

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: MADISON COUNTY
 Local Government Number: 61

Active Urban Renewal Areas

MADISON COUNTY WIND URBAN RENEWAL

**U.R. # of Tif Taxing
Districts**
61020 3

TIF Debt Outstanding: 5,539,855

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	1,140,097	0	Amount of 07-01-2024 Cash Balance Restricted for LMI
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TIF Revenue:	911,188		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	911,188		

Rebate Expenditures:	0		
Non-Rebate Expenditures:	721,449		
Returned to County Treasurer:	0		
Total Expenditures:	721,449		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	1,329,836	0	Amount of 06-30-2025 Cash Balance Restricted for LMI
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Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 3,488,570

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Urban Renewal Area Data Collection

Local Government Name: MADISON COUNTY (61)
 Urban Renewal Area: MADISON COUNTY WIND URBAN RENEWAL
 UR Area Number: 61020

UR Area Creation Date: 09/2018

UR Area Purpose: Urban Renewal Projects consisting of using TIF to pay the cost of Courthouse Improvements, New Conservation Center, New Elderly Services Building, New Ambulance Garage

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
GRAND RIVER/ ORIENT-MACKSBURG SCH/ OMFD/ COUNTY WIND TIF INCR	610220	610221	24,829,400
MONROE/ WINTERSSET SCH/ WFD/ COUNTY WIND TIF INCR	610223	610224	12,988,800
MACKSBURG CITY/ ORIENT-MACKSBURG SCH/ COUNTY WIND TIF INCR	610226	610227	223,800

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	58,109,300	0	0	58,109,300	0	58,109,300
Taxable	0	0	0	50,530,248	0	0	50,530,248	0	50,530,248
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: 1,140,097 **0** **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	911,188
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	911,188

Rebate Expenditures:	0
Non-Rebate Expenditures:	721,449
Returned to County Treasurer:	0
Total Expenditures:	721,449

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: 1,329,836 **0** **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For MADISON COUNTY WIND URBAN RENEWAL

Courthouse

Description:	Courthouse Improvements
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	Yes

Conservation Center

Description:	New Conservation Center
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	Yes
Payments Complete:	No

Elderly Services

Description:	New Elderly Services Building
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	No
Payments Complete:	No

Ambulance

Description:	New Ambulance Garage
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For MADISON COUNTY WIND URBAN RENEWAL

GO Bond, Series 2020A

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	5,070,000
Interest:	469,855
Total:	5,539,855
Annual Appropriation?:	Yes
Date Incurred:	10/22/2020
FY of Last Payment:	2035

GO Bond, UR LAN

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	10/27/2021
FY of Last Payment:	2026

Non-Rebates For MADISON COUNTY WIND URBAN RENEWAL

TIF Expenditure Amount:	503,605
Tied To Debt:	GO Bond, Series 2020A
Tied To Project:	Courthouse

TIF Expenditure Amount:	217,844
Tied To Debt:	GO Bond, Series 2020A
Tied To Project:	Conservation Center

TIF Expenditure Amount:	0
Tied To Debt:	GO Bond, Series 2020A
Tied To Project:	Courthouse

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TIF Taxing District Data Collection

Local Government Name:	MADISON COUNTY (61)	
Urban Renewal Area:	MADISON COUNTY WIND URBAN RENEWAL (61020)	
TIF Taxing District Name:	GRAND RIVER/ ORIENT-MACKSBURG SCH/ OMFD/ COUNTY WIND TIF INCR	
TIF Taxing District Inc. Number:	610221	
TIF Taxing District Base Year:	2017	
FY TIF Revenue First Received:	2020	
Subject to a Statutory end date?	No	

UR Designation	
Slum	No
Blighted	No
Economic Development	09/2018

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	37,922,800	0	0	37,922,800	0	37,922,800
Taxable	0	0	0	33,039,087	0	0	33,039,087	0	33,039,087
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	13,093,400	24,829,400	24,829,400	0	0

FY 2025 TIF Revenue Received: 593,339

TIF Taxing District Data Collection

Local Government Name:	MADISON COUNTY (61)	
Urban Renewal Area:	MADISON COUNTY WIND URBAN RENEWAL (61020)	
TIF Taxing District Name:	MONROE/ WINTERSET SCH/ WFD/ COUNTY WIND TIF INCR	
TIF Taxing District Inc. Number:	610224	
TIF Taxing District Base Year:	2017	
FY TIF Revenue First Received:	2020	
Subject to a Statutory end date?	No	

UR Designation	
Slum	No
Blighted	No
Economic Development	09/2018

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	19,855,800	0	0	19,855,800	0	19,855,800
Taxable	0	0	0	17,259,017	0	0	17,259,017	0	17,259,017
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	6,867,000	12,988,800	12,988,800	0	0

FY 2025 TIF Revenue Received: 312,042

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TIF Taxing District Data Collection

Local Government Name: MADISON COUNTY (61)
 Urban Renewal Area: MADISON COUNTY WIND URBAN RENEWAL (61020)
 TIF Taxing District Name: MACKSBURG CITY/ ORIENT-MACKSBURG SCH/ COUNTY WIND TIF INCR
 TIF Taxing District Inc. Number: 610227
 TIF Taxing District Base Year: 2017
 FY TIF Revenue First Received: 2020
 Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	09/2018

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	330,700	0	0	330,700	0	330,700
Taxable	0	0	0	232,144	0	0	232,144	0	232,144
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	106,900	223,800	223,800	0	0

FY 2025 TIF Revenue Received: 5,807