

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

**Levy Authority Summary**

Local Government Name: EARLHAM  
 Local Government Number: 61G577

**Active Urban Renewal Areas**

EARLHAM URBAN RENEWAL

**U.R. # of Tif Taxing  
# Districts**  
61005 3

**TIF Debt Outstanding: 2,825,523**

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:</b>	<b>0</b>	<b>0</b>	<b>Amount of 07-01-2024 Cash Balance Restricted for LMI</b>
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TIF Revenue:	60,717		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
<b>Total Revenue:</b>	<b>60,717</b>		

Rebate Expenditures:	0		
Non-Rebate Expenditures:	27,680		
Returned to County Treasurer:	0		
<b>Total Expenditures:</b>	<b>27,680</b>		

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:</b>	<b>33,037</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: 2,764,806**

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**Urban Renewal Area Data Collection**

Local Government Name: EARLHAM (61G577)  
 Urban Renewal Area: EARLHAM URBAN RENEWAL  
 UR Area Number: 61005

UR Area Creation Date: 09/1995

To enable local property owners and the City to take advantage of legislation signed by the Governor of Iowa on May 10, 1979. Providing the City of Earlham the opportunity to influence its growth by stimulating investment from the private sector.

UR Area Purpose:

**Tax Districts within this Urban Renewal Area**

	Base No.	Increment No.	Increment Value Used
EARLHAM CITY/EARLHAM SCH/TIF INCR	610076	610077	0
EARLHAM CITY AG/EARLHAM SCH/TIF INCR	610078	610079	0
EARLHAM CITY/ EARLHAM SCH/ DOWNTOWN SIDEWALK TIF INCR	610169	610170	1,920,078

**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	13,284,519	6,625,181	1,924,800	0	-12,000	21,822,500	0	21,822,500
Taxable	0	6,156,426	4,654,813	1,601,350	0	-12,000	12,381,089	0	12,381,089
Homestead Credits									37

**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:	60,717
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>60,717</b>

Rebate Expenditures:	0
Non-Rebate Expenditures:	27,680
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>27,680</b>

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:** 33,037      **Amount of 06-30-2025 Cash Balance Restricted for LMI** 0

## Projects For EARLHAM URBAN RENEWAL

### Lagoon

Description:	Sewer Lagoon
Classification:	Water treatment plants, waste treatment plants & lagoons
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For EARLHAM URBAN RENEWAL

### Lagoon

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,400,000
Interest:	425,523
Total:	2,825,523
Annual Appropriation?:	No
Date Incurred:	07/14/2023
FY of Last Payment:	2043

## **Non-Rebates For EARLHAM URBAN RENEWAL**

TIF Expenditure Amount:	27,680
Tied To Debt:	Lagoon
Tied To Project:	Lagoon

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**TIF Taxing District Data Collection**

Local Government Name: EARLHAM (61G577)  
 Urban Renewal Area: EARLHAM URBAN RENEWAL (61005)  
 TIF Taxing District Name: EARLHAM CITY/EARLHAM SCH/TIF INCR  
 TIF Taxing District Inc. Number: 610077  
 TIF Taxing District Base Year: 1995  
 FY TIF Revenue First Received: 1999  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2019

UR Designation	
Slum	No
Blighted	No
Economic Development	03/2001

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	6,120,720	0	0	0	0

FY 2025 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: EARLHAM (61G577)  
 Urban Renewal Area: EARLHAM URBAN RENEWAL (61005)  
 TIF Taxing District Name: EARLHAM CITY AG/EARLHAM SCH/TIF INCR  
 TIF Taxing District Inc. Number: 610079  
 TIF Taxing District Base Year: 1995  
 FY TIF Revenue First Received: 1995  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2019

UR Designation	
Slum	No
Blighted	No
Economic Development	09/1995

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	3,100	0	0	0	0

FY 2025 TIF Revenue Received: 0

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**TIF Taxing District Data Collection**

Local Government Name: EARLHAM (61G577)  
 Urban Renewal Area: EARLHAM URBAN RENEWAL (61005)  
 TIF Taxing District Name: EARLHAM CITY/ EARLHAM SCH/ DOWNTOWN SIDEWALK TIF INCR  
 TIF Taxing District Inc. Number: 610170  
 TIF Taxing District Base Year: 0  
 FY TIF Revenue First Received: 2014  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2033

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2013

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	13,284,519	6,625,181	1,924,800	0	-12,000	21,822,500	0	21,822,500
Taxable	0	6,156,426	4,654,813	1,601,350	0	-12,000	12,381,089	0	12,381,089
Homestead Credits									37

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	6,120,720	12,381,089	1,920,078	10,461,011	330,845

FY 2025 TIF Revenue Received: 60,717