

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: OSKALOOSA
 Local Government Number: 62G590

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
OSKALOOSA CITY URBAN RENEWAL	62001	4
OSKALOOSA EDMUNDSON NORTH URBAN RENEWAL	62004	0

TIF Debt Outstanding: 2,551,991

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	92,528	69,297	Amount of 07-01-2024 Cash Balance Restricted for LMI
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TIF Revenue:	436,437		
TIF Sp. Revenue Fund Interest:	9,602		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	446,039		

Rebate Expenditures:	294,794		
Non-Rebate Expenditures:	102,208		
Returned to County Treasurer:	0		
Total Expenditures:	397,002		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	141,565	111,410	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: 2,013,424

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Urban Renewal Area Data Collection

Local Government Name: OSKALOOSA (62G590)
 Urban Renewal Area: OSKALOOSA CITY URBAN RENEWAL
 UR Area Number: 62001

UR Area Creation Date: 06/1985

UR Area Purpose: Elimination of blight within the Urban Renewal Area boundaries and promote economic development.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
OSKALOOSA CITY/OSKALOOSA SCH/OSKALOOSA UR TIF INCREM	620053	620056	12,640,966
OSKALOOSA CITY/OSKALOOSA SCH/OSKALOOSA UR IRONWOOD TIF INCREMENT	620085	620086	22,957
OSKALOOSA CITY AG/OSKALOOSA SCH/OSK AG 2014 TIF INCREMENT	620087	620088	0
OSKALOOSA CITY/OSK SCH/POST 2014 ANNEX TIF INCREM	620089	620090	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	254,800	582,538,201	111,683,126	49,062,090	0	-1,312,000	742,226,217	0	742,226,217
Taxable	183,041	269,964,532	82,459,481	42,438,985	0	-1,312,000	391,667,039	0	391,667,039
Homestead Credits									2,344

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	92,528	69,297	Amount of 07-01-2024 Cash Balance Restricted for LMI
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Projects For OSKALOOSA CITY URBAN RENEWAL

TIF Administration

Description:	TIF Administration Expenses
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	No

Reserves of Ironwood

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

Downtown Facade Project

Description:	Downtown Facade Project Main Street Iowa Program-Iowa Economic Development
Classification:	Authority
Physically Complete:	Yes
Payments Complete:	Yes

Marje, L.C.

Description:	Marje, L.C.
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

Gateway Hotel

Description:	Gateway Hotel
Classification:	Commercial - hotels and conference centers
Physically Complete:	Yes
Payments Complete:	No

Phase III Facade Project

Description:	Downtown Facade Project Main Street Iowa Program-Iowa Economic Development
Classification:	Authority
Physically Complete:	Yes
Payments Complete:	Yes

Mahaska Chamber Grant

Description:	Economic Development Activites Main Street Iowa Program-Iowa Economic Development
Classification:	Authority
Physically Complete:	No
Payments Complete:	No

Oskaloosa Post Development

Description:	Restaurant
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Christner Properties

Description:	Laundra Mat/Retail
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Phase IV Facade Application

Description:	Downtown Facade Applicaiton Main Street Iowa Program-Iowa Economic Development
Classification:	Authority
Physically Complete:	Yes
Payments Complete:	No

Gateway II

Description:	Gateway II (Trio)
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For OSKALOOSA CITY URBAN RENEWAL

Ironwood Partners, LLC

Debt/Obligation Type:	Rebates
Principal:	254,124
Interest:	0
Total:	254,124
Annual Appropriation?:	No
Date Incurred:	09/15/2014
FY of Last Payment:	2032

Marje, L.C.

Debt/Obligation Type:	Rebates
Principal:	570,000
Interest:	0
Total:	570,000
Annual Appropriation?:	No
Date Incurred:	06/18/2018
FY of Last Payment:	2034

Gateway Hotel Project

Debt/Obligation Type:	Rebates
Principal:	460,984
Interest:	0
Total:	460,984
Annual Appropriation?:	No
Date Incurred:	07/01/2019
FY of Last Payment:	2031

Phase III Facade Project

Debt/Obligation Type:	Internal Loans
Principal:	90,516
Interest:	0
Total:	90,516
Annual Appropriation?:	No
Date Incurred:	10/05/2020
FY of Last Payment:	2025

Mahaska Chamber Grant

Debt/Obligation Type:	Internal Loans
Principal:	45,000
Interest:	0
Total:	45,000
Annual Appropriation?:	No
Date Incurred:	07/07/2021
FY of Last Payment:	2025

Oskaloosa Post Development

Debt/Obligation Type:	Internal Loans
Principal:	973,000
Interest:	0
Total:	973,000
Annual Appropriation?:	No
Date Incurred:	07/19/2021
FY of Last Payment:	2031

Christner Properties LLC

Debt/Obligation Type:	Rebates
Principal:	125,000
Interest:	0
Total:	125,000
Annual Appropriation?:	No
Date Incurred:	01/18/2023
FY of Last Payment:	2030

Phase IV Facade Application

Debt/Obligation Type:	Internal Loans
Principal:	30,400
Interest:	0
Total:	30,400
Annual Appropriation?:	No
Date Incurred:	08/21/2023
FY of Last Payment:	2026

TIF Administration

Debt/Obligation Type:	Internal Loans
Principal:	2,967
Interest:	0
Total:	2,967
Annual Appropriation?:	No
Date Incurred:	10/17/2022
FY of Last Payment:	2025

Gateway II

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	10/21/2024
FY of Last Payment:	2031

TIF Administration

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	09/03/2024
FY of Last Payment:	2026

Non-Rebates For OSKALOOSA CITY URBAN RENEWAL

TIF Expenditure Amount:	2,967
Tied To Debt:	TIF Administration
Tied To Project:	TIF Administration
TIF Expenditure Amount:	45,000
Tied To Debt:	Mahaska Chamber Grant
Tied To Project:	Mahaska Chamber Grant
TIF Expenditure Amount:	43,041
Tied To Debt:	Phase III Facade Project
Tied To Project:	Phase III Facade Project
TIF Expenditure Amount:	11,200
Tied To Debt:	Phase IV Facade Application
Tied To Project:	Phase IV Facade Application

Rebates For OSKALOOSA CITY URBAN RENEWAL

1320 High Ave West-Oskaloosa

TIF Expenditure Amount:	18,820
Rebate Paid To:	Ironwood Partners, LLC.
Tied To Debt:	Ironwood Partners, LLC
Tied To Project:	Reserves of Ironwood
Projected Final FY of Rebate:	2032

2325 Coal Min Loop-Oskaloosa

TIF Expenditure Amount:	215,020
Rebate Paid To:	Oskaloosa Gateway Hotel
Tied To Debt:	Gateway Hotel Project
Tied To Project:	Gateway Hotel
Projected Final FY of Rebate:	2031

Marje Development - 18th Ave E

TIF Expenditure Amount:	60,954
Rebate Paid To:	Marje LC
Tied To Debt:	Marje, L.C.
Tied To Project:	Marje, L.C.
Projected Final FY of Rebate:	2034

Income Housing For OSKALOOSA CITY 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: OSKALOOSA (62G590)
 Urban Renewal Area: OSKALOOSA CITY URBAN RENEWAL (62001)
 TIF Taxing District Name: OSKALOOSA CITY/OSKALOOSA SCH/OSKALOOSA UR TIF INCREM
 TIF Taxing District Inc. Number: 620056
 TIF Taxing District Base Year: 1979
 FY TIF Revenue First Received: 1986
 Subject to a Statutory end date? No

UR Designation	
Slum	02/1978
Blighted	02/1978
Economic Development	02/1978

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	582,538,201	110,796,416	49,062,090	0	-1,312,000	741,084,707	0	741,084,707
Taxable	0	269,964,532	81,773,544	42,438,985	0	-1,312,000	390,798,061	0	390,798,061
Homestead Credits									2,344

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	360,240,025	382,156,682	12,640,966	369,515,716	12,826,400

FY 2025 TIF Revenue Received: 436,437

TIF Taxing District Data Collection

Local Government Name: OSKALOOSA (62G590)
 Urban Renewal Area: OSKALOOSA CITY URBAN RENEWAL (62001)
 TIF Taxing District Name: OSKALOOSA CITY/OSKALOOSA SCH/OSKALOOSA UR IRONWOOD TIF INCREMENT
 TIF Taxing District Inc. Number: 620086
 TIF Taxing District Base Year: 2013
 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	886,710	0	0	0	886,710	0	886,710
Taxable	0	0	685,937	0	0	0	685,937	0	685,937
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	145,730	685,937	22,957	662,980	23,013

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: OSKALOOSA (62G590)
 Urban Renewal Area: OSKALOOSA CITY URBAN RENEWAL (62001)
 TIF Taxing District Name: OSKALOOSA CITY AG/OSKALOOSA SCH/OSK AG 2014 TIF INCREMENT
 TIF Taxing District Inc. Number: 620088
 TIF Taxing District Base Year: 2013
 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	254,800	0	0	0	0	0	254,800	0	254,800
Taxable	183,041	0	0	0	0	0	183,041	0	183,041
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	387,790	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: OSKALOOSA (62G590)
 Urban Renewal Area: OSKALOOSA CITY URBAN RENEWAL (62001)
 TIF Taxing District Name: OSKALOOSA CITY/OSK SCH/POST 2014 ANNEX TIF INCREM
 TIF Taxing District Inc. Number: 620090
 TIF Taxing District Base Year: 0
 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	0	0	0	0	0

FY 2025 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: OSKALOOSA (62G590)
 Urban Renewal Area: OSKALOOSA EDMUNDSON NORTH URBAN RENEWAL
 UR Area Number: 62004

UR Area Creation Date: 11/2024

UR Area Purpose: Stimulate residential development through public involvement and private investment; increase housing stock to attract and retain businesses; help finance the cost of infrastructure in support of new housing.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
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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				0
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				0

Amount of 07-01-2024 Cash Balance Restricted for LMI

Amount of 06-30-2025 Cash Balance Restricted for LMI