

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	06/30/2008
FY of Last Payment:	2028

Forster Drive

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	06/30/2001
FY of Last Payment:	2021

Non-Rebates For ROCK RAPIDS FOLKENS FIRST URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	Industrial Pk South Sewer
Tied To Project:	Sanitary Forcemain

TIF Expenditure Amount:	0
Tied To Debt:	Forster Drive
Tied To Project:	Forster Drive

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TIF Taxing District Data Collection

Local Government Name: ROCK RAPIDS (60G575)
 Urban Renewal Area: ROCK RAPIDS FOLKENS FIRST URBAN RENEWAL (60005)
 TIF Taxing District Name: ROCK RAPIDS CITY/CENTRAL LYON SCH/FOLKENS FIRST TIF INCREMENT
 TIF Taxing District Inc. Number: 600067

TIF Taxing District Base Year:	2001	UR Designation	
FY TIF Revenue First Received:	2003	Slum	No
Subject to a Statutory end date?	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	2,412	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: ROCK RAPIDS (60G575)
 Urban Renewal Area: ROCK RAPIDS FOLKENS FIRST URBAN RENEWAL (60005)
 TIF Taxing District Name: ROCK RAPIDS CITY/CENTRAL LYON SCH/FOLKENS FIRST AMENDMENT TIF INCREMENT
 TIF Taxing District Inc. Number: 600109

TIF Taxing District Base Year:	2007	UR Designation	
FY TIF Revenue First Received:	2009	Slum	No
Subject to a Statutory end date?	Yes	Blighted	No
Fiscal year this TIF Taxing District statutorily ends:	2036	Economic Development	12/2006

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	1,716,940	1,772,953	0	0	3,489,893	0	3,489,893
Taxable	0	0	1,232,642	1,471,450	0	0	2,704,092	0	2,704,092
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	1,089,099	2,400,794	0	2,400,794	61,441

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: ROCK RAPIDS (60G575)
 Urban Renewal Area: ROCK RAPIDS FOLKENS FIRST URBAN RENEWAL (60005)
 TIF Taxing District Name: ROCK RAPIDS AG / CL SCHOOL / FOLKENS AMEND #3 TIF INCREM
 TIF Taxing District Inc. Number: 600129
 TIF Taxing District Base Year: 2009
 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	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	38,322	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: ROCK RAPIDS (60G575)
 Urban Renewal Area: ROCK RAPIDS FOLKENS FIRST URBAN RENEWAL (60005)
 TIF Taxing District Name: ROCK RAPIDS CITY/CL SCHOOL/RR AG FOLKENS AMEND INC
 TIF Taxing District Inc. Number: 600160
 TIF Taxing District Base Year: 2008
 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	2,450	0	0	0	0	0	2,450	0	2,450
Taxable	1,760	0	0	0	0	0	1,760	0	1,760
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	2,840	0	0	0	0

FY 2025 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: ROCK RAPIDS (60G575)
 Urban Renewal Area: ROCK RAPIDS DEWILD, GRANT, RECKERT URBAN RENEWAL
 UR Area Number: 60006

UR Area Creation Date: 08/2000

UR Area Purpose: To foster economic development through rebates for construction of office building and infrastructure.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
ROCK RAPIDS CITY/CENTRAL LYON SCH/DEWILD,GRANT,RECKERT TIF INCREMENT	600068	600069	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	4,725,150	0	0	0	4,725,150	0	4,725,150
Taxable	0	0	4,217,303	0	0	0	4,217,303	0	4,217,303
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 ROCK RAPIDS DEWILD, GRANT, RECKERT URBAN RENEWAL

DeWild Grant Reckert

Description:	Construction of building and infrastructure
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	Yes

South 13th Avenue

Description:	Street Repair
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For ROCK RAPIDS DEWILD, GRANT, RECKERT URBAN RENEWAL

DeWild Grant Reckert

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	11/13/2001
FY of Last Payment:	2023

Capital Projects Fund

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	06/30/2014
FY of Last Payment:	2023

Non-Rebates For ROCK RAPIDS DEWILD, GRANT, RECKERT URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	Capital Projects Fund
Tied To Project:	South 13th Avenue

Rebates For ROCK RAPIDS DEWILD, GRANT, RECKERT URBAN RENEWAL

Moret's Addition

TIF Expenditure Amount:	0
Rebate Paid To:	DeWild Grant Reckert
Tied To Debt:	Capital Projects Fund
Tied To Project:	DeWild Grant Reckert
Projected Final FY of Rebate:	2023

Jobs For ROCK RAPIDS DEWILD, GRANT, RECKERT URBAN RENEWAL

Project:	DeWild Grant Reckert
Company Name:	DeWild Grant Reckert and Associates Company
Date Agreement Began:	08/22/2000
Date Agreement Ends:	06/30/2023
Number of Jobs Created or Retained:	20
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	2,500,000
Total Estimated Cost of Public Infrastructure:	200,000

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TIF Taxing District Data Collection

Local Government Name: ROCK RAPIDS (60G575)
 Urban Renewal Area: ROCK RAPIDS DEWILD, GRANT, RECKERT URBAN RENEWAL (60006)
 TIF Taxing District Name: ROCK RAPIDS CITY/CENTRAL LYON SCH/DEWILD,GRANT,RECKERT TIF INCREMENT
 TIF Taxing District Inc. Number: 600069
 TIF Taxing District Base Year: 2001
 FY TIF Revenue First Received: 2003
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2023

UR Designation	
Slum	No
Blighted	No
Economic Development	08/2000

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	4,725,150	0	0	0	4,725,150	0	4,725,150
Taxable	0	0	4,217,303	0	0	0	4,217,303	0	4,217,303
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	58,528	4,217,303	0	4,217,303	107,929

FY 2025 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: ROCK RAPIDS (60G575)
 Urban Renewal Area: ROCK RAPIDS LADDS 1ST URBAN RENEWAL
 UR Area Number: 60008

UR Area Creation Date: 10/2004

UR Area Purpose: To foster economic development through rebates for facility development.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
ROCK RAPIDS CITY/CENTRAL LYON SCH/LADDS 1ST TIF INCREMENT	600094	600095	278,222

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	2,062,910	0	0	0	2,062,910	0	2,062,910
Taxable	0	0	1,791,133	0	0	0	1,791,133	0	1,791,133
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:	6,802								
TIF Sp. Revenue Fund Interest:	0								
Property Tax Replacement Claims	0								
Asset Sales & Loan Repayments:	0								
Total Revenue:	6,802								
Rebate Expenditures:	6,802								
Non-Rebate Expenditures:	0								
Returned to County Treasurer:	0								
Total Expenditures:	6,802								
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 ROCK RAPIDS LADDS 1ST URBAN RENEWAL

RRDC Rebate Agreement

Description:	Development of Industrial Facilities
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

Highway K52

Description:	Shoulder Repair
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For ROCK RAPIDS LADDS 1ST URBAN RENEWAL

Rock Rapids Development Corp

Debt/Obligation Type:	Rebates
Principal:	6,802
Interest:	0
Total:	6,802
Annual Appropriation?:	Yes
Date Incurred:	11/22/2005
FY of Last Payment:	2025

Capital Projects Fund

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	05/31/2015
FY of Last Payment:	2018

Non-Rebates For ROCK RAPIDS LADDS 1ST URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	Capital Projects Fund
Tied To Project:	Highway K52

Rebates For ROCK RAPIDS LADDS 1ST URBAN RENEWAL

Ladd's First Addition

TIF Expenditure Amount:	6,802
Rebate Paid To:	Rock Rapids Development Corp
Tied To Debt:	Rock Rapids Development Corp
Tied To Project:	RRDC Rebate Agreement
Projected Final FY of Rebate:	2025

Jobs For ROCK RAPIDS LADDS 1ST URBAN RENEWAL

Project:	RRDC Rebate Agreement
Company Name:	Rock Rapids Development Corporation
Date Agreement Began:	10/26/2004
Date Agreement Ends:	06/30/2025
Number of Jobs Created or Retained:	80
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	1,000,000
Total Estimated Cost of Public Infrastructure:	0

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TIF Taxing District Data Collection

Local Government Name: ROCK RAPIDS (60G575)
 Urban Renewal Area: ROCK RAPIDS LADDS 1ST URBAN RENEWAL (60008)
 TIF Taxing District Name: ROCK RAPIDS CITY/CENTRAL LYON SCH/LADDS 1ST TIF INCREMENT
 TIF Taxing District Inc. Number: 600095
 TIF Taxing District Base Year: 2004
 FY TIF Revenue First Received: 2006
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2026

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2004

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	0	2,062,910	0	0	0	2,062,910	0	2,062,910
Taxable	0	0	1,791,133	0	0	0	1,791,133	0	1,791,133
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	395,856	1,667,054	278,222	1,388,832	35,543

FY 2025 TIF Revenue Received: 6,802

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Urban Renewal Area Data Collection

Local Government Name: ROCK RAPIDS (60G575)
 Urban Renewal Area: ROCK RAPIDS MILL POND 3RD URBAN RENEWAL
 UR Area Number: 60009

UR Area Creation Date: 02/2004

UR Area Purpose: To foster economic development through rebates for construction of residential infrastructure.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
ROCK RAPIDS CITY/CENTRAL LYON SCH/MILL POND 3RD TIF INCREMENT	600096	600097	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	8,115,624	0	0	0	-20,000	8,069,624	0	8,069,624
Taxable	0	3,761,005	0	0	0	-20,000	3,715,005	0	3,715,005
Homestead Credits									18

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 ROCK RAPIDS MILL POND 3RD URBAN RENEWAL

Mill Pond Rebate Agreement

Description:	Constr of Residential Infrastructure
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	Yes

LMI Requirement

Description:	Accumulation of Rev for LMI Set-Aside
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For ROCK RAPIDS MILL POND 3RD URBAN RENEWAL

Mill Pond Development

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	11/28/2006
FY of Last Payment:	2017

LMI Requirement

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	11/28/2006
FY of Last Payment:	2017

Non-Rebates For ROCK RAPIDS MILL POND 3RD URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	LMI Requirement
Tied To Project:	LMI Requirement

Rebates For ROCK RAPIDS MILL POND 3RD URBAN RENEWAL

Mill Pond 3rd Addition

TIF Expenditure Amount:	0
Rebate Paid To:	Greg & Lori Popkes
Tied To Debt:	Mill Pond Development
Tied To Project:	Mill Pond Rebate Agreement
Projected Final FY of Rebate:	2017

Income Housing For ROCK RAPIDS MILL POND 3RD 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

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: ROCK RAPIDS (60G575)
 Urban Renewal Area: ROCK RAPIDS MILL POND 3RD URBAN RENEWAL (60009)
 TIF Taxing District Name: ROCK RAPIDS CITY/CENTRAL LYON SCH/MILL POND 3RD TIF INCREMENT
 TIF Taxing District Inc. Number: 600097

TIF Taxing District Base Year:	2004	UR Designation
FY TIF Revenue First Received:	2008	Slum
Subject to a Statutory end date?	No	Blighted
		Economic Development
		No
		No
		02/2004

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	8,115,624	0	0	0	-20,000	8,069,624	0	8,069,624
Taxable	0	3,761,005	0	0	0	-20,000	3,715,005	0	3,715,005
Homestead Credits									18

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	15,216	3,715,005	0	3,715,005	95,074

FY 2025 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: ROCK RAPIDS (60G575)
 Urban Renewal Area: ROCK RAPIDS HAWKINS 2020 URBAN RENEWAL
 UR Area Number: 60015

UR Area Creation Date: 01/2020

UR Area Purpose: To foster economic development through construction of residential infrastructure.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
ROCK RAPIDS CITY/CL SCHOOL/HAWKINS 2020 TIF INC	600161	600162	3,881,740
ROCK RAPIDS AGR/ CL SCHOOL/ HAWKINS 2020 TIF INC	600165	600166	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	8,753,430	0	0	0	-4,000	8,723,430	0	8,723,430
Taxable	0	4,056,583	0	0	0	-4,000	4,026,583	0	4,026,583
Homestead Credits									21

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	21,874	21,874	Amount of 07-01-2024 Cash Balance Restricted for LMI
TIF Revenue:	99,347		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	99,347		
Rebate Expenditures:	0		
Non-Rebate Expenditures:	69,582		
Returned to County Treasurer:	0		
Total Expenditures:	69,582		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	51,639	51,639	Amount of 06-30-2025 Cash Balance Restricted for LMI
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Projects For ROCK RAPIDS HAWKINS 2020 URBAN RENEWAL

South Tenth Ave

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

Sunset Court Phase 2

Description:	Administrative Expense
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	No

LMI Requirement

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

ERD Holdings Parcels

Description:	Dev of Residential Sunset Ct Ph 2
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For ROCK RAPIDS HAWKINS 2020 URBAN RENEWAL

South Tenth Ave

Debt/Obligation Type:	Internal Loans
Principal:	244,549
Interest:	0
Total:	244,549
Annual Appropriation?:	Yes
Date Incurred:	06/30/2021
FY of Last Payment:	2031

South Tenth Ave - LMI Obligation

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	102,576
Interest:	0
Total:	102,576
Annual Appropriation?:	Yes
Date Incurred:	06/30/2021
FY of Last Payment:	2031

Non-Rebates For ROCK RAPIDS HAWKINS 2020 URBAN RENEWAL

TIF Expenditure Amount:	69,582
Tied To Debt:	South Tenth Ave
Tied To Project:	South Tenth Ave

Income Housing For ROCK RAPIDS HAWKINS 2020 URBAN RENEWAL

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

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: ROCK RAPIDS (60G575)
 Urban Renewal Area: ROCK RAPIDS HAWKINS 2020 URBAN RENEWAL (60015)
 TIF Taxing District Name: ROCK RAPIDS CITY/CL SCHOOL/HAWKINS 2020 TIF INC
 TIF Taxing District Inc. Number: 600162
 TIF Taxing District Base Year: 2019
 FY TIF Revenue First Received: 2023
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2031

UR Designation	
Slum	No
Blighted	No
Economic Development	01/2020

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	8,753,430	0	0	0	-4,000	8,723,430	0	8,723,430
Taxable	0	4,056,583	0	0	0	-4,000	4,026,583	0	4,026,583
Homestead Credits									21

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	4,871,690	3,855,740	3,881,740	-26,000	-665

FY 2025 TIF Revenue Received: 99,347

TIF Taxing District Data Collection

Local Government Name: ROCK RAPIDS (60G575)
 Urban Renewal Area: ROCK RAPIDS HAWKINS 2020 URBAN RENEWAL (60015)
 TIF Taxing District Name: ROCK RAPIDS AGR/ CL SCHOOL/ HAWKINS 2020 TIF INC
 TIF Taxing District Inc. Number: 600166
 TIF Taxing District Base Year: 2019
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	01/2020

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	12,685	0	0	0	0

FY 2025 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

Local Government Name: ROCK RAPIDS (60G575)
 Urban Renewal Area: ROCK RAPIDS 16 URBAN RENEWAL
 UR Area Number: 60016

UR Area Creation Date:

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
ROCK RAPIDS AGR/CL SCHOOL/MILL POND 2ND INCR	600167	600168	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**

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: ROCK RAPIDS (60G575)
 Urban Renewal Area: ROCK RAPIDS 16 URBAN RENEWAL (60016)
 TIF Taxing District Name: ROCK RAPIDS AGR/CL SCHOOL/MILL POND 2ND INCR
 TIF Taxing District Inc. Number: 600168
 TIF Taxing District Base Year: 2022
 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	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	39,890	0	0	0	0

FY 2025 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: ROCK RAPIDS (60G575)
 Urban Renewal Area: ROCK RAPIDS 15 URBAN RENEWAL
 UR Area Number: 60017

UR Area Creation Date: 04/2022

UR Area Purpose: To foster economic development through construction of residential infrastructure.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
ROCK RAPIDS/CL SCHOOL/ SOUTH 15TH AVE/INCR	600169	600170	1,482,833

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	3,222,360	0	0	0	-4,000	3,218,360	0	3,218,360
Taxable	0	1,493,333	0	0	0	-4,000	1,482,833	0	1,482,833
Homestead Credits									3

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:	37,948
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	37,948

Rebate Expenditures:	21,331
Non-Rebate Expenditures:	5,248
Returned to County Treasurer:	0
Total Expenditures:	26,579

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: 11,369 11,369 **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For ROCK RAPIDS 15 URBAN RENEWAL

Administrative Expenses

Description:	Legal, Administrative & Publishing
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	No

LMI Requirement

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

East River Development Agreement

Description:	Development of Residential
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For ROCK RAPIDS 15 URBAN RENEWAL

15th Ave

Debt/Obligation Type:	Internal Loans
Principal:	5,004
Interest:	0
Total:	5,004
Annual Appropriation?:	Yes
Date Incurred:	04/25/2022
FY of Last Payment:	2034

15th Ave

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	67,954
Interest:	0
Total:	67,954
Annual Appropriation?:	Yes
Date Incurred:	04/25/2022
FY of Last Payment:	2034

15th Ave

Debt/Obligation Type:	Rebates
Principal:	158,861
Interest:	0
Total:	158,861
Annual Appropriation?:	Yes
Date Incurred:	04/25/2022
FY of Last Payment:	2034

Non-Rebates For ROCK RAPIDS 15 URBAN RENEWAL

TIF Expenditure Amount:	5,248
Tied To Debt:	15th Ave
Tied To Project:	Administrative Expenses

Rebates For ROCK RAPIDS 15 URBAN RENEWAL

15th Ave

TIF Expenditure Amount:	21,331
Rebate Paid To:	East River Development
Tied To Debt:	15th Ave
Tied To Project:	East River Development Agreement
Projected Final FY of Rebate:	2034

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: ROCK RAPIDS (60G575)
 Urban Renewal Area: ROCK RAPIDS 15 URBAN RENEWAL (60017)
 TIF Taxing District Name: ROCK RAPIDS/CL SCHOOL/ SOUTH 15TH AVE/INCR
 TIF Taxing District Inc. Number: 600170
 TIF Taxing District Base Year: 2022
 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	3,222,360	0	0	0	-4,000	3,218,360	0	3,218,360
Taxable	0	1,493,333	0	0	0	-4,000	1,482,833	0	1,482,833
Homestead Credits									3

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	496,790	1,482,833	1,482,833	0	0

FY 2025 TIF Revenue Received: 37,948

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Urban Renewal Area Data Collection

Local Government Name: ROCK RAPIDS (60G575)
 Urban Renewal Area: RR UR9 CENTRAL BLIGHT
 UR Area Number: 60114

UR Area Creation Date: 04/2010

UR Area Purpose: To provide opportunities and incentives for revitalization and alleviation of blighting conditions.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
ROCK RAPIDS CITY / CL SCHOOL / RR CENTRAL AREA 9 TIF INCREM	600126	600127	13,411,427

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	21,456,583	14,332,016	0	0	-40,000	35,641,349	0	35,641,349
Taxable	0	9,943,580	9,532,304	0	0	-40,000	19,328,634	0	19,328,634
Homestead Credits									113

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:	343,034
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	343,034

Rebate Expenditures:	9,834
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	9,834

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: 333,200 0 **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For RR UR9 CENTRAL BLIGHT

Downtown Street Reconstruction

Description:	DT Story Street, 2nd & 3rd Avenue
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Administrative Expense

Description:	Legal & Admn Expense
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

Rock River Properties

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

Home Warranty

Description:	Commercial Office Building
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

South 2nd Ave / Bradley / Dickinson

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

Debts/Obligations For RR UR9 CENTRAL BLIGHT

Downtown Street Reconstruction

Debt/Obligation Type:	Internal Loans
Principal:	1,309,718
Interest:	0
Total:	1,309,718
Annual Appropriation?:	Yes
Date Incurred:	06/30/2011
FY of Last Payment:	2034

Administrative Expense

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	06/30/2011
FY of Last Payment:	2019

Rock River Properties

Debt/Obligation Type:	Rebates
Principal:	150,000
Interest:	0
Total:	150,000
Annual Appropriation?:	Yes
Date Incurred:	01/13/2014
FY of Last Payment:	2034

Home Warranty

Debt/Obligation Type:	Rebates
Principal:	224,670
Interest:	0
Total:	224,670
Annual Appropriation?:	Yes
Date Incurred:	01/11/2016
FY of Last Payment:	2033

South 2nd Ave / Bradley / Dickinson

Debt/Obligation Type:	Internal Loans
Principal:	386,085
Interest:	0
Total:	386,085
Annual Appropriation?:	Yes
Date Incurred:	03/09/2020
FY of Last Payment:	2040

Non-Rebates For RR UR9 CENTRAL BLIGHT

TIF Expenditure Amount:	0
Tied To Debt:	Downtown Street Reconstruction
Tied To Project:	Downtown Street Reconstruction
TIF Expenditure Amount:	0
Tied To Debt:	Administrative Expense
Tied To Project:	Administrative Expense
TIF Expenditure Amount:	0
Tied To Debt:	South 2nd Ave / Bradley / Dickinson
Tied To Project:	South 2nd Ave / Bradley / Dickinson

Rebates For RR UR9 CENTRAL BLIGHT

Office building reconstruction

TIF Expenditure Amount:	9,834
Rebate Paid To:	Home Warranty Midwest
Tied To Debt:	Home Warranty
Tied To Project:	Home Warranty
Projected Final FY of Rebate:	2033

Jobs For RR UR9 CENTRAL BLIGHT

Project:	Home Warranty
Company Name:	Home Warranty
Date Agreement Began:	01/11/2016
Date Agreement Ends:	06/30/2033
Number of Jobs Created or Retained:	14
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	500,000
Total Estimated Cost of Public Infrastructure:	0

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TIF Taxing District Data Collection

Local Government Name: ROCK RAPIDS (60G575)
 Urban Renewal Area: RR UR9 CENTRAL BLIGHT (60114)
 TIF Taxing District Name: ROCK RAPIDS CITY / CL SCHOOL / RR CENTRAL AREA 9 TIF INCREM
 TIF Taxing District Inc. Number: 600127
 TIF Taxing District Base Year: 2010
 FY TIF Revenue First Received: 2015
 Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	04/2010
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	21,456,583	14,332,016	0	0	-40,000	35,641,349	0	35,641,349
Taxable	0	9,943,580	9,532,304	0	0	-40,000	19,328,634	0	19,328,634
Homestead Credits									113

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	22,377,172	13,304,177	13,411,427	-107,250	-2,745

FY 2025 TIF Revenue Received: 343,034

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Urban Renewal Area Data Collection

Local Government Name: ROCK RAPIDS (60G575)
 Urban Renewal Area: RR UR8 SOUTHGATE
 UR Area Number: 60115

UR Area Creation Date: 04/2010

UR Area Purpose: To foster economic development through construction of infrastructure and rebates to private developers.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
ROCK RAPIDS / CL SCHOOL / RR SOUTHGATE 801 INCREM	600120	600121	1,048,743
ROCK RAPIDS AG / CL SCHOOL / RR SOUTHGATE 801 INCREM	600122	600123	0
ROCK RAPIDS AG / CL SCHOOL / RR UNPLT 802 TIF INCREM	600124	600125	196,776

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	273,920	0	1,390,085	0	0	0	1,664,005	0	1,664,005
Taxable	196,776	0	1,048,743	0	0	0	1,245,519	0	1,245,519
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:	30,448
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	108
Asset Sales & Loan Repayments:	0
Total Revenue:	30,556

Rebate Expenditures:	2,861
Non-Rebate Expenditures:	27,695
Returned to County Treasurer:	0
Total Expenditures:	30,556

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 RR UR8 SOUTHGATE

Detention Basin

Description:	Constr of stormwater detention basin
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Land Purchase

Description:	Site acquisition detention basin
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	No

Southgate Infrastructure

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

Southgate Building

Description:	Construction of Professional Bldg
Classification:	Commercial-Medical
Physically Complete:	Yes
Payments Complete:	No

Adminstration

Description:	Construction of Street and Utilities
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For RR UR8 SOUTHGATE

Detention Basin

Debt/Obligation Type:	Internal Loans
Principal:	125,266
Interest:	0
Total:	125,266
Annual Appropriation?:	Yes
Date Incurred:	06/30/2011
FY of Last Payment:	2032

Land Purchase

Debt/Obligation Type:	Internal Loans
Principal:	11,768
Interest:	0
Total:	11,768
Annual Appropriation?:	Yes
Date Incurred:	06/30/2010
FY of Last Payment:	2032

Jennifer Hoefert

Debt/Obligation Type:	Rebates
Principal:	34,583
Interest:	0
Total:	34,583
Annual Appropriation?:	Yes
Date Incurred:	06/30/2011
FY of Last Payment:	2032

Southgate Infrastructure

Debt/Obligation Type:	Internal Loans
Principal:	301,821
Interest:	0
Total:	301,821
Annual Appropriation?:	Yes
Date Incurred:	06/30/2011
FY of Last Payment:	2032

Non-Rebates For RR UR8 SOUTHGATE

TIF Expenditure Amount:	0
Tied To Debt:	Land Purchase
Tied To Project:	Land Purchase
TIF Expenditure Amount:	0
Tied To Debt:	Southgate Infrastructure
Tied To Project:	Southgate Building
TIF Expenditure Amount:	0
Tied To Debt:	Southgate Infrastructure
Tied To Project:	Adminstration
TIF Expenditure Amount:	27,695
Tied To Debt:	Southgate Infrastructure
Tied To Project:	Southgate Infrastructure
TIF Expenditure Amount:	0
Tied To Debt:	Detention Basin
Tied To Project:	Detention Basin

Rebates For RR UR8 SOUTHGATE

Southgate Building

TIF Expenditure Amount:	2,861
Rebate Paid To:	Jennifer Hoefert
Tied To Debt:	Jennifer Hoefert
Tied To Project:	Southgate Building
Projected Final FY of Rebate:	2032

Jobs For RR UR8 SOUTHGATE

Project:	Southgate Building
Company Name:	Jennifer Hoefert
Date Agreement Began:	07/01/2011
Date Agreement Ends:	06/30/2032
Number of Jobs Created or Retained:	5
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	360,000
Total Estimated Cost of Public Infrastructure:	0

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TIF Taxing District Data Collection

Local Government Name: ROCK RAPIDS (60G575)
 Urban Renewal Area: RR UR8 SOUTHGATE (60115)
 TIF Taxing District Name: ROCK RAPIDS / CL SCHOOL / RR SOUTHGATE 801 INCREM
 TIF Taxing District Inc. Number: 600121
 TIF Taxing District Base Year: 2010
 FY TIF Revenue First Received: 2013
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2032

UR Designation	
Slum	No
Blighted	No
Economic Development	04/2010

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	1,390,085	0	0	0	1,390,085	0	1,390,085
Taxable	0	0	1,048,743	0	0	0	1,048,743	0	1,048,743
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	8,815	1,048,743	1,048,743	0	0

FY 2025 TIF Revenue Received: 26,839

TIF Taxing District Data Collection

Local Government Name: ROCK RAPIDS (60G575)
 Urban Renewal Area: RR UR8 SOUTHGATE (60115)
 TIF Taxing District Name: ROCK RAPIDS AG / CL SCHOOL / RR SOUTHGATE 801 INCREM
 TIF Taxing District Inc. Number: 600123
 TIF Taxing District Base Year: 2010
 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	10,993	0	0	0	0

FY 2025 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: ROCK RAPIDS (60G575)
 Urban Renewal Area: RR UR8 SOUTHGATE (60115)
 TIF Taxing District Name: ROCK RAPIDS AG / CL SCHOOL / RR UNPLT 802 TIF INCREM
 TIF Taxing District Inc. Number: 600125
 TIF Taxing District Base Year: 2010
 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	273,920	0	0	0	0	0	273,920	0	273,920
Taxable	196,776	0	0	0	0	0	196,776	0	196,776
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	15,780	196,776	196,776	0	0

FY 2025 TIF Revenue Received: 3,609

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Urban Renewal Area Data Collection

Local Government Name: ROCK RAPIDS (60G575)
 Urban Renewal Area: RR UR301 POPKES
 UR Area Number: 60117

UR Area Creation Date: 04/2010

UR Area Purpose: To foster economic development through construction of commercial infrastructure and rebates to private developers for facility development and job creation.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
ROCK RAPIDS / CL SCHOOL / RRUR301 POPKES INCREM	600130	600131	1,671,487
ROCK RAPIDS CITY/CENTRAL LYON SCH/RR UR302 SIMPLY SAID TIF INCREMENT	600134	600135	858,257

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	504,500	2,922,752	0	0	0	3,427,252	0	3,427,252
Taxable	0	233,799	2,449,783	0	0	0	2,683,582	0	2,683,582
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:	59,709
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	59,709

Rebate Expenditures:	57,512
Non-Rebate Expenditures:	2,197
Returned to County Treasurer:	0
Total Expenditures:	59,709

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 RR UR301 POPKES

Popkes Car Care

Description:	Construction of bldg & infrastructure
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Adminstrative Expense

Description:	Legal, Administrative & Publishing
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	No

Pearl Street

Description:	Construction of new street
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Simply Said LLC

Description:	Modifications to Existing Warehouse
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

Simply Said LLC

Description:	Addition to Existing Warehouse
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For RR UR301 POPKES

Popkes Car Care

Debt/Obligation Type:	Rebates
Principal:	37,673
Interest:	0
Total:	37,673
Annual Appropriation?:	Yes
Date Incurred:	03/31/2012
FY of Last Payment:	2025

Pearl Street

Debt/Obligation Type:	Internal Loans
Principal:	45,871
Interest:	0
Total:	45,871
Annual Appropriation?:	Yes
Date Incurred:	06/30/2012
FY of Last Payment:	2035

Simply Said LLC

Debt/Obligation Type:	Rebates
Principal:	61,656
Interest:	0
Total:	61,656
Annual Appropriation?:	Yes
Date Incurred:	10/28/2013
FY of Last Payment:	2027

Simply Said LLC Addition

Debt/Obligation Type:	Rebates
Principal:	180,000
Interest:	0
Total:	180,000
Annual Appropriation?:	Yes
Date Incurred:	10/30/2022
FY of Last Payment:	2035

Non-Rebates For RR UR301 POPKES

TIF Expenditure Amount:	2,197
Tied To Debt:	Pearl Street
Tied To Project:	Pearl Street

TIF Expenditure Amount:	0
Tied To Debt:	Simply Said LLC
Tied To Project:	Administrative Expense

Rebates For RR UR301 POPKES

602 North 2nd Ave East

TIF Expenditure Amount:	37,744
Rebate Paid To:	Popkes Car Care
Tied To Debt:	Popkes Car Care
Tied To Project:	Popkes Car Care
Projected Final FY of Rebate:	2033

408 North 2nd Ave East

TIF Expenditure Amount:	19,768
Rebate Paid To:	Simply Said LLC
Tied To Debt:	Simply Said LLC
Tied To Project:	Simply Said LLC
Projected Final FY of Rebate:	2035

Jobs For RR UR301 POPKES

Project:	Popkes Car Care
Company Name:	Popkes Car Care
Date Agreement Began:	04/11/2011
Date Agreement Ends:	06/30/3032
Number of Jobs Created or Retained:	10
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	800,000
Total Estimated Cost of Public Infrastructure:	100,000

Project:	Simply Said LLC
Company Name:	Simply Said LLC
Date Agreement Began:	10/28/2013
Date Agreement Ends:	06/30/2027
Number of Jobs Created or Retained:	20
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	750,000
Total Estimated Cost of Public Infrastructure:	150,000

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TIF Taxing District Data Collection

Local Government Name: ROCK RAPIDS (60G575)
 Urban Renewal Area: RR UR301 POPKES (60117)
 TIF Taxing District Name: ROCK RAPIDS / CL SCHOOL / RRUR301 POPKES INCREM
 TIF Taxing District Inc. Number: 600131
 TIF Taxing District Base Year: 2011
 FY TIF Revenue First Received: 2015
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2033

UR Designation	
Slum	No
Blighted	No
Economic Development	02/2004

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	504,500	1,769,102	0	0	0	2,273,602	0	2,273,602
Taxable	0	233,799	1,526,706	0	0	0	1,760,505	0	1,760,505
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	331,414	1,760,505	1,671,487	89,018	2,278

FY 2025 TIF Revenue Received: 37,744

TIF Taxing District Data Collection

Local Government Name: ROCK RAPIDS (60G575)
 Urban Renewal Area: RR UR301 POPKES (60117)
 TIF Taxing District Name: ROCK RAPIDS CITY/CENTRAL LYON SCH/RR UR302 SIMPLY SAID TIF INCREMENT
 TIF Taxing District Inc. Number: 600135
 TIF Taxing District Base Year: 2011
 FY TIF Revenue First Received: 2016
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2035

UR Designation	
Slum	No
Blighted	No
Economic Development	04/2010

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	1,153,650	0	0	0	1,153,650	0	1,153,650
Taxable	0	0	923,077	0	0	0	923,077	0	923,077
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	295,393	858,257	858,257	0	0

FY 2025 TIF Revenue Received: 21,965

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Urban Renewal Area Data Collection

Local Government Name: ROCK RAPIDS (60G575)
 Urban Renewal Area: RR UR7 N BOONE URBAN RENEWAL
 UR Area Number: 60118

UR Area Creation Date: 04/2010

UR Area Purpose: To foster economic development through the construction of residential infrastructure.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
ROCK RAPIDS CITY/CENTRAL LYON SCH/RR N BOONE UR7	600132	600133	0
ROCK RAPIDS CITY/CENTRAL LYON SCH/N BOONE AMEND INC	600146	600148	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	2,797,795	142,740	0	0	-8,000	2,926,035	0	2,926,035
Taxable	0	1,296,577	66,935	0	0	-8,000	1,349,012	0	1,349,012
Homestead Credits									8

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
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Projects For RR UR7 N BOONE URBAN RENEWAL

Sanitary Sewer

Description:	Construction of Sanitary Sewer
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Administrative Expense

Description:	Legal and Administrative Costs
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

LMI Requirement

Description:	Accumulation of Rev for LMI Set-Aside
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For RR UR7 N BOONE URBAN RENEWAL

URA 7 N BOONE

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	06/01/2015
FY of Last Payment:	2025

URA 7 N BOONE LMI

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	06/01/2015
FY of Last Payment:	2025

Non-Rebates For RR UR7 N BOONE URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	URA 7 N BOONE
Tied To Project:	Sanitary Sewer

TIF Expenditure Amount:	0
Tied To Debt:	URA 7 N BOONE LMI
Tied To Project:	LMI Requirement

Income Housing For RR UR7 N BOONE URBAN RENEWAL

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: ROCK RAPIDS (60G575)
 Urban Renewal Area: RR UR7 N BOONE URBAN RENEWAL (60118)
 TIF Taxing District Name: ROCK RAPIDS CITY/CENTRAL LYON SCH/RR N BOONE UR7
 TIF Taxing District Inc. Number: 600133
 TIF Taxing District Base Year: 2013
 FY TIF Revenue First Received: 2017
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	04/2010

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	606,325	0	0	0	0	606,325	0	606,325
Taxable	0	280,988	0	0	0	0	280,988	0	280,988
Homestead Credits									3

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	135,740	280,988	0	280,988	7,191

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: ROCK RAPIDS (60G575)
 Urban Renewal Area: RR UR7 N BOONE URBAN RENEWAL (60118)
 TIF Taxing District Name: ROCK RAPIDS CITY/CENTRAL LYON SCH/N BOONE AMEND INC
 TIF Taxing District Inc. Number: 600148
 TIF Taxing District Base Year: 2015
 FY TIF Revenue First Received: 2017
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2026

UR Designation	
Slum	No
Blighted	No
Economic Development	05/2016

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	2,191,470	142,740	0	0	-8,000	2,319,710	0	2,319,710
Taxable	0	1,015,589	66,935	0	0	-8,000	1,068,024	0	1,068,024
Homestead Credits									5

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	68,374	1,068,024	0	1,068,024	27,333

FY 2025 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: ROCK RAPIDS (60G575)
 Urban Renewal Area: ROCK RAPIDS SOUTHRIDGE URBAN RENEWAL
 UR Area Number: 60121

UR Area Creation Date: 04/2012

UR Area Purpose: To foster economic development through construction of residential infrastructure.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
ROCK RAPIDS CITY/CENTRAL LYON SCH/SOUTH RIDGE INC	600144	600145	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	4,537,515	0	0	0	0	4,531,015	0	4,531,015
Taxable	0	2,102,812	0	0	0	0	2,096,312	0	2,096,312
Homestead Credits									8

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	145,054	145,054	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:	145,054	145,054	Amount of 06-30-2025 Cash Balance Restricted for LMI
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Projects For ROCK RAPIDS SOUTHRIDGE URBAN RENEWAL

Southridge

Description:	Storm Sewer
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

LMI Requirement

Description:	LMI Set Aside
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For ROCK RAPIDS SOUTHRIDGE URBAN RENEWAL

Southridge

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	06/30/2012
FY of Last Payment:	2024

LMI Requirement

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	06/30/2015
FY of Last Payment:	2024

Non-Rebates For ROCK RAPIDS SOUTHRIDGE URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	Southridge
Tied To Project:	Southridge
TIF Expenditure Amount:	0
Tied To Debt:	LMI Requirement
Tied To Project:	LMI Requirement

Income Housing For ROCK RAPIDS SOUTHRIDGE URBAN RENEWAL

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: ROCK RAPIDS (60G575)
 Urban Renewal Area: ROCK RAPIDS SOUTHRIDGE URBAN RENEWAL (60121)
 TIF Taxing District Name: ROCK RAPIDS CITY/CENTRAL LYON SCH/SOUTH RIDGE INC
 TIF Taxing District Inc. Number: 600145
 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: 2026

UR Designation	
Slum	No
Blighted	No
Economic Development	04/2012

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	4,537,515	0	0	0	0	4,531,015	0	4,531,015
Taxable	0	2,102,812	0	0	0	0	2,096,312	0	2,096,312
Homestead Credits									8

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	270,956	2,096,312	0	2,096,312	53,649

FY 2025 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: ROCK RAPIDS (60G575)
 Urban Renewal Area: ROCK RAPIDS IND PARK URBAN RENEWAL
 UR Area Number: 60122

UR Area Creation Date: 09/2014

UR Area Purpose: To foster economic development through construction of infrastructure.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
ROCKRAPIDSCIT/CLSCH/RR IND PARK-INCRE	600151	600152	600,176
ROCKRAPIDSAGR/CLSCHOOL/RR IND PARK-INCR	600153	600154	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	31,280	0	775,832	122,100	0	0	929,212	0	929,212
Taxable	22,471	0	543,591	56,585	0	0	622,647	0	622,647
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:	15,360
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	31
Asset Sales & Loan Repayments:	0
Total Revenue:	15,391

Rebate Expenditures:	0
Non-Rebate Expenditures:	15,391
Returned to County Treasurer:	0
Total Expenditures:	15,391

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 ROCK RAPIDS IND PARK URBAN RENEWAL

Forster Court

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

Debts/Obligations For ROCK RAPIDS IND PARK URBAN RENEWAL

Forster Court

Debt/Obligation Type:	Internal Loans
Principal:	149,799
Interest:	0
Total:	149,799
Annual Appropriation?:	Yes
Date Incurred:	06/30/2015
FY of Last Payment:	2038

Non-Rebates For ROCK RAPIDS IND PARK URBAN RENEWAL

TIF Expenditure Amount:	15,391
Tied To Debt:	Forster Court
Tied To Project:	Forster Court

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: ROCK RAPIDS (60G575)
 Urban Renewal Area: ROCK RAPIDS IND PARK URBAN RENEWAL (60122)
 TIF Taxing District Name: ROCKRAPIDSCIT/CLSCH/RR IND PARK-INCRE
 TIF Taxing District Inc. Number: 600152
 TIF Taxing District Base Year: 2016
 FY TIF Revenue First Received: 2019
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2038

UR Designation	
Slum	No
Blighted	No
Economic Development	09/2014

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	775,832	122,100	0	0	897,932	0	897,932
Taxable	0	0	543,591	56,585	0	0	600,176	0	600,176
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	202,461	600,176	600,176	0	0

FY 2025 TIF Revenue Received: 15,360

TIF Taxing District Data Collection

Local Government Name: ROCK RAPIDS (60G575)
 Urban Renewal Area: ROCK RAPIDS IND PARK URBAN RENEWAL (60122)
 TIF Taxing District Name: ROCKRAPIDSAGR/CLSCHOOL/RR IND PARK-INCR
 TIF Taxing District Inc. Number: 600154
 TIF Taxing District Base Year: 2016
 FY TIF Revenue First Received: 2019
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	09/2014

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	31,280	0	0	0	0	0	31,280	0	31,280
Taxable	22,471	0	0	0	0	0	22,471	0	22,471
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	53,514	0	0	0	0

FY 2025 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: ROCK RAPIDS (60G575)
 Urban Renewal Area: ROCK RAPIDS DGR II URBAN RENEWAL
 UR Area Number: 60906

UR Area Creation Date: 06/2019

UR Area Purpose: To foster economic development through rebates for construction of office building and infrastructure.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
ROCK RAPIDS CITY/CL SCHOOL/DGR2 TIF INC	600163	600164	3,599,150

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	4,032,560	0	0	0	4,032,560	0	4,032,560
Taxable	0	0	3,599,150	0	0	0	3,599,150	0	3,599,150
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:	92,110
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	134
Asset Sales & Loan Repayments:	0
Total Revenue:	92,244

Rebate Expenditures:	92,243
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	92,243

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

Projects For ROCK RAPIDS DGR II URBAN RENEWAL

DGR Engineering Phase 2

Description:	Construction of building addition
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For ROCK RAPIDS DGR II URBAN RENEWAL

DGR Engineering Phase 2

Debt/Obligation Type:	Rebates
Principal:	2,844,470
Interest:	0
Total:	2,844,470
Annual Appropriation?:	Yes
Date Incurred:	06/30/2021
FY of Last Payment:	2042

DGR Engineering Phase 2

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	06/30/2021
FY of Last Payment:	2023

Rebates For ROCK RAPIDS DGR II URBAN RENEWAL

1302 S Union Addition

TIF Expenditure Amount:	92,243
Rebate Paid To:	DGR Engineering
Tied To Debt:	DGR Engineering Phase 2
Tied To Project:	DGR Engineering Phase 2
Projected Final FY of Rebate:	2042

Jobs For ROCK RAPIDS DGR II URBAN RENEWAL

Project:	DGR Engineering Phase 2
Company Name:	DGR Engineering
Date Agreement Began:	06/25/2019
Date Agreement Ends:	06/30/2042
Number of Jobs Created or Retained:	50
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	4,457,000
Total Estimated Cost of Public Infrastructure:	0

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: ROCK RAPIDS (60G575)
 Urban Renewal Area: ROCK RAPIDS DGR II URBAN RENEWAL (60906)
 TIF Taxing District Name: ROCK RAPIDS CITY/CL SCHOOL/DGR2 TIF INC
 TIF Taxing District Inc. Number: 600164
 TIF Taxing District Base Year: 2018
 FY TIF Revenue First Received: 2023
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2042

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2019

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	4,032,560	0	0	0	4,032,560	0	4,032,560
Taxable	0	0	3,599,150	0	0	0	3,599,150	0	3,599,150
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	21,307	3,599,150	3,599,150	0	0

FY 2025 TIF Revenue Received: 92,110